



1910 11 Avenue 8 Salmon Arm British Columbia

\$569,900

****DEVELOPER WILL PAY THE GST!****DRIVEWAYS with plenty of garage space welcome you at Hillside Terrace, where 1628 sq/ft of tastefully designed living space awaits. The open concept main level features plank flooring throughout, and contains the living room (w/gas fireplace), dining area, powder room, and kitchen with shaker-style cabinets, quartz counters, and an 8' sit-at island with spot for your beverage fridge. This level has a view out the front and walks out to your backyard which is privately fenced and includes artificial turf, patio space, and a small garden area to use as you wish; perhaps for veggie's, flowers, or shrubs (low-maintenance yards keep the strata fees lower). The upper level, with plush carpeting, consists of the primary bedroom with ensuite, a 2nd and 3rd bedroom, and the main bathroom. For additional space we go downstairs where your custom-sized flex-space awaits your plan (currently calculated at 210 sq/ft): This is where you could have a media room, an office, he/she-cave, a storage room, or leave it open to accompany motor toys or a 2nd vehicle. And, if you decide to forgo the flex-space, we will reduce the price of the unit by \$2500. Sound-proofed, gas heat, central air, window coverings, LG stainless fridge, gas range and dishwasher and a white Whirlpool stacker washer and dryer all included. Centrally located, to schools, recreation/events, shopping, restaurants, theatres, and pet friendly. (id:6769)

4pc Bathroom 7'10" x 5'1"	Utility room 8'0" x 3'0"
Bedroom 12'5" x 9'4"	Foyer 11'9" x 4'2"
Bedroom 8'10" x 8'1"	Partial bathroom 7'3" x 3'0"
3pc Ensuite bath 7'10" x 5'0"	Dining room 12'0" x 11'5"
Primary Bedroom 14'9" x 11'8"	Living room 16'3" x 13'5"
Other 19'0" x 10'8"	Kitchen 14'2" x 11'5"
Other 19'0" x 10'0"	

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:
Royal LePage Access Real Estate

<https://jeremyosborne.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca