



857 GRANDVIEW BENCH Road Salmon Arm British Columbia

\$850,000

Welcome to 857 Grandview Bench Rd, where comfort, privacy, and outdoor living come together on this stunning 15 acre property. With 1978 sq.ft. of finished living space, this home offers a perfect blend of functionality and room to grow, with plenty of space for a future shop, barn, or hobby farm. The main floor features an open layout connecting the kitchen, dining, and living areas, all bathed in natural light from large windows. The kitchen includes updated countertops, stainless steel appliances, and a natural gas stove. 2 generously sized bedrooms complete the main level, making it ideal for family living or guests. Downstairs, the walk out basement offers a spacious entryway, a cozy nook ideal for a home office or creative space, a large family room with a natural gas fireplace, and a laundry area. You'll also find a full bathroom with a newer shower, plenty of storage, and a designated workshop area. Step outside and enjoy over 1,200 sq.ft. of deck space, including a 774 sq.ft. covered deck and a 506 sq.ft. sundeck, perfect for entertaining or relaxing yr round. A covered patio adds even more private outdoor living space. The property is a mix of open and natural landscape, featuring a firepit area, trails throughout the forested acreage, and a charming cabin/playhouse for kids or guests. Whether you're into hiking, snowshoeing, or simply exploring, there's no shortage of outdoor adventure, right in your own backyard. For equestrians or hobby farmers, the fully fenced horse pasture includes a lean-to shelter & reliable water access. A dedicated RV parking area is outfitted with 50-amp power, water hookup, and a private deck, perfect for guests or long-term stays. Spring-fed water system with water license (well reported between 10-20 GPM; buyer to verify) 2 car covered carport + ample additional parking Close to Larch Hills, local winery, and biking/hiking t...

Storage 11'6" x 22'5"

Recreation room 12'10" x 23'7"

Laundry room 7'11" x 6'6"

3pc Bathroom

Living room 12'10" x 18'6"

Kitchen 14'2" x 9'6"

Kitchen 14'2" x 9'6"

Dining room 12'10" x 18'6"

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

<http://www.saragalusha.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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 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.

Primary Bedroom 11'10" x 11'11"

Bedroom 9'7" x 10'6"

Office 10'8" x 6'10"

4pc Bathroom 8'5" x 6'9"