



## 1840 10 Street 9 Salmon Arm British Columbia

**\$789,900**

Lots of Extras Here! This 4 Bedroom, 2.5 Bath home exemplifies quality and is loaded with high-end features. As you enter the spacious foyer, you'll immediately notice the attention to detail throughout. The home features Engineered Hardwood flooring, Ceramic Tile, Custom Built Cabinets, and Quartz Countertops. The Kitchen is perfect for any chef, complete with a Large Island, Walk-in Pantry, and all included appliances. With 9 ft Ceilings, bright open Living Room with a Gas Fireplace, and Covered Decks, the home balances comfort with elegance. The walk-out basement provides additional living space with a Huge Family Room. The Attached 21x21 Double Garage offers ample room for two vehicles. Constructed with ICF to the trusses, the home is 80% more energy-efficient than traditional wood construction, ensuring substantial savings on heating and cooling costs. The Fully Landscaped Yard, stunning Mountain Views, and Low Strata Fees of \$80/month, covering Lawn Care and Road Maintenance, make this property truly exceptional. No Age Restrictions here! (id:6769)

Bedroom 11' x 12'4"

Full bathroom 7'11" x 10'2"

Family room 14'1" x 15'9"

Bedroom 11'9" x 13'

Other 11'6" x 15'9"

Family room 15'3" x 18'8"

Dining room 10'4" x 14'

Foyer 5'7" x 8'6"

Laundry room 6'7" x 6'2"

4pc Ensuite bath 7'11" x 14'2"

Bedroom 7'11" x 11'11"

Partial bathroom 5'3" x 4'11"

Primary Bedroom 14'8" x 13'3"

Living room 12'8" x 13'2"

Kitchen 12'1" x 14'2"

Listing Presented By:



Originally Listed by:  
RE/MAX Shuswap Realty

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



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