



## 9255 Firehall Frontage Road Salmon Arm British Columbia

\$2,200,000

The ultimate in privacy, (a true hidden gem) this 38.83 acre property is tucked away from the highway but is only a short drive to Salmon Arm. Buffered by trees on either side of the driveway the property opens out in front of you with breath taking rural views. The main home was custom built in 2007-08 & features 3bdrms, 3 baths & some unique antique touches. The kitchen offers a center island, pantry & plenty of counter space. Wraparound deck allows you to enjoy the outdoor elements from any direction & there's a great multi-purpose sunroom down. Bright & spacious you can enjoy hardwood floors on upper levels & vinyl plank in the full walk-out basement, where you can also cozy up to the wood burning stove in the winter. The upstairs features a bright landing that is perfect for sitting & enjoying a book, plus 3 bdrms incl a large primary bedroom with a full ensuite & walk-in closet. Generous sized, attached double car garage. Additional dwellings incl a legal 1 bdrm secondary residence & 404 sqft guest cottage. A barn with concrete floors & loft is attached to 4 acres of fenced pasture with auto waterers for your livestock. Amazing, fully insulated & heated 36' x 48' over height shop complete with a full bath & 200 amp power. Other structures incl a 60' long hay shed, 12 x 48 covered wood storage, covered RV parking & a covered 12' x 36' outdoor cooking area with firepit. Drilled well offers 15gpm and there is approx 32 acres in hay. Must be seen to be truly appreciated! (id:6769)

3pc Ensuite bath 8'2" x 7'0"

Other 6'8" x 10'7"

Primary Bedroom 20'6" x 22'8"

Bedroom 10'0" x 11'8"

4pc Bathroom 9'7" x 7'6"

Bedroom 13'0" x 10'1"

Foyer 14'0" x 12'3"

Other 8'3" x 14'4"

Wine Cellar 10'0" x 6'2"

Other 12'9" x 16'5"

Family room 23'4" x 14'11"

Other 6'7" x 10'4"

Full bathroom Measurements not available

Other 8'7" x 7'0"

Full bathroom 7'4" x 5'6"

Kitchen 11'5" x 11'5"

Listing Presented By:



Originally Listed by:

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Sunroom 30'0" x 9'4"

Dining room 6'5" x 7'4"

4pc Bathroom 4'11" x 9'7"