



# 6500 15 Avenue 9 Salmon Arm British Columbia

\$1,595,000

PRIVATE 5.19 ACRES WITH EXECUTIVE 2300 SQ FT HOME PLUS SO MUCH MORE - Located in the exclusive and desirable Panorama Ranch Estates this 3 bedroom plus den/2 bath rancher offers spacious rooms, open kitchen/dining and family room areas, lots of natural light and access to the large outdoor patio & living space. The main home includes a double car garage. In addition, there is a triple garage coach house offering 2 bedrooms & 1 bathroom - fully self contained - perfect for family and guests. Nicely landscaped with plenty of areas for gardening and enjoying your outdoor space. Nestled among the trees, this property is totally private and backs onto crown land & Fly Hills with trails for hiking, biking, quadding, and sledding. Fenced yard with automated gate. Panorama Ranch Estates is located minutes to downtown and offers a full indoor riding arena, paddock and tennis courts. You are going to want to see this one. (id:6769)

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|-------------------------------|--------------------------------|
| Kitchen 9'6" x 14'10"         | Dining room 12'8" x 9'0"       |
| 4pc Bathroom 4'10" x 8'4"     | Family room 16'1" x 17'1"      |
| Bedroom 9'1" x 13'4"          | Foyer 7'2" x 7'11"             |
| Other 15'8" x 4'1"            | Other 22'10" x 23'10"          |
| Living room 19'6" x 14'9"     | Kitchen 16'5" x 17'0"          |
| Primary Bedroom 15'6" x 13'3" | Laundry room 7'1" x 8'6"       |
| 4pc Bathroom 8'5" x 8'3"      | Den 11'11" x 15'4"             |
| 4pc Ensuite bath 9'1" x 9'1"  | Mud room 22'10" x 10'6"        |
| Bedroom 10'10" x 11'10"       | Primary Bedroom 15'4" x 18'10" |
| Bedroom 10'10" x 11'10"       |                                |

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