



## 1027 Salmon River Road Salmon Arm British Columbia

SW Salmon Arm

# \$1,399,000



A rare opportunity to own a fully usable 20-acre lifestyle property overlooking the Salmon River Valley. Designed for those who want space, self-sufficiency, and functionality, this property delivers with productive land, equestrian infrastructure, and year-round growing capability. The 3-bedroom home features 9' ceilings, an open-concept layout, and expansive valley views. The kitchen is well equipped with stainless steel appliances, a gas range, and a generous pantry. The primary suite offers a spacious 5-piece ensuite with soaker tub and walk-in closet. The home is serviced by 200 amp electrical, natural gas heating with A/C, a wood stove, and central vacuum, providing a practical and comfortable living environment. The land is set up for real use, with approximately 15 acres in hay production yielding two cuts per year, along with water rights. Equestrian-ready features include perimeter fencing, a riding ring, and a 30x36 hay shed with stalls and tack room. Additional improvements include a nearly 1,000 sq ft heated shop with over 11' ceilings and 100 amp service, along with an 800 sq ft four-season greenhouse equipped with irrigation and a pellet stove for year-round growing. A strong producing well (approximately 60 GPM) supports the property, which also includes established garden beds and a variety of fruit and nut trees. Located within walking distance to a local s...



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