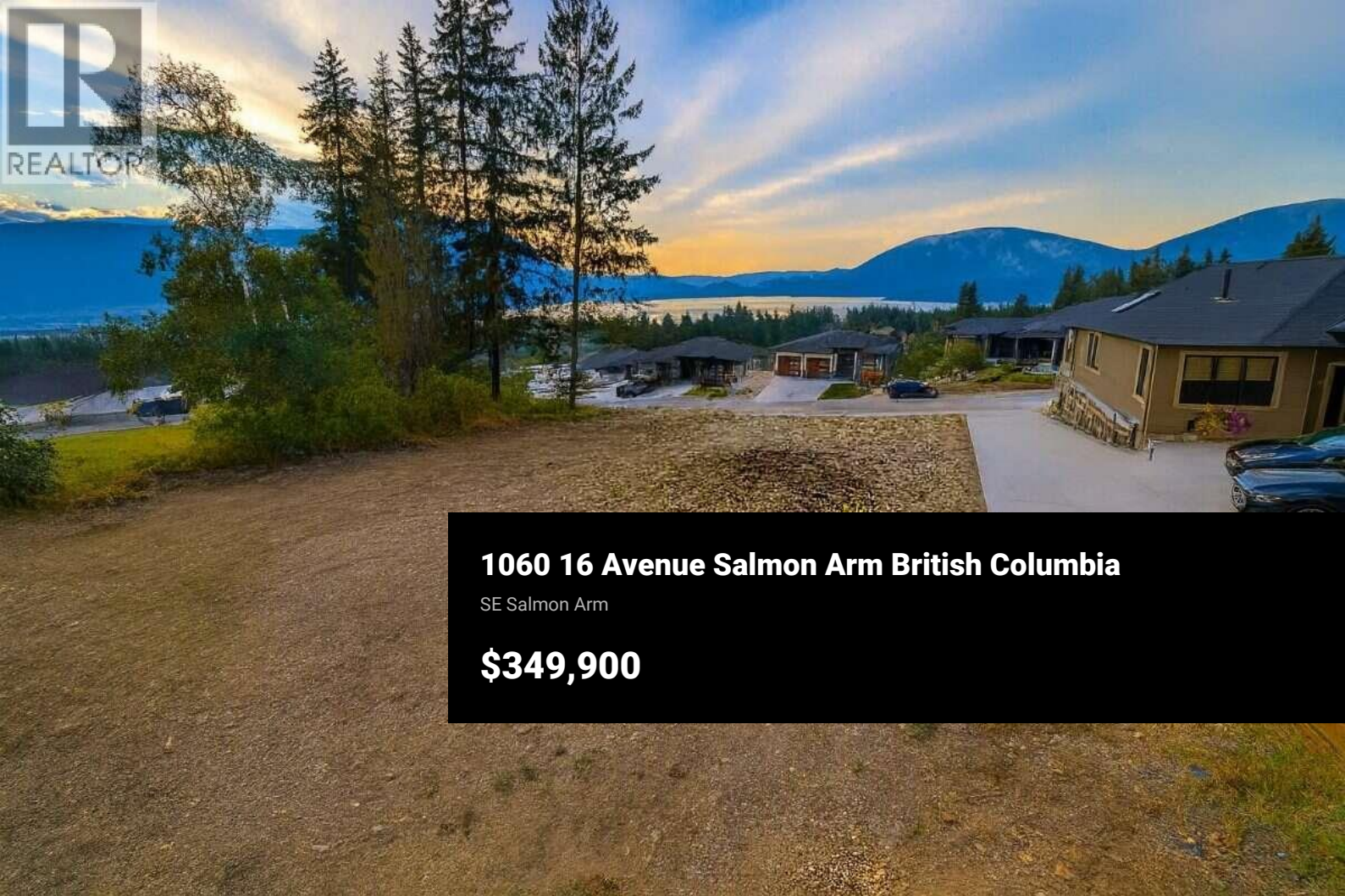
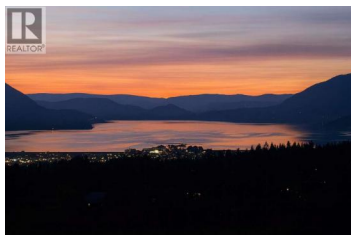




1060 16 Avenue Salmon Arm British Columbia

SE Salmon Arm

\$349,900



* For more information, click Brochure button. * Rare opportunity - one of the largest lake-view lots in Salmon Arm's sought-after Sunset Ridge neighborhood. This 0.34-acre (14,746 sq.ft.) lot at 1060 16 Ave SE sits on the uphill, sunny south side of the street, capturing panoramic views of Shuswap Lake and the surrounding mountains. The hard work is done: professionally cleared, graded and surveyed, with electrical power connected on site (inspected October 2025, permit transferable) and all city services: water, sanitary and storm sewer at the property line (\$20,000+ in added value). Average slope is ~10%. Zoned R-10 for outstanding flexibility - allows up to four dwellings on a lot this size: build a custom home with or without a legal suite, add a detached coach house or shop, or create a duplex setup for multi-generational living or strong rental income. Included: permit-ready architectural drawings for a single-family home with garage, plus legal survey, topographic plan and survey COGO file. A second design for a home with a legal suite and detached coach house is approximately 75% complete and can be transferred to the buyer - negotiable. No need to start from scratch. Minutes from downtown Salmon Arm, schools, shopping and recreation - one of the last remaining large lake-view lots in the area. Offered by the owner, a BOABC Building Inspector, Red Seal Carpenter & C...



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

Darya Pfund

Easy List Realty

Phone: (888) 323-1998

<http://www.easylistrealty.ca/>

