



## 2086 Yankee Flats Road Salmon Arm British Columbia

Salmon Valley

# \$948,000



8.28 Acre Horse Property between Armstrong and Salmon Arm. Tons of flat ground and space for RV's toys or a dream shop. Featuring a sand outdoor arena, grass horse paddocks with shelters, fenced dry paddock/pastures with a well-kept 3 bedroom, 3 bathroom home. The full-length deck off the main floor has great valley & mountain views overlooking the property. The main floor features level entry access, a bright kitchen, and open dining and living area with sliding doors leading on to the deck. The master bedroom is good size with a 2 piece ensuite and walk in closet plus your own sliding glass door out on to the deck, across the hall is a 2nd bedroom and the main 4 piece bathroom, the laundry is located on the main floor just off the front entrance. The walk-out basement has a 3rd bedroom, a updated full 3 piece bathroom and a huge livingroom/rec room with a separate entrance and plenty of storage. The home is heated with high efficient in-floor electric boiler and an outdoor wood boiler if you want to burn wood, roof done in 2018. The property is well set up for horses or cows. There is a stall barn with two box stalls & parking space. There's also a 14' x 24' workshop, hay storage, and multiple horse shelters throughout the paddocks. The well is a good producer at an estimated 12.7 US GPM, the land offers a mix of open & treed areas with room for equipment etc. Access to Cr...



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