



2307 5 Avenue Salmon Arm British Columbia

SE Salmon Arm

\$1,750,000



Not every home can truly be described as GRAND, this one earns the title. Set on a .58-acre lot with lake and mountain views, this custom-built residence offers over 6,000 sq. ft. of well-designed living space where every room feels comfortable, inviting, and well scaled for everyday living & entertaining. From the soaring 11-foot ceilings, Brazilian H/W flrs, & oversized windows to the spacious covered deck, this home was built to impress while remaining functional. A chef-inspired kitchen features quality appliances, walk-in pantry, island, & seamless flow to the main living/dining areas. Multiple living spaces, including a family rm, games rm w/ beverage bar, and expansive outdoor living areas, make hosting guests effortless. The impressive primary suite is a true retreat, with a 3-sided fireplace, sitting area, deck access, cedar-lined walk-in closets, and a luxurious ensuite w/soaker tub, dbl sinks & walk-in shower. Downstairs offers exceptional flexibility with a fully self-contained suite of approx 1,800 sq. ft., ideal for extended family or mortgage helper. The suite can remain part of the main home or be separated. Additional highlights include in-floor heating HRV system, dual A/C units, triple heated garage, RV hookup, extensive parking, mature landscaping, and many custom features. Simply put, this is a home that could not be replicated today for the asking price....

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