



2996 Brockman Road Salmon Arm British Columbia

Salmon Vly / Falkland

\$695,000



Rare 19.5-acre country package offering exceptional versatility, dual residences, and extensive mechanical upgrades! Centrally located with easy access to Vernon, Salmon Arm, and Falkland, this private acreage is perfect for multi-generational living or income potential. The main residence features a spacious split-level layout with custom torched plywood flooring, hand-scraped engineered oak hardwood in the bedroom, updated vinyl plank, and sound insulation in both the bedroom and bathroom. Main home utilities include an upgraded 200-amp electrical service, a 2022 water softener, and a serviced hot water tank with new 2022 elements. Enjoy generous living space--highlighted by a 16'x32' finished addition. Plus additional unfinished space for storage. The fully independent 768 sq. ft. secondary mobile home is well-maintained, featuring a new roof, a new high-efficiency furnace, dedicated 100-amp electrical service, a new hot water tank (2025), and a new water softener (2026)--making it ideal for extended family or rental income. Well provides over 20GPM. 1 new 1000G septic tank for the 2nd mobile while the 1000G main septic was pumped in 2025. The 19.5-acre property features established apple, plum, and pear trees and a thriving rhubarb patch. Enjoy total privacy, endless open parking for RVs, boats, and heavy equipment, plus a 16'x24' detached workshop (~80% finished) for...



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