



## 6250 60 Avenue Salmon Arm British Columbia

NE Salmon Arm

# \$2,450,000



Discover the epitome of luxury and privacy with this Nordic-inspired 3,400 square foot rancher, nestled on 98 acres of forested land. Boasting panoramic views of the Shuswap lake and Bastion Mountain, this property offers kilometers of private trails for hiking and recreation while backing on to crown land. Constructed with the highest standards of safety and efficiency, the home features steel-studded interior walls, 12" thick ICF exterior walls, and a durable standing seam metal roof. Pre-plumbed for in-floor heating and remarkably energy efficient, it maintains an annual utility cost of just \$1,800 - which includes all heat, cooling, hot water, and power! The residence includes a state-of-the-art theatre room, three bedrooms, three bathrooms, and a three car garage designed for effortless living and minimal maintenance - ideal for avid travelers seeking a lock and leave lifestyle. (id:6769)

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