



## 6851 42 Street Salmon Arm British Columbia

NE Salmon Arm

# \$249,000



Welcome to Park Hill Estates offering an exceptional opportunity to build your dream home or secure a long-term investment in the heart of the Shuswap. Lot 7 (0.13 acres) is part of phase 1 consisting of 33 fully serviced freehold lots with municipal water & sewer, natural gas, and electricity available. The varying topography allows for a wide range of home designs including walk-up styles, single-level ranchers, and ranchers with walkout basements to suit every lifestyle. Zoned R10, the lots allow for secondary suites, creating excellent flexibility for multi-generational living or mortgage-helper income potential. Buyers can purchase the lots outright or work with the developer to build a fully customized home. Located just a 1 minute drive from Salmon Arm's only public beach with a boat launch, this subdivision is in the ideal location for enjoying all things Shuswap. The subdivision backs onto Club Shuswap Golf Course on the south side, and it connects to the Park Hill trail system on the north side, offering a variety of trail loops for hiking, mountain biking, and snowshoeing. All amenities including schools, grocery stores, and the hospital are within a short 10-minute drive, making this an ideal opportunity for families, retirees, investors, or recreational buyers looking to experience everything the Shuswap lifestyle has to offer. BUILDER TERMS AVAILABLE! (id:6769)

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