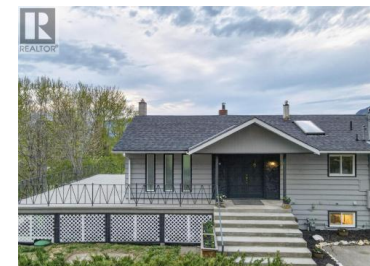




## 6990 70 Avenue Salmon Arm British Columbia

NE Salmon Arm

# \$1,249,900



Discover a rare blend of serenity and strategic value on this sprawling 9.98-acre estate, where two separate residences offer a combined 3 suites for great revenue amidst some of the most breathtaking scenery in the region. Perfectly positioned to capture unobstructed, panoramic views of Shuswap Lake and spectacular mountain peaks, this property is a true legacy holding that caters to multi-generational families, investors seeking a built-in mortgage helper, or those simply yearning for a private sanctuary. The nearly ten acres of usable land provide an expansive canvas for your rural dreams, whether that includes a small farm, custom workshops, or lush gardens, all while maintaining a level of privacy that is increasingly difficult to find. From sun-drenched mornings overlooking the water to quiet evenings under the mountain silhouettes, every inch of this parcel celebrates the natural beauty of its surroundings. With dual dwellings already in place, you have the immediate flexibility to live in one and rent the other, or host guests in their own private retreat without ever sacrificing your own peace and quiet. This isn't just a home—it's a front-row seat to nature's finest work, offering a lifestyle of quiet enjoyment and the freedom to grow on a scale that standard lots simply cannot match. Secure your future and your peace of mind with a property that truly has it all...

### Marv Beer

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