



# 1280 Lakeshore Road Salmon Arm British Columbia

\$1,147,000

This exceptional property was thoughtfully designed to capture breathtaking 180-degree views of the lake, wharf, and surrounding mountains. A true gem on Lakeshore Road, it enjoys a prime location overlooking the foreshore trail, bird sanctuary, and the sparkling waters of Shuswap Lake. Expansive windows flood the home with natural light, perfectly framing the stunning scenery and enhancing the bright, open-concept living space. The living room impresses with soaring ceilings, oversized windows, and a cozy fireplace. Step out onto the covered deck, safely gated for children and pets, or unwind on the private paver stone patio, pre-wired for a hot tub. The main floor features oak hardwood flooring, bamboo in the spacious primary bedroom, and travertine tile in the foyer and hallways. The kitchen offers Golden Kashmir granite countertops, a marble backsplash, and a gas range. A generous games room or den, along with a convenient main floor laundry room, adds to the home's functionality. The heated double garage ensures year-round comfort. Upgrades include a high-efficiency furnace, 40-gallon hot water tank, Hardie board siding, Duradeck, and replacement of Poly-B plumbing. Set on 1.5 acres across two titles, the property features ornamental and fruit trees, a well-established garden, and ample parking. With its low-maintenance, park-like backyard, unparalleled views, and endless potential, this is a rare opportunity to own a truly remarkable piece of the Shuswap. (id:6769)

Listing Presented By:



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Storage 8'1" x 6'10"

3pc Ensuite bath 6'5" x 9'7"

Foyer 8'10" x 8'3"

4pc Bathroom 12'4" x 5'10"

3pc Bathroom 6'5" x 9'7"

Primary Bedroom 17'6" x 16'1"

Bedroom 11'4" x 16'8"

Living room 13' x 19'10"

Bedroom 12'2" x 14'1"

Dining room 12'0" x 11'5"

Bedroom 12'2" x 18'8"

Kitchen 17'11" x 10'4"

Family room 13'0" x 18'8"

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