



1371 18 Street Salmon Arm British Columbia

\$874,900

Sprawling rancher situation on a .52 acre lot right around the corner from Hillcrest school. Over 2000 sq/ft on the main floor and a full unfinished basement below awaiting your plans. Privacy surround this home from every corner inside and out. Custom designed and built, there is something for everyone. Hardwood floors seamlessly tie all of your living spaces together. The open layout floor plan keeps all the friends and family close. The guest have their own driveway, entrance and foyer to welcome them in. A spacious living area as well as a second family room create more than enough room to relax. Main floor primary, ensuite and walk in closet with your own private deck space. Just beside you will find a spare bedroom or office, and at the other end of the home is 2 more bedrooms separated by the main floor bath, den or office. 10ft ceilings throughout this home create space for large windows and loads of natural light. Below is a full unfinished basement with tons of potential. Fully finished you would have over 4100 sq/ft of living space. Outside is your half acre of privacy with a couple of patio spaces to relax and some gardens for the green thumb. The oversize garage has room for the vehicles and some storage or a place to tinker. Check with the city of Salmon Arm about subdivision potential if you want a project as well as the potential opportunity for up to 4 dwelling units under R17 Zoning on the current property. (id:6769)

Other 30'8" x 21'

Full bathroom 8'4" x 7'10"

Laundry room 7'4" x 4'11"

Foyer 11'10" x 9'11"

Bedroom 12'4" x 9'4"

Den 9'9" x 7'9"

Bedroom 11'5" x 11'1"

Bedroom 13'3" x 11'1"

Full ensuite bathroom 8'7" x 7'4"

Primary Bedroom 15'5" x 15'2"

Family room 19'3" x 15'4"

Dining room 9'7" x 8'11"

Living room 18'11" x 16'1"

Kitchen 12'1" x 8'11"

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