



# 152 Salmon River Road Salmon Arm British Columbia

\$1,795,000

Executive property with like new 3 bed/ 3.5 bath home on 17.4 irrigated acres. Completely manicured home and yards make this the perfect property for the discerning buyer. The main floor of the home is finished with low maintenance high gloss concrete with in-floor geothermal heating & A/C for the most comfortable heating/cooling available. The kitchen boasts amenities such as a large island finished with solid Quartz, custom Birch wood cabinets and a walk-in pantry. The kitchen area is open to an expansive living room with Pine lined vaulted ceilings and decorative wood stove. All three bedrooms are on the ground floor with the private masterbedrm featuring a full ensuite bath, walk-in closet and direct access to the wrap around cov'rd deck. The other two bedrooms share a common ensuite bath with "" Jack and Jill"" access. On the top floor of the home is the 30'x30' Family room with a 2 pce. bath, plenty of room for entertaining or family events. Surrounding the home is completely landscaped with mature trees, beautiful flower beds and lawns. The outbuildings consist of 17'x52' RV storage, 26'x40' Hay Cover, 28'x45' 2 bay insulated Shop plus misc. storage sheds. The productive land is mostly level and planted to grass/alfalfa. The property borders Salmon River on the West boundary and has several swimming holes for those hot Summer days. Water for domestic and irrigation is via Water Lic from Grier Creek. (id:6769)

2pc Bathroom 6' x 7'  
 Family room 30' x 30'  
 4pc Bathroom 6' x 14'  
 Bedroom 10' x 14'  
 Bedroom 10' x 14'  
 4pc Ensuite bath 7' x 11'  
 Primary Bedroom 15' x 18'  
 Laundry room 7' x 8'

3pc Bathroom 7'5" x 12'  
 Den 12' x 13'  
 Foyer 9' x 13'  
 Dining room 12'8" x 22'  
 Living room 16' x 22'  
 Pantry 6' x 11'  
 Kitchen 14'7" x 21'

Listing Presented By:



Originally Listed by:  
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Royal

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