



1710 11 Avenue Salmon Arm British Columbia

\$749,000

There's a difference between an old house and a house that still feels like one. Built in 1948, this BC Craftsman influenced home has been thoroughly renovated without stripping away what made it worth keeping. The home was taken back to the studs, sawdust insulation removed, and the walls re-insulated with foam panels, with R40 insulation overhead. The electrical has been upgraded to 200-amp service, while the original character and proportions remain part of the story. The main floor offers one bedroom, with two more bedrooms downstairs. The basement is a true walk-out on one side, leading to a workshop/storage room underneath the deck, making the space feel like a genuine extension of the home rather than an afterthought. Outside, the details continue: custom-carved rafter tails, wood soffits, and a substantial deck reflect the level of woodworking skill that went into this property. And then there's the shop. Built in 2010, the 1,950 sq ft insulated building was purpose-built by someone who knows how to work with wood. With a vacuum fan system in the basement, pellet stove, metal roof, 200-amp sub-panel, multiple 240V plugs suitable for EV charging, an unfinished deck on two sides, concrete flooring at the front and engineered I-beams at the rear, it is far more than a basic outbuilding. This is an old home that was renovated with respect for what it was--and with the craftsmanship and practical improvements to make it work exceptionally well today. (id:6769)

Utility room 9'3" x 3'10"

Storage 11'6" x 33'1"

Recreation room 24'9" x 26'8"

Laundry room 7'1" x 6'10"

Bedroom 6'10" x 15'7"

Bedroom 15'8" x 8'7"

4pc Bathroom 8'7" x 6'6"

Office 10'4" x 7'3"

Living room 19'5" x 14'7"

Kitchen 10'7" x 13'

Dining room 8'8" x 9'5"

Primary Bedroom 10'5" x 17'4"

5pc Bathroom 10'4" x 6'9"

Listing Presented By:



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