



# 1821 50 Avenue Salmon Arm British Columbia

\$1,400,000

Offered for the first time, this custom-built executive residence blends timeless craftsmanship with comfortable elegance in Salmon Arm's sought-after Upper Lakeshore/Raven area. Tucked away on a quiet dead-end street, this .37-acre property backs onto ALR land and enjoys peaceful lake and mountain views, easy access to nearby trails and nature. Designed with quality, comfort, and entertaining in mind, this 3-bedroom, 2.5-bath home has an impressive 2,450 sq. ft. on the main flr and full unfinished lower level for your vision. Expansive windows fill the home with natural light and highlight those views. Rich hardwood floors, coffered ceilings, a double-sided fireplace, custom Mi-Tec maple cabinetry, built-in china cabinet, and exceptional millwork showcase a level of craftsmanship that's increasingly rare to find. The oversized kitchen features Corian countertops, Jenn Air appliances, a large island, pull-out pantry, abundant storage, and again views you'll never tire of. The main-floor primary suite offers a walk-in closet, jetted tub, walk-in shower, and makeup /vanity area, while upstairs provides two bedrooms, a full bath, and loft office with built-ins. The unfinished lower level is roughed in for plumbing and offers outstanding potential for additional living space or a future suite with separate entrance. In-floor radiant heat, forced air with central A/C, concrete tile roof, underground sprinklers & RV parking complete this exceptional home, request feature sheet (id:6769)

3pc Bathroom 9'1" x 6'4"

Office 17'7" x 10'6"

Bedroom 13'7" x 12'2"

Full bathroom 15'8" x 13'11"

Workshop 15'3" x 6'1"

Other 24' x 25'11"

Other 10'2" x 6'7"

4pc Ensuite bath 15'7" x 10'3"

Primary Bedroom

Living room 17'8" x 16'11"

Great room 17'1" x 16'8"

Laundry room 12'5" x 8'11"

2pc Bathroom 6'4" x 5'2"

Other 13'5" x 6'2"

Foyer 18'4" x 9'4"

Dining room 20'8" x 12'7"

Kitchen 23'11" x 16'8"

Listing Presented By:



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<http://www.homeswithdeb.ca/>



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