



# 1925 35 Street Salmon Arm British Columbia

\$1,359,995

Showstopper home offering over 4,200 sq. ft. of beautifully finished living space! This custom-built 5-bedroom + den residence includes a legal suite and is loaded with high-end features throughout. Enjoy soaring vaulted ceilings, rich hardwood flooring, and custom cabinetry--no builder-grade finishes here. The chef-inspired kitchen is designed for entertaining, complete with quartz countertops and dual dishwashers. The perfect Primary bedroom with free standing tub, custom, tile shower and a dream walk-in closet. Step outside to upper and lower decks with gas BBQ hookups, perfect for year-round gatherings. The home also features four walk-in closets, power blinds throughout, and built-in Christmas lighting for effortless seasonal charm. Additional highlights include , two extra parking spaces for guests and/or tenants, and a spacious double garage that easily fits full-size trucks and SUVs. The bright and spacious legal suite boasts 9' ceilings, quartz counters, a separate entrance, and private patio--ideal for multi-generational living or rental income. The suite layout offers flexibility as either a one- or two-bedroom configuration. Outside, enjoy a fully landscaped and fenced yard complete with a matching garden shed. A rare opportunity to own a thoughtfully designed, move-in-ready home that truly has it all. (id:6769)

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|--------------------------------|--------------------------------|
| Utility room 12'4" x 16'2"     | 4pc Ensuite bath 12'1" x 11'2" |
| Bedroom 13'2" x 11'6"          | Primary Bedroom 13' x 14'10"   |
| Bedroom 16' x 10'8"            | Living room 16'8" x 13'5"      |
| 4pc Bathroom 9'5" x 5'11"      | Dining room 16'8" x 10'11"     |
| Recreation room 20'11" x 21'5" | Kitchen 16'4" x 14'            |
| Pantry 8'7" x 9'11"            | Full bathroom 8'11" x 14'6"    |
| Bedroom 20'9" x 13'            | Primary Bedroom 14'9" x 12'1"  |
| 4pc Bathroom 8'2" x 8'8"       | Living room 19' x 12'5"        |
| Office 9'6" x 13'              | Kitchen 18'6" x 12'            |
| Laundry room 8' x 10'          |                                |

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