



# 2030 Canoe Beach Drive Salmon Arm British Columbia

\$3,690,000

EXECUTIVE ESTATE on a lakeview 10 Acres located above Canoe Beach. Gathering ppty w/over a dozen private RV sites, most of which are serviced. 2017 custom built Rancher w/o bsmt offers 4 Bedrms, Den & 4 Bathrms over 3900 SqFt. Chefs dream kitch w/gas cooktop, 2 fridges, wall oven, micro, DW, built in hutch, walk-in butlers pantry. Tile Floors, Granite countertops, central island, lakeview dining room. Open concept living room w/Delacourt wood burning fireplace, patio doors onto covered deck, eng hrdwd flooring & high ceilings. Master bedrm won't disappoint w/ensuite offering double sinks, walk-in shower, large closets & in-suite laundry; providing 2 laundry rooms in total. Direct access onto either the lakeview deck via patio doors or a backdoor to the hot tub area. 2 additional bedrms up, one with an ensuite & the other w/cheater ensuite off the main bathrm. Attached oversized triple garage w/workshop. Surround sound system. The lower level offers a huge family room, wetbar, Home theatre room w/full 7 speaker sound system, projector w/screen, specialty lighting & tiered lounge chair leather seating. Walk out to the pool deck level with in-ground heated pool, putting green, firepit, patio areas & hot tub. Outdoor covered deck offers a natural gas heater over the dining area. Paved driveway with security gate, upgraded services including 3 200Amp services, Gas & well. 3 guest bunk houses with one of them being an original 1 of 7 McQuire Lake cabin. Walk to beach or marina. (id:6769)

Utility room 17' x 8'

Storage 5'10" x 18'3"

Den 11'10" x 16'11"

Bedroom 18'10" x 15'3"

3pc Bathroom 10'8" x 5'10"

Recreation room 28'2" x 30'7"

Media room 11' x 11'

Other 38' x 12'

3pc Ensuite bath 6'0" x 8'0"

Bedroom 10'8" x 12'0"

Laundry room 5'4" x 8'2"

4pc Ensuite bath 8'4" x 14'5"

Primary Bedroom 11'7" x 15'5"

4pc Bathroom

Listing Presented By:



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Homelife Salmon Arm Realty.Com

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



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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Foyer 17' x 7'

Other 52' x 8'

Other 35' x 34'

Bedroom 11'4" x 10'9"

Pantry 6' x 6'