



2240 97B Highway Salmon Arm British Columbia

\$1,849,000

47 acres with Large rancher, beautiful mountain view overlooking hayfields & pasture and Canoe Creek, 2200 square feet on main floor, full partially finished walkout basement. 4 beds up 1 down/ 3 bath. Main, living room, dining area, family room, kitchen, laundry, 2 gas fireplaces, a woodstove in the basement to keep it cozy warm in the winter. Lots of storage closets. New custom oak cabinets, solid plywood boxes by Mi-Tec Custom Cabinetry. All new kitchen appliances. Opportunity to suite the basement, plumbed in. Build a secondary dwelling. Good producing well at 30 gpm. Large attached double garage. Shop to work in and space for all your toys under cover. Go farming and raise your own grassfed beef or cow/calf pairs, sell hay, you have it here or have it customed hayed and leave the work to someone else while keeping your farm status and getting a break on your taxes. Owner has lived here for over 26 years and raised the family here. Great property for the family, room for kids to bring their dirt bikes, sleds, etc., or there is access at rear of property by way of 20 Avenue to ride mountain bikes or hiking on the South Canoe Trails or have your own horse with riding trails, riding arenas close by. The school bus stops right at the driveway. Conveniently located on Highway 97B, (Increase in traffic while building of the Bruhn Bridge) only 7 minutes to downtown. Wildlife are seen regularly on the property, deer, moose, coyotes and bear. Lots of Opportunities for a family. (id:6769)

Other 10'1" x 12'

Storage 18'4" x 12'

Recreation room 28'3" x 16'8"

Media 16'3" x 23'3"

Full bathroom 8'1" x 8'6"

Bedroom 12'8" x 12'9"

Bedroom 10' x 12'

Utility room 15'8" x 12'

Foyer 13'1" x 6'1"

Full bathroom 11'11" x 9'3"

Bedroom 13'10" x 11'10"

Bedroom 10'4" x 9'9"

Full ensuite bathroom 6'6" x 4'8"

Primary Bedroom 11'9" x 16'

Dining room 14'6" x 8'6"

Living room 15'6" x 12'

Listing Presented By:



Originally Listed by:

B.C. Farm & Ranch Realty Corp.

<http://www.bcfarmandranch.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Family room 14'6" x 16'2"

Dining room 13'3" x 11'2"

Laundry room 8' x 7'6"