



## 2270 3 Avenue Salmon Arm British Columbia

\$849,000

Perfectly perched to take in breathtaking views of Shuswap Lake and the surrounding mountains! This 4-bedroom, 3-bathroom home offers 2,833 sq ft of thoughtfully designed living space, perfect for families to relax & entertain. The warmth of hardwood floors leads you through the main living area, where vaulted ceilings & large windows frame the stunning scenery. Cozy up by the 3-sided gas fireplace or enjoy the custom built-in cabinetry that make this living space both modern & functional. The spacious kitchen features stainless steel appliances, breakfast bar & plenty of room to gather. Enjoy the lakeview from bed in your primary bedroom retreat, with a walk-in closet & luxurious ensuite complete with a soaker tub and walk-in shower. All three bathrooms have been tastefully updated with modern finishes, ensuring comfort and style throughout the home. Step outside to your expansive covered deck, where you can sip your morning coffee or host sunset dinners while soaking in panoramic views. Downstairs, the family room, anchored by a charming wood stove, offers a perfect spot for movie nights or quiet relaxation. The fully landscaped 0.27-acre lot is a gardener's paradise, complete with an irrigation system & backyard storage and garden sheds for all your storage needs. The attached double garage, third covered parking spot, and extra parking spaces ensure you'll have room for vehicles, toys, and guests alike. This home offers it all—comfort, convenience & unparalleled views. (id:6769)

Other 24'11" x 23'2"

Laundry room 8'7" x 9'3"

4pc Bathroom 9'7" x 9'3"

Bedroom 18'1" x 12'10"

Bedroom 15' x 12'10"

Foyer 16' x 13'9"

Family room 12'8" x 15'6"

Full bathroom 8' x 9'10"

Bedroom 9'11" x 11'11"

4pc Ensuite bath 9'7" x 12'7"

Primary Bedroom 13'3" x 19'1"

Living room 18'5" x 17'9"

Dining room 16'10" x 15'3"

Kitchen 19'1" x 10'3"

Listing Presented By:



Originally Listed by:

RE/MAX Shuswap Realty

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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