



# 2321 Okanagan Avenue Salmon Arm British Columbia

\$1,174,000

INCREDIBLE LAKE VIEW from this brand new modern rancher with a daylight basement. This amazing contemporary home has an open concept floor plan, smart home technology, over 2,632 finished square feet, 4 bedrooms, 3 bathrooms, a family room and unfinished in law suite. This home features, 10' ceilings, fireplace, a custom kitchen with red oak shaker cabinetry, quartz counter-tops, an island with breakfast bar, and roomy walk-in pantry. Spacious master suite with 5-piece ensuite and walk-in closet. Attention to detail in all areas and offering Hardi siding, ICF insulated foundation, triple garage, high-efficiency furnace, hot water on demand, in floor heat on lower level, central A/C, main floor laundry, front yard landscaping with underground sprinklers and RV parking. From the moment you walk through the door of this home you will simply love it and you can easily walk to parks, schools, community centre, and Ice arena. This home is the 2024 Winner of Canadian Home Builders Association Central Interior Keystone Award for Best Single Family Detached Home over \$650,000 - spec. (id:6769)

Full bathroom 7'5" x 12'0"  
Bedroom 9'7" x 13'3"  
Bedroom 11'6" x 12'2"  
Recreation room 17'7" x 16'6"  
Full bathroom 10'6" x 5'0"  
Laundry room 12'0" x 8'9"  
Bedroom 10'3" x 13'10"

Other 10'3" x 7'9"  
5pc Ensuite bath 10'2" x 14'7"  
Primary Bedroom 13'0" x 13'1"  
Kitchen 9'7" x 16'0"  
Dining room 10'2" x 13'10"  
Living room 16'6" x 16'11"

Listing Presented By:



Originally Listed by:  
Homelife Salmon Arm Realty.Com

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



Royal

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