



285 Kault Hill Road Salmon Arm British Columbia

\$1,230,000

Welcome to Lakeview Haskap, a 3acre property nestled in the sought-after Kault Hill area of Salmon Arm, with stunning views of Shuswap Lake, Bastion Mountain, along with a picturesque view of Tappen Notch Hill Valley. This unique acreage offers not only a productive haskap berry farm but also an incredible lifestyle opportunity with room to expand & dream big. Est 2018, the farm features approximately 1,000 Boreal variety plants, incl. Blizzard, Beast & Beauty strains planted for staggered harvesting efficiency. Though not certified organic, farm emphasizes sustainable, pesticide-free practices, landscape fabric, and efficient underground drip irrigation to support plant health & soil integrity. The property boasts a single-level 4-bd+den home, complemented by an expansive 1,200sq ft attached garage & workshop with drive-thru access, 10x10 freezer/cold room, and an oversized carport perfect for RV or trailer storage. A new septic system installed in Nov 2023, adding long-term peace of mind. What sets this property apart is its flexibility & future potential. Zoning allows for a 2nd res. making it ideal for extended family living, rental income, or caretaker suite. Whether you envision sledding retreat, wedding venue, or simply a peaceful homestead, the possibilities here are truly endless. Plus, direct access to Fly Hills, outdoor recreation is right at your doorstep year-round. Lakeview Haskap has built strong relationships with local businesses including DeMille's Farm Market & Gourmet Greens in Kamloops. Berries are sold frozen or incorporated into specialty products in collaboration with producers like Tutor Farms. With a loyal customer base & consistently sold-out harvests, the farm offers a ready-to-grow agri-business opportunity. (id:6769)

Storage 7'10" x 16'3"

Office 7'5" x 7'5"

Bedroom 12'1" x 11'3"

Gym 11'7" x 9'6"

Laundry room 8'10" x 2'7"

Full bathroom 7'10" x 8'8"

Bedroom 11' x 11'4"

Bedroom 9'9" x 12'5"

Primary Bedroom 13'3" x 13'10"

Dining room 8'0" x 11'5"

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Royal

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Mud room 13'5" x 10'2"

Kitchen 12' x 10'7"

Full bathroom 6'2" x 7'10"

Living room 13' x 19'3"