



3131 20 Street Salmon Arm British Columbia

\$1,594,000

""Welcome to this 4800 sq ft, 2-level home on 1.3 acres. Step inside and be captivated by the heart of this home, the expansive kitchen! It boasts a 6-burner gas range, double ovens, and a side-by-side full fridge and freezer. Two large pantries and stone counter tops offer abundant storage and prep areas. The great room, where hardwood floors, vaulted ceilings, large windows, and a cozy fireplace create an inviting atmosphere. The main floor is enhanced by a luxurious primary bedroom, with its decadent ensuite, featuring a jacuzzi, impressive tile work, and walk-in closet. An additional guest bedroom completes the main floor. The wide staircase leads you to the lower level, where comfort and space come to life. Geothermal heating throughout this level, ensures energy efficiency and consistent warmth during colder months. The exceptional media room, equipped with high-end sound and a large screen, transforms your home into a private cinema. Two additional bedrooms offer ample room for guests and an extra bonus space can be converted into a home office or workout area. The 4-piece bathroom, mechanical room, and access to the lower patio complete the lower level. The property includes a detached 1400 square foot shop, complete with a hoist, the perfect space for all your mechanical and building needs. The property could be subdivided. (id:6769)

4pc Bathroom 7'7" x 9'6"
 Bedroom 12'11" x 12'9"
 Bedroom 13'7" x 16'3"
 Games room 14'0" x 13'0"
 Foyer 15'0" x 20'0"
 Media 19'4" x 17'5"
 Den 15'4" x 11'9"

Bedroom 11'11" x 12'11"
 5pc Ensuite bath 13'11" x 9'0"
 Primary Bedroom 22'10" x 14'11"
 Living room 20'0" x 13'3"
 Dining room 13'0" x 12'0"
 Dining room 10'6" x 15'9"
 Great room 12'11" x 12'0"

Laundry room 11'7" x 6'0"
 4pc Bathroom 6'6" x 8'7"

Kitchen 16'8" x 14'7"

Listing Presented By:



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 Century 21 Executives Realty Ltd.



Royal

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