



3230 Salmon River Road Salmon Arm British Columbia

\$2,899,000

105 acres of land, Private setting with 4 homes and 5 separate living spaces, a large workshop and out buildings, 50 acres of cleared land. Zoning is Rural & in ALR. Well suited for horses. Lots of fences in place, maybe a Guest Ranch or Bed & Bale. Main house 2400 sqft, 2 bedrooms 1.5 baths on main floor with vaulted ceilings, skylight and loft. The walkout basement that has 1 bedroom 1 bathroom was renovated 2023, the cottage 1400 sqft fully renovated 2023 3 bedrooms, 2 bathrooms. Shop with suite, 1 bedroom 2 bath open living room, kitchen concept above the workshop has been fully renovated 2023. workshop 36x30 with overhead door. 4th home 1350 sqft 3 bedroom manufactured home on lower 2 acres. 50x35 equipment shed, 32x20 hay shed, 24x20 greenhouse, large garden area, paddocks, horse shelter, round pen, 82 ft deep well at 100 gpm. 4 separate Hydro meters, sand & gravel on property for own use, New water treatment system for all residences. Great for a larger family or other business ventures. The options are endless. Information displayed is believed to be accurate, all measurements are approximate and not to be relied on. (id:6769)

Partial ensuite bathroom 7'0" x 5'0"

Primary Bedroom 19'6" x 14'0"

Full bathroom Measurements not available

Laundry room 13'0" x 13'0"

Recreation room 13'6" x 25'6"

Bedroom 12'0" x 12'6"

Foyer 11'6" x 6'0"

Bedroom 12'0" x 14'0"

3pc Bathroom 8'9" x 6'0"

Living room 14'0" x 13'0"

Dining room 13'0" x 7'0"

Kitchen 13'0" x 8'0"

Listing Presented By:



Originally Listed by:

B.C. Farm & Ranch Realty Corp.

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Royal

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