



# 3311 Yankee Flats Road Salmon Arm British Columbia

\$1,147,000

Welcome to your rural sanctuary nestled in the heart of Yankee Flats. This charming 4-bed, 3-bath farm property offers a serene escape w/ picturesque views of the valley & mountains. Boasting 12 acres of fertile land, this farm is a haven for agricultural enthusiasts. The property features 7 self-contained rotating pastures, providing ample space for grazing livestock or cultivating crops. With 8 hydrants strategically placed on the property, irrigation is easy, ensuring lush green pastures. A well-maintained chicken coop stands ready for your feathered friends, while a spacious barn, shed, & shop offer versatile spaces for equipment storage & projects. Inside discover a warm & inviting interior, a large living room provides the perfect spot for cozying up by the fireplace & watching changing seasons unfold outside. The expansive kitchen is a chef's dream, offering ample storage & counter space for meal prep & hosting gatherings w/ family & friends. W/ a separate entrance at the back, there's suite potential for additional living space or rental income. Outside, a large deck invites you to relax & soak in the tranquil atmosphere, while friendly neighbors & the peaceful surroundings create a sense of community. Whether you're a seasoned farmer or simply seeking a quiet retreat in the countryside, this rural farm property offers endless possibilities for country living at its finest. Don't miss your chance to make this slice of paradise yours. Book your private viewing today! (id:6769)

Listing Presented By:

Originally Listed by:  
O'Keefe 3 Percent Realty Inc.

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Royal

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- Storage 14'0" x 11'3"
- Laundry room 7'1" x 6'0"
- 3pc Ensuite bath 8'1" x 4'6"
- Bedroom 12'4" x 13'5"
- Bedroom 8'8" x 8'6"
- Mud room 5'0" x 8'8"
- Other 15'5" x 3'6"
- Professionals Dining room 11'0" x 11'0"
- Workshop 10" x 10"
- 4pc Bathroom 10'9" x 9'10"
- Bedroom 10'9" x 9'10"
- Primary Bedroom 11'4" x 13'9"
- Mud room 9'3" x 10'1"
- 4pc Ensuite bath 5'1" x 9'4"
- Living room 16'4" x 15'8"
- Dining room 11'0" x 11'0"

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Family room 18'5" x 13'5"

Kitchen 19'10" x 11'3"