



3800 60 Street Salmon Arm British Columbia

\$1,698,000

DRAMATIC LAKEVIEWS...exceptional privacy, and a true connection to nature define this custom-built two-story home on 5.98 acres. Offering 3 bdrms plus a den, this thoughtfully designed residence captures the essence of peaceful rural living. A paved driveway leads you in, setting the tone for the exceptional property that awaits. Inside, a spacious foyer opens to an expansive living and dining area with vaulted ceilings, a wall of windows that flood the home with natural light, and a n/g gas fireplace adding warmth and charm. The kitchen impresses with a large island, gas range, warming oven, granite countertops, abundant cabinetry, pantry, and roll-out freezer. A sun-filled family room off the kitchen leads to over 600 sq ft of patio space. Primary bedroom features a well-appointed ensuite with double sinks, soaker tub, tiled walk-in shower, heated floors, and walk-in closet. The main floor also includes a laundry room, powder room, and office/den. Upstairs, an open bridge-style hallway with skylights overlooks the living room and foyer below, creating a striking sense of space while connecting two generous sized bdrms and a full bathroom. A carriage house above the detached 3-bay garage offers over 800 sq ft in a non-conforming 2-bedroom suite, ideal for extended family or guests. Additional features include a storage shed, 50 x 8 covered front porch and a 13 Kw back up generator. Enjoy acres of private trails, popular nearby Syphon Falls, and 15 minutes to the city center. (id:6769)

Listing Presented By:



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Royal

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Full bathroom 7'8" x 6'10"

Bedroom 11'9" x 13'

Bedroom 11'9" x 11'9"

Utility room 5' x 4'2"

2pc Bathroom 5'4" x 4'9"

Laundry room 12'7" x 10'5"

Family room 13' x 11'9"

Foyer 7'4" x 5'5"

Office/den 11'8" x 11'8"

5pc Ensuite bath 11'8" x 9'2"

Primary Bedroom 14'7" x 11'6"

Kitchen 21' x 13'3"

Dining room 10'8" x 9'9"

Living room 15'9" x 13'4"

Other 5' x 4'

Full bathroom 7'6" x 4'5"

Bedroom 14' x 10'8"

Bedroom 16' x 7'

Living room 10'6" x 11'5"

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