



## 3971 30 Street Salmon Arm British Columbia

\$2,500,000

BEAUTIFUL & UNIQUE in-town private N. Broadview acreage with direct access to extensive walking and cycling trails. 2 homes, each with their own access and parking. Bastion Elementary School catchment, and a 5 min drive to Canoe Beach. In-ground swimming pool & 3 fenced pastures. Fruit trees, berry bushes, vegetable garden and landscaped flower garden with pergola. The primary dwelling has a new roof and a beautiful custom kitchen with quartz counters and fir cabinets. Large and comfortable living area, complemented by efficient wood burning fireplace, 5 bedrms, 3 full and 2 half bathrms. Shaded deck patio area with direct access off living space for gatherings & morning coffee with birdsong. Heated tile floor in basement rec room, and outdoor entrance to extensive heated storage area. The home has an optional 1 BDRM 1 Bathrm main level lock-off suite with private entrance. The second building is a 2-story gorgeous, renovated heritage barn with a metal roof and heavy timber construction. A custom 2 BDRM 1.5 Bathrm home in part of the barn has separate services and a view of forest and pastures. The pasture area has been used for sheep and cattle in the past but could also be a happy home for horses, with shade and access to trails. First time on the market since the 1980's, this property could work well for a co-ownership model with two families to share the pool, garden, and green space, or an extended family model. Virtual tours available upon request. Thank-you. (id:6769)

Other 47' x 25'

Other 9' x 16'

Den 11' x 12'

2pc Bathroom 4' x 6'

Bedroom 11' x 11'

Bedroom 15' x 16'

Other 8' x 9'

4pc Ensuite bathroom 10' x 10'

Primary Bedroom 20' x 14'

Storage 11' x 22'

Recreation room 25' x 18'

Other 37' x 16'

Other 24' x 16'

Other 21' x 16'7"

Other 10' x 6'

Full bathroom 11' x 7'

Bedroom 10' x 10'

2pc Bathroom 5' x 6'

Listing Presented By:



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Homelife Salmon Arm Realty.Com

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Royal

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