



## 40 Lidstone Road Salmon Arm British Columbia

\$1,675,000

This residence & property is truly in a league of its own. Introducing an exceptional opportunity to own a private & secluded estate on 11 Acres with a grand garage package & seasonal creek. Only 10 minutes to Salmon Arm & Larch Hill ski area. Nestled on a sprawling 11-acre parcel, this brand-new home, approximately 75% completed, awaits your final finishes. Over 5500+ sq. ft. of luxurious living space with 7 bedrooms & 5 bathrooms. Prepare to be captivated by the breathtaking vaulted ceilings, adding an unparalleled sense of grandeur to every room. The basement is primed for one or two suites, offering versatility & the option for rental revenue including short-term. The garage package is unmatched, featuring a massive 2000 sq. ft. main garage alongside a 900 sq. f. recreational vehicle garage. The home has been crafted with meticulous attention to detail & only the finest materials have been utilized throughout such as; Concrete floors with in-floor heating, ICF 13" walls, ceiling R56, triple glazed windows w/ special coating to maintain heating & cooling. Fir: Ceilings, baseboards, trim & exterior fascia. Soffits are all Cedar including most of the upper deck. 380+ multicoloured exterior pot lights & 100+ interior pot lights. 2 power services: 200 to the house & 200 to the garage. Driveways recycled Asphalt - no dust. Zoned Small Holdings & not in the ALR. Contact your Agent or the Listing Agent to schedule a viewing. (id:6769)

Full bathroom 11'4" x 4'11"

Full bathroom 4'10" x 12'10"

Kitchen 12'10" x 10'11"

Bedroom 12'2" x 10'6"

Bedroom 12'2" x 12'10"

Bedroom 12'6" x 11'4"

Bedroom 14'6" x 11'1"

Partial bathroom 16'6" x 6'

Full bathroom 5' x 5'

Kitchen 16'2" x 14'5"

Living room 34'10" x 28'

Full ensuite bathroom 9' x 11'7"

Bedroom 10' x 14'5"

Bedroom 10' x 12'4"

Primary Bedroom 16'4" x 18'11"

Listing Presented By:



Originally Listed by:  
Stonehaus Realty (Kelowna)

<http://www.kaiapenaluna.ca/>



Royal

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