



1581 20th Street 41 Salmon Arm British Columbia

\$1,199,900

STUNNING CUSTOM HOME WITH EXPANSIVE LAKE VIEWS ON EVERY LEVEL - NO GST! This one-of-a-kind home sits on a 0.25-acre lot, offering exceptional outdoor living and breathtaking views. Thoughtfully designed with quality and convenience in mind, it features an elevator from the lower level to the top floor, custom millwork and built-ins, gas range, chef's double-door fridge/freezer, wine fridge, and an impressive 8' island with waterfall quartz. Engineered hardwood, gas fireplace, heated floors on the lower & main levels and all bathrooms, plus hot tub wiring add to the appeal. The main level is an entertainer's dream with spacious kitchen, living & dining areas, soaring ceilings, floor-to-ceiling windows and a covered deck wired for an outdoor heater and custom sunshade. A guest bedroom with side-yard access completes the main floor. The primary suite features a private lake-view deck, large walk-in closet and stunning ensuite with glass shower, soaker tub and private toilet room. Upstairs offers 3 bedrooms, laundry and full bath, with backyard access through the laundry room. The lower level includes a mudroom, abundant storage and an oversized garage (28'10" deep one side, 22'10" the other) with birch plywood-lined walls. Book your private showing today! (id:6769)

Full bathroom 12'5" x 6'2"

Laundry room 8'7" x 8'11"

Bedroom 12'5" x 13'

Bedroom 11' x 13'10"

Full ensuite bathroom 16'8" x 11'9"

Primary Bedroom 12'7" x 14'11"

Utility room 10'4" x 10'10"

Mud room 6'5" x 14'5"

Foyer 10'4" x 14'2"

Full bathroom 7'1" x 7'11"

Bedroom 14'4" x 15'9"

Dining room 16'8" x 8'4"

Kitchen 20'4" x 12'4"

Living room 21'7" x 15'3"

Listing Presented By:



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RE/MAX Nyda Realty Inc.

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



Royal

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