



## 4400 10 Avenue Salmon Arm British Columbia

\$1,949,000

Isn't it Time to Start Farming again? 38.77 In Town Acres is gently rolling and Fenced, with garden area's for those wanting to get back to Natures Food. The Main Home was well built in 1994 featuring 3 Bedrooms & 2 Bathrooms up and 1 bedroom, 1 bath In-Law Suite below. Hardwood Floors, 2 Gas Fireplaces, Open Kitchen & Living room. Master Bedroom has Full Ensuite & Walkin Closet. The two Large decks offer great Mountain & peaceful rolling Farm Views. The 2008 2 Bedroom Modular Home allows room for an extended Family or Farm Help, Both Homes are on City Water. Recent New Furnaces, Hot/Water Tank & Stainless Appliances. A huge 40 ft. X 60 ft. Garage/Shop with attached 10 ft X 40 ft Green House built in 2019 Holds equipment & Farm Supplies. Various other out Buildings add to the scenic atmosphere. Ample Fruit Trees including pears, plums, apples, cherries, raspberries, grapes and more. Canoe creek flows along the North East side of this parcel. This Property can be also be Purchased as a Share Sale deferring any applicable GST. Imagine Living in your own Modern Home on a Large Farm acreage in Scenic Salmon Arm - Dreams do come True! Call/E-mail anytime to View. Thanks for your Interest & Enjoy your Day! (id:6769)

3pc Bathroom 4'10" x 8'2"

Bedroom 7'5" x 12'4"

Other 12'5" x 13'1"

Other 12'5" x 13'1"

Laundry room 6'2" x 4'10"

Foyer 7'3" x 10'4"

Recreation room 13'11" x 21'1"

Full bathroom 8'8" x 4'10"

Bedroom 8'10" x 9'10"

Bedroom 9'11" x 8'11"

5pc Ensuite bath 9'8" x 5'10"

Other 6'6" x 4'1"

Primary Bedroom 10'10" x 13'5"

Family room 12'3" x 11'8"

Dining nook 10'10" x 8'4"

Kitchen 10'9" x 13'4"

Dining room 10'8" x 11'8"

Living room 13'10" x 14'4"

Listing Presented By:



Originally Listed by:

Homelife Salmon Arm Realty.Com



Royal

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