



## 601 Beatty Avenue 5 Salmon Arm British Columbia

\$349,900

You'll love the practical layout of this 2 bedroom, 2 bathroom, single level home with a covered front porch and a lovely covered deck off the kitchen that gives you extra living space in the warmer months. The primary bedroom includes a walk-in closet and 4 piece ensuite, the living room offers a free-standing gas stove to cozy up to in the cooler months with a large front window offering plenty of natural light. Newer furnace (2020) with central A/C, hotwater tank replaced in 2015. West Harbour Village is a quiet area within walking distance to downtown, close to bus routes, with flat, fully paved roads for easy walking, and so close to the lake and bird sanctuary! The lease is prepaid - expires in 2099. RV/boat parking is available in the development and although this is not a strata, there is a monthly homeowner's association fee of \$209.42 that includes water, sewer, snow removal, and landscaping/maintenance of the common areas. (id:6769)

4pc Ensuite bath 4'11" x 8'6"

Primary Bedroom 11'9" x 12'11"

3pc Bathroom 7'10" x 5'0"

Bedroom 10'0" x 10'2"

Kitchen 13'6" x 13'0"

Living room 16'5" x 12'11"

Listing Presented By:



Originally Listed by:

Century 21 Executives Realty Ltd.

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Royal

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