



5931 40 Street Salmon Arm British Columbia

\$1,150,000

Space, Privacy & Views! The top 3 items always requested for the perfect acreage and this property has them in spades. The beautiful heritage style home with Finnish dovetail construction is set well off the main road for privacy and stunning views of the beautiful farmland in Glen Eden, Shuswap Lake, and Bastion Mountain. Many updates over the years including roof, windows, gas furnace, central AC, and full height basement yet still maintains its authentic charm to fall in love with. The large deck overlooks the fields below, and is the perfect spot to enjoy your morning coffee while enjoying the view of Shuswap Lake and Bastion Mountain. A breezeway connects the home to a proper double garage that easily fits two vehicles. With the driveway off an unnamed public road leading to only one other home, you only need to maintain the section from your gate to your front door. The closest neighbour is set well back into the treeline, ensuring you truly have your own piece of paradise. A newer 30'x40' shop, attached to an existing barn, has overhead garage doors perfect for storage, or a home based business. A total of 19.69 acres are split between cross fenced pasture, homestead area with garden and fruit trees, and trails into the upper forested section offer a multitude of uses. A-2 zoning provides potential for a 2nd dwelling up to 968 sqft as permitted by the ALC. Homes with heart are a rare find nowadays, so reach out and book your showing today! 3D Tour, Floorplans & Video (id:6769)

3pc Ensuite bath 6'6" x 5'1"
 Primary Bedroom 4'7" x 17'10"
 Bedroom 12'1" x 14'7"
 Bedroom 11'11" x 13'0"
 Unfinished Room 27'7" x 13'9"
 Utility room 10'8" x 8'4"

Family room 6'5" x 12'6"
 Family room 11' x 22'5"
 3pc Bathroom 11'3" x 8'6"
 Other 11'0" x 14'8"
 Living room 16'2" x 17'9"
 Kitchen 11'1" x 23'7"

Storage 15'9" x 8'4" Foyer 16'0" x 9'3"

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