



627 Grandview Bench Road Salmon Arm British Columbia

\$1,149,000

THIS COULD BE THE PERFECT HOBBY FARM with Executive style custom home. Located SE of Salmon Arm on over 5 acres of usable property fenced for animals. With over 3400 square feet of finished living space this rancher offers a full basement that is only partially finished. The main floor is where you will spend most of your time with a custom floor plan that provides great entertainment areas as well as quiet spaces to enjoy a good book. Perfect for a family this home includes a country kitchen with eating nook that leads out to the back deck and yard area. There is also a more formal dining room, full living room & huge bright family room that doubles as a games & media areas. Large primary bedroom with ensuite bathroom, den or sitting area, 2 other large bedrooms and full bathroom. The basement level has an additional bedroom & bathroom but is mostly unfinished with 2000 square feet for a suite, a home gym, media room or hobby/workshop space. Circular driveway. Equipment shop, horse shelters, fenced for horses. The backyard is fenced separately for dogs and features a private back deck/seating area. Double attached garage. Water well produces 5 gpm, roof replaced in 2010, new furnace in 2019, some newer appliances, new gutters & downspouts, and more. School bus route. This property is not in the ALR & zoned NU which would allow for a 2nd residence. Come check out this Custom Estate style home. (id:6769)

Utility room 11'6" x 24'5"

Storage 21'8" x 31'9"

Storage 13'6" x 7'11"

Recreation room 39'9" x 17'4"

Other 28'0" x 21'1"

Bedroom 13'6" x 9'10"

4pc Bathroom 10'1" x 7'2"

Other 6'4" x 11'1"

Kitchen 11'1" x 14'2"

Foyer 13'11" x 14'4"

Family room 28'1" x 21'3"

Dining room 15'10" x 16'11"

Den 14'7" x 14'2"

Dining nook 8'0" x 11'7"

Bedroom 12'0" x 13'1"

Bedroom 11'5" x 11'11"

Listing Presented By:



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eXp Realty

<http://www.tinacosman.com/>



Royal

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Primary Bedroom 14'5" x 17'1"

4pc Ensuite bath 10'1" x 8'11"

Living room 16'11" x 17'9"