



6840 42 Street Salmon Arm British Columbia

\$750,000

This beautifully finished 1,661 sq.ft. new construction rancher offers the perfect blend of luxury, comfort, and low-maintenance living in an unbeatable location just 1 minute from Canoe Beach and the Park Hill trail systems. This thoughtfully designed 3-bedroom, 2-bathroom home features 10' ceilings and 8' interior resulting in a spacious and airy feeling. The stunning kitchen showcases quartz countertops and ceiling-height cabinetry. The living room is complete with a natural gas fireplace and direct access to the 18' x 9.5' covered patio with a natural gas BBQ hookup. The large laundry/mudroom with a sink and bench seating provides excellent storage. Additional highlights include a double car garage, tiled bathrooms, underground irrigation, full landscaping, alarm/security system installed with rough-ins for cameras and monitor, high-efficiency forced air heating, heat pump for summer cooling, natural gas hot water tank, and a \$5,000 appliance credit. Ready for immediate occupancy and covered by new home warranty for added peace of mind. (id:6769)

Bedroom 11'1" x 11'2"
 Full bathroom 8'0" x 4'11"
 Bedroom 10'11" x 10'11"
 Laundry room 11'5" x 5'6"
 Full ensuite bathroom 12'6" x 11'5"

Primary Bedroom 11'11" x 14'0"
 Dining room 20'8" x 8'10"
 Living room 14'4" x 15'10"
 Kitchen 18'11" x 6'9"
 Foyer 11'1" x 5'11"

Listing Presented By:



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Royal

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