



# 6841 42 Street Salmon Arm British Columbia

\$900,000

Experience luxury living in this newly built home offering 5 bedrooms, a large den, and 4 full bathrooms. The self-contained 2 bed, 1 bath suite is perfect for mortgage assistance or extended family. Designed with upscale finishes throughout, the upper floor features 10' ceilings, 8' interior doors, luxurious laminate flooring, tiled bathrooms, and an exceptional open-concept layout ideal for entertaining. The spacious living room is highlighted by a natural gas fireplace and direct access to the covered 21' x 11' front deck where you can take in beautiful mountain views. The stunning kitchen, with tall cabinetry to the ceiling, flows seamlessly into the dining area with access to a second covered deck which includes a natural gas BBQ hookup. The primary bedroom showcases an accent wall, private access to the front deck, and a gorgeous tiled ensuite with walk-in shower. A large den with double doors and its own ensuite offers flexibility as a home office or potential additional bedroom. The property is fully landscaped with underground irrigation and includes an installed alarm system with security camera/monitor rough-ins. Additional highlights include high-efficiency forced air heating, heat pump cooling, natural gas hot water tank, \$7,500 appliance credit, and new home warranty coverage for peace of mind. Located just 1 minute to Canoe Beach and with immediate access to the popular Park Hill trail systems, this home provides functionality at an unbeatable price! (id:6769)

- Full ensuite bathroom 8'9" x 7'7"
- Primary Bedroom 16'4" x 13'9"
- Full bathroom 8' x 6'
- Bedroom 12' x 11'
- Bedroom 12' x 10'1"
- Dining room 15'3" x 9'2"
- Kitchen 13'6" x 11'1"
- Living room 19'6" x 20'1"
- 3pc Ensuite bath 8'8" x 5'6"
- Other 15'1" x 11'
- Full bathroom 9'10" x 5'8"
- Bedroom 10'2" x 9'10"
- Bedroom 10'7" x 9'10"
- Living room 18'11" x 11'2"
- Kitchen 11'2" x 12'6"

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