



7024 Highway 97-B Highway Salmon Arm British Columbia

\$699,000

This is a gardener's dream and a handyman's delight. Close to 1 acre (.99) lot with large easy-access highway 97-B frontage. Consider the many possibilities for home businesses and/or farm gate sales. Spacious and fertile flat lot features fish pond, large spectacular gardens with numerous flowers, vegetables, berries and fruit trees. (Note: some pictures are from the summer of 2022 and illustrate gardens in full bloom). 2 sheds and 3 canopy tents provide lots of storage. Well-constructed home features 3 bedrooms, kitchen, dining area, large living room, 2 bathrooms and laundry/utility room. 4 ft crawl space below provides additional storage. New wood stove installed in 2023; it's use keeps gas bills to only \$13/month for heating. New roof in 2018. Electrical update in 2015. New water pump in well in 2023. Septic pumped out regularly every 3-4 years. There are many extras too numerous to mention. Come and see it and be amazed! (id:6769)

Utility room 6'1" x 9'8"

Full bathroom 8'3" x 7'4"

Partial ensuite bathroom 2'7" x 6'3"

Bedroom 11'7" x 11'5"

Bedroom 10'6" x 10'2"

Primary Bedroom 14'11" x 9'7"

Dining room 6'10" x 9'7"

Kitchen 8'2" x 9'7"

Living room 19'9" x 12'9"

Listing Presented By:



Originally Listed by:

RE/MAX Shuswap Realty



Royal

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