



# 1910 11 Avenue 8 Salmon Arm British Columbia

\$569,900

DRIVEWAYS with plenty of garage space welcome you at Hillside Terrace, where 1628 sq/ft of tastefully designed living space awaits. If you buy early, you get to pick your colors and view! The open concept main level features plank flooring throughout, and contains the living room (w/gas fireplace), dining area, powder room, and kitchen with shaker-style cabinets, quartz counters, and an 8' sit-at island with spot for your beverage fridge. This level has a view out the front and walks out to your backyard which is privately fenced and includes artificial turf, patio space, and a small garden area to use as you wish; perhaps for veges, flowers, or shrubs (low-maintenance yards keep the strata fees lower). The upper level, with plush carpeting, consists of the primary bedroom with ensuite, a 2nd and 3rd bedroom, and the main bathroom. For additional space we go downstairs where your custom-sized flex-space awaits your plan (currently calculated at 210 sq/ft): This is where you could have a media room, an office, he/she-cave, a storage room, or leave it open to accompany motor toys or a 2nd vehicle. And, if you decide to forgo the flex-space, we will reduce the price of the unit by \$2500. Sound-proofed, gas heat, central air, window coverings, LB stainless fridge, gas range and dishwasher and a white Whirlpool stacker washer and dryer all included, making this exceptional value! Centrally located, to schools, recreation/events, shopping, restaurants, theatres, and pet friendly. (id:6769)

- 4pc Bathroom 7'10" x 5'1"
- Bedroom 12'5" x 9'4"
- Bedroom 8'10" x 8'1"
- 3pc Ensuite bath 7'10" x 5'0"
- Primary Bedroom 14'9" x 11'8"
- Other 19'0" x 10'8"
- Other 19'0" x 10'0"
- Utility room 8'0" x 3'0"
- Foyer 11'9" x 4'2"
- Partial bathroom 7'3" x 3'0"
- Dining room 12'0" x 11'5"
- Living room 16'3" x 13'5"
- Kitchen 14'2" x 11'5"

Listing Presented By:



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