



# 6500 15 Avenue 9 Salmon Arm British Columbia

\$1,448,000

PRIVATE 5.18 ACRES WITH EXECUTIVE 2300 SQ FT HOME with detached shop/carriage house - Located in the exclusive and desirable Panorama Ranch Estates this 3 bedroom plus den/2 bath rancher offers spacious rooms, open kitchen/dining and family room areas, new appliances, lots of natural light and access to the large outdoor patio & living space. The main home includes a double car garage. In addition, there is a triple garage / carriage house with over 1000 square feet of living space offering 2 bedrooms & 1 bathroom - fully self contained - perfect for family and guests. Nicely landscaped with plenty of areas for gardening and enjoying your outdoor space. Nestled among the trees, this property is totally private and backs onto crown land & Fly Hills with trails for hiking, biking, quadding, and sledding. Fenced yard with automated gate. Panorama Ranch Estates is located minutes to downtown and offers a full indoor riding arena and tennis courts. Incredible value here. You are going to want to see this one. (id:6769)

- Kitchen 9'6" x 14'10"
- Primary Bedroom 15'6" x 13'3"
- Other 15'8" x 4'1"
- 4pc Bathroom 4'10" x 8'4"
- Living room 19'6" x 14'9"
- Bedroom 9'1" x 13'4"
- Mud room 22'10" x 10'6"
- Laundry room 7'1" x 8'6"
- Other 28'3" x 22'
- Bedroom 10'10" x 11'10"
- 4pc Ensuite bath 9'1" x 9'1"
- Workshop 28'8" x 13'1"
- Primary Bedroom 15'4" x 18'10"
- Den 11'11" x 15'4"
- Kitchen 16'5" x 17'
- Foyer 7'2" x 7'11"
- Dining room 12'8" x 9'
- Bedroom 10'10" x 11'10"

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