



# 1851 70 Street Salmon Arm British Columbia

\$2,199,000

Magnificent 19.76 ac country estate offers endless possibilities. Enjoy gorgeous sunsets from one of your balconies as you survey your domain. This estate is perfect for an equestrian facility, group retreat, ag-tourism, educational facility, Air BnB, food processing, brewery/cidery, or family compound. Multiple income generation opportunities. Beautiful ranch-style home is extensively upgraded with new acrylic stucco, doors, glass in windows, hardwood floors, ceramic tiles, plumbing fixtures, central vac, eaves, soffit & fascia, electrical, & paint. Owners suite has kitchen/dining/living/primary bedroom. 5-pce ensuite bath, WIC, 2 balconies. Main level has living/dining/kitchen/den/2-pce & 4-pce baths, large sitting room/bedroom, 2 walkouts to decks. Upper level has primary bedroom, 5-pce ensuite bath, WIC, 3 bedrooms, & 5-pce bath. Lower level has enormous rec room. hobby room, cold room & storage areas. Canning kitchen & utility room. In-floor heated-insulated 30x50 shop has 2 carports, 690+ sq ft 2-bedroom suite, built-in air lines w/compressor, resin floors, extra high ceilings & door, 2-pce bath, shower, & loads of shelving. Shop is perfect for RV/car/boat repairs or hobbyists. 3-car garage w infloor heating. Flat fertile land-small creek & pond- 2 wells-2 septic systems. Near elementary school, trails and Klahani Park, minutes from Salmon Arm. A very unique opportunity is waiting for you and yours! Watch the video and call for showing today! (id:6769)

5pc Bathroom 7'9" x 7'2"  
 Bedroom 11'11" x 10'9"  
 Bedroom 10'11" x 8'11"  
 Bedroom 9'4" x 10'2"  
 5pc Ensuite bath 6'2" x 13'9"  
 Primary Bedroom 15'11" x 15'0"  
 Kitchen 10'3" x 12'8"  
 Dining room 13'7" x 12'8"  
 Other 7'9" x 6'5"  
 5pc Ensuite bath 9'9" x 12'5"

Primary Bedroom 17'4" x 12'3"  
 Living room 24'9" x 12'6"  
 Utility room 11'2" x 11'10"  
 Other 11'2" x 11'9"  
 Recreation room 25'10" x 12'10"  
 Hobby room 19'3" x 9'8"  
 Other 24'8" x 6'4"  
 Storage 12'11" x 3'0"  
 Storage 10'6" x 8'0"

Listing Presented By:



Originally Listed by:  
 RE/MAX Shuswap Realty



Royal

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