



# 3523 Salmon River Bench Road Falkland British Columbia

\$849,000

Discover the immense potential of this expansive 51-acre property with family home, offering endless opportunities for your creative visions. Nestled in complete privacy, this rancher home with a walk-out basement invites nature to your doorstep. Spacious residence features 5 beds & 4 baths, w/ 2 beds & office/den on main level. Heart of the home is the living room, centered around a cozy fireplace & seamlessly connected to a sunroom that offers serene views. Primary bedroom boasts ensuite & fireplace, providing a perfect retreat. Walk-out basement offers excellent suite potential, w/ 2 beds, 1 bath & large living space, ideal for extended family living or rental income opportunities. Enjoy stunning vistas of the valley & Enderby Cliffs from the sunroom or deck, perfect for relaxing. The property is well-equipped w/ newer windows, HWT, A/C & newly dug well. 28x36 shop w/ 220 amp service & additional 28x36 open shed provides ample space for projects & storage, complemented by a 2-car garage. Adding unique charm to the property is its own church, complete w/ pews & bell tower, surrounded by fruit trees & a garden area. The timber around the estate adds significant value & a sense of seclusion. Conveniently located just 20 minutes from Vernon & 15 minutes from Falkland, this property combines peacefulness w/ accessibility. Embrace the extraordinary potential of this remarkable property & make it your own. (id:6769)

- Storage 3'8" x 12'3"
- Other 7'4" x 20'3"
- Utility room 16'3" x 13'3"
- Family room 27'10" x 13'7"
- Partial bathroom 6'9" x 6'10"
- Full bathroom 9'4" x 4'10"
- Bedroom 11'7" x 12'6"
- Bedroom 10'4" x 10'8"
- Laundry room 5'6" x 8'0"
- Partial ensuite bathroom 3'3" x 5'6"
- Full bathroom 6'11" x 7'6"
- Bedroom 11'8" x 10'2"
- Primary Bedroom 16'4" x 13'5"
- Bedroom 10'11" x 8'3"
- Living room 19'8" x 13'9"
- Dining room 10'1" x 11'5"

Listing Presented By:



Originally Listed by:  
O'Keefe 3 Percent Realty Inc.

<http://www.okeefe3.com/>



**Royal**

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Mud room 7'3" x 20'11"

Kitchen 10'7" x 15'9"

Sunroom 22'4" x 9'9"