



1910 11 Avenue 4 Salmon Arm British Columbia

\$539,900

DRIVEWAYS with plenty of garage space welcome you at Hillside Terrace, where 1567 sq/ft of tastefully designed living space awaits. If you buy early you can pick your own colors and view! The open concept main level features plank flooring throughout, and contains the living room, dining area, powder bath, 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 vege's, 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 bedroom, a den/office, 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 included, and a \$5000 appliance credit (or price reduction) make this a great value for a brand new townhouse in Salmon Arm. Centrally located, to schools, recreation/events, shopping, restaurants, theatres, and pet friendly. (id:6769)

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

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