



6305 Rancho Drive Salmon Arm British Columbia

\$849,900

Looking to escape the bustling city & start living the country dream. Home nestled among the trees is sure to appeal. Almost 3 acres of land, great landscaping, plenty of parking, private backyard & a very large enclosed covered deck as well as an open patio to enjoy your morning coffee. Come for the view and stay for the fresh air! Home boasts 4 beds, 3 baths, open area in living room, dining room & kitchen with 3 beds & 2 baths on the main floor. All 2x6 construction, with roof replaced 2010, windows 2013, Furnace & HWT 2021, septic pumped in 2023, and a good producing Artesian well of 15 gpm revamped in late 2023. Other features include water softener, reverse osmosis, single car garage, lots of storage & parking. Surrounded by nature and just minutes from 2 golf courses, Larch Hills winery, hiking, biking & Rancho Elementary School. This is a must see for all ages. WORK, GARDEN OR PLAY - it's all here for you. (id:6769)

- Other 13'4" x 24'5"
- Utility room 9'7" x 10'2"
- Laundry room 10'0" x 18'0"
- 3pc Bathroom 6'8" x 8'2"
- Bedroom 10'1" x 13'2"
- Recreation room 14'11" x 38'4"
- Other 13'8" x 23'5"
- Mud room 4'9" x 13'0"
- 4pc Bathroom 6'11" x 7'4"

- Bedroom 11'0" x 13'0"
- Bedroom 9'5" x 9'7"
- 4pc Ensuite bath 4'11" x 6'11"
- Primary Bedroom 12'8" x 14'7"
- Foyer 5'3" x 9'11"
- Kitchen 8'6" x 11'6"
- Dining room 9'9" x 11'3"
- Living room 12'11" x 25'0"

Listing Presented By:



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