



100 Lidstone Road Salmon Arm British Columbia

\$1,999.999

SIMPLY STUNNING! This Bavarian-style custom home and farm on 160 acres with magnificent views of the Enderby Cliffs, will appeal to discerning buyers who value luxury, privacy and nature. The 4900 sq. ft. 5 bed/6 bath home (fully renovated 2023-24) is a perfect blend of European craftsmanship & modern design. Interior upgrades include: walk-out basement finished for future legal suite; main floor kitchen w/ butler pantry & built in Wolf/SubZero appliances; main floor bedroom w/ ensuite & large WI shower; second floor primary bedroom w/ gorgeous dressing room & ensuite; upper floor great room (w/ 4 pc bath) for a studio, office, library, bedroom, exercise ... Pause on each level to enjoy expansive views including from the south facing main deck & the 2nd floor wrap-around balcony. 2023-2024 renos include: 2 high efficiency gas furnaces; Caddy wood furnace; 2 ACs; HWT; drilled well (6 gpm); 200 AMP electrical; & septic system. A heated detached 1700 sq. ft. workshop/garage w/ commercial sink & wash basin is plumbed for a WC. Bring your livestock & pets. Approx. 60 ac. cleared, new fencing & cross fencing; 7 standpipes, 5 water bowls, water licence & well water, & vintage barn w/ 100 amp. And a 2nd residence may be possible. Huge recreation/ equestrian centre/ snowmobile & ATV potential w/ many trails on the property & direct access to Crown land to connect with the extensive South Canoe/Larch Hills Nordic trails (shuswaptrails.com). Book a showing & bring your hiking shoes!

(d.0709)

Laundry room 6'4" x 13'2"

4pc Bathroom 6'7" x 13'5"

Bedroom 13'3" x 13'3"

Bedroom 13'3" x 11'11"

2pc Bathroom 4'0" x 7'0"

3pc Ensuite bath 10'8" x 15'2"

Bedroom 13'3" x 18'3"

Kitchen 13'2" x 20'10"

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Utility room 3'1" x 5'8"

Other 9'1" x 9'8"

4pc Bathroom 9'11" x 11'9"

Other 12'7" x 6'8"

Great room 20'5" x 39'1"

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