



1021 17 Avenue Salmon Arm British Columbia

\$1,229,900

FRAME THE VIEW.... and embrace an enviable lifestyle in this custom built gently used 2021, 3-bedroom rancher with fully finished bsmt. Upon entering the open concept floor plan you are immediately greeted by STUNNING UNOBSTRUCTED LAKEVIEWS. The kitchen is a true showpiece, featuring a spacious island, quartz countertops, gas stove, wine fridge, and an impressive walk-in pantry. The dining room opens to a covered deck with electric heaters that allows for year-round gatherings against a backdrop of ever-changing skies. The living room's floor-to-ceiling rock fireplace creates warmth and character, offering the perfect place to wind down after a long day. Your private escape awaits in the spa-inspired primary suite complete with quartz countertops, double sinks, an expansive walk-in shower and sizeable walk-in closet. A second bdrm, full bath, and thoughtfully designed laundry with sink and built-ins complete the main level. The homes lower level offers a large bdrm, full bath, and a spacious games/family room for use by the main residence and also features a 800 sq ft legal 1 bedroom + den suite with separate entrance, laundry and soundproofing. Additional features include a heated double garage with a stage 2 electric vehicle charger, 30A shop & RV plug, ample storage, nice landscaping complete with raised garden beds, fire pit and an extra exterior storage room WHY BUY NEW? when you can purchase a custom built meticulously maintained home, with rental potential and NO GST (id:6769)

Laundry room 5' x 7'6"
Family room 22' x 22'
4pc Bathroom 8' x 5'2"
Bedroom 14'2" x 13'4"
Pantry 15' x 3'9"

Primary Bedroom 16'9" x 13'4"
Living room 16'8" x 13'7"
Dining room 14'8" x 9'7"
Kitchen 15' x 10'7"
Other 10' x 7'

Laundry room 10'2" x 7'3"
4pc Bathroom 8'7" x 4'9"
Bedroom 11'7" x 11'3"
4pc Ensuite bath 9'7" x 7'5"

Primary Bedroom 11'3" x 13'7"
Full bathroom 8'5" x 4'8"
Kitchen 15' x 11'3"
Living room 16'8" x 11'3"

Listing Presented By:



Originally Listed by:
RE/MAX Shuswap Realty

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



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com

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 MLS®, 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.