



1091 12 Street Salmon Arm British Columbia

\$2,500,000

Welcome to your dream home in Salmon Arm! This stunning property offers the perfect blend of luxury, comfort, and convenience. Situated on over 2 acres of fully fenced land with an electric gate, just minutes from town, this custom-built home will impress! The main floor features 18-foot vaulted ceilings, spacious living areas, a gourmet kitchen with a dream walk-in pantry, and two bedrooms, including the primary retreat, which you may never want to leave. The lower level contains two spacious bedrooms, a spa-like bathroom with a steam shower, a living area with a wet bar, tons of storage, and a utility room, including your hybrid heating system and a bunker! The spacious walk-out suite is perfect for family, guests, or nanny quarters. This home has an upper and lower garage, one on each side of the home, both heated and insulated. What else could you ever need? Outside, you'll find a massive 26x40 detached shop with its own full bathroom, ideal for storing all your toys and tools. The expansive grounds have plenty of room for a pool, are perfect for outdoor activities, and offer plenty of space for kids and pets to play. There is potential to subdivide or build a second dwelling. Take advantage of this opportunity to own a truly exceptional property in one of Salmon Arm's most desirable locations. This one checks all the boxes! (id:6769)

Storage 9'11" x 10'	Family room 16'2" x 18'4"
Storage 14'8" x 33'5"	Other 25'5" x 24'8"
Recreation room 16'6" x 18'3"	Kitchen 16'6" x 7'2"
Office 16'1" x 13'3"	Laundry room 7'4" x 12'10"
4pc Bathroom 5'3" x 10'2"	2pc Bathroom 5'11" x 5'
4pc Bathroom 8'7" x 11'	4pc Bathroom 10'3" x 8'3"
Other 7' x 4'11"	5pc Ensuite bath 11'4" x 10'5"

Bedroom 16'2" x 12'5"	Bedroom 11'9" x 17'4"
Bedroom 14'1" x 12'4"	Dining room 12' x 12'4"

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.

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

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