



1351 15 Avenue Salmon Arm British Columbia

\$1,290,000

Lake View Executive Home in the Hillcrest area of SE Salmon Arm 4 Bedrm plus 2 Bedrm legal suite! 3 level traditional 2 storey w/finished basement & high end finishes. Prof built w/many upgrades & quality finishes. Custom cabinets with lg island kitch that incls oversized side by side stainless steel fridge/freezer, gas range, quartz counters, separate coffee bar w/bar fridge in an open concept. Built-ins added in the LR w/gas FP & shelving. Perfect entertaining layout w/tons of lake view windows. Main floor powder room & laundry w/cabinets & sink. Huge oversized 38 ft deep garage w/birch plywood walls. 2nd floor hosts 3 bedrms, full bathrm inclg luxury master suite with lighted tray ceilings & elevated lake views. Custom ensuite with double sinks, tile floors, huge walk-in European shower with glass & tile. Lg FR in lower level with 4th Bedrm & full bathrm, storage & utility room. High efficiency forced air furnace w/air conditioning, high efficiency gas HWT. ICF (insulated concrete forms) basement walls extend to upper suite above garage for incredible sound insulation. You will never hear anything from the above garage suite! Separate entrance legal suite offers a full kitchen, all appliances including b/i microwave, W/D, large deck. Fenced backyard access by main floor double glass french doors that open up to large covered patio area w/gas BBQ hookup, firepit & views of Shuswap Lake & Bastion Mountain. See our virtual tours & floor plans. Thanks for your interest! (id:6769)

Living room 15'8" x 13'0"

Kitchen 11'5" x 9'7"

Storage 5'5" x 3'7"

Bedroom 11'5" x 10'0"

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4pc Bathroom 9'11" x 5'8"

4pc Bathroom 9'4" x 5'6"

Bedroom 12'6" x 11'6"

Bedroom 11'6" x 11'6"

4pc Ensuite bath 8'8" x 8'2"

Primary Bedroom 14'4" x 13'11"

Storage 6'6" x 5'5"

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

Storage 21'0" x 8'1"

Bedroom 13'1" x 10'3"

Recreation room 23'8" x 18'1"

2pc Bathroom 7'7" x 7'2"

Other 39'0" x 23'0"

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Listing Presented By:



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Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

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

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