



2240 97B Highway Salmon Arm British Columbia

\$1,895,000

47 acres, 5 Bedroom home, drilled well, domestic water lic on creek, Home is 1991 built rancher with Large open bright rooms with early morning sun, 2217 sq.ft. on the main floor, 4 bedrooms up and 1 bedroom in the walk out full partially finished basement with 9 ft ceiling, N/G & wood heat, Shop 28x32 concrete floor 12ft.H sliding door with a 12x32 lean, 50x26 Bay Mach shed, 32x44 Hay shed, 55x30 Barn, 30x12 covered feed alley & corrals, 30 gpm well with water softener, iron filter and RO systems. Canoe creek runs thru the property with water rights, 28 acres in hay production currently custom farmed or make your own hay, soil is sandy loam/no rocks, completely fenced & crossed fenced, run some cattle or horses, road access at the back of the property great spot for a second home, start a home based business with Hwy access, back of property connects to horse riding and biking trails, nice spot to raise a family on a farm and still be on a school bus route, good location less than 10 min to Salmon Arm, 35 min. to Vernon (id:6769)

Other 10'1" x 12'	Foyer 13'1" x 6'1"
Storage 18'4" x 12'	Full bathroom 11'11" x 9'3"
Recreation room 28'3" x 16'8"	Bedroom 13'10" x 11'10"
Media 16'3" x 23'3"	Bedroom 10'4" x 9'9"
Full bathroom 8'1" x 8'6"	Full ensuite bathroom 6'6" x 4'8"
Bedroom 12'8" x 12'9"	Primary Bedroom 11'9" x 16'
Bedroom 10' x 12'	Dining room 14'6" x 8'6"
Utility room 15'8" x 13'7"	Dining room 13'3" x 11'2"
Family room 14'6" x 16'2"	Living room 16'6" x 13'3"

Laundry room 8' x 7'6"

Listing Presented By:



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B.C. Farm & Ranch Realty Corp.

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



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