



## 2470 24 Avenue Salmon Arm British Columbia

\$999,000

IF YOU VALUE PRIVACY...Then this executive custom built home is the one for you. Nestled on its own private lot backing onto a green space at the end of a cul de sac, this level entry home with walk out basement offers almost 4000 sq. ft. of living space. The open concept kitchen, dining room and living room feature vaulted ceilings with a bank of south facing windows bringing in lots of natural light and a view of the green space beyond. The kitchen is perfect for entertaining with its vast island and includes granite counter tops, tons of cupboard space, sink in the island, and pantry. The dining area has an alcove for your china cabinet or buffet and a door to the private deck area. The cozy living room with its natural gas fireplace and built-ins sets the tone for relaxation. Your large primary bedroom with walk in closet and ensuite allows you the space to relax with separate shower and soaker tub. Rounding out the first floor is a second bedroom, den, laundry and a spacious entry. The fully finished basement with 10' ceilings features a family room, 2 generous bedrooms, full bathroom, and a covered patio with a hot tub. Tons of storage including a full space below the garage. A workshop is an added bonus. Suite potential. Quick possession possible. Close to town, schools and trails and situated at the end of a cul-de-sac in an area of fine homes. (id:6769)

Storage 18'5" x 21'0"	Other 3'2" x 18'0"
3pc Bathroom 10'2" x 6'0"	3pc Bathroom 11'0" x 8'0"
Bedroom 13'8" x 15'6"	Other 6'2" x 7'4"
Bedroom 14'0" x 13'6"	Living room 16'8" x 17'3"
Other 6'8" x 4'7"	Kitchen 15'1" x 10'9"
Other 10'9" x 10'7"	Dining room 16'7" x 11'2"
Other 13'7" x 14'9"	Primary Bedroom 16'4" x 15'10"

Utility room 9'3" x 9'0"	4pc Ensuite bath 8'4" x 9'8"
Recreation room 35'7" x 30'11"	Bedroom 11'0" x 12'2"

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 Office of the 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

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



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.com)