



## 3700 50 Street Salmon Arm British Columbia

\$2,549,000

Looking for home that has it all...look no further. This 1st time ever on the market acreage is perfect for that family that is looking for multi-generations living or rental income or the horse/garden enthusiast, this home has it. This property sits on 15 acres of flat rolling fields with amazing lake views and surrounding mountains. This home has over 6500sq feet of finished living space with 1500sq feet 8 car garage and over 1000sq ft of wrap around deck space over looking Shuswap lake all the way to Sicamous. The surrounding property has a 2021 2 bed, plus den, 2 bath modular home on its own services. Large Quonset building, garden sheds, large barn with multiple shelters. Property is completely fenced for large animals with multiple beautiful raised gardens, hay fields and pasture. The original home is 2200 sq feet rancher with 3 bedrooms and 2 baths with a newly built 4500sq foot addition that has 4 bedrooms, den and office, 4 bathrooms and attached finished 8 car suspended slab multi level garage. The property is on city water and has 2 brand new septic systems and hydro/gas systems. Some of the amazing features include, 21 ft timber frame vaulted ceilings, spacious rooms all with walk in closets, top of the line appliances, bright open concept living spaces, dual A/C zones and HRV systems, 2 cozy built in wood fireplaces, oversized custom kitchen with quartz counter tops, over 10-foot island, 400 amp service, separate NG in garage and so much more. This property is truly one of kind and irreplaceable at this value. Call me today to have a look. (id:6769)

Utility room 13'8" x 19'11"

Storage 7'0" x 6'7"

Utility room 9'7" x 20'1"

Recreation room 20'1" x 32'5"

Office 14'11" x 16'5"

Other 52'8" x 26'1"

Bedroom 10'11" x 11'1"

Bedroom 10'11" x 11'1"

Bedroom 11'4" x 10'11"

Bedroom 11'4" x 10'11"

Full bathroom 10'11" x 9'1"

Bedroom 14' x 11'

Bedroom 14' x 11'

Primary Bedroom 12'7" x 15'1"

Living room 18'10" x 20'11"

Laundry room 10'8" x 10'6"

Kitchen 10'11" x 14'

Poyer 10'10" x 5'2"

Dining room 21'2" x 18'2"

Listing Presented By:



Originally Listed by:  
Homelife Salmon Arm Realty.Com



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