



5801 35 Street Salmon Arm British Columbia

\$1,799,000

One-of-a-kind 2.6-acre lakeview acreage in desirable North Broadview! This rare property offers an updated 1,700 sq ft residence, a 2,520 sq ft heated and insulated shop, eight-bay 2,236 sq ft pole shed, two-stall horse barn with overhead door, a wood shed and garden shed. Enjoy sweeping lake, mountain, and orchard views from the home's kitchen, front deck and living room. The residence features two bedrooms plus den, two bathrooms, a large primary suite with ensuite and patio doors to fully fenced backyard, and downstairs a 2022 wett inspected woodstove with secured indoor wood storage and wood chute. Key updates include a new gas furnace (2021) and hot water tank (2025). The property has municipal water, two septic systems, two driveways, RV sani-dump, and secondary residence hookups in place. The shop includes two lakeview offices/rooms, 200-amp service, large overhead door, tons of upper and lower storage and workspace with ample outlets and lighting. It also has dust collection ventilation and a roughed in bathroom. The pole shed has breaker with electric plugs and lighting in the bays and upper mezzanine storage. The 832 sq ft barn features water, power, tack room, and hay storage. There is fencing in place for horses. Approx. 2/3 acre is forested, and the property includes a firepit, patio area, and is just minutes from walking trails, boat launch, and local amenities. A rare opportunity to own a multi-use property in a peaceful, private setting. (id:6769)

Storage 10' x 6'

Utility room 20'9" x 13'

Recreation room 26'6" x 20'

Laundry room 15'6" x 10'

Foyer 12'8" x 6'

Den 18' x 10'

3pc Bathroom 10'4" x 7'8"

Bedroom 12' x 13'4"

3pc Ensuite bath 7'7" x 7'7"

Primary Bedroom 23' x 13'

Living room 20' x 13'3"

Dining room 10' x 11'

Kitchen 10' x 11'

Listing Presented By:



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