



# 7463 Black Road Salmon Arm British Columbia

\$1,250,000

FIRST TIME ON THE MARKET WITH 3 YEARS NEW HOME WARRANTY STILL IN PLACE. This is one of those WOW! properties: A professionally decorated, accessible Modern Home with an Inlaw Suite, PLUS a detached Double Garage/Shop with unfinished carriage house space above! And all this on a private oasis of 1.61 partially wooded acres, with creek, conveniently located just outside Salmon Arm city limits. So much thought has gone into every detail inside and out. Level entry Main Floor is home to Wheelchair adapted open concept Great Room featuring custom soft-close Kitchen with marble topped Island with breakfast bar, 5 burner gas stove, & farmhouse sink, a spacious Dining area with sliding doors to Deck, & Living Room complete with wood stove. There's also an Accessible Den, Bedroom, 4 pc Bath, & Laundry. Upstairs the huge Primary Bedroom suite is home to a luxury 4 pc Ensuite with the soaker tub of dreams! The 2nd Bedroom has its own convenient 4 pc Ensuite. The daylight walkout basement is home to the 1 Bed + Den Inlaw Suite featuring a gorgeous modern eat-in Kitchen with subway tile, S/S appliances, & custom cabinetry, Living Room with gas f/p & 4 pc Bath. Suite can also be accessed from main floor. Detached 31 x 27' double garage has 10'w x 8'high doors. Take the outside stairs up to the space designated for a carriage house (or man-cave/she-shed? Bring your ideas!) A line has already been run to the septic field. Just 2 minute drive off Hwy 97B & 10 minutes into Salmon Arm. (id:6769)

Other 12' x 8'8"

4pc Ensuite bath 8'10" x 5'2"

Bedroom 15'10" x 15'7"

4pc Ensuite bath 12' x 6'10"

Primary Bedroom 29' x 12'

Utility room 12' x 5'2"

Laundry room 8'10" x 8'10"

Den 13'9" x 14'3"

Dining room 15'8" x 10'8"

Living room 15'3" x 13'10"

Kitchen 15'8" x 14'8"

Other 15'5" x 7'6"

Full bathroom 8'9" x 4'11"

Other 11'1" x 11'1"

Listing Presented By:



Originally Listed by:  
Fair Realty (Sorrento)

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



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Foyer 15'6" x 4'4"	Primary Bedroom 12' x 12'1"
Bedroom 13'5" x 12'5"	Living room 17'3" x 14'
4pc Bathroom 11'2" x 6'4"	