

\$1,185,000 - 1280 Lakeshore Road Ne, Salmon Arm

MLS® #10336054

\$1,185,000

4 Bedroom, 3.00 Bathroom, 2,609 sqft

Single Family on 1.50 Acres

NE Salmon Arm, Salmon Arm, British Columbia

This exceptional property was built for breathtaking 180-degree lake with wharf and mountain views. This PEARL on LAKESHORE Road is in prime location near the foreshore trail, bird sanctuary, and Shuswap Lake. Designed to maximize natural light, expansive windows frame the stunning scenery, enhancing the open and airy living space. The living room features soaring ceilings, oversized windows, and a cozy gas fireplace—perfect for relaxing evenings. Step onto the covered deck, thoughtfully gated for child and pet safety, or unwind on the private paver stone patio, pre-wired for a hot tub. The main floor showcases elegant oak hardwood, bamboo flooring in the primary bedroom, and travertine tile in the foyer and hallway. The open-concept kitchen is a chef's delight, featuring Golden Kashmir granite countertops, a marble backsplash, and a gas range (with 220V available). A spacious games/rec room and a convenient main-floor laundry room add to the home's functionality. The heated double garage ensures year-round comfort and convenience. Significant upgrades including, high-efficiency furnace (2022), new Hardie board siding, Dura Deck, and soffits (2023). Situated on 1.5 acres across two titles (1.39 acres zoned R-14 and 0.11 acres zoned R-4), the property includes two sheds, fruit and ornamental trees, a well-established garden, and ample parking. Low maintenance acreage with fruit trees and unparalleled views with



endless possibilities! (id:6289)

Built in 1990

Essential Information

Listing #	10336054
Price	\$1,185,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,609
Acres	1.50
Year Built	1990
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1280 Lakeshore Road Ne
Subdivision	NE Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V1E2V7

Amenities

Amenities	Golf Nearby, Park, Recreation, Schools, Shopping
Features	Private setting, Jacuzzi bath-tub
Parking Spaces	8
Parking	Additional Parking, Attached Garage, RV
# of Garages	2
View	Lake view, Mountain view, View (panoramic)

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Gas, Microwave, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2

Exterior

Exterior	Brick, Concrete, Other
Exterior Features	Landscaped
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Homelife Salmon Arm Realty.Com
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