

\$2,195,000 - 3961 20 Avenue Se, Salmon Arm

MLS® #10338314

\$2,195,000

4 Bedroom, 3.00 Bathroom, 2,308 sqft

Single Family on 7.62 Acres

SE Salmon Arm, Salmon Arm, British Columbia

OPPORTUNITY IS KNOCKING! Imagine the current and future potential of this M1 zoned property (industrial) located within City Limits. This 7.6 acre parcel is Non ALR, and has a secured fully occupied RV/ storage compound with a separate side yard access & room for up to 117 units and a detached guest house with a projected combined Gross income of approximately \$88,000 for 2024. A perfect way to have passive income while still enjoying the privacy of this Beautifully updated 4-5 bed home that is setback from the road amongst some selectively cleared trees. Loads of updates throughout...kitchen cabinets, appliances, flooring, windows, hardie board siding, roof & attic insulation. Nice open floor plan, dream kitchen, quartz counters, oversized sit up island, stainless appliances including a gas stove. Cozy Freestanding Wood fireplace in the family room to keep toasty in cooler months, Detached heated work shop & lots of implement buildings and storage sheds for all the toys and your equipment. Greenhouse and raised garden beds. Fenced rear yard with attached dog house and run. Large entertaining patio & above ground pool & hot tub. (id:6289)

Built in 1981

Essential Information

Listing # 10338314



Price	\$2,195,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,308
Acres	7.62
Year Built	1981
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3961 20 Avenue Se
Subdivision	SE Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V1E1X9

Amenities

Features	Central island
Parking Spaces	2
Parking	Additional Parking, Attached Garage
# of Garages	2
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Gas, Microwave, Washer
Heating	Electric Baseboard heaters, See remarks
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Other
Exterior Features	Underground sprinkler
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office

RE/MAX Shuswap Realty



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