

\$1,199,000 - 7463 Black Road Se, Salmon Arm

MLS® #10340642

\$1,199,000

4 Bedroom, 4.00 Bathroom, 3,064 sqft

Single Family on 1.61 Acres

SE Salmon Arm, Salmon Arm, British Columbia

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:6289)

Built in 2018

Essential Information

Listing #	10340642
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Square Footage	3,064
Acres	1.61
Year Built	2018
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7463 Black Road Se
Subdivision	SE Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V1E2P6

Amenities

Features	Wheelchair access
Parking Spaces	2
Parking	Additional Parking, Detached Garage, RV, See Remarks
# of Garages	2

Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	3

Exterior

Exterior	Other
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Roof Metal

Additional Information

Zoning Unknown

Listing Details

Listing Office Fair Realty (Sorrento)



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