# \$1,659,000 - 152 Salmon River Road, Salmon Arm

MLS® #10344436

## \$1,659,000

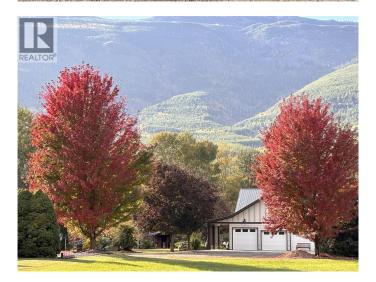
3 Bedroom, 4.00 Bathroom, 3,786 sqft Agriculture on 17.39 Acres

SW Salmon Arm, Salmon Arm, British Columbia

Exceptional 17-acre property offers the perfect balance of productivity, comfort, & natural beauty. With flat, fertile land ideal for agriculture, livestock, or hobby farming, plus irrigation rights, this is a true gem. At the heart of the property is a beautifully built, 3-bedroom plus den, 4-bath home. The open-concept living space features soaring pine ceilings, a cozy wood stove, & large windows that frame views & fill the space with natural light. The kitchen is a dream with custom birch cabinetry, oversized eat-up island with quartz counter tops, walk-in pantry, & a coffee station. The primary bedroom includes a walk-in closet & ensuite. Two additional bedrooms are connected by a Jack-and-Jill bathroom, & there's a large office/den, spacious laundry room, & wraparound deck to enjoy the peaceful setting. Upstairs, there is a family/games room with its own bathroom & pool table! Built for efficiency & durability, the home features polished concrete floors, geothermal heating & cooling, & a triple garage. Infrastructure is in place to support a range of farm operations. Outbuildings include two enclosed shops with overhead doors (27x21 and 27x18), additional workshops (24x19 and 20x20), two open pole barns (40x19 and 40x26), & a large RV or equipment bay (52x15 with a 12'10"" overhead door). The shops are equipped with 200amp service. Whether you're looking to farm or simply enjoy wide-open space & self-sufficiency, this







Salmon River property offers endless possibilities. (id:6289)

#### Built in 2006

## **Essential Information**

Listing # 10344436

Price \$1,659,000

Bedrooms 3

Bathrooms 4.00

Half Baths 1

Square Footage 3,786 Acres 17.39

Year Built 2006

Type Agriculture
Sub-Type Freehold
Ottology

Style Ranch

## **Community Information**

Address 152 Salmon River Road

Subdivision SW Salmon Arm

City Salmon Arm

Province British Columbia

Postal Code V1E3E3

#### **Amenities**

Amenities Recreation, Schools, Shopping

Features Level lot, Private setting, Irregular lot size, Central island

Parking Spaces 8

Parking Additional Parking, Attached Garage, Oversize, RV, See Remarks

# of Garages 8

View Mountain view, Valley view

#### Interior

Heating Geo Thermal In Floor Heating, Forced air, See remarks

Cooling Central air conditioning

Fireplace Yes

# of Fireplaces 1

# of Stories 2

## **Exterior**

Exterior Other

Exterior Features Landscaped, Level

Roof Metal

## **Additional Information**

Zoning Unknown

# **Listing Details**

Listing Office RE/MAX Shuswap Realty





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