

\$2,500,000 - 3971 30 Street Ne, Salmon Arm

MLS® #10348035

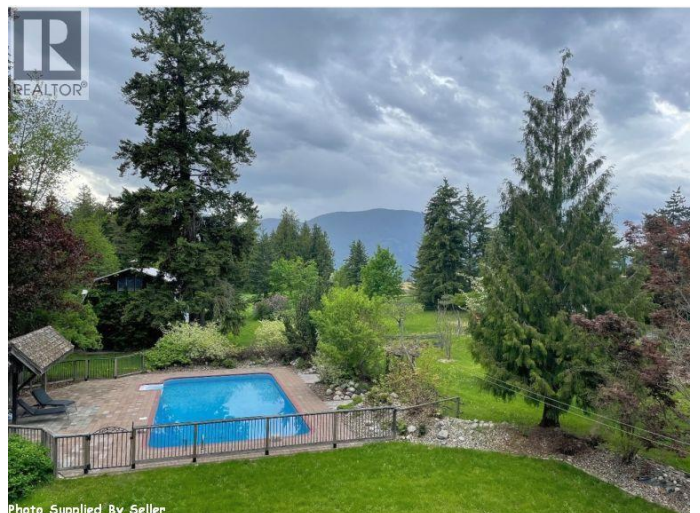
\$2,500,000

7 Bedroom, 7.00 Bathroom, 3,635 sqft

Single Family on 6.40 Acres

NE Salmon Arm, Salmon Arm, British Columbia

BEAUTIFUL & UNIQUE in-town private N. Broadview acreage with direct access to extensive walking and cycling trails. 2 homes, each with their own access and parking. Bastion Elementary School catchment, and a 5 min drive to Canoe Beach. In-ground swimming pool & 3 fenced pastures. Fruit trees, berry bushes, vegetable garden and landscaped flower garden with pergola. The primary dwelling has a new roof and a beautiful custom kitchen with quartz counters and fir cabinets. Large and comfortable living area, complemented by efficient wood burning fireplace, 5 bedrms, 3 full and 2 half bathrms. Shaded deck patio area with direct access off living space for gatherings & morning coffee with birdsong. Heated tile floor in basement rec room, and outdoor entrance to extensive heated storage area. The home has an optional 1 BDRM 1 Bathrm main level lock-off suite with private entrance. The second building is a 2-story gorgeous, renovated heritage barn with a metal roof and heavy timber construction. A custom 2 BDRM 1.5 Bathrm home in part of the barn has separate services and a view of forest and pastures. The pasture area has been used for sheep and cattle in the past but could also be a happy home for horses, with shade and access to trails. First time on the market since the 1980's, this property could work well for a co-ownership model with two families to share the pool, garden, and green space, or an



extended family model. Virtual tours available upon request. Thank-you. (id:6289)

Built in 1996

Essential Information

Listing #	10348035
Price	\$2,500,000
Bedrooms	7
Bathrooms	7.00
Half Baths	3
Square Footage	3,635
Acres	6.40
Year Built	1996
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3971 30 Street Ne
Subdivision	NE Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V1E3L1

Amenities

Features	Central island, Balcony
Parking Spaces	25
Parking	Additional Parking, Attached Garage, Other, See Remarks
# of Garages	3
Has Pool	Yes
Pool	Inground pool, Outdoor pool, Pool

Interior

Appliances	Dishwasher, Dryer, Range - Electric, See remarks, Hood Fan, Washer, Washer & Dryer
Heating	Other Forced air, See remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood

of Stories 3

Exterior

Roof Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office Homelife Salmon Arm Realty.Com



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