

\$1,207,000 - 285 Kault Hill Road, Salmon Arm

MLS® #10364260

\$1,207,000

4 Bedroom, 2.00 Bathroom, 2,079 sqft

Single Family on 3.04 Acres

Tappen / Sunnybrae, Salmon Arm, British Columbia

Welcome to Lakeview Haskap, a 3acre property nestled in the sought-after Kault Hill area of Salmon Arm, with stunning views of Shuswap Lake, Bastion Mountain, along with a picturesque view of Tappen Notch Hill Valley. This unique acreage offers not only a productive haskap berry farm but also an incredible lifestyle opportunity with room to expand & dream big. Est 2018, the farm features approximately 1,000 Boreal variety plants, incl. Blizzard, Beast & Beauty strains planted for staggered harvesting efficiency. Though not certified organic, farm emphasizes sustainable, pesticide-free practices, landscape fabric, and efficient underground drip irrigation to support plant health & soil integrity. The property boasts a single-level 4-bd+den home, complemented by an expansive 1,200sq ft attached garage & workshop with drive-thru access, 10x10 freezer/cold room, and an oversized carport perfect for RV or trailer storage. A new septic system installed in Nov 2023, adding long-term peace of mind. What sets this property apart is its flexibility & future potential. Zoning allows for a 2nd res. making it ideal for extended family living, rental income, or caretaker suite. Whether you envision sledding retreat, wedding venue, or simply a peaceful homestead, the possibilities here are truly endless. Plus, direct access to Fly Hills, outdoor recreation is right at your doorstep year-round. Lakeview Haskap has built strong



relationships with local businesses including DeMille’s Farm Market & Gourmet Greens in Kamloops. Berries are sold frozen or incorporated into specialty products in collaboration with producers like Tutor Farms. With a loyal customer base & consistently sold-out harvests, the farm offers a ready-to-grow agri-business opportunity.

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Built in 1997

Essential Information

Listing #	10364260
Price	\$1,207,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,079
Acres	3.04
Year Built	1997
Type	Single Family
Sub-Type	Freehold
Style	Bungalow, Ranch

Community Information

Address	285 Kault Hill Road
Subdivision	Tappen / Sunnybrae
City	Salmon Arm
Province	British Columbia
Postal Code	V1E3A4

Amenities

Parking Spaces	2
Parking	Attached Garage, Carport
# of Garages	3
View	Lake view, Mountain view

Interior

Heating	Forced air
# of Stories	1

Additional Information

Zoning Unknown

Listing Details

Listing Office Coldwell Banker Executives Realty



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