

2760 Salmon River Road, Salmon Arm, BC

\$384,900

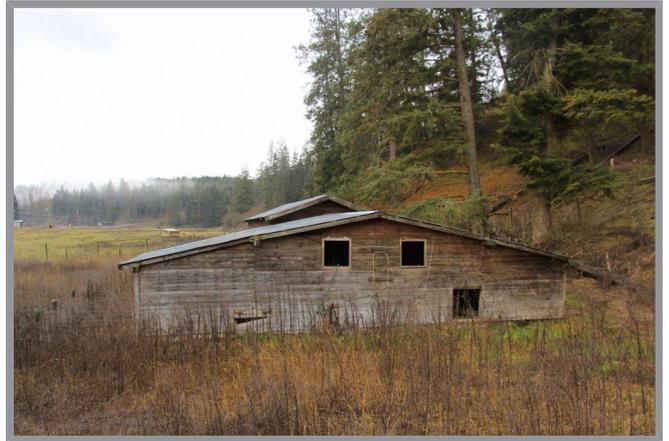


PRIVATE 1.31 ACRES JUST 15 MINUTES FROM ARMSTRONG!

1.31 Level acres in the Salmon River Valley area near Yankee Flats just 15 minutes to Armstrong! Nice valley and mountain views! Fenced field with outbuilding plus house and detached single garage! Older home with updates includes HardiePlank siding and super-efficient geothermal heat. Bring your interior decorating ideas! Solid bones and excellent one-level convenience with 2+ bedrooms and 1 bath plus bonus/studio room with sink. Fenced yard around the house for children and pets! Well with 100 US gpm, no shortage of water here!! Property backs onto a treed hillside for additional privacy!

Your purchase in the North Okanagan is Not subject to Speculation Tax!





Specifications

Price
\$384,900

Neighborhood
Falkland And Salmon Valley

Zoning
R/ALR

Home Size

Bedrooms
3

Taxes
\$734 (2018)

Services
Hydro, Geothermal, Telecommunications, Septic, Well Water

MLS® #
10173249

Year Built
1953

Lot Size
1.31 acres

Total Square Footage
1808 square feet

Bathrooms
1



Features

THE PROPERTY

- 1.31 Level acres backing onto a treed hillside and surrounded by farmland
- Terrific country and mountain views while mature trees offer lots of privacy!
- Fenced field with outbuilding
- Fenced yard with raised garden beds around the home
- Paved driveway to single detached garage

THE HOME

- Older home with addition and updates presents 2+ bedrooms and 1 bath...bring your decorating ideas!
- HardiePlank siding and metal roof
- Geothermal, forced air heating and cooling, well water (100 US gpm)
- Laminate and carpet flooring
- Appliances include: fridge, gas stove, mobile dishwasher

MAIN LEVEL

- Front entry with coat hooks and room for shelving
- Expanded kitchen with plenty of cabinets and room for a small table. Convenient outside access too!
- Generous living room with farmland views
- Nook with built-in workstation
- Tucked away at the back of the house is the master bedroom with wall-to-wall closets
- Second smaller bedroom could also be a den/office
- Third bedroom/guest
- Tub/shower combination bath
- Laundry room
- Mud room with access to basement utility room
- Large sun-filled addition/bonus room with oversize door was used as a studio/workshop and has built-in cabinets and sink with water connections



