

#102-173 Salmon Arm Drive, Enderby BC



BRIELLE VIEW ESTATES 3BR, 3.5 BATH TOWNHOME!

Just blocks from schools and shopping areas of the City of Enderby, this 10 home strata-complex is perfect for singles and families! All homes have generous, private fenced back yards that welcome gardening and play.

Enclosed single garages and deep driveways plus visitor parking.

Vinyl exterior and asphalt shingle roofs





Specifications

MLS® #
10343037

Year Built
2017

Home Size

Total Square Footage
2037 sq. ft.

Upper Level
845 sq. ft.

Bedrooms
3

Taxes
\$3,000 (2024)

Strata Inclusions
contingency, insurance, roadway and common area maintenance

Services
Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water

School District
SD83

Neighborhood
Enderby And Grindrod

Zoning
R3

Main Level
626 sq. ft.

Lower Level
566 sq. ft.

Bathrooms
3.5

Strata Fees
\$250/month



Features

THE TOWNHOME

An adjacent green space with underground services provides bonus extra privacy!

The enclosed backyard is designed to be completely easy care but there is lots of room for garden boxes or children's play sets.

- Patio area with gazebo is ready for shaded outdoor enjoyment!
- Large garden/storage shed

The three levels offer a great division of space – separating the sleeping rooms from the high activity areas.

- Engineered hardwood through-out and ceramic tile in the bathrooms and entry
- Natural gas forced air heating and central air
- Custom window covering
- Quality light fixtures

MAIN LEVEL

- 'Great Room' combines the kitchen, dining and living area for everyday comfort and convenience.
- The kitchen offers rich to-the-ceiling cabinets with hard surface composite counters, tiled backsplash and a very generous island with eating bar. Stainless appliances include a 3-door fridge, new gas range, microwave/fan, dishwasher.
- The dining area has sliding glass doors to the deck and backyard while the sitting area gathers around the cozy tiled gas fireplace.
- Guest bath

UPPER LEVEL

- The primary bedroom (currently being used as a cozy TV room) offers a walk-in closet, French doors to the deck and super ensuite with deep soaker tub set in tile.
- Second and third bedrooms and a full bath with tile and glass walk-in shower. This bathroom can double as a private ensuite for the second bedroom too!
- Laundry with extra storage conveniently located on this level

LOWER LEVEL

The family room is super comfortable with room for your big TV, office or games corner! Full bath with tub/shower





