

40 Lidstone Road
Salmon Arm, BC V1Y 6C2

CENTURY 21
Assurance Realty Ltd.

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MLS# 10329951



\$1,675,000

7 Bedrooms | 5 Bathrooms | 5,640 Sqft

This residence & property is truly in a league of its own. Introducing an exceptional opportunity to own a private & secluded estate on 11 Acres with a grand garage package & seasonal creek. Only 10 minutes to Salmon Arm & Larch Hill ski area. Nestled on a sprawling 11-acre parcel, this brand-new home, approximately 75% completed, awaits your final finishes. Over 5500+ sq. ft. of luxurious living space with 7 bedrooms & 5 bathrooms. Prepare to be captivated by the breathtaking vaulted ceilings, adding an unparalleled sense of grandeur to every room. The basement is primed for one or two suites, offering versatility & the option for rental revenue including short-term. The garage package is unmatched, featuring a massive 2000 sq. ft. main garage alongside a 900 sq. f. recreational vehicle garage. The home has been crafted with meticulous attention to detail & only the finest materials have been utilized throughout such as; Concrete floors with in-floor heating, ICF 13 walls, ceiling R56, triple glazed windows w/ special coating to maintain heating & cooling. Fir: Ceilings, baseboards, trim & exterior fascia. Soffits are all Cedar including most of the upper deck. 380+ multicoloured exterior pot lights & 100+ interior pot lights. 2 power services: 200 to the house & 200 to the garage. Driveways recycled Asphalt - no dust. Zoned Small Holdings & not



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