

**3500 65 Street Nw**  
Salmon Arm, BC V1E 3A8



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**MLS# 10282035**



**\$2,119,000**

**5 Bedrooms | 7 Bathrooms | 5,575 Sqft**

5 Beds 7 Baths PRIVATE ACREAGE WITH 2 CUSTOM HOMES and 3.78 ACRES of trails bordering a year round creek. Located in an area of executive homes, this property features a spectacular 5000+sq ft main house with triple garage. Main home is 3 bed/5 bath plus 2 dens & suite potential. Second home is 2 bed/2 bath with double garage & basement. Walk through the front doors of the main home and be greeted by a 2 way fireplace, vaulted ceilings, timbers, hardwood floors, vast windows where every room (even bathrooms) showcase panoramic lake & mountain views. Feel the natural surroundings with details like live edge granite counters, special lighting, and various outdoor patios & fireplaces. Lower level includes: large rec room with recording studio/stage, bedroom, 2 baths, sauna, craft/hobby room & storage. Outside enjoy the fire pit, small orchard & raised garden beds. Potential rental/vacation revenue and in-law suite. Too many features to list. Properties are at increased risk of damage from extreme weather due to climate change. ClimateCheck provides detailed climate risk data for properties now and up to 30 years into the future. 26 hot days expected in 2050 15 storms expected in 2050 Life Stage Employment Type Average Household Income Average Number of Children



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