

HOUSE FEATURES - 4641 – 56 STREET N.W. SALMON ARM

EXCEPTIONAL VIEW – MUST BE SEEN

HIGH END EXECUTIVE HOME WITH MULTIPLE UPGRADES

2220 SQUARE FEET UPSTAIRS –VERY OPEN PLAN - FULL BASEMENT – 2 BEDROOMS AND BATHROOM DOWNSTAIRS.

10 FOOT CEILINGS THROUGHOUT. DEN HAS 11 FOOT CEILING, GARAGE 12 FOOT CEILING

ALL UPSTAIRS INTERIOR DOORS 8 FT JELD WEN.

3 FULL BATHROOMS. 2 UP AND 1 DOWN. 2 WITH DOUBLE SINKS. DOWNSTAIRS 8 FT TUB/SHOWER UNIT.

ENSUITE – SEPARATE TILED SHOWER WITH RAINHEAD AND WALL HEAD, SOAKER TUB, DOUBLE SINKS AND MAKE UP VANITY

LARGE WALK IN CLOSET

6 PERSON HOT TUB (BEACHCOMBER HYBRID MODEL) ON CONCRETE PAD ON LOWER LEVEL

FURNACE – GAS BACKED UP WITH 15 SEAR HEAT PUMP (AIR CONDITIONING IN SUMMER)

LARGE GAS HOT WATER TANK (CIRCULATION PUMP FOR INSTANT HOT WATER THROUGHOUT HOUSE

HIGH-END EUROLINE WINDOWS (GOLDENLINE 4600 SERIES – CHARCOAL BLACK EXTERIOR, WHITE INTERIOR, 6 MM DOUBLE GLAZED LoE SOFT ANN ½" ARGON FILLED. TILT AND TURN OPENERS.

FRENCH DOORS (OPEN OUT TO DECK) FROM EATING AREA AND FROM GREAT ROOM. ROLLING SCREENS ON ALL FRENCH DOORS. ALSO FRENCH DOORS IN UNFINISHED DOWNSTAIRS.

BUILT IN VACUUM

ALL FAWCETS BRIZO BRAND (UPSCALE DELTA)

ENGINEERED HARDWOOD, TILED THROUGHOUT, EXCEPT BEDROOMS WHICH ARE CARPETED

TWO BEDROOMS AND DEN (WHICH CAN BE CONVERTED TO BEDROOM EASILY)

EXTRA LARGE HEATED 2 CAR ATTACHED GARAGE

DETACHED 2 CAR GARAGE/SHOP

LARGE CEILING FANS IN GREAT ROOM AND MASTER BEDROOM

DUAL FUEL RANGE (GAS TOP AND ELECTRIC OVEN) ELECTROLUX BRAND

FRENCH DOOR SAMSUNG FRIDGE/FREEZER WITH ICEMAKER

LG WASHER/DRYER ON PEDASTALS

3 SUN TUNNELS (LAUNDRY, MAIN BATH AND ENSUITE)

LARGE CONCRETE STAMPED DECK WITH RAIL-LESS GLASS (ALUMINUM POSTS POWDER COATED)

NATURAL GAS OUTLET ON DECK FOR BARBECUE.

HARDIE PLANK SIDING.

AMERICAN CLAY WALLS IN GREAT ROOM, HALLWAY.

ARCHED DOORWAYS

CAST IRON SINKS KITCHEN AND BATHROOM.

VERY LARGE KITCHEN NUMEROUS CUPBOARDS. HUGE ISLAND WITH GRANITE COUNTERTOP, GRANITE THROUGHOUT KITCHEN

MIT-TEC CABINETS, INCLUDING 3 NICHES, BUILT IN WALL UNIT (ENTERTAINMENT) CENTRE

DOWNSTAIRS – ROUGH IN FOR WASHER/DRYER, HOT/COLD WATER AND DRAIN FOR KITCHEN/BAR

DOWNSTAIRS – COULD BE CONVERTED TO SUITE AS LAND IS ZONED CD3 AND ALLOWS SECONDARY SUITES.

LAND – 3.5 ACRES, GAYLE CREEK AND WALKWAY ON SOUTH BOUNDARY. 96.15 METRES FRONTAGE, 187.42 METRES DEPTH. ON CITY WATER AND SEPTIC.

RV PAD WITH DUMP STATION AND 30 AMP SERVICE. LARGE ENOUGH FOR 45 FOOT RV

LARGE 5 X 10 POOL TABLE (NEWLY CLOTHED)

PIONEER 7.1 RECEIVER WITH BOSE AC0USTAMAS 10 SPEAKER SYSTEM (SURROUND SOUND)

MASTER BEDROOM HAS 2 CEILING SPEAKERS.

EXTRA WIDE HALLWAYS

BOSCH ULTRA QUIET DISHWASHER