

**ROB MCKIBBON**  
**CENTURY 21 LIFESTYLES**  
**1 (250) 804-6288**  
**Email: Rob@RobMcKibbon.com**

**5670 – 30th Street N.E. Ranch, Salmon  
Arm**

**\$1,199,000**

**MLS® No.:  
9224000**



<b>Property Type:</b>	Residential Detached
<b>Dwelling Type:</b>	House with Acreage
<b>Home Style:</b>	2 Storey, with Guest Home
<b>Year built:</b>	1992 (Age at list: 17)
<b>Fin. Floor Area:</b>	3,990 sq. ft.
<b>Finished Levels:</b>	2
<b>Bedrooms:</b>	4 (Above Grd: 4)
<b>Bathrooms:</b>	4.0 (Full:3/Half:1)
<b>Taxes:</b>	\$2,580.00 / 2009
<b>Lot Area:</b>	420,000 sq. ft.
<b>Lot Frontage:</b>	330'
<b>Lot Depth:</b>	1272'
<b>Lot Shape:</b>	Rectangular
<b>Lot Details:</b>	Agrigultural Land Reserve, Approx 2 Acres Professionally Landscaped, 5 Acres in pastures with corrals, and 3 acres treed. Borders 2 paved roads.
<b>Rear Yard Exposure:</b>	East
<b>Outdoor Area:</b>	Balcony(s); Patio(s) or Deck(s), Fenced Yard
<b>Water Supply:</b>	City/Municipal

North Broadview Hobby Ranch offers 10 Acres, 4,000 Square Feet of Living Areas, Garages, Heated Shop, Carports, Barn, Storage Building, Riding Arenas, Pastures; Includes Guest Home/Office, Hot Tub Gazebo, Professional Landscaping with U/G Sprinklers, Heated Waterers, Watering Hydrants, Pastures, Fenced & Cross Fenced 4 Rail Fencing, Garden, Fruit Trees, Paved Driveway & Paved Parking. A Wonderful Home with Main Floor Living & Quality European Design; 4 Bedrooms, 4 Bathrooms. Vaulted & Raised Wood Ceilings, Open Fir Beams, Solid Oak Hardwood, Jenn-Air SS Appliances; Country Home that offers a perfect Rural Country Setting, "In Town".

We also have included a very comprehensive photographic tour of both the interior and exterior features in our slide show presentations that can be found at our feature webpage at [www.BIGRob.ca](http://www.BIGRob.ca); please sit back and enjoy the wonderful photographic tours from the comfort of your own environment. In addition, we have PDF formatted links with additional information in our links section..... Tons of information is available, so check it out and then give us a call for your own personal tour of the property!

**Call Big Rob anytime**, Property shows easily....  
Toll Free at 1-866-463-2791  
Local at 250-804-6288  
[SOLD@BIGRob.ca](mailto:SOLD@BIGRob.ca)

***A Perfect Horse Lovers Hobby Ranch!***

A Must See, this ***STUNNING 10 Acre Country Estate Home***. 3 Bedrooms plus Guest Home, Architecturally Designed, Two Storey. Immaculate in/out, Vaulted & Raised Wood Ceilings with exposed 80 year old Fir Timbers, Solid Oak Flooring, Island Kitchen with corner sink, Stainless Steel Jenn–Air Appliances, Many Built–in Cabinets & Shelving Units throughout, Master Bedroom with Ensuite & Walk–in closet, Mud Room with Built–in Storage & Coat Hooks, Main Floor Laundry, Tons of Storage Areas!

## A Very Horse or Cattle Friendly Property!



***Check out the info...***

***Then Call Rob Today for your personal viewing!***

Toll Free Direct at 1–866–463–2791 or

Local Direct at 250–804–6288 or

Email [SOLD@BIGRob.ca](mailto:SOLD@BIGRob.ca)



North Broadview offers a Rural, In Town setting amongst various farms and acreages, yet is within the City Limits of Salmon Arm. There are many horse back riding trails available directly from the property..... the sellers are avid horse lovers and have lived here for the past 20 years; they would love to share with you these additional features!

Also, you can walk to the nearby City Beach which offers a free boat launch with loading wharf, Swimming beach, lush lawns, sand based volleyball court, public washrooms and more! Also just a stone's throw away are two marina's complete with full services including fueling stations and moorage. What a location! You can have it all right here in B.C.'s Beautiful Shuswap Lake Region..... Your own Ranch, Walk to the Swimming Beach, Moore your boat at one of the local Marina's.

In addition to our fair weather activities, the Shuswap Region offers an excellent full 4 seasons of recreational activities, check out our "LINKS" webpage on our site too and find many of the features that our Region has to offer!  
[www.BIGRob.ca](http://www.BIGRob.ca)



10 Private Acres, Partially treed, Landscaped, Fenced & Cross Fenced  
 Quiet Road close to amenities such as Riding Trails, Marina & Beach  
 Just minutes from Golfing, Shopping, Schools, Recreation  
 yet private, peaceful and quiet Country Living!

#### 4 Bedroom, 4 Bathroom Immaculant Home

Main Home offers Main Floor Master with 2 Bedroom Upstairs  
 Separate Guest Home offers 1 additional Bedroom, but can accomodate more  
 Guest Home can be Suited very easily, Has full Bathroom & RI for Kitchen  
 2 Gas Fireplaces, Low maintenance, high resistant solid oak floors  
 High Quality "Merit" Kitchen Cabinetry – Island & Corner Sink  
 Sale includes Fridge, Stove, Dishwasher, all Jenn–Air Stainless Steel  
 Main Floor Laundry with Built–in Cupboards  
 Main Floor Library with Built–in Shevling & Corner Unit  
 Detached Garage/Workshop; Carports (2) 4 Bay Storage Building  
 Natural Gas Forced Air Furnace, City Water Supply with 1" Main  
 Newer, Well Maintained Septic System; Hydro, Cable & Telephone  
 All Services Run Underground, Multiple Watering Systems Throughout  
 Beautiful valley views from Rear Patio Decks & Hot Tub Gazebo  
 Professionally Landscaped, now matured & Includes 9 Zone U/G Irrigation  
 Existing Garden Area, Fruit Trees (3 Cherry) & Grapes, Room for more!  
 Fenced & Cross Fenced with 6" Posts & 3" – 4 Rail Fencing, Pressure Treated  
 4 Heated Non–Freeze Waterers Included & 3 Non–Freeze Hydrants

#### Room Information

<i>Floor</i>	<i>Type</i>	<i>Dimensions</i>
Main F.	Living Room	19' x 19'
Main F.	Kitchen	12' x 16'
Main F.	Master Bedroom	12' x 26'
Main F.	Laundry	6' x 5'
Above	Bedroom 2	20' x 20'
Separate	Guest House	30' x 30'

#### Bathroom Information

<i>Floor</i>	<i>Ensuite</i>	<i>Pieces</i>	<i>Other</i>
Main F.	–	2	
Main F.	Yes	3	
Above	–	4	
Guest House	–	3	

<b>Heating:</b>	Natural Gas, Forced Air, Newer Mid-Efficiency Furnace	<b>Construction:</b>	Frame – Wood	<b>Foundation:</b>	Concrete Perimeter
<b>Basement:</b>	Unfinished	<b>Roof:</b>	Cedar Shake	<b>Floor Finish:</b>	3/4" Oak Hardwood
<b>Fireplaces:</b>	2	<b>Fireplace Details:</b>	Natural Gas	<b>Parking:</b>	Detached Double Garage, Detached Carport, Paved Parking Area, Guest Parking
<b>Parking Total/Covered:</b>	– / 4	<b>Parking Access:</b>	Front	<b>Exterior Finish:</b>	Brick, Wood
<b>Title to Land:</b>	Freehold NonStrata				

**Site Influences:** Golf Course Nearby, View Property/Mntn, Private Setting, Marina Nearby, Recreation Nearby, Private Yard

**Features Included:** Drapes/Window Coverings, Garage Door Opener, SS Fridge, SS Gas Stove, SS Dishwasher, All Jenn–Air. Many built–in cabinets & shelving.

**Amenities:** Garden, Barn, Hot Tub w/Gazebo, 4 Bay Storage Building, Corrals, Riding Arenas (2).

**View:** Mountain

**P.I.D.:** 010–519–254

**Legal Description:** Lot 3, S31, T20, R9, W6M KDYD, Plan 4569.

### Special Info

## \*Hobby Ranch with 10 Acres!

- Includes 4000 SF Living Space
- Includes Garages, Heated Shop, Barn, Storage
- Professionally Landscaped with U/G Sprinklers

**Dist to Public Trans:** 1 Block   **Dist to School Bus:** 1 Mile   **School District:** No 83 Shuswap

For inquiries and to schedule a viewing tour please contact:  
ROB MCKIBBON of CENTURY 21 LIFESTYLES at: 1 (250) 804–6288 or via E–Mail: [SOLD@BIGRob.ca](mailto:SOLD@BIGRob.ca)







Family Room



Dining Room



Kitchen



Master Bedroom Suite



Hot Tub  
Gazebo



Office  
Could Be Guest Suite, Has Full Bath, RE Kitchen, FP

