

# SALMO RIVER ESTATES

**COMING SOON!**

**Burkley Moduline  
Manufactured Home**

**Price:  
\$299,500.00**

**Location:**

**Salmo River Estates, 916 Airport Road, Salmo, BC**

**Overview: Discover your ideal home in this spacious 2-bedroom, 2-bathroom manufactured home. With a generous 1034 sq ft of living space, this well-designed residence features modern amenities and is situated in a peaceful end lot within a quiet Manufactured Home Park.**

**Key Features:**

- **Dimensions: 16' x 66'**
- **Bedrooms: 2 (Master bedroom with ensuite and walk-in closet)**
- **Bathrooms: 2**
- **Open Floor Plan: Perfect for entertaining and daily living**
- **Kitchen:**
  - **Stylish white shaker cabinets**
  - **Durable laminate countertops**
  - **Self-cleaning smooth top range with microwave range hood**
  - **Dishwasher and additional pantry**
- **Separate Utility Room: Laundry area (washer & dryer not included)**
- **Flooring: Easy-maintenance linoleum throughout**
- **Upgrades:**
  - **Elegant white trim and interior doors**
  - **White fiber cement siding with black trim**



**Location Highlights:**

- **Quiet end lot in a serene Manufactured Home Park**
- **Minutes from the scenic Salmo River**
- **Close to outdoor activities: fishing, hiking, skiing, and swimming**
- **Conveniently located:**
  - **30-minute drive to Nelson, Castlegar, or Trail, BC**
  - **40 minutes to the Nelway Border Crossing**
  - **2.5 hours to Spokane, Washington**

**Lot Rent:**

- **Monthly Rent: \$420**
- **Utilities: \$5 each for water, septic, and garbage**

**Additional Information:**

- **Potential buyers must be approved by Park Management.**

**Contact: For more information please email [info@salmoriverestates.com](mailto:info@salmoriverestates.com)**

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**Make this charming home your own and enjoy a lifestyle surrounded by nature!**



**BURKLEY**  
 2 BDRM, 2 BATH, FRONT BDRM  
**158CO6602**  
 15' 8" x 66' | 1,034 sqft



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