

10108 Venables Drive Coldstream British Columbia

$1,799,000

REDUCED $150,000! 10108 Venables is a stunning & tranquil 3.5-acre parcel residing on a quiet dead end in Coldstream. IDEAL for multi-generational living AND/OR short- and long-term income, this amazing 6,000+ sq. ft. residence offers 6 bedrooms and 6 full baths! The Main home is approx 4500 sq/ft with 2 self-contained 1 Bedroom rental suites (Upper 840sft, Lower 700sft) with separate entries. The main home offers 4 extra spacious bedrooms (3 up and 1 down), an expansive kitchen facing the yard, secluded dining or living room with family, laundry, bathroom & cold storage areas downstairs. Got lots of vehicles? Then the MASSIVE 1,830 sq. ft. of attached garages (3-bay, 2-bay lower level and a workshop) got your covered!! Here a turnkey agricultural paradise awaits! The property boasts rich soil, row irrigation, 26 fruit trees (9 varieties), a 600 sq. ft. greenhouse, and a chicken coop. Frontal and Back road Access! The sellers have operated a thriving seasonal produce business with a loyal clientele for 20+ years. Included in the sale are tools and 2 large chiller units--featuring a 9'x9' walk-in cooler in the lower garage. Built for efficiency and peace of mind, this eco-friendly estate includes a 92-panel solar array, 400-amp service (approx. 10 years old), and a BRAND-NEW septic system installed in 2026! HAVE YOUR REALTOR PROVIDE THE FULL DETAIL LIST. Don't miss this extraordinary blend of versatility, self-sufficiency, and natural beauty! (id:6769)

4pc Bathroom 8' x 9'9"
Bedroom 11' x 15'
Dining nook 8' x 8'
Full bathroom 7' x 8'6"
Other 9' x 9'
Laundry room 7'8" x 13'6"
Other 23' x 26'6"
Storage 7' x 7'
Other 18' x 24'
Utility room 6' x 12'
Full bathroom 6' x 13'
Bedroom 13'6" x 21'
Kitchen 9' x 14'
Other 8' x 14'
Living room 12' x 15'
Living room 14' x 33'

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ROYAL LEPAGE

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Sauna 6' x 6'

Utility room 9'8" x 11'

Family room 15' x 25'

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