



# 11810 Lochhaven Drive Coldstream British Columbia

\$794,900

Super Location, desirable Coldstream home, on a quiet street minutes away from schools, orchards, walking trails, parks, and Kalamalka Lake. Very well kept, move in ready home. If you are looking for an affordable, modest sized, low maintenance home where everything has been immaculately maintained? Look no further than this custom built 1984 home! With a comfortable double attached garage, extra space for RV parking , a welcoming backyard with lots of room & possibilities to customize, a beautiful back deck with covered gazebo, a featured wood burning fireplace in the living room, cathedral ceilings, and Kalamalka lake views from the upstairs bedrooms, this is the perfect home for you! The side split floor plan, offers the perfect opportunity to create comfortable separation. Two ample bedrooms & two bathrooms are on the upstairs level, the main level offers a welcoming living room, dining room and kitchen that open up through french doors to the fully rebuilt backyard deck that had new railings and Duradeck in 2015, then a few steps down to the cozy family room with a freestanding gas stove, then a few more steps down to the basement area that has space for an office or bonus room & unfinished area for the mechanical /utility room. Improvements include; roof in 2007, Deck in 2015, bathrooms 2017, Kitchen counters 2017, fencing 2017, all windows (except family room)2018, painting inside and out2018/2022, furnace 2005, HWT 2018, AC 2024 (see supplements for a complete list) (id:6769)

4pc Bathroom 8'1" x 9'

Bedroom 9'4" x 10'11"

4pc Ensuite bath 8'1" x 6'0"

Primary Bedroom 11'8" x 17'11"

Storage 8' x 4'

Laundry room 20'7" x 8'2"

Den 18'5" x 9'11"

Family room 16'9" x 13'

Dining room 9'3" x 9'

Kitchen 12'4" x 9'

Living room 13'10" x 14'8"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<https://www.besso.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

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