



398 Scenic Drive Coldstream British Columbia

\$939,000

The centre of this unique home is a sunken living room featuring a brick fireplace reaching the ceiling and huge windows overlooking the pool. Adjacent to the living room is the dining area, which leads to the kitchen, a bright family room, and a half-bath for guests. On the opposite side of the living room is the primary bedroom with a walk-in closet and a 3-pc ensuite and two more bedrooms and a full bathroom. A double garage and generous storage round out this home's practical features. Sitting on 0.51 acres, this home features a private oasis ideal for entertaining: a large covered deck with built-in outdoor kitchen and bar seating, a fenced pool area with mature privacy hedging, a shaded gazebo with lounge seating, and a separate firepit area perfect for evening gatherings. There is a pool house with a sauna and storage, and plenty of space in the front and side yard for activities; everything you need to enjoy Okanagan living. An access point off Buchanan Road has been approved; the seller initiated plans for a carriage house over a double garage in the side yard, but formal approvals have not been obtained. Prior to 2023, nearly \$200,000 in professional upgrades were completed, including new siding, windows, doors, decking, fencing, roof, gutters, exterior lighting, and landscaping. Inside, updates include kitchen appliances, some new flooring, and fresh paint. In 2023 a new hot water tank and pool heater were installed. (id:6769)

Other 19'4" x 24'10"	3pc Ensuite bath 9'0" x 7'9"
Storage 4'11" x 10'3"	2pc Bathroom 6'10" x 4'5"
Laundry room 4'11" x 9'3"	4pc Bathroom 7'4" x 9'4"
Primary Bedroom 17'8" x 13'0"	Living room 13'3" x 19'2"
Foyer 8'8" x 11'1"	Dining room 13'6" x 10'4"
Bedroom 10'11" x 13'0"	Kitchen 9'10" x 20'1"
Bedroom 9'11" x 9'3"	Family room 13'5" x 15'7"

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