



460 Crestview Drive Coldstream British Columbia

\$1,345,000

Ideally located one of a kind home in Coldstream Valley Estates. This European influenced rancher w/ walkout basement boasts valley, mountain & Kalamalka Lake views. The .56 acre fully landscaped, park setting lot consists of mature trees, shrubs, flowers & exposed concrete pathway winding throughout. No need for lawn mower. Wrap-around deck, along w/ a fantastic covered section w/ hi-quality sliding doors, provide open/shut options for any season. Extensively renovated in '22 & '23, this home has a new roof, has been transformed w/ added double garage, main floor primary bedroom, ensuite bathroom w/ hi-quality Turkish steam shower (in-floor heating) & new kitchen w/ great views. Lower level w/ enlarged bedrooms, 3 bathrooms (2 w/ in-floor heating) & a 4- 5 person sauna. Entire home has new 4 inch insulation (making the total walls around home 12 inches thick), new triple glazed windows including 6 triple glazed sliding doors, new twice-doubled glass skylights, hi-end metal roller shutters, 200+200 AMP service, hi-quality clear cedar & solid wood doors throughout & more. 37 solar panels have been added w/ over-sized inverter to perhaps add 15-18 panels. Possible to 3 phase charge 1-2 EV's, at little or no heating, cooling or car charging costs/year. At an average of \$343/ sq ft, you would be hard pressed to find a comparable home offering near energy neutral qualities. Large flat driveway (no sliding in winter) w/ RV space. This home has to be viewed to be truly appreciated. (id:6769)

6pc Ensuite bath 16'5" x 11'4"
 5pc Bathroom 9'0" x 9'11"
 3pc Ensuite bath 9'1" x 4'11"
 Family room 14'0" x 17'3"
 Bedroom 15'10" x 12'1"
 Bedroom 14'2" x 16'9"
 Primary Bedroom 13'8" x 26'0"

2pc Bathroom 7'4" x 3'6"
 Primary Bedroom 13'4" x 15'5"
 Laundry room 10'10" x 6'0"
 Foyer 14'10" x 12'6"
 Kitchen 16'3" x 11'4"
 Dining room 15'0" x 13'5"
 Living room 18'0" x 21'0"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<http://www.bennetto.ca/>



Royal

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