



5432 Rochdell Road Coldstream British Columbia

\$1,285,000

Beautifully updated 4 bed/3.5 bath home with attached double garage, situated on a quiet no through road, on 4.3 acres with a fantastic view of the Coldstream valley. Features include a security gate, blue spruce lined perimeter and the property is fully fenced with horse safe wire fencing to contain your pets/horses. It comes with a heated and insulated shop with cement floor/equipment storage/RV storage/barn with cement floor and rubber mats, 3 horse stalls, a convenient water hydrant, hayloft, as well as 2 horse shelters. Inside, enjoy entertaining in the updated white kitchen w quartz counter tops and large peninsula with 3 bar stools. SS appliances include fridge, stove-electric, OTR microwave and dishwasher. There is a formal dining room and family room with a cozy gas fireplace off the kitchen. Enjoy a Bar-B-Q and refreshments on the covered deck, with natural gas hookup, and take in the beautiful valley view, or enjoy the romantic sunsets. Upstairs is a large master bedroom with 4 piece ensuite and walk-in closet and two additional bedrooms with their own walk-in closets, as well as a 4 piece main bath. The basement suite has 1 bedroom/1 four piece bath with a spacious living room and kitchen combined that is currently being used for a licenced Airbnb. The washer/dryer and built-in vacuum with hose and attachments are also included. Outside enjoy several fruit trees, 1 hazelnut tree, gardens, raspberries and numerous flowering shrubs! Book your showing today! (id:6769)

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|-------------------------------|----------------------------|
| 4pc Ensuite bath 8'6" x 6' | Other 12'6" x 10'7" |
| Other 8'6" x 5' | Other 9'6" x 6'10" |
| Primary Bedroom 16'1" x 11'6" | Other 20' x 20' |
| Other 7'1" x 6' | 2pc Bathroom 6'3" x 2'11" |
| Bedroom 15'5" x 8'2" | Laundry room 10'8" x 6'10" |

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Other 10'4" x 6'3"

Other 12'9" x 5'11"

Dining room 13'1" x 11'4"