



5432 Rochdell Road Coldstream British Columbia

\$1,285,000

Fantastic hobby farm offering privacy, valley views, & a fully equipped horse setup! This beautiful 4 bed, 4 bath home with an attached double garage is located on a quiet no-thru road. Well-designed, it offers ample parking and plenty of space to easily turn your trailer around. It's fully fenced with horse-safe wire, a remote wrought iron security gate & blue spruce-lined perimeter. Versatile multipurpose building offers equipment/RV storage, insulated shop/barn with cement floors, has 240 V, & barn has 3 rubber-matted stalls, water hydrant & hayloft. Two horse shelters & 2 sheds. Inside features include, a bright updated kitchen with quartz countertops & stainless steel appliances, formal living/dining rooms plus a cozy family room with gas fireplace. Upstairs offers a spacious primary bedroom with a walk-in closet & 4-pce ensuite, two additional bedrooms (both with walk-in closets) & 4-pce main bath. Fully self-contained 1 bed/1 bath basement suite is currently operating as an Airbnb & offers excellent income or mortgage helper potential. Enjoy your morning coffee on the east-facing porch, listening to the birds singing, surrounded by flowering trees & garden beds. Raised garden for avid gardeners. West-facing partially covered deck with natural gas BBQ hookup, 240 V for hot tub, perfect for enjoying stunning valley views & sunsets. This peaceful, scenic property is truly move-in ready. Don't miss out on this fantastic Coldstream property, book your showing today! (id:6769)

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

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Other 10'4" x 6'3"

Dining room 13'1" x 11'4"

Other 12'9" x 5'11"