



## 6205 6 Highway Coldstream British Columbia

\$1,700,000

Attractive 4.65 acre view property with a newer 5 bed/3 bath home. Contractors delight with a 40' x 60' industrial style Shop with 14' roll up doors and drive through bay. The home is level entry with walk-out basement with primary bedroom and full 4 pce ensuite bath on the main floor. Home features granite counter tops hardwood floors and large covered deck to enjoy those valley and mountain views. 2 more bedrooms, laundry and full bath compliment the main floor. Downstairs is a partially finished 1 bed/1 bath suite with separate entrance. Also on this ground level is the another 2 bedrooms, den and family room with covered patio. The home is heated with a remote wood furnace and electric forced air. There is a 3 bay oversized attached garage big enough to handle full sized pickups. The land is on a gentle slope which could be utilized for a couple of horses or cows. The property is serviced by public water which includes approximately 2.5 acres of irrigation allocation for the land. Additional features: ensuite steam shower, heated bathroom tiles, underground sprinklers. This property is located in picturesque Lavington a quick 15 minute drive from Vernon. (id:6769)

Bedroom 13'6" x 12'2"

Other 13'0" x 12'10"

Family room 20'3" x 11'7"

Exercise room 23'9" x 13'4"

Bedroom 13'7" x 11'0"

Full bathroom 7'8" x 7'10"

Kitchen 11'9" x 15'5"

Bedroom 14'1" x 11'7"

Full bathroom 7'11" x 7'9"

Bedroom 14'1" x 11'7"

Full ensuite bathroom 13'10" x 7'11"

Primary Bedroom 15'1" x 13'7"

Laundry room 20'6" x 10'8"

Foyer 7'2" x 7'11"

Living room 12'2" x 19'0"

Dining room 11'8" x 9'6"

Kitchen 13'0" x 8'9"

Listing Presented By:



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Royal LePage Downtown Realty

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Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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