



6900 Learmouth Road Coldstream British Columbia

\$1,366,000

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

Here is your chance to enjoy country living in the Coldstream Valley on 9.4 acres with a high producing hay field & space for your horses with only a short 10 min drive to Vernon. The updated 3300+ sq ft walk-out rancher offers vaulted ceilings, expansive views of the valley & mountains & ample space for entertaining. As you enter the front door you'll be welcomed with plenty of natural light with floor to ceiling windows and skylights, a brand new kitchen with quartz countertops, two living rooms & spacious laundry/boot room off the double car garage. Down the hall is the master bedroom with an ensuite & walk in closet, two extra bedrooms & main bathroom. The unfinished basement has been roughed in for a 1 (or 2) bedroom suite & has plenty of space for a rec room, office & man cave with a wet bar. Step out onto the covered deck or patio to enjoy summer bbq's while taking in the Okanagan views. The property features excellent soil for crops, orchards etc and is mostly flat with irrigation allocation for 8.99 acres. Step into the barnyard where you'll find 3 animal corrals, grass pasture, a tack/feed barn, hay barn & shed for extra storage. The yard around the home offers a blank state to build your dream shop, put in a pool & landscape to your taste. Newly Installed Furnace, AC, HWT, Roof, Siding, Septic, Windows, Exterior Doors & More! Lavington is a family & dog friendly community with a beautiful park, free outdoor pool and skating rink in the winter; only a 3 min drive. (id:6769)



Royal

LePage

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Unfinished Room 12'7" x 13'6"

Unfinished Room 19'4" x 12'8"

Unfinished Room 17'4" x 9'5"

Unfinished Room 19'1" x 12'8"

Unfinished Room 41'1" x 13'6"

Unfinished Room 14'2" x 9'4"

4pc Bathroom 8'6" x 6'7"

Bedroom 11'0" x 12'

Primary Bedroom 11'2" x 15'7"

4pc Bathroom 8'9" x 8'6"

Laundry room 10'9" x 10'1"

Kitchen 10'10" x 16'1"

Family room 14'5" x 15'8"

Dining room 9'8" x 7'4"

Dining room 9' x 16'1"

Living room 8'6" x 16'1"

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Bedroom 10'2" x 10'2"

Foyer 12'1" x 13'7"