



700 Mt York Drive Coldstream British Columbia

\$1,399,000

From busy family life to retirement, this home will adapt to your lifestyle! The level entry main floor has everything you need for day-to-day comfort, open design encompassing the generous kitchen, dining and living room, formal dining room, TV room, primary and second bedroom, office and the laundry/mudroom. Beautiful views of Kalamalka Lake are framed in the many windows on both levels. Throw open the French doors to the nearly full-length deck, partially covered and screened for added comfort. The walk-out lower-level welcomes teenagers or extended family with games/living room with gas fireplace, kitchen with bar seating, den and 2 generous bedrooms. Sliding glass doors open to the covered patio and very private backyard. Keep going and discover an amazing woodworking shop with exhaust system, and storage room with garage door for easy outside access. New gas furnace in 2026, central air, intercom system and mega storage. Wide level driveway to the double garage and second driveway to the woodworking shop below. .32-acre yard with mature, professionally designed landscaping. This quiet, well established family Coldstream neighborhood means you are mere minutes from schools, parks, the Rail Trail, Kalamalka beach, golf, and the city of Vernon. Quick Possession! (id:6769)

Workshop 21'2" x 19'2"

Utility room 10'10" x 4'3"

Bedroom 20'11" x 15'9"

Storage 13'7" x 10'1"

Storage 10'6" x 8'4"

Bedroom 11'0" x 10'0"

Bedroom 11'9" x 11'2"

Recreation room 23'10" x 13'6"

4pc Bathroom

Office 11'6" x 10'2"

Laundry room 14'3" x 8'1"

2pc Bathroom 4'4" x 3'9"

Den 10'2" x 9'0"

5pc Ensuite bath 9'7" x 8'10"

Primary Bedroom 17'2" x 13'3"

3pc Bathroom 7'3" x 7'0"

Bedroom 10'7" x 9'6"

Family room 16'0" x 12'2"

Listing Presented By:



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<http://www.okanaganhomes.com/>



Royal

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