



# 7090 Brewer Road Coldstream British Columbia

\$1,499,900

2.48 Acres with a sweeping view across the eastern Coldstream Valley. An easy 10-minute drive from the City of Vernon and merely 3 minutes from Lavington Elementary School, Community Park/Pool, and Country Store. Very quiet, rural living where children and pets can roam! Bordered on two sides by the treed hillside of the massive Coldstream Valley Ranch! Gather around the fire pit for fun family evenings! Neighbor grazes cows to keep pasture area trim and the owner benefits from farm status taxes! Bring your horse! A bright, open floor plan with high-end engineered hardwood and tile flooring and sliding glass doors to enjoy the expansive views! The loft overlooks the main level and has served as an office/guest room and play area! The walk-out lower level, with separate entrances is fully finished with three bedrooms, a bathroom, and a large family room. Very efficient combination of natural gas and wood heating system with coils to preheat your hot water! Covered equipment storage for your boat and camper and workshop wired with 220 volt power! Come see everything this beautiful home has to offer!! (id:6769)

- Loft 15'11" x 20'2"
- Laundry room 6'4" x 7'7"
- Bedroom 15'3" x 12'2"
- 4pc Bathroom 11'10" x 4'11"
- Bedroom 11'5" x 11'6"
- Utility room 9'6" x 8'5"
- Bedroom 8'10" x 12'0"
- Recreation room 16'7" x 18'0"
- Other 58' x 17'2"
- 3pc Ensuite bath 6'0" x 9'11"
- Primary Bedroom 16'7" x 10'7"
- Living room 19'5" x 10'4"
- Dining room 16'10" x 9'7"
- Kitchen 20'1" x 12'7"
- 4pc Bathroom 8'2" x 12'2"
- Bedroom 11'6" x 12'2"
- Foyer 12'1" x 6'9"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon Salt Fowler

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



Royal

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