

7649 Buchanan Road Coldstream British Columbia

$1,189,000

Step out onto the deck and the whole valley opens up in front of you. Rolling hills, open fields, and big Coldstream sky. In October the maples along the field edge turn a blazing orange, and the evening light on the hills is something you have to see in person. This is 10.48 fully fenced acres, currently in hay and used for horses, with the infrastructure already in place. There's a barn with stalls, an equipment storage and shop area, a shelter out in the field, and a massive hay barn with a high open frame and a view of its own from the back. Water is covered two ways, with both municipal water and a private well connected. If you've owned acreage, you know what that's worth. The house has a separate 1- bedroom suite for family, guests, or rental income, plus a partially finished basement you can finish your way. The paved driveway has plenty of room for trailers and equipment. Mature maples and shade trees are scattered across the property, and an older outbuilding with a lean-to is ready for storage or a workshop project. Even from inside the hay barn, you're looking straight out over the valley. Bring the animals, grow your hay, or just come for the view. Bring your boots. Properties with this much usable land and this much scenery don't come up often in Coldstream. (id:6769)

Other 5'10'' x 9'10''
Mud room 7'10'' x 9'7''
Living room 19'10'' x 13'7''
Dining room 10'8'' x 10'7''
Kitchen 11'7'' x 10'7''
Foyer 6'8'' x 3'6''
Bedroom 14'10'' x 10'3''
3pc Bathroom 4'11'' x 10'3''
Primary Bedroom 11'3'' x 13'7''
Other [illegible]

Living room 19' x 12'6''
Bedroom 14'2'' x 12'6''
Storage 13'1'' x 7'10''
Laundry room 17'4'' x 9'8''
Utility room 8'8'' x 4'10''
3pc Bathroom 4'9'' x 4'9''
Den 9'9'' x 9'8''
Other 11'4'' x 10'3''
Primary Bedroom 13'8'' x 11'7''

Listing Presented By:

Originally Listed by:
RE/MAX Vernon

http://www.meaganbucar.com/

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