



# 8163 Buchanan Road Coldstream British Columbia

\$1,190,000

Priced below asset value, this exceptional 9.5-acre Coldstream property offers a rare combination of space, usability, and long-term potential just minutes to Vernon. The 3,500+ sq.ft. home features 3 bedrooms, 2 bathrooms, and spacious living areas, providing comfortable occupancy with room to update or personalize. The gently sloped, sun-filled land is highly usable and ideal for a variety of lifestyle or business opportunities. A separate secondary building (currently used as a dog kennel/run) offers flexible potential for workshop, studio, storage, or income-generating use. An attached garage/shop adds further functionality. Set in a private and peaceful setting, this property is perfect for those seeking space, versatility, and future upside. Opportunities like this in Coldstream are increasingly rare. (id:6769)

- Den 10' x 12'
- Full ensuite bathroom 10' x 14'
- Bedroom 12' x 11'
- Other 10' x 8'
- Primary Bedroom 26' x 16'
- Workshop 30' x 14'
- Family room 15' x 16'

- Dining room 8' x 16'
- Sunroom 25' x 9'
- Full bathroom 8' x 5'
- Bedroom 12' x 10'
- Living room 13' x 10'
- Kitchen 24' x 15'

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan-Letnick Estates



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