



## 8208 Tebo Drive Coldstream British Columbia

**\$999,900**

Looking for a true rancher without having to downsize? This home is a must-see. Built in 1991 by the original owner, this spacious rancher offers 4 bedrooms--or 3 bedrooms plus a home office--and over 2,100 sq. ft. of comfortable living space. The home was thoughtfully designed with future renovations in mind, featuring no interior load-bearing walls, allowing you to create a more open layout if desired. Major components have been updated over time, including the furnace and A/C (4 years old), appliances (4-6 years old), and a roof approximately 15 years old. The home presents an excellent opportunity to update and design to your taste, ideal for aging in place while maintaining generous living space. Poly B plumbing is present. Situated on a flat 0.49-acre lot, there is ample room for a pool and a secondary dwelling, with zoning that allows for additional development. Located in a quiet neighborhood close to all levels of schools, dog parks and walking trails, Vernon Golf Course, and Kal Beach within walking distance. Don't miss out on viewing this property, reach out to your Real Estate Agent today. (id:6769)

Laundry room 8'4" x 16'7"

4pc Bathroom 7'8" x 10'3"

Bedroom 12'4" x 10'3"

Bedroom 10'4" x 15'6"

Bedroom 10'4" x 15'6"

Other 7'6" x 6'6"

4pc Ensuite bath 9'11" x 20'1"

Primary Bedroom 16'4" x 13'

Dining nook 8'5" x 9'6"

Dining room 10'8" x 11'7"

Family room 19'10" x 17'4"

Living room 15'2" x 13'2"

Kitchen 14' x 11'8"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://janetbarrettrealestate.com/>



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