



8405 Postill Drive Coldstream British Columbia

\$839,500

Location, Location, Elusive newer in-fill home in one of Coldstream's most sought after locations. On a traffic controlled street and just a short and flat walk to the best Coldstream has to offer: Kal Beach, Kalavista Boat Launch, Kirkland Beach Park, Alexanders Pub, Kalamalka General Store, Kidston Elementary, Kalamalka Secondary, Rail Trail, Sovereign Park and more. The original large lot was subdivided and this home built in approximately 1985. Lots of work done since then including, new roof, windows, deck, landscaping, kitchen, stainless appliances, engineered walnut hardwood floors, airco, furnace, garage door, entrance doors, fences, and lots more, Bright functional 3 bedroom home with potential for 4th bedroom. 2 gas fireplaces. Bright and airy. Single attached and lots of parking. Abundance lounge and relax areas with both covered and open decks and patios. Large, private and fenced .23 acre lot. Nicely landscaped maintenance free ""synthetic"" front yard and a private and fenced rear yard. This home shows very well, has been very well cared for and is move in ready. The current owner has enjoyed this home and great neighborhood since 2011 and it is now time for someone else to enjoy it. Public Open House this Saturday Aug 1, 1-2:30 or call or email for a private viewing, but homes in this neighbourhood usually do not last long (id:6769)

Utility room 6'5" x 3'11"

Recreation room 16'7" x 15'4"

Office 9'2" x 15'6"

Laundry room 6'9" x 15'4"

3pc Bathroom 7'3" x 11'7"

Bedroom 8'2" x 13'8"

Bedroom 9'3" x 9'9"

3pc Bathroom 8'2" x 5'0"

Primary Bedroom 13'8" x 11'9"

Dining room 14'11" x 7'7"

Kitchen 13'1" x 12'4"

Living room 13'7" x 12'10"

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Originally Listed by:
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