



8770 Clerke Road Coldstream British Columbia

\$685,000

Welcome to this spacious 3 Bedroom, 3 bathroom half duplex/townhome in the heart of Coldstream, offering over 2,400 square feet of comfortable living space and panoramic views of Kalamalka Lake and the Coldstream Valley! Designed for everyday living and entertaining, the bright and well maintained main level features a functional kitchen with lots of cabinets and counter space, stainless steel appliances, and room for your family breakfast table. The adjoining living and dining areas are filled with natural light and open out to a large open deck with a retractable awning--the perfect place to appreciate the spectacular lake and valley views! The main bedroom offers a view, walk-in closet, and a private 4 piece ensuite. The second bedroom on the main floor is ideal for kids, guests or a home office. The main floor is finished off with another full 4 piece bathroom, and the laundry room. The lower level offers flexibility with the pool table sized family room, with a sliding door to your enclosed deck, a large third bedroom, full bathroom, and plenty of storage--perfect for visiting family, hobbies, or additional living space. Outside you have a large semi detached 2 car garage, a xeriscaped yard with low maintenance plants and shrubs. All of this is located a short walk from Okanagan College, walking trails, minutes from Kalamalka Beach, Kalamalka Lake Provincial Park, and downtown Vernon. Book your private showing today! (id:6769)

Hobby room 10'2" x 14'4"

Sunroom 9'6" x 15'3"

Bedroom 11'0" x 14'3"

Utility room 5'0" x 9'9"

3pc Bathroom 6'11" x 9'7"

Storage 12'6" x 15'2"

Family room 15'4" x 26'8"

Laundry room 5'0" x 9'2"

Bedroom 11'2" x 12'1"

Foyer 4'1" x 11'6"

Kitchen 11'4" x 13'7"

Dining room 8'8" x 15'2"

Living room 15'2" x 16'3"

4pc Ensuite bath 4'10" x 11'6"

Primary Bedroom 10'11" x 14'6"

Other 12'11" x 10'3"

Listing Presented By:



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<http://www.3pr.ca/>



Royal

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