



9050 Kalamalka Road Coldstream British Columbia

\$1,849,000

Endless opportunity awaits you with this prime Coldstream acreage, just minutes to Kal Lake, Cousins Bay, and Coldstream Elementary School, but tucked toward the peaceful serenity of Coldstream Ranch. 11+ Acres of fertile soil, beautiful mountain views, and farmland surround. Gorgeous established trees line the driveway and yard. Horses, orchards, farmstands, the possibilities with this location are endless. This 5-bedroom home has room for the entire family. A huge primary suite with 2 balconies look out over Coldstream Ranch making it the perfect place to enjoy your morning cup of coffee. The Country Kitchen with hickory cabinets and bay window, leads to the large dining room with enough space to host family and friends for holidays. The yard is every man's dream!! Bring all your toys, boats, and tools. Massive 2-bay shop, and work bay, offices, and storage, never run out of workspace. Not to mention a massive equipment shed at the back of the property, covered parking for all your equipment, tractors, and trailers. There is an extra detached garage and cooler space for vegetables and produce. Zoning allows for garden suite or carriage house. Plus, brand new septic and field (paid over \$45,000). Too many bonuses come with this property to name. Don't miss out, very rarely do properties like this come available in the heart of Coldstream. (id:6769)

Full bathroom 8'10" x 7'6"	Full bathroom 7' x 6'5"
Full bathroom 8'10" x 8'8"	Bedroom 9'4" x 10'5"
Bedroom 17'7" x 11'7"	Office 8'11" x 7'5"
Primary Bedroom 38'11" x 15'8"	Living room 22'3" x 16'7"
Partial bathroom 7'1" x 6'2"	Dining room 16'9" x 16'1"
Other 23'11" x 22'11"	Utility room 7'11" x 7'

Family room 31'1" x 14'1"

Bedroom 15' x 8'10"

Bedroom 15' x 8'10"

Bedroom 15' x 8'10"

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