



9310 Kalamalka Road Coldstream British Columbia

\$2,590,000

You've been dreaming of the country lifestyle! Sitting on your covered verandah and watching the horses grazing in the lush pasture. Huge family dinners on the screened porch. Evenings around the fire pit under the trees by the meandering creek! Children and pets running through the lawns and gardens! Family and friends filling up your classic 4000+ sq ft two story craftsman house with formal and casual living and dining rooms, wonderful and unique nooks and crannies to hideaway! An impressive staircase for those graduation and wedding pictures! A family sized kitchen with Heartland appliances and granite counters, office/den, and the primary suite tucked away in a quiet wing away from the other 3 bedrooms. And of course, a full basement where your teens can spread out and be noisy! Lets add a double garage and a wired heated 23ft x 23ft shop for Dad! On this 4.19-acre property you have lots of options for agricultural ventures if you are inclined! All this space and privacy is in the very heart of Coldstream, just blocks from elementary and secondary schools, the Vernon & District Riding Club, numerous parks, the Rail trail and gorgeous Kalamalka beach. Okanagan College is five minutes away! And final bonus - there is potential future subdivision! (id:6769)

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|-----------------------------|---------------------------------|
| Bedroom 11'7" x 23'3" | Living room 19'10" x 19'9" |
| Bedroom 11'8" x 19'3" | Laundry room 9'9" x 10'0" |
| 5pc Bathroom 17'11" x 10'2" | Kitchen 18'0" x 18'8" |
| Utility room 8'2" x 4'0" | Family room 15'11" x 13'2" |
| Utility room 17'4" x 19'0" | Dining room 15'2" x 16'4" |
| Wine Cellar 9'11" x 16'11" | Other 11'3" x 11'4" |
| Bedroom 23'5" x 15'11" | Primary Bedroom 16'0" x 17'5" |
| Other 21'6" x 22'6" | 5pc Ensuite bath 12'11" x 18'8" |
| Office 15'5" x 15'9" | 4pc Bathroom 8'5" x 11'2" |
| Mudroom 11'1" x 11'1" | |

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