



# 9713 Venables Drive Coldstream British Columbia

\$949,000

Spring has come and so has a rare opportunity to live on Venables Drive! 9713 is a spacious 5-bedroom, 3.5-bathroom home with a total finished area of 3,166 sq/ft. This thoughtfully designed with a private entry 1-2 bedroom, 1-bathroom suite (1,056 sq/ft). This is perfect for guests, in-laws or rental income. The suite's spacious layout provides both comfort and convenience to the user. Situated on a quiet dead-end road in a prestigious neighbourhood, the home offers stunning 120 degrees views of Kalamalka Lake, King Eddy Mountain Range and the Cosen Bay Range. The main house presents beautiful lake views from the kitchen, living room and front patio. The main home has 4 bedrooms with the master bedroom providing a 2 piece ensuite. Downstairs offers 2 bedrooms, a family room, large cold storage room with laundry chute, bar add functionality and fun! The home sits on a gardener's paradise lot with ample space for outdoor activities and landscaping. A large 2-bay carport 24'x27' can handle your full size truck and behind that is a large 24' v 26' workshop that can be easily transformed into a double garage with new garage doors and a poured concrete floor. Only 5 minutes from the famous Kalamalka Beach, this property combines tranquility, views, and functionality in one beautiful package. Your family is minutes from elementary and secondary schools, skiing, golfing, best in Canada mountain bike and motorized trail networks. Welcome home! (id:6769)

Other 24'0" x 27'0"

Workshop 23'6" x 25'9"

Other 25'0" x 25'0"

Other 9'0" x 9'9"

Laundry room 4'9" x 4'9"

Foyer 8'9" x 14'0"

Bedroom 8'10" x 14'6"

Bedroom 9'11" x 10'5"

Family room 11'0" x 19'6"

Utility room 9'11" x 13'6"

Other 7'0" x 7'8"

Laundry room 5'3" x 11'0"

Foyer 6'3" x 8'10"

Bedroom 10'3" x 11'10"

5pc Bathroom 6'2" x 7'6"

Partial ensuite bathroom

Listing Presented By:



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3pc Bathroom 4'3" x 7'6"

Primary Bedroom 10'5" x 13'0"

Other 4'6" x 10'3"