



# 9719 Buchanan Road Coldstream British Columbia

\$1,190,000

Amazing opportunity to own a unique .61 acre flat lot in Coldstream with a 4 bedroom home and the ultimate 60X40 shop. Starting with the 2013 custom-built shop with features such as: Overhead radiant heat via natural gas, 3 14-foot overhead doors, 16-foot ceilings, 24-foot pit with drain, 2 post car hoist - 9000 pound, 240-volt plugs, running water, plumbed for air, R20 insulation with vapour barriers and surround sound system. The split-level style home offers comfort and convenience for your family. The main level includes the living room, kitchen and dining area that opens up to your large deck overlooking your beautiful backyard with hot tub included. The upper level offers the Primary Bedroom another bedroom and a full bathroom. The lower level has two more bedrooms, a full bathroom and laundry room that walks out to the backyard. The basement is an open space ready to be finished. The treed park-like backyard offers lots of privacy. The RU-ALR Zoning allows for many uses. Very accessible location with easy access and close to shopping and schools and only 30 minutes to Silver Star Mountain Resort. A truly amazing property with endless potential. Flexible possession offered. \*\*Virtual Tour of home and shop available upon request\*\* Contact your Agent or the Listing Agent today to schedule a private viewing. (id:6769)

Bedroom 10' x 10'

4pc Bathroom 6'2" x 10'3"

Primary Bedroom 24'6" x 10'

Bedroom 9'2" x 20'9"

Bedroom 7'8" x 13'

4pc Bathroom 4'3" x 8'9"

Laundry room 8' x 9'7"

Games room 20'5" x 23'8"

Kitchen 10'8" x 12'9"

Dining room 11' x 11'

Living room 11'9" x 18'2"

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