



# 9802 Buchanan Road Coldstream British Columbia

\$1,159,000

If it's time to give your family some room to breathe and play, try out this 2.35-acre property! You will appreciate the mature landscaping, mix of fruit trees and loads of parking! De-stress around the propane fireplace under the gazebo! Fenced and cross fenced for your horse! Utilize the irrigation to grow a mini crop! Let Dad putter and create in the 24'x24' shop! Sunny and bright- well maintained level entry home with walkout lower level. Three bedrooms, 2.5 baths, formal dining, country kitchen, fabulous sunroom and family rooms on each level. Many windows frame the sweeping valley views. Natural gas heating and central air, gas and wood fireplaces. Double garage. Ideal located in this long-established rural neighborhood of large lots and small acreages. Under 10 mins to schools, beaches, golf and downtown City of Vernon (id:6769)

Utility room 9'1" x 8'2"  
Storage 20'0" x 12'5"  
Storage 10'1" x 12'2"  
Wine Cellar 8'5" x 11'4"  
3pc Bathroom 9'3" x 9'1"  
Bedroom 14'3" x 13'10"  
Bedroom 14'3" x 12'0"  
Sunroom 7'5" x 26'1"  
Living room 12'1" x 13'5"

5pc Ensuite bath 8'8" x 9'0"  
Primary Bedroom 18'1" x 12'10"  
Laundry room 9'1" x 7'10"  
2pc Bathroom 7'4" x 3'10"  
Living room 15'5" x 12'8"  
Dining room 18'6" x 17'11"  
Dining room 7'9" x 14'6"  
Kitchen 12'3" x 13'

Listing Presented By:



Originally Listed by:  
RE/MAX Priscilla

<http://www.okanaganhomes.com/>



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