



LEGEND

- W/PW** Walkout/Partial Walkout Lot
- AG** At Grade/Flat Lot
- WU** Walk-up Lot
- ☼ Streetlight
- [V] Communication Vault
- ⊕ Hydrant
- [11] High Visibility Lot
- (24) Recommended House Size (in ft)
- ***** Chain Link Fence
- Wood Screen Fence
- Post and Rail Fence
- 🌳 Potential Tree Location
- 🌿 Potential Shrub Location
- ☆ Showhome
- Yellow Single Family Home
- Orange Duplex
- Green Executive

184 Sarsons Drive Coldstream British Columbia

Middleton Mountain Coldstream

\$329,000



Discover the perfect canvas for your dream home with this rare flat walkout lot, one of just five in the entire Morningview development on Middleton Mountain. This premium homesite offers a unique opportunity to build a custom single-family residence in one of Coldstream's most desirable new communities. House plans included in purchase. Build cost approximately \$800,000.00. Choose to build as-is, customize to suit your vision, or start fresh to bring your dream Coldstream home to life. Nestled in the heart of Morningview, this lot combines the ease of a flat building site with the versatility of a walkout design, ideal for maximizing indoor-outdoor living. Surround yourself with thoughtfully planned open spaces, parks, and a playground, perfect for active families and peaceful retreats alike. A network of community trails connects directly to the expansive Middleton Mountain Park, offering nearly 30 acres of natural beauty right outside your door. Located in the welcoming town of Coldstream, this community is known for its strong sense of belonging and access to top-rated schools, making it the perfect place to grow and thrive. Just minutes away, the city of Vernon offers a blend of small-town charm and urban conveniences. Enjoy nearby world-class ski hills, award-winning wineries, and pristine beaches, including the breathtaking Kalamalka Lake, famous for its crystal-clear...



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