



REALTOR®



## 410 Arrowleaf Rise Coldstream British Columbia

Middleton Mountain Coldstream

**\$253,200**



Presenting Lot 75, a desirable walk-up duplex lot located in the thoughtfully master-planned Morningview community on Middleton Mountain in Coldstream. Backing directly onto Middleton Mountain Park, this property offers a rare opportunity to build a home that blends residential comfort with direct access to nature, right in your own backyard. With lush green space, scenic trails, and elevated surroundings, this lot offers the perfect balance of livability and lifestyle. Morningview is known for its cohesive design vision, quality-built homes, and welcoming neighbourhood feel. Featuring wide, walkable streets, modern architecture, and proximity to outdoor recreation, this growing community has quickly become one of the most sought-after areas for homeowners and builders alike. Lot 75 provides an ideal canvas for those looking to construct a duplex residence, perfect for multi-generational living, a rental-income property, or a flexible home design that suits evolving needs. Conveniently located just 7 minutes from downtown Vernon, 10 minutes from the turquoise shores of Kalamalka Lake, and under 15 minutes to the lifts at SilverStar Mountain Resort, Morningview offers unbeatable access to the Okanagan's most celebrated destinations. Schools, shopping, groceries, recreation centres, and other daily conveniences are all close at hand, making this a practical choice for anyone s...



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