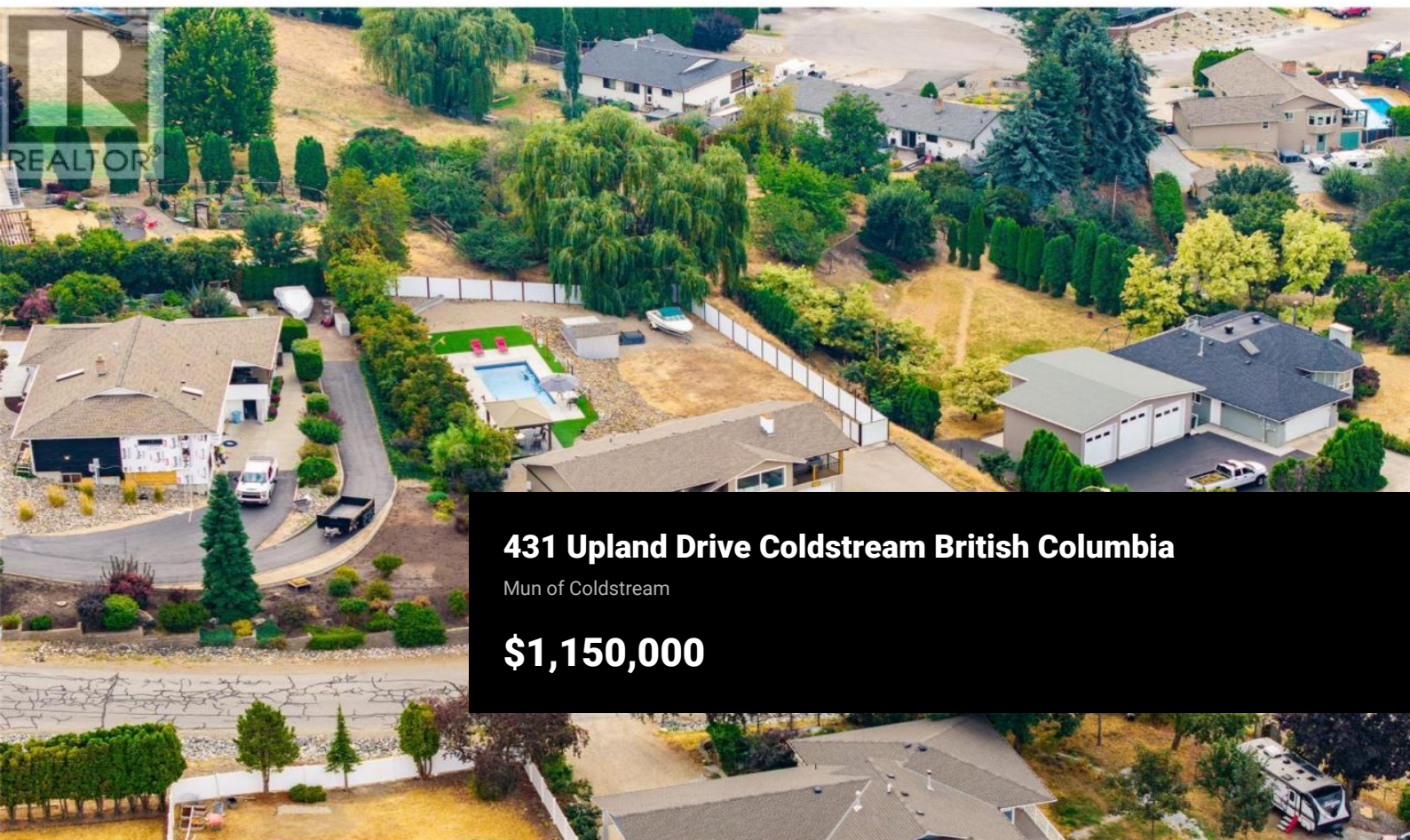




431 Upland Drive Coldstream British Columbia

Mun of Coldstream

\$1,150,000



More than \$35,000 in recent improvements, a newer saltwater pool, over HALF AN ACRE and a fully furnished interior make this Coldstream home truly move-in ready. Since April, the property has seen substantial investment in its mechanical systems and outdoor spaces. The well-designed 5 bedroom, 3 bathroom layout offers 3 bedrooms on the main level, with 2 additional bedrooms and a spacious rec room downstairs, providing plenty of room for family, guests or a home office. Outside, the private backyard is made for Okanagan summers. The newer 14' x 30' fiberglass saltwater pool, installed in 2020, features two sunbeds and an automatic cover, while the covered deck creates a great outdoor living space. Recent improvements include a brand-new powder-coated metal fence valued at over \$18,000 and a new pool pump valued at over \$2,500. The low-maintenance yard is fully fenced for privacy and easy enjoyment. The home has also received over \$15,000 in recent mechanical upgrades, including a new 2-stage ECM furnace, new air conditioner with a 10-year warranty, new Wi-Fi thermostat, new air intake and exhaust venting system, new chimney liner and new gas shutoff valve. Additional improvements over the years include windows, gutters, deck railing, front door and a basement mudroom. With abundant parking for RVs, boats and trailers, a private pool setting and significant recent investment,...



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