



460 Crestview Drive Coldstream British Columbia

Mun of Coldstream

\$1,345,000



Ideally located one of a kind large family home in Coldstream Valley Estates. This European influenced rancher w/ walkout basement boasts valley, mountain and Kalamalka Lake views from many areas. The .56 acre fully landscaped, park setting lot consists of mature trees, shrubs, flowers & exposed concrete pathway winding throughout. Wrap-around deck, along w/ a fantastic covered section w/ high quality sliding doors, provide open/sheltered options for any season. Extensively renovated in 2022 & 2023, this home has a completely new roof & has been transformed w/ added double garage, main floor primary bedroom, ensuite bathroom w/ high quality Turkish steam shower & in-floor heating & completely new kitchen w/ great views. Lower level w/ enlarged bedrooms, 3 bathrooms (2 w/ in-floor heating) & a 4- 5 person sauna. Entire home has new 4 inch insulation (making the total walls around the house 10 inches thick), new triple glazed windows & triple glazed sliding doors, new added twice-doubled glass skylights, high-end metal roller shutters, 200+200 AMP service, top quality clear cedar & solid wood doors throughout & much more. In addition, 37 solar panels have been added along w/ an oversized inverter to perhaps add 15-18 panels. Possible to 3 phase charge 1 or 2 EV's, at little or no cost/year. At an average of \$343/ sq ft, you would be hard pressed to find a comparable value hom...



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