



460 Crestview Drive Coldstream British Columbia

Mun of Coldstream

\$1,345,000



Ideally located one of a kind home in Coldstream Valley Estates. This European influenced rancher w/ walkout basement boasts valley, mountain & Kalamalka Lake views. The .56 acre fully landscaped, park setting lot consists of mature trees, shrubs, flowers & exposed concrete pathway winding throughout. No need for lawn mower. Wrap-around deck, along w/ a fantastic covered section w/ hi-quality sliding doors, provide open/shut options for any season. Extensively renovated in '22 & '23, this home has a new roof, has been transformed w/ added double garage, main floor primary bedroom, ensuite bathroom w/ hi-quality Turkish steam shower (in-floor heating) & 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 home 12 inches thick), new triple glazed windows including 6 triple glazed sliding doors, new twice-doubled glass skylights, hi-end metal roller shutters, 200+200 AMP service, hi-quality clear cedar & solid wood doors throughout & more. 37 solar panels have been added w/ oversized inverter to perhaps add 15-18 panels. Possible to 3 phase charge 1-2 EV's, at little or no heating, cooling or car charging costs/year. At an average of \$343/ sq ft, you would be hard pressed to find a comparable home offering near energy neutral qualities. Large...



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