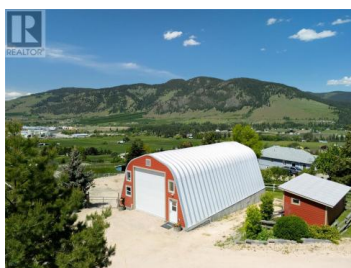




## 5380 Learmouth Road Coldstream British Columbia

Lavington

**\$1,550,000**



This exceptional 3(4)bedroom home offers a well-designed layout and breathtaking views of nearly 5 acres of fully fenced land. Inside, the main floor boasts a spacious primary bedroom with a luxurious 5-piece ensuite, featuring a tiled/glass shower and a soaker tub. The home's open-concept 'great room' seamlessly integrates the kitchen, dining, and living areas, framed by expansive windows that lead to a large covered deck with spectacular valley and mountain views. Downstairs, the recreation room is warmed by a WETT-certified Yodel wood stove set in brick, creating a cozy and inviting atmosphere. walkout lower level with hot tub offers two generous bedrooms and a full bathroom. It features a 30'x52' engineered shop that is fully powered, insulated, heated, and equipped with 14' high doors, along with a 26'x28' secondary shop for extra storage or workspace. Beautifully designed secondary residence with a fireplace and a patio/gazebo—ideal for guests or as a potential mortgage helper. Additional amenities include an RV pad with a sani-dump and a greenhouse/garden shed caters to gardening enthusiasts, while the stable includes a tack room and hay storage for equestrian needs. Lavington provides a peaceful rural lifestyle with excellent local amenities, including an elementary school, a park with a pool, a gas bar, and ice rink. Its proximity to Vernon ensures both tranquil...



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