



## 6695 Cosens Bay Road Coldstream British Columbia

Mun of Coldstream

# \$1,390,000



Welcome to your dream retreat, nestled in the coveted Cosens Bay area. This charming 4-bed, 3-bath walk-out rancher offers breathtaking views of Coldstream Valley from every angle, ensuring a serene backdrop no matter the season. Situated on over 6 acres of land & just steps away from Kal Park. Step onto the inviting front porch to savor the peaceful melodies of birdsong during morning coffees or evening sunsets. Inside, the well-appointed kitchen boasts ample counter & cupboard space. Open-concept living & dining area is perfect for hosting gatherings! Recently renovated basement features new flooring & fresh paint, suite potential for a mortgage helper or in-laws. Mature landscaping surrounds the property, creating a tranquil ambiance complimented by friendly neighbours. Abundant windows throughout flood the space w/ natural light, providing panoramic views, and ensuring you can keep an eye on your cherished animals. Equestrian enthusiasts will delight in the well-designed cross-fencing & ring, along w/ additional outbuildings, storage, & heated tack room. Grow your own produce in the veggie gardens & enjoy fresh eggs from the chicken coop. Conveniently located just minutes from orchards, walking & hiking trails, Kal Lake, downtown Vernon shops & restaurants, top-rated schools, & rec facilities. Currently has farm status & agricultural water permissions. This Coldstream ge...



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