



## 7604 Cunliffe Road Coldstream British Columbia

Mun of Coldstream

# \$869,000



GREAT LOCATION! This move-in-ready home features 3 bedrooms and 2.5 baths, with 2 bedrooms upstairs and 1 downstairs, making it ideal for families and those looking for a home with suite potential. The bright kitchen offers a dining nook, breakfast bar, ample counter space, and a full-sized dining room. The main living area is filled with natural light from numerous windows and offers deck access overlooking the landscaped backyard. Additional amenities include a central vacuum, a primary bedroom with a 2-piece ensuite, and the potential for a suite with a separate basement entrance. The home boasts upgraded electrical and plumbing, a newer roof, a new washer and dryer, fresh exterior and interior paint, top down/bottom up window shades, and a fully automated irrigation system. Outdoors, enjoy the private yard with a pond, garden beds, mature trees, a garden shed, and a workshop in the garage. Located just minutes from town, this property is within walking distance of Kidston Elementary, Kal High School, and Sovereign Park with beach access. Kal Beach and multiple hiking/walking trails are also right around the corner. Additional features include energy-efficient windows, a cozy fireplace in the living room, and ample storage throughout. The spacious driveway provides ample parking space for multiple vehicles or an RV/boat. Don't miss out! This well-maintained home won't last...



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