



## 9803 Venables Drive Coldstream British Columbia

Mun of Coldstream

# \$799,900



Families & Investors this recently updated 5 bedroom/ 3 bath home is a great opportunity to experience the best of quiet, rural living within minutes of the City. With beautiful valley views and orchards right out the front door, this recently updated home can accommodate a growing family with 4 beds/2 baths up and a mortgage helper (1 bed/1bath) self-contained suite (in-suite laundry) down. The Spacious primary bedroom includes a walk in closet and updated ensuite nicely separated, by a few steps down to the living great room, with 2 bedrooms & bath down the hall. The 4th bedroom is on the entry level, currently being used as an office/laundry room but could easily be converted to your 4th bedroom, with the laundry relocated to the lower level downstairs (w/hook ups). Tons of upgrades inside and out (see list in supplements). Suite has separate entry, in-suite laundry, storage and large rooms, currently great tenant, paying \$1500.00/mo. would like to stay. Heated workshop, a couple of sheds a covered deck, and a plateaued back yard with great garden area. Great catchment area for schools, Coldstream Elementary (15-minute walk) Kalamalka Secondary (3.2km). You're invited to come and have a look at all this property has to offer. (id:6769)

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