



10108 Venables Drive Coldstream British Columbia

\$1,999,000

Live the Rural Dream in Coldstream! Situated on a tranquil 3.5-acre lot at the end of Venables Drive, this expansive 6,000 square foot residence offers 6 bedrooms and 6 full baths. RARE- 2 rental suites with separate entries, perfect for long & short term rental or multi-generational living. New flooring in suite and upstairs. 3 Bay AND 2 Bay attached garage (1,830 sq ft) providing massive space for vehicles & hobbies. Outdoor enthusiasts will love the high-yield garden with rich soil, 26 fruit trees of 9 different varieties, and a charming chicken coop. The property is accessible front and back roads. The fields have row irrigation for watering. A 600 sq ft greenhouse is perfect for starting your spring seedlings. The seller has successfully sold a variety of seasonal vegetables over the past 20+ years, with a large clientele base –ideal if you're passionate about selling, high-quality produce. A John Deere loader tractor and tools are included, along with 2 large chiller units, one a substantial 9'x9' walk-in unit in the lower garage. This eco-friendly home is equipped with a massive 92-panel solar array and a robust 400 amp electrical service (installed 8 years ago), ensuring efficiency and savings. All new Septic System coming!! With so much to offer, don't miss the chance to own this extraordinary property that combines luxury, functionality, and natural beauty. For a detailed list of items, have your Realtor request the Inventory list. Welcome to 10108 Venables Drive! (id:6769)

4pc Bathroom 8' x 9'9"

Dining nook 8' x 8'

Other 9' x 9'

Other 23' x 26'6"

Other 18' x 24'

Full bathroom 6' x 13'

Kitchen 9' x 14'

Living room 18' x 15'

Bedroom 11' x 15'

Full bathroom 7' x 8'6"

Laundry room 7'8" x 13'6"

Storage 7' x 7'

Utility room 6' x 12'

Bedroom 13'6" x 21'

Other 8' x 14'

Living room 18' x 15'

Listing Presented By:



Originally Listed by:
3 Percent Realty Inc.

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Royal

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Sauna 6' x 6'

Family room 15' x 25'

Utility room 9'8" x 11'