



# 13706 Watson Drive Coldstream British Columbia

\$1,475,000

Welcome to your private Coldstream retreat, where breathtaking panoramic Kal Lake views meet Okanagan lifestyle at its finest. Set on a private 0.38 acre lot at the bottom of a cul-de-sac, this beautifully positioned 4 bedroom + office/den home offers over 3,800 sq.ft. of thoughtfully designed living space, with every room capturing stunning views of Kalamalka Lake and the Monashee Mountains. The modernized kitchen features impressive upgrades and a functional layout, perfect for gathering and entertaining. The private main floor primary bedroom offers incredible lake views and comfortable main floor living, while the adjoining office or nursery is an added bonus for young families. Flexible living spaces throughout the home provide endless possibilities for a gym, media room, office, or guest accommodations. Step outside to enjoy two expansive patios with sweeping lake views, or relax around the incredible outdoor gas fire pit overlooking the valley and lake. Additional highlights include a copper roof, large coat/storage room, plenty of parking, and exceptional privacy in one of Coldstream's most desirable neighbourhoods. Direct access to Kalamalka Lake, the Okanagan Rail Trail, hiking, biking, and year round recreation, this home perfectly blends tranquility, luxury, and the best of the Okanagan lifestyle. (id:6769)

- Utility room 19'1" x 13'
- Storage 6'6" x 8'11"
- Other 6'2" x 6'6"
- Family room 21'10" x 31'9"
- Bedroom 12'0" x 11'4"
- Bedroom 12' x 11'4"
- Laundry room 10'7" x 5'9"
- 4pc Bathroom 10'8" x 4'11"
- Gym 10'5" x 5'5"
- Mud room 9'10" x 12'8"
- 2pc Bathroom 4'11" x 5'6"
- 4pc Ensuite bath 14' x 9'10"
- Other 4' x 8'
- Other 9' x 4'11"
- Primary Bedroom 17'11" x 14'

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<https://benszuuts.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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Bedroom 17'5" x 11'5"