



195 Ravine Drive Coldstream British Columbia

\$3,300,000

Deluxe custom-built executive home in Coldstream. This wonderfully appointed 6bed 4bath executive family home was custom built in 2014 by Richbuilt homes. Situated at the end of the cul-de-sac in the exclusive Ranchlands neighbourhood, this home takes advantage of the landscape and maximizes the outdoor space and views. Featuring a large chef's kitchen with Butler's pantry, the kitchen comes with built-in Kitchen Aid appliances including an induction cooktop and double ovens perfect for the home chef. A large primary bedroom on the main level has an oversized walk-in closet, generous 5-piece bathroom and your own private access to the hot tub. The large, covered deck with custom screens, fire table, hot tub and built-in BBQ takes full advantage of the scenery, providing evening sunsets and unmatched views of the valley and lakes. Take the stairs down to the heated saltwater pool for a swim then relax on the sun deck or under the large pergola. The lower grass level is perfect for bocce, volleyball or even a new pickleball court. Upstairs has three more generous bedrooms while the lower entertainment level features a large family room ideal for game night, with a wet bar and two more bedrooms for guests. Plenty of storage and room for all your toys with a full 6 bay heated garage with upper and lower entrances and RV entrance. Radiant floor heating and two forced air AC units make this home wonderfully efficient - stays cool in the summer and the perfect warmth in winter.

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Utility room 5'11" x 2'2"

5pc Bathroom 13'6" x 9'3"

Bedroom 10'11" x 14'6"

Bedroom 13'3" x 14'3"

Bedroom 13'3" x 14'7"

Other 8'0" x 14'10"

Utility room 14'9" x 23'1"

Recreation room 14'0" x 23'1"

Gym 15'7" x 12'11"

Other 11'4" x 10'11"

Bedroom 13'4" x 11'10"

Bedroom 12'7" x 17'9"

3pc Bathroom 11'10" x 14'1"

Family room 18'9" x 20'2"

Other 54'5" x 32'3"

Other 14'5" x 16'5"

Office 10'5" x 12'6"

Laundry room 7'11" x 8'6"

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