



## 431 Upland Drive Coldstream British Columbia

\$1,150,000

More than \$35,000 in recent improvements, a newer saltwater pool, over HALF AN ACRE and a fully furnished interior make this Coldstream home truly move-in ready. Since April, the property has seen substantial investment in its mechanical systems and outdoor spaces. The well-designed 5 bedroom, 3 bathroom layout offers 3 bedrooms on the main level, with 2 additional bedrooms and a spacious rec room downstairs, providing plenty of room for family, guests or a home office. Outside, the private backyard is made for Okanagan summers. The newer 14' x 30' fiberglass saltwater pool, installed in 2020, features two sunbeds and an automatic cover, while the covered deck creates a great outdoor living space. Recent improvements include a brand-new powder-coated metal fence valued at over \$18,000 and a new pool pump valued at over \$2,500. The low-maintenance yard is fully fenced for privacy and easy enjoyment. The home has also received over \$15,000 in recent mechanical upgrades, including a new 2-stage ECM furnace, new air conditioner with a 10-year warranty, new Wi-Fi thermostat, new air intake and exhaust venting system, new chimney liner and new gas shutoff valve. Additional improvements over the years include windows, gutters, deck railing, front door and a basement mudroom. With abundant parking for RVs, boats and trailers, a private pool setting and significant recent investment, this is a standout Coldstream property. (id:6769)

|                                 |                               |
|---------------------------------|-------------------------------|
| Utility room 9'4" x 7'1"        | 4pc Bathroom 12'5" x 4'11"    |
| Storage 12'9" x 9'8"            | Bedroom 10'5" x 12'2"         |
| Foyer 6'3" x 10'3"              | Bedroom 10'6" x 10'           |
| Laundry room 8'6" x 5'7"        | 3pc Ensuite bath 7'4" x 4'11" |
| 3pc Bathroom 8'1" x 5'5"        | Primary Bedroom 13'9" x 12'4" |
| Bedroom 12'8" x 10'4"           | Dining room 12'10" x 10'6"    |
| Bedroom 9'4" x 11'4"            | Living room 16'2" x 15'1"     |
| Recreation room 19'11" x 14'10" | Kitchen 12'5" x 11'2"         |

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