



460 Crestview Drive Coldstream British Columbia

\$1,295,000

Ideally located one of a kind large family home in Coldstream Valley Estates. This European influenced rancher w/ walkout basement boasts valley, mountain and Kalamalka Lake views from many areas. The .56 acre fully landscaped, park setting lot consists of mature trees, shrubs, flowers and exposed concrete pathway winding throughout. Wrap-around deck, along w/ a fantastic covered section w/ high quality sliding doors, provide open and/or sheltered options for any season. Extensively renovated in 2022 and 2023, this home w/ a completely new roof has been transformed w/ added double garage, main floor primary bedroom, ensuite bathroom w/ high quality Turkish steam shower and in-floor heating and completely new kitchen w/ great views. Lower level w/ enlarged bedrooms, 3 bathrooms (2 w/ in-floor heating) and one w/ a 4- 5 person sauna. Entire home has new 4 inch insulation (making the total walls around the house 10 inches thick), new triple glazed windows & triple glazed sliding doors, new added twice-doubled glass skylights, high-end metal roller shutters, 200+200 AMP service, top quality clear cedar & solid wood doors throughout and much more. In addition, 37 solar panels have been added along w/ an over-sized inverter in the garage to possibly add 15-18 panels. Most likely no heating/cooling costs throughout the year. Possible to 3 phase charge one or two EV's, at little or no cost per year. This home is extremely energy efficient and has to be viewed to be truly appreciated. (id:6769)

6pc Ensuite bath 16'5" x 11'4"

5pc Bathroom 9'0" x 9'11"

3pc Ensuite bath 9'1" x 4'11"

Primary Bedroom 11'8" x 26'0"

Bedroom 14'2" x 16'9"

Bedroom 15'10" x 12'11"

Family room 14'0" x 27'3"

2pc Bathroom 7'4" x 3'6"

Primary Bedroom 13'4" x 15'5"

Laundry room 10'10" x 6'0"

Foyer 14'10" x 12'6"

Kitchen 16'3" x 11'4"

Dining room 15'9" x 13'5"

Living room 15'0" x 13'5"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<http://www.bennetto.ca/>



Royal

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