



5380 Learmouth Road Coldstream British Columbia

\$1,675,000

This exceptional 3(4)bedroom home offers a well-designed layout and breathtaking views of nearly 5 acres of fully fenced land. Inside, the main floor boasts a spacious primary bedroom with a luxurious 5-piece ensuite, featuring a tiled/glass shower and a soaker tub. The home's open-concept 'great room' seamlessly integrates the kitchen, dining, and living areas, framed by expansive windows that lead to a large covered deck with spectacular valley and mountain views. Downstairs, the recreation room is warmed by a WETT-certified Yodel wood stove set in brick, creating a cozy and inviting atmosphere. walkout lower level with hot tub offers two generous bedrooms and a full bathroom. It features a 30'x52' engineered shop that is fully powered, insulated, heated, and equipped with 14' high doors, along with a 26'x28' secondary shop for extra storage or workspace. Beautifully designed secondary residence with a fireplace and a patio/gazebo--ideal for guests or as a potential mortgage helper. Additional amenities include an RV pad with a sani-dump and a greenhouse/garden shed caters to gardening enthusiasts, while the stable includes a tack room and hay storage for equestrian needs. Lavington provides a peaceful rural lifestyle with excellent local amenities, including an elementary school, a park with a pool, a gas bar, and ice rink. Its proximity to Vernon ensures both tranquility and accessibility. (id:6769)

Recreation room 21'6" x 21'9"

Storage 9'7" x 10'6"

Storage 15'9" x 6'6"

4pc Bathroom 6' x 8'11"

Bedroom 14'0" x 10'6"

Bedroom 15'9" x 13'4"

Workshop 30' x 52'

Kitchen 10' x 11'8"

Foyer 8'6" x 8'3"

Partial bathroom 4'11" x 5'2"

Laundry room 13'0" x 8'0"

Office 11' x 13'

5pc Ensuite bath 8'11" x 10'3"

Primary Bedroom 15'0" x 13'0"

Dining room 11'0" x 11'8"

Kitchen 10' x 11'8"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

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Royal

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Other 11'9" x 14'
Other 6' x 8'2"

Living room 11'9" x 17'9"