



## 5517 6 Highway Coldstream British Columbia

\$699,900

Want some elbow room on your property and a home where there is very little to do but just move in? Then you might want to take a look at this little property. Situated on 3/4 of an acre this home is conveniently located to allow 2 road accesses for easy drive in and drive out of larger vehicles. All the big items inside the home have been upgraded including plumbing, electrical, windows, new high efficiency furnace and a/c unit, new insulation in attic and a brand new high quality septic system. The main living area is south facing so beautiful and bright. Open style living, dining, kitchen area is spacious and perfect for young families with easy care new vinyl plank flooring. The primary bedroom is large enough for a king bed and features original hardwood flooring. Two other bedrooms with new carpeting, a fully renovated bathroom and a large foyer complete the main floor. A lovely new sunroom connects the main floor with the basement where you will find a huge rec room, a new second bath combined laundry room and storage. You will love the brand new (2022) over-sized 25' x 32' detached garage that does have underground connection to the new septic for a future bathroom. The front yard is fully fenced for your pets and/or littles and there is plenty of outdoor space for roaming, gardening & parking of toys/rv's. Come check it out! (id:6769)

Full bathroom 12' x 8'

Recreation room 23'10" x 12'8"

Sunroom 9'11" x 10'5"

Foyer 11'5" x 9'8"

Dining room 14' x 7'

Bedroom 9'7" x 10'5"

Bedroom 10'4" x 9'6"

Primary Bedroom 12' x 13'7"

3pc Bathroom 5'7" x 7'0"

Living room 13'1" x 14'1"

Kitchen 12'8" x 8'3"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

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



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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