



5531 6 Highway Coldstream British Columbia

\$1,299,000

Brand new in 2025 and thoughtfully designed for modern family living, this impressive 0.88-acre property offers space, privacy, flexibility and room to grow. The main home features 4 bedrooms plus an office/5th bedroom and 3 bathrooms. The main floor has all your everyday living amenities; 2 bedrooms (including the primary suite and ensuite) another full bathroom, kitchen, living, laundry and access to the double garage! The stunning primary suite features a luxurious soaker tub, double vanity, huge walk-in closet and access to the expansive deck. The kitchen and dining areas open seamlessly to outdoor living, where you can take in beautiful views of the Coldstream Ranch hillside. Downstairs offers 2 additional bedrooms, an office, full bathroom and spacious family room. A completely separate 1-bedroom, 1-bathroom suite offers true privacy with its own entrance, kitchen, living area and stackable laundry -- perfect for extended family, guests or rental income. A concrete patio leads directly to the massive fully fenced yard. Outside, the possibilities are endless. 400-amp service includes 200 amps reserved for a future shop, pool -- or both! Underground irrigation, abundant parking for RVs, boats and trailers, and direct access to Crown land through the back gate via Noble Canyon Road make this an incredible setup for outdoor enthusiasts. Set back from Highway 6 for minimal road noise, yet just 5 minutes to Lumby and 10 minutes to Vernon. Truly a "no compromise" property! (id:6769)

Utility room 12'2" x 6'5"

4pc Bathroom 5'9" x 7'8"

Office 8'4" x 13'10"

Bedroom 11'9" x 11'6"

Bedroom 11'5" x 13'10"

Family room 20'1" x 13'2"

Laundry room 13' x 7'2"

Pantry 15'5" x 6'6"

4pc Bathroom 5'9" x 7'8"

Bedroom 10'7" x 11'6"

Other 7' x 9'3"

5pc Ensuite bath 9'3" x 10'11"

Primary Bedroom 13'2" x 16'1"

Dining room 13' x 7'10"

Kitchen 13'5" x 13'9"

Living room 16'5" x 16'5"

Full bathroom 9' x 11'6"

Primary Bedroom 10'4" x 11'6"

Listing Presented By:



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