



6524 Highway 6 Other Coldstream British Columbia

\$1,295,000

Welcome to your own private slice of country living in Coldstream - an adventure-filled acreage offering the perfect blend of lifestyle, functionality, and future potential. Set on (6.89 acres) a diverse property with lawn, open field, wetlands, mature trees, and the gentle flow of Coldstream Creek winding through, this is a truly special setting just 10 minutes to Vernon or Lumby. The 1,676 sq ft Rancher home (built in 2002) offers 3 bedrooms and 2 bathrooms, including a spacious primary with walk-in closet and 3-piece ensuite. Enjoy a functional kitchen with eat-in bar, dedicated dining area, and living space that opens onto a back deck with glass-covered pergola - perfect for relaxing or entertaining. Major updates include a newer furnace & A/C (3 yrs), roof (~5 yrs), and ALL major appliances (4 yrs). Additional features include a crawl space, roughed-in central vac, hot water recirculation system, natural gas, and an attached 23' wide double garage with extra space. The impressive newer 40' x 30' deluxe shop (built with permits, ~\$200K) features 2 oversized side-mounted automatic doors, 150,000 BTU gas heat, and an additional 700 sq ft loft - ideal for hobbies, storage, or future ideas (carriage suite?). With some cross-fencing, ample parking, RV plug, lean-to, firepit area, and bridges crossing the creek, this property offers space, versatility, and a true country lifestyle. Zoned A1 with potential for additional uses including a secondary or carriage suite. (id:6769)

Other 9'0" x 6'10"

Primary Bedroom 13'11" x 14'8"

Living room 22'1" x 16'6"

Laundry room 6'7" x 12'10"

Kitchen 12'4" x 12'10"

Dining room 11'1" x 13'4"

Bedroom 11'0" x 15'5"

Bedroom 10'9" x 13'6"

3pc Bathroom 9'0" x 7'9"

3pc Ensuite bath 9'0" x 8'1"

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