



6651 Buchanan Road Coldstream British Columbia

\$1,750,000

10.04 acre parcel in the Coldstream area of the Okanagan Valley. This residence boasts over 3,100 square feet of living space, featuring four bedrooms, three bathrooms, a double car garage, and renovations throughout. The living room offers vaulted ceilings to get excess natural light in from your valley views ahead, while your kitchen has stainless steel appliances. Off your deck, you can overlook your private garden/yard area, fenced in for convenience for any dogs. While you drive up the tree lined driveway, you pass by your extensive hay fields, irrigated with dedicated irrigation water; the land could be suitable for a variety of crops. The property is set up perfectly for equestrian uses, with a large barn (with hay loft), extensive cross fencing, and a flat, sanded riding arena (uncovered) at the top of the property. There are two dedicated paddocks with shelters. The insulated three bay workshop (with one pass-through stall) is perfect for a home based business, storage, extra covered parking, and more. This is a perfect hobby-farm or equestrian retreat, with significant dollars invested into the land, the home, and the two large outbuildings to help service any agricultural uses. The equipment/irrigation equipment may be negotiable. GST applicable. (id:6769)

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|--------------------------------|----------------------------|
| 3pc Bathroom 5'2" x 6'9" | Foyer 5'10" x 9'10" |
| Bedroom 14'8" x 12'10" | Laundry room 13'3" x 13'4" |
| Bedroom 11'4" x 11'0" | Family room 14'7" x 25'9" |
| 4pc Ensuite bath 9'11" x 11'2" | 3pc Bathroom 7'2" x 5'1" |
| Primary Bedroom 13'5" x 15'2" | Bedroom 13'3" x 12'4" |
| Utility room 12'7" x 9'3" | Kitchen 24'6" x 10'7" |
| Recreation room 11'10" x 18'4" | Dining room 8'11" x 12'6" |
| Recreation room 11'0" x 27'2" | Living room 15'6" x 17'10" |

Listing Presented By:



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