



# 6695 Cosens Bay Road Coldstream British Columbia

\$1,390,000

Welcome to your dream retreat, nestled in the coveted Cosens Bay area. This charming 4-bed, 3-bath walk-out rancher offers breathtaking views of Coldstream Valley from every angle, ensuring a serene backdrop no matter the season. Situated on over 6 acres of land & just steps away from Kal Park. Step onto the inviting front porch to savor the peaceful melodies of birdsong during morning coffees or evening sunsets. Inside, the well-appointed kitchen boasts ample counter & cupboard space. Open-concept living & dining area is perfect for hosting gatherings! Recently renovated basement features new flooring & fresh paint, suite potential for a mortgage helper or in-laws. Mature landscaping surrounds the property, creating a tranquil ambiance complimented by friendly neighbours. Abundant windows throughout flood the space w/ natural light, providing panoramic views, and ensuring you can keep an eye on your cherished animals. Equestrian enthusiasts will delight in the well-designed cross-fencing & ring, along w/ additional outbuildings, storage, & heated tack room. Grow your own produce in the veggie gardens & enjoy fresh eggs from the chicken coop. Conveniently located just minutes from orchards, walking & hiking trails, Kal Lake, downtown Vernon shops & restaurants, top-rated schools, & rec facilities. Currently has farm status & agricultural water permissions. This Coldstream gem presents a rare opportunity to embrace the quintessential Okanagan lifestyle! (id:6769)

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|------------------------------|--------------------------------|
| Storage 14'5" x 5'11"        | Pantry 3'11" x 8'1"            |
| Utility room 14'10" x 17'10" | Laundry room 3'11" x 8'1"      |
| Bedroom 10'11" x 6'7"        | Partial bathroom 4'7" x 6'5"   |
| 3pc Bathroom 10'7" x 5'7"    | 4pc Ensuite bath 12'4" x 4'11" |
| Bedroom 10'10" x 14'5"       | Primary Bedroom 15'3" x 12'5"  |
| Bedroom 10'10" x 10'11"      | Living room 23'0" x 14'10"     |
| Family room 18'5" x 22'11"   | Dining room 12'2" x 13'11"     |
| Foyer 15'0" x 5'7"           | Kitchen 11'3" x 8'11"          |

Listing Presented By:



Originally Listed by:  
O'Keefe 3 Percent Realty Inc.

<http://www.okeefe3.com/>



Royal

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