



7001 Learmouth Road Coldstream British Columbia

\$1,199,000

Welcome to Springfield Marsh, a unique 16.8-acre property in Coldstream offering a peaceful country setting surrounded by wetlands, lush vegetation, and beautiful seasonal colours. A haven for nature enthusiasts, the property offers abundant wildlife, mountain views, and a quiet rural atmosphere within the ALR, an ideal setting for those seeking space, privacy, and a connection to the outdoors. The hand-hewn, dovetailed pine log home offers more than 1,800 square feet of comfortable living space, with two bedrooms and two bathrooms. A distinctive red metal roof and cedar-shake details complement the rustic character of the home, while vaulted ceilings, exposed wood beams, and large windows create a bright, welcoming interior. Upstairs, the entire level is dedicated to the primary bedroom and ensuite, with a walk-in closet, additional storage, and a loft-style Juliet balcony overlooking the living room below. An enclosed solarium provides a sheltered place to relax and enjoy views of the surrounding landscape. The property is well suited to a variety of rural and recreational uses, with box stalls and shelter for horses, along with outbuildings and RV / equipment storage. A double garage with a loft above provides more than 640 square feet of combined space, offering additional room for storage and projects. With its established rural setting and ample space to enjoy the outdoors, Springfield Marsh offers an opportunity to embrace country living in Coldstream. Whether you envision an equestrian property, a recreational getaway, or simply a quieter pace of life surrounded by nature, this distinctive acreage offers plenty of room to make it your own. (id:6769)

Storage 4'5" x 11'11"

3pc Ensuite bath 7'8" x 7'2"

Primary Bedroom 15'5" x 16'2"

Loft 2'7" x 2'4"

Utility room 8'0" x 5'4"

Bedroom 10'7" x 10'7"

Sunroom 18'1" x 9'6"

3pc Bathroom 11'7" x 10'0"

Dining room 12'4" x 15'6"

Kitchen 11'8" x 15'6"

Living room 17'7" x 18'7"

Foyer 11'1" x 15'11"

Listing Presented By:



Originally Listed by:

Sotheby's International Realty
Canada

<https://hallcassiemarshall.com/>



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