



# 7701 Birch Lane Coldstream British Columbia

\$999,900

Situated on a lovely cul de sac in the heart of Coldstream is this beautiful rancher on a level 0.26 acre lot. Fully renovated in 2019, pride of ownership is prevalent from the moment you drive up. With its meticulously manicured yard & extremely well cared for 5 bed, 3 bath home, there's plenty of space for the whole family. Be impressed by the great layout, the main floor flows beautifully into the formal living & dining room space. The large kitchen overlooks the fenced backyard, offers quartz counters, ample cabinetry & new s/s appliances. Step out onto the covered deck off the kitchen or dining area, a perfect space to enjoy the hot Okanagan summers & extend your living area from inside to outside. Thoughtfully designed w/ 3 beds on the main, situated at the other end of the home for peace & quiet, offering an inviting setting for family life. A full bathroom & 1/2 bath are also located on the main. The basement is set up perfectly for additional living space, extended family or a mortgage helper suite w/ a 2nd kitchen (gas stove), living room, laundry (2 sets of washer/dryer & additional washer for work clothes), 2 bedrooms, a full bathroom, storage area & separate entrance. The backyard is a beautiful oasis with a massive covered patio, sizeable lawn & separate, fenced dog run. There's a storage shed and loads of parking. A single-car garage means room for a car, toys, tools, you name it! Located easy biking distance to schools, Kal Beach & the amazing Kal Park trails. (id:6769)

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|----------------------------|-------------------------------|
| Bedroom 13'0" x 11'8"      | 2pc Bathroom 8'1" x 5'11"     |
| Bedroom 13'4" x 12'3"      | 4pc Bathroom 8'1" x 7'10"     |
| Laundry room 9'1" x 6'2"   | Bedroom 10'9" x 9'8"          |
| Laundry room 12'6" x 5'8"  | Bedroom 11'2" x 10'0"         |
| Laundry room 7'8" x 4'10"  | Primary Bedroom 14'1" x 11'6" |
| 4pc Bathroom 12'10" x 8'3" | Kitchen 16'1" x 11'6"         |
| Living room 21'11" x 10'9" | Dining room 11'6" x 7'5"      |
| Kitchen 13'4" x 13'1"      | Living room 19'6" x 14'4"     |

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Listing Presented By:



Originally Listed by:  
RE/MAX Vernon



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com