



# 7934 Graystone Drive Coldstream British Columbia

\$1,895,000

Drawing inspiration from Frank Lloyd Wright, this architecturally stunning home blends modern elegance with intelligent design. The exterior features custom metal privacy screens, cedar soffits with pot lighting, concrete planters, and exposed aggregate pathways with integrated stair lighting. A large, covered deck with glass railings captures breathtaking views of the Kalamalka Lake, Coldstream Valley, and Monashee Mountains. Inside, 2x8 double-staggered stud construction, 9 zone radiant in-floor heating and home automation for lighting, vertical blinds, water sensors, sound systems, TV, Security cameras, climate and home monitoring for comfort and efficiency. A private elevator connects all floors, including garage-to-kitchen access. Beech plank and tile flooring flow throughout, with rubberized tile in the gym. The top-floor kitchen features Miele appliances including a combi oven and steam oven, black quartz countertops, and a spacious island with a chef's sink. The open living/dining area is surrounded by windows and features 3 panel sliding door making an 8' opening to a 24x24' partially covered deck with BBQ hookup and ceiling heater. The primary suite includes patio access, steam shower, dual vanity, and built-in cabinetry. 2 additional bedrooms, a full bathroom, den, large office, and gym round out the space. Thoughtfully integrated storage, an epoxy-finished garage, ductless AC, HRV and humidifier systems, and a hot water boiler complete this exceptional smart home. (id:6769)

Pantry 10'6" x 9'2"	4pc Bathroom 10'0" x 6'11"
2pc Bathroom 5'8" x 5'2"	Bedroom 12'0" x 11'4"
Office 19'5" x 12'2"	Bedroom 11'11" x 12'0"
Dining room 12'5" x 12'1"	Den 11'11" x 17'1"
Living room 16'7" x 17'3"	Laundry room 6'11" x 12'1"

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



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

Mud room 13'7" x 10'4"

Foyer 8'1" x 6'6"

Storage 5'1" x 7'5"