



7934 Graystone Drive Coldstream British Columbia

\$1,799,000

Drawing inspiration from Frank Lloyd Wright, this architecturally stunning home blends modern elegance with intelligent, future-forward design. Thoughtfully designed for aging-in-place, this home features a private elevator, wide doorways, and a barrier-free, sill-less shower, allowing the home to adapt seamlessly through every stage of life. The striking exterior showcases custom metal privacy screens, cedar soffits with integrated pot lighting, concrete planters, and exposed aggregate pathways with built-in stair lighting. A spacious covered deck with glass railings captures breathtaking views of Kalamalka Lake, the Coldstream Valley, and the Monashee Mountains. Inside, 2x8 double-staggered stud construction, 9-zone radiant in-floor heating, and extensive home automation provide comfort and efficiency. Systems control lighting, blinds, water sensors, sound, TV, security cameras, climate, and home monitoring. Beech plank and tile flooring flow throughout, with rubberized tile in the gym. The top-floor kitchen features premium Miele appliances, black quartz countertops, and a large island. The open living and dining area opens to a partially covered deck with BBQ hookup and ceiling heater. The primary suite offers patio access, steam shower, dual vanity, and built-ins. Two additional bedrooms, full bath, den, office, and gym complete this exceptional smart home, finished with integrated storage, epoxy garage, ductless A/C, HRV, humidifier, and hot water boiler. (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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Royal

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Mud room 13'7" x 10'4"

Foyer 8'1" x 6'6"

Storage 5'1" x 7'5"