



# 8767 Hofer Drive Coldstream British Columbia

\$1,015,000

Location. Location. Location. Ideally positioned at the end of a quiet cul-de-sac in one of Coldstream's most coveted neighbourhoods, this home offers a rare blend of privacy, Kalamalka lake views & walkability to pristine beaches, the scenic Rail Trail & Okanagan College. Beautifully built with a thoughtfully designed open-concept layout, the dining area & great room are elevated by 9' ceilings, a gas fireplace & engineered flooring throughout. The main level offers 3 bedrooms + a versatile den, ideal for both family living & refined entertaining. The primary suite features a spacious ensuite with dual vanities, a recently renovated walk-in shower, a private water closet & a generous walk-in closet. The two additional bedrooms share a full main bathroom. Conveniently located across the hall, the laundry room is complete with a sink. Just off the kitchen, the den opens to the backyard where you'll find a perfectly maintained, recently astro-turfed & fully fenced yard, framed by mature cedar hedging for exceptional privacy. The walk-in level welcomes guests with an inviting foyer & features a fully self-contained 1 bedroom suite with its own private entrance -ideal for extended family or additional income potential. The garage is a feature unto itself, showcasing meticulously finished epoxy floors & offering ample space for three vehicles, or the flexibility to accommodate a boat, additional storage, or a workshop. The home only shares a common wall with the garage foundation. (id:6769)

4pc Bathroom 4'11" x 8'4"  
Laundry room 6'1" x 7'1"  
Bedroom 11'9" x 10'3"  
Bedroom 11'10" x 10'9"  
Full ensuite bathroom 10'2" x 8'3"  
Primary Bedroom 16'8" x 12'

Dining room 7'9" x 8'6"  
Living room 14'9" x 13'8"  
Utility room 7' x 8'2"  
Foyer 14'10" x 13'0"  
Bedroom 12'2" x 12'0"  
Kitchen 19'11" x 13'2"

Den 12'0" x 12'4"  
Kitchen 15'7" x 14'3"  
Living room 12'1" x 12'8"  
Full bathroom 4'8" x 8'2"

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

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