



9310 Kalamalka Road Coldstream British Columbia

\$3,500,000

This classic 4.19 acre Coldstream Estate is now ready for your family to make cherished memories. Every traditional and nostalgic feature has been carefully maintained and subtly improved with modern comforts. Follow the lighted driveway featuring mature luxurious landscaping. A meandering year-round creek, walkways through the trees and patio for evenings around the firepit. Fenced pasture for your hobby farm ventures. Irrigation available. The grand covered front porch and screened/summer room set the mood for this over 4000 sqft foot home. Formal and casual living on the main with primary suite in a quiet wing overlooking the grounds. A grand staircase leads to the upper landing & 2 generous bedrooms. Original fir floors, magnificent woodwork, huge windows, leaded glass accents, and built-ins throughout. Family sized kitchen features Heartland Heritage appliances, two full sinks, granite counters & miles of cabinets. The grand dining room, with built-in buffet, welcomes your largest gatherings! The formal living room features an original tiled fireplace and opens to the screened porch for fabulous entertaining. The current owners raised the house and set it on a new full height basement with windows to include a fourth bedroom and wine room. Natural gas heating and fireplaces. Double garage and walk-in coat/boot room off the back entry. Detached 23'x23' wired and heated shop! Blocks from schools, parks, Kalamalka Beach and the Rail Trail! POTENTIAL FOR FUTURE SUBDIVISION. (id:6769)

- Bedroom 11'7" x 23'3"
- Bedroom 11'8" x 19'3"
- 5pc Bathroom 17'11" x 10'2"
- Utility room 8'2" x 4'0"
- Utility room 17'4" x 19'0"
- Wine Cellar 9'11" x 16'11"
- Bedroom 11'2" x 11'4"
- Living room 19'10" x 19'9"
- Laundry room 9'9" x 10'0"
- Kitchen 18'0" x 18'8"
- Family room 15'11" x 13'2"
- Dining room 13'2" x 16'4"
- Other 11'2" x 11'4"
- Primary Bedroom 11'2" x 11'4"

Listing Presented By:



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RE/MAX Priscilla

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



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

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

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Other 21'6" x 22'6"

Office 15'5" x 15'9"

Mud room 10'6" x 11'11"

5pc Ensuite bath 12'11" x 18'8"

4pc Bathroom 8'5" x 11'2"