



9465 Angus Drive Coldstream British Columbia

\$769,900

CONTINGENT | Nestled in the Lavington community, lies a 4 Bed, 2.5 Bath home that exudes elegance and charm. With a quaint bridge leading you to your dream home, prepare to be captivated by the impressive layout. Upon entering, a generously sized open-plan living area greets you, providing a smooth and seamless transition to your dining space and kitchen. The main level showcases a generously sized primary bedroom complete with a 2 piece ensuite, as well as an additional bedroom just across the hall. With its sleek hardwood and tile floors, modern accents, and a bright newer kitchen featuring stainless steel appliances. The living room is spacious and cozy, boasting a charming fireplace perfect for unwinding after a long day. Venturing downstairs, you'll find a separate entrance to the basement, complete with a rec room featuring a wood-burning stove, two more bedrooms with a 3 piece bath, and a laundry room with an adjoining wine/cold storage room. The backyard is exquisite, featuring a brand-new 16.5' x 21' timber-framed covered deck with FlexStone floors and stylish LED lighting. Step out onto the flat, idyllic park-like yard and admire the cherry, apple, and plum trees, as well as ample space for stocking your wood. There's plenty of room for your toys, including a single garage and RV parking. Situated in a family oriented neighborhood with proximity to the school and rec center, this home is the perfect place for you and your loved ones to settle down and grow. (id:6769)

Listing Presented By:

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Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

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

- Storage 9'4" x 3'10"
- Other 7'2" x 4'4"
- Laundry room 12'11" x 8'6"
- Bedroom 16'10" x 12'10"
- 3pc Bathroom Measurements not available
- Bedroom 12'8" x 10'8"
- Family room 9'0" x 12'8"
- 4pc Bathroom Measurements not available
- Foyer 12'0" x 4'9"
- 2pc Ensuite bath Measurements not available
- Bedroom 12'6" x 10'0"
- Primary Bedroom 14'5" x 14'4"
- Living room 14'9" x 16'4"
- Dining room 9'8" x 10'0"

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Other 13'4" x 21'6"

Kitchen 10'4" x 12'0"