



9465 Angus Drive Coldstream British Columbia

\$699,000

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)

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 10'8" x 12'8"

Other 13'10" x 11'0"

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 13'10"

Kitchen 11'5" x 12'10"

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Originally Listed by:
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