



## 9536 Buchanan Road Coldstream British Columbia

\$825,000

Welcome to a truly unique property nestled in one of Coldstream's most desirable areas. Situated on a private and scenic .61-acre lot, this charming 1971-built home has been lovingly cared for by the same owners since 1978. First time on the market in decades! The property boasts incredible views, a detached 3-bay garage perfect for hobbyists or car enthusiasts, and space to bring your vision to life. Whether you're looking to renovate, expand, or build new, this is a rare chance to create something special in a setting that is becoming increasingly hard to find. Located in an excellent school catchment, and just minutes from Kalamalka Lake, Coldstream Elementary, and Kalamalka Provincial Park's extensive trail network, this location offers the perfect blend of nature, recreation, and community. Opportunities like this don't come along often -- bring your ideas and explore the potential of this truly special property. (id:6769)

Full bathroom 9'6" x 7'1"

Laundry room 13'1" x 14'2"

Bedroom 3'4" x 14'1"

Other 13'2" x 35'5"

Recreation room 13'2" x 27'3"

Sunroom 14'5" x 13'

Living room 18'0" x 28'4"

Dining room 13'1" x 18'7"

Dining nook 9'10" x 9'6"

Kitchen 9'6" x 9'3"

Full bathroom 9'6" x 7'9"

Bedroom 9'10" x 12'0"

Primary Bedroom 13'0" x 14'10"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

<http://www.amber-lee.ca/>



Royal

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