



# 10108 Venables Drive Coldstream British Columbia

\$2,500,000

Welcome to your dream home in Coldstream, BC! Situated on a tranquil 3.5-acre lot at the end of Venables Drive, this expansive 6,000 square foot residence offers 6 bedrooms and 6 full baths, plus 2 rental suites with separate entries--perfect for generating income, accommodating guests, or multi-generational living. The property features 5 enclosed attached garage bays (1,830 sq ft) providing ample room for vehicles and hobbies. Outdoor enthusiasts will love the high-yield garden with rich soil, 26 fruit trees of 9 different varieties, and a charming chicken coop. The property is accessible front and back from roads. The fields come with row irrigation for easy watering. A 600 sq ft greenhouse is perfect for starting your spring seedlings. The seller has successfully sold a variety of seasonal vegetables over the past 20+ years, with a large clientele base --ideal if you're passionate about selling, high-quality produce. A John Deere loader tractor and tools are included, along with 2 large chiller units, one a substantial 9'x9' walk-in unit in the lower garage. This eco-friendly home is equipped with a massive 92-panel solar array and a robust 400 amp electrical service (installed 8 years ago), ensuring efficiency and savings. With so much to offer, don't miss the chance to own this extraordinary property that combines luxury, functionality, and natural beauty. For a detailed list of items, have your Realtor request the Inventory list. Welcome to 10108 Venables Drive! (id:6769)

- 4pc Bathroom 8' x 9'9"
- Dining nook 8' x 8'
- Other 9' x 9'
- Other 23' x 26'6"
- Other 18' x 24'
- Full bathroom 6' x 13'
- Kitchen 9' x 14'
- Living room 13' x 15'
- Bedroom 11' x 15'
- Full bathroom 7' x 8'6"
- Laundry room 7'8" x 13'6"
- Storage 7' x 7'
- Utility room 6' x 12'

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Sauna 6' x 6'

Family room 15' x 25'

Utility room 9'8" x 11'