



# 13525 Westkal Road Coldstream British Columbia

\$1,049,000

Exceptional access to amenities! Kalamalka Lake is steps away, Okanagan College, Vernon Jubilee Hospital, Vernon Golf and Country Club, Kidston Elementary and if hiking/cycling is your passion, step or leave home peddling, as the breath taking adventures of "The Rail Trail" are seconds away! After 24 years of loving their home, its time to let the next family make their memories here! This 4 bed + 3 bath home sits on a gorgeous .264 acre corner lot, with loads of room for an swimming pool, gardens or sports court. Fully fenced, flat and irrigated, the backyard is a level, low maintenance oasis. The lower level offers of the option of an "in-law suite" with its own back entrance and back patio and still leaves room for a den/office at the front for the owners. Vaulted ceilings and huge windows upstairs beckon in the fabulous views of Kalamalka Lake. Warm hardwood flooring flows through the main living, dining and spacious kitchen, with all taking advantage of the entertainment mother nature provides. Seamless flow to outdoor living off both the kitchen and master bed. The option of 3beds and 2baths up, with currently a spacious laundry/utility chosen. Numerous updates: hwt, windows, blinds, french + sliding doors, phantam screen, multiple appliances! Garage easily doubles as a workshop. RV and parking for up to 8. This home is perfect for so many...its perfect for the active family including space/suite for mom, or perhaps a "paying" college student or nurse. Hmmm...hurry! (id:6769)

- 3pc Ensuite bath 5'7" x 5'7"
- Primary Bedroom 14'11" x 13'1"
- Bedroom 10'2" x 12'5"
- Full bathroom 13'9" x 7'5"
- Laundry room 10'2" x 10'4"
- Living room 18'10" x 14'10"
- Dining room 15' x 7'7"
- Kitchen 15' x 12'
- Full bathroom 5'11" x 7'7"
- Other 24'1" x 19'6"
- Foyer 8'11" x 7'10"
- Family room 14'11" x 13'1"
- Office 11'6" x 9'4"
- Bedroom 10'2" x 10'
- Kitchen 10'1" x 14'8"

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