



433 Morningview Drive Other Coldstream British Columbia

\$1,099,900

IMMEDIATE POSSESSION - Indulge in luxury living with seven-time builder of the year Kimberley Homes, in the stunning New Hampshire Floorplan. This masterpiece within the Morningview on Middleton community introduces a contemporary twist to the traditional split-level home, with a dropped den and raised bonus room that boasts lofty ceilings just shy of 12 feet. This innovative layout not only enhances flow of the home but also creates an ambiance of grandeur. The open-rise staircase is a central focal point of the home. The contemporary Kitchen design showcases clean lines and luxurious touches like the quartz waterfall ledge off the central island. Perfect for entertaining, the spacious great room flows directly off the kitchen adorned with a contemporary fireplace with oak cladding and a tile hearth. Slide open the glass doors to access the expansive deck, seamlessly blending indoor/outdoor living. Pamper yourself in your Primary Bedroom with a private balcony and a spa-like ensuite including heated floors, free-standing soaker tub, walk in shower with tile surround and glass door, two under mount sinks set in quartz counters and a private water closet. Bedroom 2 and 3 are large and connect through a jack and jill Bathroom, with a separate room for tub/shower and toilet. The walkout, unfinished basement is built with 10' ceilings. FULL APPLIANCE PACKAGE included and Kohler plumbing fixtures throughout. GST EXCLUDED, Excludes Landscaping. Property Transfer Tax Exempt (id:6769)

4pc Bathroom 9'6" x 11'6"

Laundry room 8'5" x 8'

Bedroom 10'5" x 15'8"

Bedroom 10'7" x 15'1"

5pc Ensuite bath 14' x 8'5"

Primary Bedroom 13'1" x 15'3"

2pc Bathroom 5'7" x 5'

Foyer 14'3" x 7'

Dining room 10' x 10'9"

Mud room 10'9" x 10'

Den 11'11" x 10'3"

Living room 18'5" x 15'7"

Kitchen 16'3" x 10'7"

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Royal

Lepage Parkside Realty

PO Box 930; 9925 Main St,
Summerland, BC,

Phone: (250) 462-4888
info@joepeters.ca

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