



# 511 Guildford Court Coldstream British Columbia

\$499,000

Welcome Home! Located just a short distance away from the pristine shores of Kalamalka Beach and the scenic Okanagan Rail Trail, this double wide manufactured home on its own land, presents an opportunity for those seeking the Okanagan lifestyle WITHOUT the hassle of strata or PAD FEES. This home features a spacious kitchen with ample counter and cabinet space opening into the dining room, perfect for hosting family gatherings. The adjoining living room offers a cozy retreat to unwind at the end of the day. A den provides the ideal space for an office or a place to indulge in your favourite hobby. Two good sized bedrooms offer comfort and relaxation, with the primary bedroom featuring a full adjoining ensuite. Outside, enjoy your private fenced yard with charming gazebo which offer a shaded retreat on a hot, sunny Okanagan day. For those looking for additional storage space, two sheds provide ample room to store outdoor equipment, tools, and toys. Upgrades include new windows, furnace, air conditioner, hot water tank, water line and appliances. Take advantage of the nearby amenities, including shopping, restaurants, schools, and more. Don't wait to call this gem yours! (id:6769)

Utility room 11'4" x 8'5"  
3pc Ensuite bath 8'3" x 9'0"  
Primary Bedroom 13'0" x 12'3"  
3pc Bathroom 8'1" x 6'0"  
Bedroom 11'4" x 9'1"

Den 8'8" x 11'0"  
Kitchen 9'4" x 14'5"  
Living room 13'0" x 15'0"  
Dining room 9'3" x 8'10"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://www.davidpusey.ca/>



Royal

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