



7818 Sage Drive Coldstream British Columbia

\$999,900

Ideally situated 4 bedroom, 3 bathroom family home in Coldstream, with rare, separate 1 bedroom carriage home. Perfectly nestled in the heart of Coldstream, this West Coast designed home is a stone's throw away from beautiful Creekside Park, and just slightly further to your choice of beaches on Kalamalka Lake or hiking trails at Kalamalka Lake Provincial Park. Easy walk to both Kidston Elementary and Kalamalka Secondary schools, this highly sought after location is unbeatable for families. Large, fenced, private back yard and tons of level parking provided on this .35 acre lot. Vaulted ceilings on main, great living spaces and 3 decks to enjoy fantastic views. Even a hot tub in back patio and a private sauna on primary bedroom deck. Efficient, clean combi-boiler system installed 3-4 years ago. Main home is vacant. Quiet tenant in carriage home is paying \$1200/M, month to month. Carriage home requires 24 hour notice during weekdays please, but weekends can easily view. (id:6769)

- Dining nook 10' x 7'
- Living room 18' x 13'
- Dining room 19' x 10'
- Kitchen 11' x 11'
- Foyer 6' x 5'
- 5pc Bathroom 10' x 7'
- Bedroom 11' x 10'
- Bedroom 13' x 10'
- 4pc Ensuite bath 10' x 5'

- Primary Bedroom 15' x 12'
- Recreation room 18' x 11'
- Games room 20' x 18'
- Laundry room 8' x 6'
- 4pc Bathroom 8' x 6'
- Bedroom 12' x 10'
- Mud room 13' x 8'
- Family room 23' x 12'
- Other 26' x 20'

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

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



Royal

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