



## 8700 Hofer Drive Coldstream British Columbia

\$1,299,000

Welcome to Coldstream, where luxury and convenience meet amidst the stunning backdrop of Kalamalka Lake. This exceptional property epitomizes Okanagan living at its finest, offering a level entry rancher design with a walk-out basement, complemented by breathtaking views and an array of desirable amenities. As you step through the front door, you'll be immediately captivated by the seamless flow of the main level, bathed in natural light and showcasing panoramic vistas of Kalamalka Lake. The open-concept layout blends the living and dining areas, with the well appointed kitchen, creating an inviting space for both relaxation and entertainment. The allure of outdoor living awaits on the expansive covered deck, where you can soak in the beauty of the lake and surrounding landscape. The main floor primary suite's large windows frame breathtaking views of Kalamalka Lake. In the ensuite enjoy a spa-like soaking tub, a separate walk-in shower, and dual vanities and in the nice sized walk in closet, everything has its place. Descending to the lower level, you'll discover the huge under-garage recreation room along with, 2 large bed rooms and cozy family area, that walks out to the back yard. As well, the separate, 1-bedroom suite with private patio area, is ideal for guests, or as a mortgage helper. Beyond the property's confines, enjoy leisurely walks along the nearby beach or explore the scenic rail trail and Kalamalka Provincial Park all just moments from your doorstep. (id:6769)

Laundry room 8'10" x 4'11"

Utility room 9'1" x 6'2"

4pc Bathroom 5' x 8'10"

Family room 12'11" x 15'5"

Recreation room 22'11" x 22'3"

Bedroom 10'6" x 12'1"

Bedroom 10'6" x 11'11"

Other 8'23" x 23'3"

Foyer 7'2" x 8'3"

Mud room 13'3" x 9'10"

Laundry room 16'4" x 5'10"

2pc Bathroom 6'0" x 5'10"

Dining room 11'0" x 10'9"

5pc Ensuite bath 11'6" x 13'6"

Primary Bedroom 13'2" x 12'9"

Living room 16'4" x 21'4"

Kitchen 6'10" x 16'9"

Full bathroom 14'1" x 7'3"

Bedroom 10'5" x 16'8"

Bedroom 10'5" x 16'8"

Listing Presented By:



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<http://www.okanaganhomes.com/>



Royal

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