



# 9313 Orchard Ridge Drive Coldstream British Columbia

\$1,249,900

LOCATION, LOCATION, LOCATION! Jaw-dropping, unobstructed, Kalamalka Lake views & a luxurious salt water swimming pool. This custom-built, 2002 home is located on a quiet, Coldstream, cul de sac. Needs a few updates to make it perfect again, but it has incredible potential! Don't miss this opportunity, offered at an amazing price of over \$200 K below the assessed value. This is a great home for a large family, w/ 5 bedrooms plus a den, & 4 full bathrooms. Expansive open plan kitchen, living, dining area w/ panoramic views and a large covered deck for entertaining. Solid birch hardwood floors on the upper level, built-in sound system, gourmet kitchen with island & pantry. The primary bedroom has a private, lake view, and deck, all other bedrooms are spacious and practical. Superb craftsman quality throughout, offering unique quality features; upper-level w/scissor trusses and dormers & lower level w/10 foot ceilings, built-in vacuum system. Mature emerald cedars and extensive privacy surround the low-maintenance backyard! Upper level walks out to the heated, saltwater, swimming pool w/slide (36ft x16 ft). Two large pool decks offer amazing views of the lake, and one of these decks has a waterfall feature. Other features include a timed irrigation system, off-street boat parking, an extra-large triple-attached garage, & rough-in for heated driveway. Come live in fabulous Coldstream! Close to schools, Kalamalka Beach, Vernon Golf & Country Club, 30 min. to Kelowna Airport (id:6769)

- Foyer 5'9" x 6'10"
- 3pc Bathroom 5'3" x 10'10"
- 4pc Bathroom 8'5" x 13'2"
- Bedroom 11'0" x 13'2"
- Bedroom 10'10" x 13'2"
- Primary Bedroom 14'0" x 17'1"
- 5pc Ensuite bath 8'0" x 8'0"
- Dining nook 12'3" x 10'5"
- Kitchen 13'10" x 12'5"
- Other 23'6" x 27'6"
- Workshop 14'9" x 7'6"
- Laundry room 10'1" x 9'4"
- Storage 17'0" x 9'4"
- Other 13'4" x 10'8"

Listing Presented By:



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



Royal

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Family room 13'11" x 12'6"

Living room 23'1" x 11'6"

Dining room 15'6" x 12'6"

Bedroom 10'11" x 12'6"

Bedroom 14'0" x 12'5"