



# 317 Arrowleaf Rise Coldstream British Columbia

\$859,000

Presenting one of the last two Gibson Custom Homes 2025 new build duplexes on scenic Middleton Mountain! Featuring 4 bedrooms, 4 bathrooms, and a legal one-bedroom walkout basement suite, this fully finished home offers luxury at every turn. The contemporary design highlights exquisite finishes and fixtures, with the main level perfectly tailored for living, dining, and entertaining. Upstairs, all bedrooms are thoughtfully situated for convenience, including the primary suite, which boasts a spacious walk-in closet and a lavish 5-piece ensuite complete with dual sinks, a soaker tub, and a glass-enclosed shower. Nestled in Coldstream, this home enjoys easy access to nearly 30 acres of trails at Middleton Mountain Park and is a short drive from Vernon. Ideal for families, the community is known for its friendly atmosphere and excellent schools. Outdoor enthusiasts will relish nearby top-tier ski resorts, renowned wineries, and picturesque beaches. Crafted with precision and care, this home reflects the exceptional quality and attention to detail that Gibson Custom Homes is celebrated for. Make it yours today! Please note, the images displayed are artistic renderings for illustrative purposes only and may include features that are not standard in base models. Project specifications, finishes, and features are subject to change. (id:6769)

5pc Ensuite bath 12'1" x 9'6"  
Primary Bedroom 11'11" x 13'7"  
4pc Bathroom 7'11" x 8'2"  
Bedroom 10'7" x 11'2"  
Bedroom 11'7" x 11'7"  
Laundry room 7'9" x 7'9"  
Utility room 13'5" x 3'11"  
Mud room 6'6" x 5'11"  
Pantry 11'0" x 11'0"

Foyer 12'3" x 4'9"  
2pc Bathroom 5'0" x 5'0"  
Dining room 13'7" x 9'0"  
Kitchen 12'1" x 11'8"  
Living room 12'4" x 15'2"  
Living room 11'11" x 12'7"  
Kitchen 15'9" x 10'7"  
Full bathroom 10'0" x 5'4"  
Primary Bedroom 11'11" x 13'7"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Ltd.



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