



## 460 Crestview Drive Coldstream British Columbia

\$1,345,000

Ideally located one of a kind large family home in Coldstream Valley Estates. This European influenced rancher w/ walkout basement boasts valley, mountain and Kalamalka Lake views from many areas. The .56 acre fully landscaped, park setting lot consists of mature trees, shrubs, flowers & exposed concrete pathway winding throughout. Wrap-around deck, along w/ a fantastic covered section w/ high quality sliding doors, provide open/sheltered options for any season. Extensively renovated in 2022 & 2023, this home has a completely new roof & has been transformed w/ added double garage, main floor primary bedroom, ensuite bathroom w/ high quality Turkish steam shower & in-floor heating & completely new kitchen w/ great views. Lower level w/ enlarged bedrooms, 3 bathrooms (2 w/ in-floor heating) & a 4- 5 person sauna. Entire home has new 4 inch insulation (making the total walls around the house 10 inches thick), new triple glazed windows & triple glazed sliding doors, new added twice-doubled glass skylights, high-end metal roller shutters, 200+200 AMP service, top quality clear cedar & solid wood doors throughout & much more. In addition, 37 solar panels have been added along w/ an over-sized inverter to perhaps add 15-18 panels. Possible to 3 phase charge 1 or 2 EV's, at little or no cost/year. At an average of \$343/ sq ft, you would be hard pressed to find a comparable value home which offers near energy neutral qualities. This home has to be viewed to be truly appreciated. (id:6769)

6pc Ensuite bath 16'5" x 11'4"

5pc Bathroom 9'0" x 9'11"

3pc Ensuite bath 9'1" x 4'11"

Family room 14'0" x 17'3"

Bedroom 15'10" x 12'1"

Bedroom 14'2" x 16'9"

Primary Bedroom 11'8" x 36'0"

5pc Ensuite bath 9'0" x 11'2"

2pc Bathroom 7'4" x 3'6"

Primary Bedroom 13'4" x 15'5"

Laundry room 10'10" x 6'0"

Foyer 14'10" x 12'6"

Kitchen 16'3" x 11'4"

Dining room 15'9" x 13'5"

Living room 28'3" x 18'1"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



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