



# 6380 Brewer Road Coldstream British Columbia

\$829,000

Need space to spread out, a suite for added income or family, and views that stop you in your tracks? Perfectly positioned on a quiet half-acre just minutes from Vernon, this 5-bedroom, 3-bathroom home offers a thoughtful balance of privacy, practicality, and Okanagan charm. Upstairs, a bright & functional kitchen features stainless steel appliances and door to the backyard—ideal for keeping an eye on the kids or letting the dog out. The dining area flows seamlessly to a covered deck, perfect for morning coffee or summer BBQs, while the spacious living room showcases beautiful views of the surrounding valley and mountains. Down the hall, the main bedroom includes a private ensuite and dual closets, with a second bedroom and full bathroom rounding out the upper level. The lower floor offers excellent flexibility, with a third bedroom and laundry closet for the main living area, plus a fully self-contained 2-bedroom, 1-bathroom suite. With an open-concept kitchen, dining, and living space, private laundry, and separate entry through the garage, the suite is an ideal setup for in-laws or rental income. Outside, the landscaped and fenced backyard includes a garden area, fire pit, and a pad wired and ready for a future hot tub. There's plenty of room for kids and pets along with ample parking for an RV, boat, or other toys. A single-car garage offers great storage or the workshop potential. The Brewer hiking trail is just behind the home, & school bus pickup is a short walk away. (id:6769)

Mud room 4'2" x 12'10"	3pc Ensuite bath 8'6" x 6'2"
Kitchen 12'9" x 12'4"	3pc Bathroom 12'11" x 5'11"
Recreation room 12'9" x 12'6"	Bedroom 13'1" x 11'1"
3pc Bathroom 8'5" x 6'4"	Primary Bedroom 18'9" x 11'7"
Bedroom 10'4" x 10'3"	Kitchen 17'9" x 13'0"

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