



7612 Birch Lane Coldstream British Columbia

\$699,900

Welcome home to 7612 Birch Lane, ideally situated on a no-thru road and just minutes from Kal Park, Kal Lake and easy walking distance to Coldstream Elementary and Kalamalka Secondary. Step inside to the main level, where the kitchen and adjacent dining area flows into a cozy living room. The remainder of the main level contains the primary bedroom, plus two more bedrooms and bathroom. The basement features two finished bedrooms and a spacious unfinished family room/living space, brimming with potential. Whether you're dreaming of a home theatre, playroom, gym, or income suite, this lower level offers the flexibility to make it yours. This is a great opportunity for renovators, investors, or families. Relax on the partially covered deck overlooking the large, level and fenced back yard, that features a hot tub, pond and room for the kid's playground and the installation of a swimming pool plus shop/detached garage. This is a great opportunity to own an affordable home that offers an amazing lifestyle in desirable Coldstream (id:6769)

Utility room 9'5" x 12'7"

Bedroom 12'0" x 11'4"

Laundry room 13'3" x 8'1"

Bedroom 12'0" x 11'4"

Bedroom 8'8" x 8'10"

Bedroom 8'8" x 9'3"

4pc Bathroom 8'8" x 5'0"

Primary Bedroom 12'1" x 10'5"

Living room 12'11" x 21'7"

Dining room 9'6" x 8'1"

Kitchen 12'11" x 8'8"

Listing Presented By:



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