



# 8510 Aberdeen Road Coldstream British Columbia

\$1,295,000

Welcome to the "Rusty Rake Ranch" This beautifully updated 2+2-bedroom farmhouse sits on almost 7 level acres in the heart of Coldstream. Inside you'll find new hardwood floors, an updated kitchen with stainless steel appliances, granite countertops, and ample space for cooking and entertaining. Huge windows and light decor, create a bright, airy atmosphere, enhancing the home's inviting open feel. The warmth of a country home, comes from the woodstove by the kitchen and the gas fireplace in the livingroom. With primary bedroom and laundry on the main floor there is no need to go downstairs but.. The newly carpeted basement adds a cozy touch, complete with another gas fireplace to make the space warm and welcoming. The rec room as well as, two large bedrooms down, give teens and guests space and privacy. A double garage has loads of room for your vehicles and toys, while the handy workshop is a must for every hobby farmer. Step outside to enjoy patio areas and a fire pit, ideal for gathering with family and friends. The nearly 7-acres of irrigated farm land is currently being hayed and offers excellent potential for various agricultural uses. Several versatile outbuildings, provide ample space for many farm uses. Put up some fencing for a few horses as, the property is next to the Vernon Riding Club. Close to schools and shopping, this picturesque property is for anyone looking to embrace country living with modern conveniences, in the beauty and serenity of Coldstream. (id:6769)

Utility room 6'9" x 11'	4pc Bathroom 8' x 4'10"
Storage 5'2" x 6'9"	Bedroom 8'10" x 11'2"
Bedroom 9'11" x 12'	3pc Ensuite bath 4'11" x 8'6"
Bedroom 9'10" x 14'10"	Primary Bedroom 11'4" x 11'2"
Recreation room 12'1" x 26'8"	Living room 26'5" x 22'
Other 23'2" x 21'0"	Dining nook 11'4" x 20'2"
Workshop 24'5" x 18'8"	Dining room 15'0" x 20'2"

Listing Presented By:



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<http://www.okanaganhomes.com/>



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Laundry room 6'11" x 8'7"

Kitchen 11'9" x 18'6"