



# 9474 Buchanan Road Coldstream British Columbia

\$1,999,999

Nestled in the heart of Coldstream, this tastefully renovated home is situated on a flat 1.87 acres. This 4-bed, 3-bath abode is the perfect balance between rural charm and modern convenience. The bright main floor features an open, but cozy floor plan with a natural gas fireplace in the living room. The galley-style kitchen, boasts granite countertops, tile flooring, & elegant maple cabinetry, complemented by a quaint breakfast nook that overlooks the serene backyard. The primary bedroom features a walk-in closet & a lavish ensuite with custom cabinets, a spacious walk-in shower, & a chic freestanding tub. The office and formal dining room complete the upper level. Access the covered deck from both the kitchen and primary bedroom, where you can take in valley and lake views and relax in the hot tub under a covered gazebo. Downstairs incorporates three additional bedrooms, a bathroom, a games room, & a gym. With in-floor heating, separate entry, & abundant storage, this space offers versatility to suit your every need. For the car enthusiast, the detached 950 sq ft garage, complete with a wash area & a spray booth, is a dream come true. Further enhancing this automotive haven is an additional 1247 sq ft workshop, boasting heating, A/C & soaring 14' ceilings. The grounds are a true delight, featuring manicured trees, a feature pond, & RV parking, & there's even space for a horse! This home is an unparalleled find for those with a passion for vehicles and the great outdoors. (id:6769)

- Utility room 6'9" x 7'5"
- Storage 20'1" x 7'0"
- Storage 9'5" x 10'11"
- Recreation room 48'0" x 19'5"
- Kitchen 15'8" x 11'1"
- Gym 20'1" x 18'9"
- Bedroom 15'9" x 13'11"
- Bedroom 10'6" x 11'4"
- Bedroom 10'6" x 11'4"
- Workshop 29'0" x 42'9"
- Other 25'3" x 38'9"
- Living room 24'1" x 18'2"
- Den 17'7" x 20'6"
- Laundry room 12'0" x 12'1"
- Dining room 17'7" x 13'0"
- 5pc Ensuite bath 21'1" x 16'0"
- 2pc Bathroom

Listing Presented By:



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Bedroom 8'8" x 10'10"

Primary Bedroom 20'2" x 13'6"

4pc Bathroom 9'5" x 11'4"