

8312 Kalavista Drive, Coldstream, BC



EXCEPTIONAL KALAMALKA LAKE WATERFRONT ESTATE!

.64 Level acre with 170' of crystal clear waterfront and gated for privacy! Gorgeous manicured gardens, elaborate water feature, licensed dock with jet ski lift and 4-bay garage. Dramatic open design offers 4885 sq.ft. of luxury living with spectacular lakeside patio forming an indoor/outdoor ambiance like no other! Fabulous exercise room overlooking the lake. Gourmet chef's kitchen with impressive island. Sensational master suite and spa-like ensuite with expansive lake views. 1 Bedroom nanny/in-law suite with separate entrance. Truly a unique property in a breathtaking setting! A prime location on Kalamalka Lake! - Just around the corner from the beach and lakefront restaurant, a few blocks from schools and 10 minutes from downtown Vernon.

Your purchase in the North Okanagan is Not subject to Speculation Tax!





Specifications

MLS® # 10194950	Neighborhood Coldstream
Year Built 1987	Zoning R1
Lot Size .64 acres	Lot Frontage 170' (Water Frontage 170')
Lot Depth 170'	Home Size
Total Square Footage 4885 sq. ft.	Main Level 3537 sq. ft.
Upper Level 1348 sq. ft.	Bedrooms 3
Bathrooms 4 Full, 1 Half	Taxes \$22,134 (2019)
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	



Features

THE PROPERTY

- One of Coldstream's most well established and favourite neighbourhoods – a unique blend of long established family homes on large lots and many executive estates!
- Your own private waterfront oasis! Meticulously manicured, level, .64 acre estate property with impressive gardens, lush lawns and elaborate water feature
- Extensive patios off the main level boasts glamorous outdoor living
- Underground automatic irrigation system
- Private sandy swimming beach with dock and jet ski lift
- Circular driveway, loads of parking and room for many guests!
- Wrought iron privacy gates and wrought iron perimeter fence surround the entire property

THE HOME

- Renovated from the foundation up! Custom finishing and exquisite design throughout!
- Shake roof, stucco siding with brick accents
- Natural gas forced air heat – 3 separate furnaces, 3 separate hot water tanks – hot water on demand on upper level
- Security system, Built-in vacuum
- 4-Bay garage with automatic door openers and storage area

MAIN LEVEL

- Enter through the double front doors into a grand tiled foyer and be instantly captivated by stunning lake views through the wall-to-wall windows!
- Walk past the stately pillars and open built-in aquarium to the grand sunken living room. With gleaming hardwood floors, curved vaulted ceiling, beautiful wood moldings with trayed lighting, an impressive gas fireplace and built-in TV and speaker system, this room is sure to impress!
- Adjacent to the living room is the spacious dining area with triple sliding doors to the lakeside patio; an excellent area to extend your living space
- Let the gourmet kitchen inspire you! This sophisticated kitchen exudes class and elegance while retaining all your conveniences. Stunning Corian countertops with decorative Corbels, large center island with eating area, stainless steel appliances, tile backsplash, display cabinets, crown moldings and walk-in pantry
- Convenient built-in workstation with cabinets and drawers
- Spacious powder room with Corian countertop and decorative tile wainscoting
- A remarkable family room with wall-to-wall windows for fabulous lake views, sliding doors to patio, large brick fireplace and hardwood floors
- Office/den features built-in shelving, cupboards and desk with door access to lakeside patio
- For the fitness enthusiast...workout in luxury! Feel the breeze through the sliding doors to the lakeside patio and relax in the indoor in-ground hot tub. The large floor area will accommodate all your exercise equipment or group friend workouts and after you can rejuvenate in the steam room or cool off in the lake. The adjoining bath has the steam room and walk-in shower with separate door access to the lake
- Convenient 1 bedroom nanny/in-law suite with kitchen, living room and bedroom with ensuite and walk-in closet; private entrance and separate alarm system

UPPER LEVEL

- Notice the two storey stained glass window as you ascend the curved staircase to the upper level!
- Enter through double doors into the sensational master suite! Spectacular lake views and sunsets from the floor to ceiling windows and private sun deck. The huge master bedroom has more than enough room for a king size bed,



vaulted ceiling, two way fireplace and a decadent ensuite with jetted tub, separate his-and-hers sinks and separate his-and-hers entrances to the oversize walk-in closet, dual entry walk-in shower with glass block wall with two shower heads and one overhead rainwater shower head

- Second bedroom has full closet and ensuite with tub/shower combination
- Large laundry room with sink and large folding counter



