

824 Middleton Way, Coldstream, BC

\$1,139,000

**KALAMALKA LAKE MASTERPIECE!**

Move right in to this furnished Coldstream home on Middleton Mountain! Endless Kalamalka Lake views from this stunning level entry 5 bedroom, 4 bath 4413 sq.ft. home nestled above the hillside overlooking the lake and mountains. Double entry doors open to a grand living area with wall-to-wall lake view windows. Living room with beautiful coffered ceiling and gas fireplace opens to a gourmet kitchen with granite counters, soft close drawers, built-in gas range, dual wall ovens and heated tile floors. Private hot tub and deck access from the master bedroom complete with luxury ensuite featuring a soaker tub, separate tile & glass shower, double sinks with vanity area, heated tile floors and huge custom walk-in closet with built-in shelving and drawers. Generous family/games room with wet bar opens to the covered patio, backyard sitting areas and gazebo. Fabulous tiered media room ready for your screen and projector. Built-in speakers, security, Rannai on demand hot water, built-in vacuum, central air. Huge laundry room doubles as the garage entrance with sink and California closets. Attractive xeriscape landscaping and pool-size backyard. U/g sprinklers. Oversize triple garage with keypad entry plus garden garage on the lower level. Walk to Kalamalka Beach. Golf, parks, college and highway access!



## Specifications

**Price**  
\$1,139,000

**Neighborhood**  
[Coldstream](#)

**Zoning**  
R1

**Lot Frontage**  
105.2

**Home Size**

**Main Level**  
1969 square feet

**Bedrooms**  
5

**Taxes**  
\$5,603 (2017)

**Services**  
Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water

**MLS® #**  
10136035

**Year Built**  
2007

**Lot Size**  
.556 acres

**Lot Depth**  
230

**Total Square Footage**  
4413 square feet

**Lower Level**  
2444 square feet

**Bathrooms**  
4



## Features

### THE PROPERTY

- Attractive xeriscape yard. Private backyard with pathways and Kalamalka Lake view sitting areas under the covered patio, around the natural gas fire pit or in the gazebo
- .556 Acre lot with room for a pool
- Underground sprinkler system

### THE HOME

- Designed for entertaining, this quality true level entry home with walkout lower level presents an open concept living area, large lake view from both floors, upper deck & lower patio, family/games room plus a tiered media room!
- HardiePlank siding with stone accents and asphalt shingle roof
- Natural gas, forced air heat system, electric in-floor heat (kitchen & master ensuite), central air conditioning, Rannai hot water on demand
- Security system, built-in speakers, built-in vacuum, Pella windows with internal blinds
- Appliances include: Viking Professional gas range, Jenn-Air double wall ovens, Whirlpool Gold fridge with water/ice dispenser, dishwasher, wine fridge, Whirlpool washer & dryer, Frigidaire fridge in wet bar
- Tile throughout the main floor and baths, hardwood in master and carpet on the lower level
- Triple garage with keyless entry pad and garden garage on lower level

### MAIN LEVEL

- Custom double doors, with stained glass transom window, open to the main living area boasting endless Kalamalka Lake views. Beautiful coffered ceilings and stone-faced gas fireplace!
- Large gourmet kitchen features granite counters, soft close drawers, pantry cabinets with pullouts, and large island with casual sitting bar
- Inspirational views from the living room, kitchen and dining area with French door to the covered lake view deck and hot tub
- Generous master with private access to the hot tub on main deck. Luxury ensuite with soaker tub, over-size tile & glass shower, granite counters with his & her sinks and vanity area. Huge custom designed walk-in closet with built-in wood shelving and drawers
- Den-bedroom with hardwood floors
- Powder room
- Huge 11x14 laundry/mud area with built-in custom California closets

### LOWER LEVEL

- Large family and games room with gas fireplace, wet bar with fridge and sliding doors to the covered patio and backyard with continuous Kalamalka Lake views
- Impressive tiered media room is ready for your projector & screen and is wired for surround sound
- Guest bedroom with tub/shower combination ensuite bath
- Two bedrooms share another full bath on the North side of the home



