

715 Mt Ida Drive, Coldstream, BC

\$864,900

**FABULOUS MIDDLETON MOUNTAIN HOME WITH HEATED POOL AND HOT TUB!**

Kalamalka Lake and valley views from desirable Middleton Mountain! Just minutes to beaches, the rail trail, schools and downtown Vernon! Private and fenced no maintenance backyard with heated pool, hot tub and covered entertainment-sized patio, perfect for pool parties! Big driveway for extra parking and triple garage. Basked in sunlight this 4 bedroom, 3 bath home offers spacious living areas and main level walkout to the backyard patio, pool and hot tub! Features include Rannai on demand hot water, heat pump, in-floor heat on lower level, security, built-in vacuum, trayed ceiling in living room, 9ft ceilings and wet bar. Great room style living area with sliding doors to the covered front deck from the living room plus sliding doors to the backyard patio/pool off the kitchen! Large kitchen presents floor to ceiling cabinets, granite counters, tile backsplash, stainless steel appliances and island with eating bar and wash sink. King-size master bedroom with walk-in closet and ensuite with shower and his & her sinks. Two additional bedrooms and full bath. The lower level offers a large den/office, family and games room with gas fireplace, laundry room, bedroom and bath with shower.

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



Specifications

Price
\$864,900

Neighborhood
[Coldstream](#)

Zoning
R1

Lot Frontage
78.74

Home Size

Main Level
1685 square feet

Bedrooms
4

Taxes
\$4,101 (2018)

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

MLS® #
10171224

Year Built
2007

Lot Size
.31 acres

Lot Depth
171.8

Total Square Footage
3127 square feet

Lower Level
1442 square feet

Bathrooms
3



Features

THE PROPERTY

- Nestled into the Coldstream area of Middleton Mountain overlooking Kalamalka Lake and the Valley; gorgeous lake views!
- Large .31 acre low maintenance yard with underground irrigation
- Fully fenced backyard with in-ground pool, raised hot tub deck, covered patio and artificial grass
- Heated chlorine pool with summer cover and child/pet safe winter cover
- Nicely landscaped with small grass area and rock gardens with plants and shrubs in the front yard
- Large exposed aggregate concrete driveway with extra parking and turn around room

THE HOME

- Large view windows draw in the stunning Kalamalka Lake views and flood the house with natural sunlight! Great room style living area with covered lake view deck and walkout to the private poolside patio in the backyard yard
- Natural gas forced air heat with heat pump, in-floor electric heat (lower level garage entry), central air conditioning, Rannai tankless hot water on demand, 2 gas fireplaces
- Security system, built-in vacuum
- Appliances include: Kenmore Elite fridge with water hookup, KitchenAid gas stove & dishwasher and LG washer & dryer
- Hardwood, tile and carpet flooring
- Covered deck and covered pool-side patio
- Triple garage with man door

MAIN LEVEL

- Generous living room is defined by the trayed ceiling and floor to ceiling stone-faced gas fireplace. Sliding doors open to the front covered lake view deck!
- Large dining area with alcove for your China cabinet or hutch
- Entertainment-sized kitchen offers floor the ceiling cabinets, granite counters, tile backsplash and an island with eating area, wash sink, built-in wine rack and storage
- Sliding doors between the kitchen and dining open to the poolside patio!
- Spacious master suite featuring a walk-in closet with organizer and ensuite with his & her sinks and shower with dual shower heads
- Two additional bedrooms each with a closet
- Main bath with tub/shower combination

LOWER LEVEL

- Bright and open foyer to the upper level; convenient access to the garage
- French doors off the foyer lead to a large den/office with lake views!
- Family/games room has a floor to ceiling stone faced gas fireplace with built-in shelving and wet bar with cabinets
- Casual second garage entrance with coat closet
- Laundry room with built-in cabinets, counter, sink, tile backsplash and side entry
- Bedroom with full closet and bath with shower
- Extra storage in the mechanical room



