

9201 Orchard Ridge Drive, Coldstream, BC



GORGEOUS KALAMALKA LAKE VIEWS!

Stunning Kalamalka Lake views from this sprawling ranch style home! Excellent Coldstream neighbourhood, close to schools and easy 7 minute walk to Kalamalka Beach and corner store. 5 Spacious bedrooms, 3 full baths, huge living room with large lake view windows, casual eating area and formal dining off walk-through kitchen. Family room in lower level with gas fireplace and walkout to the front yard patio. Lower level floor plan easily adaptable to guest/nanny suite or summer kitchen. Easy care landscaped yard has underground sprinklers with drip system for hanging baskets. Huge backyard patio with pergola is great for family gatherings and BBQ's. Roof (2009). Two driveways provide loads of extra parking including room your RV and toys! Attached double garage and a single carport. This was a Gold medallion home – built for energy efficiency. Your purchase in the North Okanagan is Not subject to Speculation Tax!

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Specifications

MLS® # 10213268	Neighborhood Coldstream
Year Built 1974	Zoning R1
Lot Size .329 acres	Lot Frontage 40'
Lot Depth 172.3'	Home Size
Total Square Footage 3114 sq. ft.	Main Level 1774 sq. ft.
Lower Level 1340 sq. ft.	Bedrooms 5
Bathrooms 3	Taxes \$2243.44 (2019)
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	



Features

THE PROPERTY

- .33 Acres nestled into Middleton Mountain above Kalamalka Lake for optimal views!
- Low maintenance yard with grass areas in the front and along the side of the home
- Huge fully private backyard patio has a pergola for a welcome respite from the midday summer sun! A perfect place for outdoor entertaining!
- Extensive double driveway has loads of room to park your Coach/RV with additional parking for family and guests. The upper driveway has a single carport and the lower driveway has a double garage

THE HOME

- Designed to enjoy the views of Kalamalka Lake and the Coldstream Valley from both levels, this home offers a timeless appeal for growing families, busy executives or empty-nesters!
- 5 Spacious bedrooms, 3 baths and plenty of room to still seek out peace and privacy!
- Stucco siding with brick accents, asphalt shingle roof (2009)
- Ceiling radiant heat on the main level, electric baseboard heat in lower level, central air conditioning
- Built-in vacuum
- Oak hardwood, carpet & vinyl flooring
- Appliances include: fridge, stove, dishwasher, built-in microwave, washer & dryer
- Front balcony off living room plus a partially covered balcony off the kitchen nook for BBQing
- Underground sprinkler system with drip lines to hanging baskets/pots

MAIN LEVEL

- The foyer with closet is illuminated by frosted hallway windows
- Large picture window frames the stunning Kalamalka Lake view from your living room
- Very generous living room will draw your eyes to the stunning views of Kalamalka Lake and the large picture windows provide a naturally sunlit room. Built-in shelving next to the gas fireplace and sliding glass doors open to the front lake view balcony
- The formal dining area, offers fabulous views from the bay windows
- Walk-through kitchen features plenty of cabinets with an abundance of storage room and ample counter space
- Casual dining off the kitchen
- Convenient main level laundry room has built-in cabinets, two closets and a separate door to outside
- The spacious master bedroom will accommodate a king size bed. Enjoy a quiet morning coffee or evening drink on the shared front balcony with great views! Walk-in closet and an ensuite with shower
- Second and third bedrooms
- Main bathroom has a tub/shower combination

LOWER LEVEL

- Ample space to spread out and relax & potential for an in-law suite!
- The large family room has large windows for a naturally sunlit room. Floor to ceiling brick gas fireplace. Sliding glass doors open to the front covered patio
- Double doors off the family room lead to the main lower level entrance with coat closet
- Large fourth and fifth bedrooms
- Bath with tub/shower combination and linen closet
- Spacious storage room
- Lower foyer with sink is being used as a wine room



