

635 Mt Ida Drive, Coldstream, BC



BRAND NEW CONTEMPORARY COLDSTREAM HOME ON MIDDLETON MOUNTAIN

Stunning contemporary home with Kalamalka Lake views in a prestigious new Coldstream neighbourhood. Premium location – just minutes to beaches, schools, the rail trail, golf, and shopping. Final construction just finishing with possession near end of July 2020! 3717 sq.ft. flooded in natural light with an open concept main level that offers level access to the backyard. Five bedrooms, 4 baths, main level laundry, large family room, and two large decks to enhance the view and a private backyard patio. Master bedroom with walk-in closet and fabulous ensuite with soaker tub and steam shower! Potential for in-law/nanny suite on the lower level too! Quality finishing and features include beautiful 8ft doors throughout, dual-zone gas forced air heat, hot water on demand, central air conditioning, hardwood throughout the main level, heated tile bathroom floors, KitchenAid appliances, and beverage fridge in the island, gas fireplace, rough-in for security, central vacuum. Huge 1255 sqft. triple garage wired for an electric car plug-in. New National Home Warranty!

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



Specifications

MLS® # 10210451	Neighborhood Coldstream
Year Built 2019 (Under Construction)	Zoning R1
Lot Size .44 acres	Lot Frontage 78.74'
Lot Depth 230'	Home Size
Total Square Footage 3717 sq. ft.	Main Level 1881 sq. ft.
Lower Level 1836 sq. ft.	Bedrooms 5
Bathrooms 4	
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	



Features

THE PROPERTY

- Welcome to Middleton Mountain in Coldstream! Expansive views of Kalamalka Lake and the Valley
- Large .44 acre property
- Great location, just minutes from down town Vernon, shopping and entertainment!
- Excellent schools nearby! Coldstream Elementary School, Kalamalka Secondary School and Okanagan College
- Beaches, the Rail Trail, golf and Kalamalka Provincial Park all within minutes

THE HOME

- Open design living area opens to two view decks for extended living outdoors! Walkout to the private backyard patio from the main level. 5 Bedrooms, 4 baths plus family room
- Stucco exterior with Lux board and rock wall accents, asphalt shingle roof (25 year warranty) with ice and water membrane
- Dual zone, natural gas forced air heat system, central air conditioning, electric in-floor heat in upper baths, hot water on demand, gas fireplace (Savanna 55 inch with remote)
- Vinyl plank and tile flooring
- Appliances included: KitchenAid appliances in kitchen with side by side fridge & freezer, gas range, double wall oven with microwave/connection, dishwasher and beverage fridge in the island
- Rough-in security with cameras (2), central vacuum with 2 wally's (ensuite & mud room) and 1 kick vac (kitchen), natural gas connection for BBQ
- Covered view deck off the living room. Partially covered view deck off the dining and master with overhead gas heat
- Decks with stamped concrete, patio with brushed concrete
- Over-size 1255 sq.ft. triple garage will fit 4 cars or 3 cars + boat and has steel craft 9' & 11' doors and is wired for an electric car plug-in

MAIN LEVEL

- Beautiful lake views from the living room with gas fireplace. Sliding doors open to a covered view deck
- Generous dining area with access to the second view deck
- Large kitchen with island, granite/quartz counters, and large walk-in butler's pantry. Built-in appliances include a gas range, double wall oven, dishwasher and side-by-side fridge and freezer
- Laundry room with sink and backyard access conveniently located near the kitchen
- Views from the master bedroom with sliding door to the deck. Ensuite with big over-size soaker tub, generous steam shower with bench seat, his & her sinks and walk-in closet access
- Second and third bedrooms (one with a walk-in) and main bath with tub/shower combination

ENTRY LEVEL

- Foyer with walk-in closet is open to the upper level
- Spacious family room
- Fourth bedroom and bath with tub/shower combination
- Mud room/garage entry with built-in bench and coat closet
- Fifth bedroom can also be used as an in-law/nanny room with access to a private living area (prewired and plumbed for a kitchen) and separate outside access

