

8200 Kalavista Drive, Coldstream, BC



THE ULTIMATE KALAMALKA LAKE LUXURY HOME

Memories are made of this! Imagine yourself, your children and their children and friends here on this magnificent, ever so private, Kalamalka lakeshore estate! Lush lawns and beautiful gathering areas flow to your 170ft of level, sandy, swim-friendly beach. Stroll down the end of wharf with generous seating area and electric lift for your boat! Designed for serious family fun and elegant entertaining, this nearly 10,000 home has comfortable private space for all. Grand open design with endless gathering areas, 6 bedrooms, 9 baths and a kitchen that welcomes a crowd, all connected with rich wood and deep timbers that accentuate the azure blue of the lake. Escape to the elegant Master wing with custom offices for both of you! Home theatre, inspirational sun-filled gym and full house-keeper room and endless built-in conveniences. Open the full sliding walls for indoor-outdoor living as the sliding walls open to connect both living spaces. Imported materials, including gorgeous vanities from France were seamlessly combined with native woods and stone and local craftspeople by master builder Heartwood Homes. Welcoming neighborhood of long- time residents!





Specifications

MLS® #
10213863

Year Built
2014

Lot Size
0.84 acres

Lot Depth
236

Total Square Footage
9879 sq. ft.

Upper Level
3188 sq. ft.

Bathrooms
9

Services
Hydro, Natural Gas, Geothermal, Telecommunications, Shaw Cable,
Sewer, Municipal Water

Neighborhood
[Coldstream](#)

Zoning
R1

Lot Frontage
167

Home Size

Main Level
6691 sq. ft.

Bedrooms
6

Taxes
43,500 (2019)



Features

THE PROPERTY

- Two-level waterfront lots were combined to form this .84 acre setting for this amazing home and offer 170 ft of rare Kalamalka Lake beach!
- Beautiful landscape design incorporates mature shade and privacy trees, a calming water feature, play areas, and numerous gathering places for sun or shade
- Rock walls, flagstone walkways, patios of tumbled K2 cobblestone, and custom metal works enhance the park-like setting and wrap around the lakefront hot tub!
- Summer kitchen tucked in the pergola ready with gas barbecue, granite counters, and coolers
- Level sandy beach with shallow beach – perfect for young swimmers!
- Convenient outdoor shower and racks/storage for paddleboards!
- “L” shaped Wharf for on water play and the ultimate relaxation! Complete with boat lift!

THE HOME

- Concrete tile and standing-seam metal roof and fir tongue & groove soffits
- BC fir metal clad windows and numerous quad opening doors and full folding walls
- Geothermal system for heating and cooling with 5 zoned radiant in-floor heating system on main floor and Hi-Velocity air handles for both levels. Gas boiler for hot water and hot tub
- HRV air ventilation system
- Smart Home technology (Home audio and video system)
- Built-in vacuum system
- Alarm system with camera capability
- Soaring ceilings with massive fir timbers, and folding walls of glass!
- Wide-plank Hickory floors throughout with custom tile in heavy traffic areas
- Cabinetry is solid walnut, counters are granite and quartz
- All mirrors were custom framed by local craftsman
- Curved laminated fir and hickory staircase to the bridgeway that connects the two upper wings
- Two-story K2 natural arbutus stone, traditional masonry, wood-burning fireplace, and Renaissance Rumford high-efficiency wood fireplace in main areas. Gas fireplace in the master suite
- Top-quality appliances: Sub-zero fridges, numerous beverage coolers, wine fridge, Wolfe gas range, three sets of Steam laundry appliances, numerous Miele dishwashers, and glass washers
- BC fir raised panel doors including custom 10ft main foyer door of vertical grain fir. Rocky Mountain hardware on all exterior doors
- Triple garage with heating and cooling, storage, numerous windows, and custom workbench
- Loft style storage area above garage to store all your summer patio cushions and furniture

MAIN LEVEL

- Grand entrance opens to the impressive soaring ceilings and massive fir beams that frame the azure blue of the lake through the folding walls!
- The living room settles around the two-story wood-burning stone fireplace and on the other side, the games room will welcome your largest pool table
- Great Room is the true hub of the home! The kitchen offers miles of granite topped cabinets and an amazing island with a book-matched natural quartz top.
- Wolfe gas range with water service, dual ovens, twin dishwashers, sub-zero fridges, and beverage coolers, and more!



- Cozy sitting area around the natural gas fireplace! Center stage, the expandable dining area offers sidebar with beverage coolers and dishwasher!
- Rollback the full folding walls and the great room flows seamlessly onto the lakefront patios!
- Close the doors to the Master wing and leave the world behind! Cozy limestone and tile gas fireplace and access to private lakeside patio.
- His and hers private spaces - His office has quad sliders that open to the lakeside patios and Her domain includes walls of cabinets, closets, sink, office, and work desks for crafts and projects and steam laundry appliances!
- The Bath is a calming blend of marble, hand-made tiles, elegant soaker tub, steam shower, skylights, separate vanity/dressing areas, and custom closets.
- The Gym will inspire serious workouts with its lofty ceilings, cushioned floors, walls of windows, and patio access for outdoor yoga! Full refreshment center with beverage coolers and dishwasher!
- Guest Bedroom has a private bath with step-in tiled shower
- Guest bath with imported French vanity with hammered copper sink
- Laundry/workroom with custom cabinets for drying, folding, and recycling
- Casual entrance for family and friends to drop in with closets, shoe racks, storage, change room, and 2 piece bath

UPPER LEVEL

- Take the 17 steps up the beautifully crafted curved stairway to the upper level.
- An antique glass library cabinet from France turns the landing into a cozy seating area and an open bridgeway connects the two upper wings while never losing sight of the spectacular two-story view of the lake and gardens.
- The Theater room has raised seating, 120" screen with Dolby sound system, and a full bar with fridge drawers, dishwasher, and microwave!
- Bath with air tub and elegant vanity imported from France
- Bedroom with cozy window seat to take in the lake view and full ensuite with tiled walk-in shower
- The west wing offers two more lovely bedrooms with private baths and a full laundry room!
- The family room is a favorite with the children! Four built-in bunks with custom storage cubbies and lighting, convertible sleeping for adults or nanny, very large closet and full bath with tiles walking shower and double vanity!



