

7724 Howe Drive, Coldstream BC



9520 sqft Home sitting on 5.8 acres

An uncovered secret! At the end of a quiet no-through country road in the heart of COLDSTREAM, discover this 5.88 acre dream! Open fields dotted with a multitude of mature trees and bordered by Coldstream Creek! Watch the peaceful waters flow or have a brisk game of soccer on the private field, complete with nets and backdrops! The centerpiece of this beautiful setting is the impressive manor home! Nearing completion -just time for your personal finishes! 9520 sq ft unified with amazing custom wood and stonework that complement the country setting and walls of glass to take it all in! Impressive open spaces and cozy corners designed for intimate and grand gatherings. Main floor 'great room' combines dream kitchen with full butler/pantry room, formal and casual dining and gathering areas and full his and her offices. The west wing of the upper level is dedicated to the master suite with miles of dressing room, decadent ensuite, yoga area and serene massage room! The entertainment level, with full bar, theatre room, exercise room and incredible spa room, opens to the patio with salt-water pool and hot tub. Five bedrooms with private baths, 5 fireplaces, heated floors and 4 car garage! Private entrance to a full suite for extended family or guests! This is a forever home! Original house requires removal.





Specifications

MLS® #
10218890

Year Built
2013

Lot Size
5.88 acres

Lot Depth
2009

Total Square Footage
9520 sq. ft.

Upper Level
2590 sq. ft.

Bedrooms
5

Taxes
18,303 (2020)

Services
Services Available, Hydro, Natural Gas, Telecommunications, Shaw
Cable, Septic, Municipal Water

Neighborhood
Vernon

Zoning
RU/ALR

Lot Frontage
945.21

Home Size

Main Level
3615 sq. ft.

Lower Level
3315 sq. ft.

Bathrooms
9



Features

THE PROPERTY

- At the end of a quiet no-through country road in the heart of the COLDSTREAM VALLEY!
- 8 acres with gentle elevations all connected with custom stonewalls and walkways and dotted with mature trees!
- Bridge over the gentle waters of Coldstream Creek
- Underground irrigation system
- 83 ha of irrigation allocation
- Private soccer/games field with nets and backdrops!
- Gated entrance and paved driveway to the circular entrance
- Free form salt-water POOL with fun slide! (Gas heating system available) Hot tub set into the stone patio!

THE HOME

- Stately manor home of impressive custom wood and stonework and walls of glass compliment the tranquil country setting! Designed to be a forever home with every personal luxury and convenience carefully planned! Expansive spaces welcome grand gatherings and cozy corners await personal retreats!
- Hardi-board, wood and stone exterior
- Stonework from the home flows into the immense patio that wraps around the salt-water pool and continues into the rock walls that unify the property.
- Fully finished garages for 4 vehicles and generous storage of toys!
- Gas fired in floor heating system, forced air and central air, heat recovery system
- Security system
- Oak hardwood and ceramic tile floors
- Rough-in for elevator to connect all three levels

MAIN LEVEL

- The impressive rotunda style foyer offers a full view through the home to grounds and pool beyond. Beautiful curved wood beams highlight the
- Two story ceilings and compliment the curved grand staircase.
- 'Great Room' design allows easy, open flow between the kitchen, living and dining spaces.
- Dream kitchen with miles of cabinets and counters and huge center island. (Granite counter tops are ready to install) Even more impressive is the full panty-butlers kitchen just off the kitchen.
- Huge laundry-work room with walls of storage, has two pce bath and doubles as casual entrance from the garage.
- The front sitting area features a two storey stone, gas fired, fireplace and walls of windows to take in the country view!
- Grand dining area overlooks the view and opens to the main deck
- Family room off the kitchen offers bay window seating and another stone gas-fired fireplace with connection for your large TV!
- Guest bath and walk-in guest closet by the front foyer
- Double doors open to two separate offices (His and hers) which share a see-through stone fireplace and deck overlooking the grounds.

UPPER LEVEL

- Follow the curved wood, staircase to the upper landing overlooking the main floor!
- The west wing is dedicated to the master retreat! Quiet sleeping space with creek views and floor to ceiling stone, 2-way gas fireplace. The dressing room-ensuite is amazing! Miles of custom closets and drawers, his and hers vanity, and dressing-makeup vanity Custom make copper soaker tub is set against the stone 2-way fireplace and matching copper shower stands in the center of the room. The yoga area overlooks the creek and don't forget the private



massage room with extra heater and subdued lighting!

- The gallery hallway invites your favourite art pieces or family photos!
- Two more bedrooms, one with walk-in closet and each with full ensuites!

THE LOWER LEVEL

- The curved, lighted stairway leads to the lower level where entertainment and fun will prevail! Cozy seating areas around the stone gas fire place, and an impressive full bar! Walls of glass open to extend fun to the pool/patio area!
- The 'poolroom/spa' invites all the pool traffic - step-in circular glass block shower, change rooms, bath, and sauna and steam room too!
- Exercise room just off the spa room!
- Second laundry
- Double doors open to the Theatre room!
- Guest Bedroom with full private bath
- Sewing/hobby room and lots of storage!
- Your extended family or lingering guests will love the private suite with kitchen, full bath and bedroom with walk-in closet! Private entrance and patio too!



