

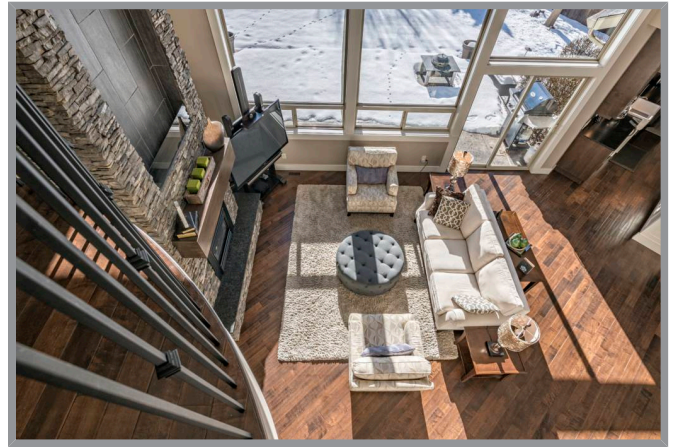
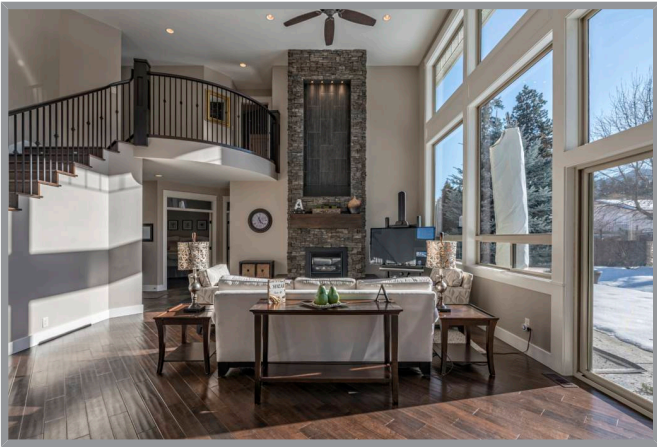
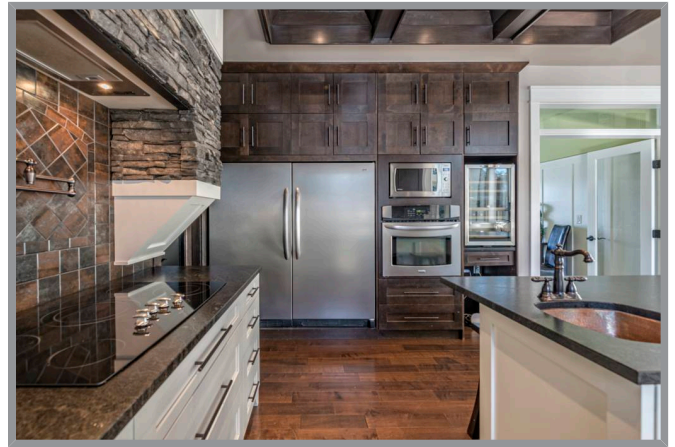
6232 Dawe Court, Coldstream, BC



Quiet cul-de-sac in family neighbourhood

Bring your check list and try on this awesome family home! Quiet cul-de-sac in family neighbourhood, short walk to Elementary school and park, huge fully fenced, irrigated backyard, large double garage with 220 wiring and built-ins, extra parking for your RV or boat. Elegant and super comfortable home with impressive two story windows and stone waterfall/fireplace highlighting the 'great room'. Awesome kitchen with granite, beamed lighted ceilings, walk-in pantry and island for casual dining and entertaining! Formal dining room! Master suite on the main level and two bedrooms and office on upper level. Life happens in the lower level! The fun room comes with full bar area, media area ready with wall screen and loads of room for games tables! Full bath and two more bedrooms too!





Specifications

MLS® #
10223953

Year Built
2009 Approximate

Lot Size
0.27 acres

Lot Depth
77

Total Square Footage
4498 sq. ft.

Upper Level
1038 sq. ft.

Bedrooms
6

Taxes
\$4,813 / 2020

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

Neighborhood
Vernon

Zoning
R1

Lot Frontage
49

Home Size

Main Level
1967 sq. ft.

Lower Level
1493 sq. ft.

Bathrooms
4



Features

THE LOCATION

Welcome to LAVINGTON! Nestled in the east end of the Coldstream Valley halfway between Vernon (15 minute drive) and Lumby (10 minute drive) this quiet, rural community and consists of several residential areas surrounded by small acreages, orchards and the Coldstream Ranch. It also has a progressive community educational facility which combines the School & Community Centre under one roof, Community Park with pool, gas bar and several country grocery stores. Residents, of all age groups focus on community spirit and involvement.

THE PROPERTY

- Tucked in a quiet cul-de-sac of single-family homes!
- Spacious and very private backyard – fenced and gated on both sides for easy access.
- Mature trees and huge lawns – perfect for children and pets. Play center/swings are ready!
- Double width driveway extends to extra parking beside the home for RV- Boat! Sani-dump too!
- Fenced dog run
- Underground irrigation
- Easy walk or bike ride to Elementary School and park!

THE HOME

- Designed for the busy family who love to play and entertain – this home combines quality and elegance with a functional and comfortable floor plan!
- Hardie-board exterior and asphalt shingle roof
- Double garage with twin overhead doors, loads of built-in storage, 220 wiring and walk-out access to the side-yard
- Natural gas forced air heating, central air
- Rinnai hot water on demand, water softening system (not connected)
- Built in vacuum
- Custom blinds, lots of recessed lighting and ceiling fans
- Engineered hardwood throughout and tile in heavy traffic areas and bathroom!
- Stamped concrete patio – rough-in for your hot tub!
- Radon mitigation system
- Deep-easy access crawl space for storage!
- *Garden shed will be removed.

MAIN LEVEL

- The two-story entry opens right to Great Room with two-story windows and impressive two story stacked stone gas fireplace and waterfall. Sliding glass doors open directly to the stamped concrete Patio – perfect for entertaining!
- No doubt this kitchen is the hub of the home! Two-toned Shaker style cabinets reach to the beamed, lighted ceiling, granite counters and stacked stone highlights the cooking area complete with pot-filler. Granite counters, farm-style enamel sink overlooking the back yard, family sized fridge/freezer, built-in oven, wine fridge and walk-in pantry with auto-light!
- The main attraction is the super island – ready for casual dining and entertaining! Copper prep/bar sink with Bronze finish faucets.
- French doors open to the formal dining room with elevated ceilings and bay- window!
- Casual entrance – welcomes heavy traffic from the backyard! Tile floors, bath with shower and granite vanity and super laundry room with cabinets, storage and hangers for outdoor gear!
- French door open to the master suite with organizer walk-in closet and luxurious ensuite with his and hers granite vanity with raised sinks, jetted tub and huge walk-in multi-head tiled shower



UPPER LEVEL

- Follow the wide, lighted staircase to the upper landing - overlooking the main level and the backyard through the two story windows!
- Office with full closet
- Two unique bedrooms - one with ladder to private play loft and one with window seat and built-in book/display cases. All with generous closets!
- Main bathroom - designed to avoid line-ups! Separated to provide privacy for bath/shower and the water closet! Granite vanities with three sinks and loads of drawers and mirrors!

LOWER LEVEL

- Take the wide stairway to the lower level, shut the door and let the fun begin!! This wide-open space lets you adapt for your personal games and entertainment!
- Media area has extra insulation in the ceiling and comes ready with theatre screen. Bring your projector and equipment! Loads of rooms for games tables. Full bar with lots of cabinets, sink, and full fridge.
- Two more bedrooms and full bath with shower!
- Warm carpeted floors, storage closets and outside entrance!



