

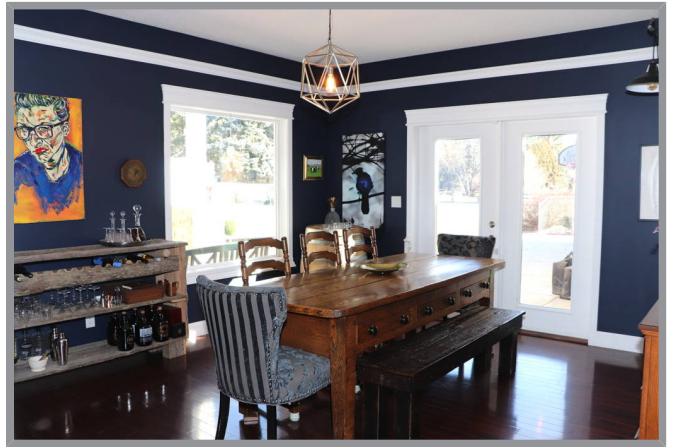
9848 Hill Drive, Coldstream BC V1B 3C8



Country living without the farm-work!

Country living without the farm-work! This level, well landscaped .32 acre property offers so much room for pets, children, and gardening! Private patios & above-ground pool ready for school holiday! Parking for a crowd & your RV. Triple garage! The classic two-story home embodies country elegance with custom woodwork, hardwood and tile floors, lofty 12ft ceilings, 4 bedrooms, 3 ½ baths, formal dining, family room, and potential nanny suite! Beautiful granite kitchen with quality appliances. Two gas fireplaces, central air, and hot water on demand. Lavington Elementary, country grocery and gas bar, park, and community hall just a bike ride away! Under 15 minutes to the City of Vernon





Specifications

MLS® # 10228076	Neighborhood Vernon
Year Built 2008 Actual	Zoning RU-ALR
Lot Size 0.32 acres	Lot Frontage 80
Lot Depth 180	Home Size
Total Square Footage 4230 sq. ft.	Main Level 1630 sq. ft.
Upper Level 970 sq. ft.	Lower Level 1630 sq. ft.
Bedrooms 4	Bathrooms 4
Taxes \$4,137/2020	
Services Services Available, Hydro, Natural Gas, Telecommunications, Shaw Cable, Septic, Municipal Water	



Features

THE LOCATION

A pleasant 15 min drive from the City of Vernon or 5 mins from the Village of Lumby, nestled in the eastern corner of the Municipality of COLDSTREAM, lies the community of LAVINGTON! A well-ranked elementary school, childcare services, Firehall, country stores, gas bars, and an active park with public swimming pool and outdoor skating rink, make this an easy place to raise your family!

THE PROPERTY

- Level .32 acre – fenced and ready for children and pets!
- Extensive landscaping plan with perennial gardens connect to the private paving stone patio with pergola!
- Above ground pool-ready for summer holidays!!
- Parking for many, easy flat for visitors, and including your RV
- Garden/storage shed

THE HOME

- This two-story home starts with a super family floor plan- all the busy living on the main floor, bedrooms on the upper level, and a lower level for fun and guests!
- Hardi-board exterior with composite stone accents and asphalt shingle roof
- Forced air, natural gas heating system, and heat pump for central air conditioning.
- New Rinnai hot water on demand system
- New Air purification system
- Hot tub
- Beautiful custom woodwork throughout including crown molding and stained-glass transom windows!
- Cherry hardwood floors through-out the home and tile in kitchen, laundry, and baths!
- Walls of windows, many with transoms – light filtering window blinds
- Numerous French doors connect the home to the outdoors.

MAIN LEVEL

- Bring your favorite chair and find your spot on the back porch! Easy flow from this floor to the private patios and grounds.
- Living room with lofty 12' ceilings and natural gas fireplace
- French doors separate the dining room for more formal dining and open to the patio for easy outdoor entertaining!
- Fabulous white kitchen with loads of well-planned, soft close cabinets, Brazilian granite, tile backsplash, near new quality stainless appliances including 5-burner gas range with convection oven and warming tray, glass china display.
- Bar seating for guests to linger!
- Den/parlor with gas fireplace – bring your book!
- Laundry room – the real thing- with loads of cabinets, counters, and hanging space.
- Mud Room off the garage
- Two piece powder room with antique vanity
- TRIPLE GARAGE! Fully finished and 3 automatic door openers

UPPER LEVEL



- Master suite with walk-in closet and super ensuite with deep soaker tub, separate shower, linen storage, and lots of easy-care tile work!
- Two generous bedrooms and bath with tub/shower

LOWER LEVEL

- Fully finished with loads of room for busy family activities and separate quarters for guests or nanny!
- Spacious Family/games room
- Cozy TV/sitting room with separate entrance and rough-in for the kitchen!
- Multi-purpose rooms do double duty as a guest bedroom, den, or office!
- Full bath with tile and glass shower





