

8001 Jacques Drive, Coldstream BC



Coldstream's most exclusive and coveted neighbourhoods!

If you had to google this location it's because nothing is ever offered for sale here! This tiny cul-de-sac is in one of Coldstream's most exclusive and coveted neighborhoods! Just steps from Kirkland neighborhood beach and a few blocks from the boat launch and famous Kalamalka Beach. An endless array of parks are within walking and biking distance. Barely a 4-minute walk to the elementary school! Secondary school and college close by. As close as you can get to the lake without being on it! This rare .41 acre lot is ready for your dream home. Completely level and landscaped and shaded with mature trees. Detached triple bay garage! The existing 1780 sq ft level entry home has outlived its value but with 3 bedrooms and super sunroom, it can be a great rental while you plan! 'As is Where is'! Whether you are planning a home for your growling family or your retirement- this is it! The speculation tax is not applicable here in the North Okanagan.





Specifications

MLS® #
10235267

Year Built
1961

Lot Size
0.41 acres

Lot Depth
240

Total Square Footage
1780 sq. ft.

Bedrooms
3

Taxes
\$2,955/2020

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

School District
SD/22

Neighborhood
Vernon

Zoning
R1

Lot Frontage
80

Home Size

Main Level
1780 sq. ft.

Bathrooms
2



Features

The Property

- One of Coldstream's most favorite locations and about as close as you can get to the waterfront without being waterfront!
- Just steps from Kirkland neighborhood beach, a few blocks from the boat launch, waterfront restaurant, and famous Kalamalka Beach.
- Elementary school barely a 4-minute walk, High School, and College close by.
- From here you are within biking distance to numerous parks including Kalamalka Provincial Park and the amazing Rail Trail. Imagine biking all the way to Kelowna, along the lakes!
- .41 acre - level and landscaped
- Mature shade trees
- Level driveway and lots of easy parking.
- Detached triple bay garage! With concrete flooring and power

The Home

- Built-in approx. 1961 this home offered 3 bedrooms, 2 baths, and a wonderful screened summer room. Sadly it has outlived its value and is ready to be replaced by your dream home!
- Natural gas, water, and sewer available



