

11409 Kalamalka Road, Coldstream BC



LOCATION! LOCATION!

Location, Location!! Half a kilometer from Kal Beach, a quick bike ride to Kalamalka Provincial Park and the Rail Trail, walk to both high school and elementary schools, and across the road from the popular Creekside Park and Coldstream Creek. It really doesn't get any better than this!! Great 4 bdrm plus den, 3 bathroom bi-level with; full basement and separate access. On the main floor is the generous master suite with, ensuite bath with an attached office/den that, could also work for a nursery or snoring room. Lots of space in the bright country kitchen. Huge family room with masonry fireplace and huge window to take in the views. Unique sunroom to grow your tropical plants and 2 more large bedrooms plus a full bath. Downstairs is another bedroom, a full bath and the rec room with gas fireplace, a nice vented cold room, and access to the single garage. With the fantastic separate access, this space could easily be made into a fantastic suite. The .43 acre gently sloping lot offers loads of privacy with large shade trees in the front yard and mature fruit trees like; cherry, apples, plum, and apricots. A massive patio in the back works for a relaxing summer dining area or a sports court. There are tons of parking with a single carport and garage, a huge RV spot, a long driveway, and a parking pad out front. This home has been a rental property for many years and is now ready for someone to update and make it their own. NO SPECULATION TAX!





Specifications

MLS® #
10235364

Year Built
1972

Lot Size
0.436 acres

Lot Depth
255

Total Square Footage
2840 sq. ft.

Lower Level
1013 sq. ft.

Bathrooms
3

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

School District
SD/22

Neighborhood
Vernon

Zoning
R2

Lot Frontage
75

Home Size

Main Level
1827 sq. ft.

Bedrooms
4

Taxes
\$3,024/2020



Features

THE PROPERTY

- Location is everything – True Okanagan lifestyle with Kalamalka Provincial Park just a short bike ride
- Both Kalamalka Beach and the Rail Trail only half a kilometer away
- Close to both Elementary and High School
- Sits right across the street from Creekside Park and the dog park
- .43 acre gently sloping with mature trees surrounding offers privacy and extra shade
- 45x20 patio, perfect for outdoor entertaining and sport activities
- Plenty of parking, extra parking for RV's and or any other seasonal toys
- Numerous fruit trees in the backyard – cherry, apples, plum, and apricots

THE HOME

- 1972 Bi-level family home
- Single Car garage and covered carport
- City Water and Sewer
- Forced Air and Natural Gas
- Appliances include: Dishwasher, Fridge, Stover – Electric and Window Coverings
- Wood Siding and Asphalt/Fiberglass Shingles Roof
- 2 Fireplaces, 1 gas, and 1 wood

MAIN LEVEL

- Large country kitchen with adjoining dining room
- Bright and spacious living room with a massive front window allowing for plenty of natural sunlight
- Master bedroom with full ensuite – jetted tub and shower
- Office/"snoring" room attached to the master
- French doors from the master lead outside to the private backyard
- 2nd and 3rd bedrooms on main
- Full bathroom with tub and shower

LOWER LEVEL

- 4th bedroom with large closet
- Impressive size laundry room with cold-room attached
- Family room with gas fireplace
- Extra room for storage
- Separate entrance – easily suited
- Garage access



