

13980 Ponderosa Way, Coldstream BC V1B 1A4



### 102 Water Frontage!

If Homes were Transformers this would be Maximus!! Under the vision of the owner, this 1996 classic home has transformed into 3 full levels of ultra-modern, sleek sophistication ready to provide comfort and convenience for your family and grand gatherings of friends! Excellent flow for fun and entertaining yet much privacy where needed! Filled with light and spectacular Kalamalka Lake views from every room. The great room opens to an impressive glass-railed deck. Glass paneled garage doors open to connect the games/playroom right to the deck for summer living at its best! 7 bedrooms, 4 full and two half baths! Master suite with private deck! Flex room with a bar is ideal for sleepovers or another TV /playroom or guest suite! Double laundry on the upper floor and another on the lower level! Hot water heating system, central air, security, hardwearing vinyl plank, and tile flooring throughout, open and shaded patios, and super easy care grounds! Triple garage and RV connection! Motorized tram glides through the trees to the level lakeshore and lawns. Deluxe lakeside heated cabana with ½ bath, cabinets, fridge, storage, outdoor shower, and covered deck for barbecuing! Hot tub! Awesome T-shaped dock extends over the crystal waters and offers lots of sitting space and access to the boat lift. New Boiler for hot-water system and new Rinnai hot water on demand system being installed





## Specifications

MLS® # 10236113	Neighborhood Vernon
Year Built 1996	Zoning R1
Lot Size 0.385 acres	Lot Frontage 106
Lot Depth 143.5	Home Size
Total Square Footage 5597 sq. ft.	Main Level 2370 sq. ft.
Upper Level 1615 sq. ft.	Lower Level 1612 sq. ft.
Bedrooms 7	Bathrooms 6
Taxes \$11,079.15/2021	
Services Services Available, Hydro, Natural Gas, Telecommunications, Shaw Cable, Sewer, Municipal Water	
School District SD/22	



## Features

### THE PROPERTY:

- Just meander through Coldstream, along the west side of Kalamalka Lake, and just before the main entrance to Kalamalka Provincial Park, you will come to Long Lake Estates.
- This long-established neighborhood of single-family homes shares a quiet setting, truly amazing views, and a play park! Stroll across the road to the Provincial Park and explore hundreds of acres and numerous beaches.
- .39 acre sloped lot with easy access to level parking off the road and is high enough to offer truly spectacular views of the lake!
- Solid retaining walls define levels, all connected with exposed aggregate, stamped concrete, and paving stone patios, walkways, and stairways for easy flow
- Connections for RV
- The front and side yard have transformed into easy-care synthetic grass with a mini putting green. Much better use of time than mowing!
- Motorized tram glides through the mature evergreens and delivers you easily to the water's edge.
- Super-heated lakeside cabana with ½ bath, cabinets with sink, fridge, and change/storage area! The covered deck is perfect for barbecuing! Outdoor shower too and hot tub too!
- Awesome T- shaped dock has lots of room to gather with easy access to the boat lift.

### THE HOME:

- The 1996 style has transformed into 3 levels of sleek sophistication and offers superb flow for grand gatherings or quiet retreats!
- 7 bedrooms, 4 full and two ½ baths offer privacy for all!
- Stucco and brick exterior and asphalt shingle roof
- Triple garage with a double and single door, all with light panels.
- Numerous windows, built-in storage, 220 power, and direct access to the yard.
- Gas-fired hot water heating system plus air handler for central air,
- Security system, Built-in vacuum
- Subtle recessed lighting throughout
- Custom window coverings
- Hard-wearing vinyl plank flooring throughout

### Main Level:

- Generous foyer with impressive two-story ceilings.
- A curved wall forms the office and a curved stairway leads to the upper landing
- The new kitchen centers the great room and doesn't mind a crowd! Soft-close cabinets, quartz counters, and pantry.
- Super long, Waterfall Island with dining at one end. Cabinet finished side by side fridge and two-drawer dishwasher, glass top range, built-in oven, and microwave. The second stairway offers quick access to the garages
- Expandable dining/living room with gas fireplace on one side of the kitchen and casual family area on the other.
- The Wall of sliding glass doors opens to the amazing deck with glass railings and matching vinyl tile flooring.
- 2 piece bath
- Family/recreation room just off the kitchen with minibar and an overhead glass-paneled garage door that opens to the deck and makes fabulous indoor-outdoor living space.

### Upper level:

- Follow the curved stairway to the open upper landing.
- Three spacious bedrooms, two with walk-in closets and a bathroom with twin sinks, soft close cabinets, and huge tile



and glass shower.

- Impressive laundry room with two sets of Samsung washer and dryers and lots of cabinets
- The master suite occupies the other wing of this level. Besides the awesome lake views, there is access to a private deck, a very large organized walk-in closet, and a feature wall with an electric fireplace and place for the TV.
- Wonderful ensuite with twin sinks, soaker tub, and large tile/glass shower with dual rainfall and person showerheads.
- The second staircase gives quick access to the kitchen!

Lower level:

- Down the curved stairway to a large tiled landing that flows to the foyer from the backyard
- Two bright bedrooms share a bath with stand alone shower
- Mechanical/utility room holds the third set of Samsung washer and dryer
- Full bath with standalone shower
- The 'Flex' room ready to become whatever you need! Minibar and direct access to the lower patios! Make it a family/tv room for summer guests or children's retreat or full gym!



