

10709 Coldstream Creek Road, Coldstream, BC



PRIVATE 10.18 ACRE COLDSTREAM ESTATE

A rare opportunity to move your family to one of Coldstream's favorite streets! 10.18 picturesque creek, very private acres backing onto Coldstream Creek. Ideally set up for your country life - 3 bay barn with hay loft, heated waterer, paddocks, pastures, and irrigation! The circular driveway leads to the home, set well back from the road and surrounded by mature landscaping. This historical early 1900s 1.5 story home retains all the charm and grace of the era- now enhanced with every modern convenience! Completely refurbished in 2006 with new mechanical systems and careful restoration of all the home's character; oak and fir floors, original stained glass windows, exposed beam ceilings, fireplace, and classic wrap-a-round porch! Exceptional oak and granite kitchen opens to the family room, formal dining, and main level master suite featuring ensuite with claw foot tub, tile/glass shower, and heated marble floors! The upper level offers two generous bedrooms, a bath, and a cozy sitting area. The fully finished detached 3 bay garage offers a 'gentleman's retreat' complete with 3 piece bath and sauna! All this is just minutes from the beach, Provincial Park, schools, and downtown Vernon! +GST





Specifications

MLS® #
10239977

Year Built
1910 (approximately) and substantially renovated in 2006

Lot Size
10.18 acres

Lot Depth
1268

Total Square Footage
3351 sq. ft.

Upper Level
1088 sq. ft.

Bathrooms
2.5

Services
Hydro, Natural Gas, Septic, Municipal Water

Neighborhood
Coldstream

Zoning
RU2/ALR

Lot Frontage
445.5

Home Size

Main Level
2263 sq. ft.

Bedrooms
3

Taxes
\$3,935.33 / 2021



Features

THE PROPERTY

- Superbly located in the heart of Coldstream, this 10.18 acre property is within walking and biking distance of schools, beach and parks!
- Coldstream Creek, bordering the north side of the property
- Hobby farm set-up features a 3 bay barn with hay loft, 2 paddocks, heated waterer, pasture and irrigation
- Property produces approximately 2-3 hay crops per year (approx 700 to 800 bales, per year). The income qualifies the property for farm status
- Irrigation allocation is 2.66 ha (6.573 acres)
- Vegetable garden, automatic sprinklers with drip system to flower gardens
- Paved circular driveway around the house
- Huge detached 3 bay garage/shop with 2, 8' overhead doors and 1, 10' overhead door, man cave and bath with shower and sauna. (Was formerly the pool house; pool filled in). 2 Heat systems are both natural gas forced air

THE HOME

- Taken to the studs in 2006 with all new everything, this stunning 1.5 storey home still retains its original charm! An inviting wrap-around porch opens to a one-of-kind home boasting a huge formal living room, large formal dining room, oak and granite kitchen with family room and main level master suite! Kept in their original state the living and dining rooms were not taken to the studs to preserve all the original wood moldings on the walls
- Stucco and wood siding, asphalt shingle roof (new in 2014)
- Natural gas boiler for high velocity forced air furnace, electric in-floor heat (ensuite), two wood fireplaces
- Security system, built-in vacuum, built-in speakers (kitchen, dining & outlets on deck)
- All new mechanical system, electrical, plumbing and windows (except front of house & stained glass)
- Oak hardwood and original refinished fir flooring, tile and carpet
- Appliances: Viking Professional Series appliances include: 6 burner gas range, range hood with 600 CFM fan which required an added air exchange system, fridge, dishwasher, microwave and wine fridge
- 2 Natural gas BBQ connections (back porch and patio)

MAIN LEVEL

- Welcoming foyer with beautiful custom wood stove
- Grand formal living room features the original stained glass windows, wood detailing and exposed beam ceilings. A new wood burning fireplace with gas starter retains the original mantle and fascia
- Formal dining room with bay window, wood crown molding and detailing
- Beautiful custom oak kitchen has granite counters, island with eating bar, built-in wine rack, and stainless appliances
- Casual family room off the kitchen with double door access to the wrap-around porch and patio
- Generous master bedroom has a walk-through closet with custom shelving and relaxing ensuite complete with a claw-foot tub, tile & glass shower, marble counter and heated travertine tile floor
- Powder room with pedestal sink
- Mud and laundry room at the back entrance

UPPER LEVEL

- Spacious sitting area with linen closet and two large bedrooms (one with walk-in closet)
- Bath has tub with hand held shower head and pedestal sink

LOWER LEVEL

- Cold storage room and mechanical systems



