

9724 Aberdeen Road, Coldstream BC V1B 2K9



### 2.13 acres in Coldstream NOT in the ALR

2.13 ACRES IN THE HEART OF COLDSTREAM VALLEY AND NOT IN THE ALR. From the grand entrance, you are immediately welcomed with the feeling of 'home'. Floor to ceiling stone wood-burning fireplace fills the home with warmth. Spacious island kitchen designed for convenience – easy flow to the outside and wrap-a-round deck for dining and entertaining. Formal dining and living room boasts vaulted ceilings wall of windows for loads of natural light and superb views over the valley & mountains. Two bedrooms and two baths on the main floor. The lower level offers two bedrooms, a full bath, a massive rec/family room, and a games room for your noisy, active teens. Two large storage rooms & family sized laundry room with extra space! Even better is the property itself! Room for everyone! 2.13 wonderfully landscaped acres, Full two-bay garage with overhead doors and attached workshop, dog run for your best four-legged family members. Impressive circular driveway and extra parking for toys and guests. Newer underground services! 5 minutes to schools, park, beach, riding academy, golf, and downtown! Kids can bike to everything!! Adjacent to the super neighborhood of quality family homes.







Specifications

MLS® # 10242528	Neighborhood Vernon
Year Built 1981 Approximate	Zoning R1
Lot Size 2.123 acres	Lot Frontage 1234
Lot Depth 961	Home Size
Total Square Footage 3661 sq. ft.	Main Level 2082 sq. ft.
Lower Level 1579 sq. ft.	Bedrooms 4
Bathrooms 4	Taxes 4415.16 / 2021
Services Services Available, Hydro, Natural Gas, Telecommunications, Shaw Cable, Septic, Municipal Water	
School District SD/22	



## Features

### THE PROPERTY

- Located in the heart of Coldstream Valley with the slightest slope to afford a sweeping view to the east! Set back from the road for lots of privacy! Minutes to Kal Beach, Riding Club, schools, and an endless choice of parks and trails!
- 2.13 acres
- Lush lawns surround the home, sheltered by mature trees and a privacy hedge
- Wide driveway circles around the rock garden and provides level parking for many!
- 25' x 23'6" detached two-bay garage and attached 25' x 11' workshop
- Room for RV and more fenced pet area

### THE HOME

- Gorgeous family home, classic features, lovely improvements, and loads of natural light.
- The wood exterior finish and Asphalt/Fiberglass Shingles roof
- Natural gas, forced-air heating system, central air
- Security System, Hot tub
- Vaulted, beamed ceilings,
- Full-length sundeck off the main level forms covered patio on the walk-out lower level

### MAIN LEVEL

- Grand covered entrance welcomes you to the level entry main floor!
- Large kitchen with Center Island and lots of room for casual family dining – quick access to the wrap-around deck!
- The formal Living room features beamed vaulted ceilings an impressive stone wood fireplace and a wall of windows to enjoy that sweeping view!
- Formal dining room with beamed ceiling and large sliding glass doors to the deck!
- Family room with floor to ceiling wood brick fireplace
- Master bedroom has ensuite with shower
- Second bedroom and main bath with tub/shower
- Laundry room doubles as the casual entrance
- 2 piece powder room

### LOWER LEVEL

- 2 large bedrooms and bathroom with shower
- Really large family/games room with attractive brick accent wall and sliding glass doors to the covered patio and yard
- 2 storage rooms plus 'cool' storage







