

476 Middleton Close, Coldstream, BC



Custom Built Executive Rancher

Beautiful, custom-built, executive rancher with full walkout basement, features everything you would need to enjoy the Okanagan Lifestyle. The covered veranda greets you as, you walk past the beautifully landscaped no maintenance, front yard. Inside the front door, you will immediately be drawn to the impressive two-sided stone fireplace; separating the large dining area and the living room; with extra high ceilings and beautiful wood beams. Pass through the French doors out to the massive covered sun deck and enjoy the views over the orchards, and vineyards out to the Monashee Mountains. The impressive custom kitchen boasts cream-colored Shaker-style cabinets, huge corner island with gorgeous quartz counters, a farmhouse sink, and high-end appliances. Bring the groceries from the oversized double garage, through the mudroom, with built-in storage cubbies. The king-sized master suite features a walk-in closet and luxurious spa-like ensuite with soaker tub and walk-in, doorless shower. Downstairs is set up for family entertaining: the huge rec room accommodates a pool table and the full sliding doors bring the indoor space outside to the pool deck and the movie room will entertain for hours. Outside on the massive .38 acre lot, is the fabulous 16X32 sport pool, and hot tub. As well, as the covered poolside patio with mobile summer kitchen and wine bar for adult entertaining. Outside the chain-link pool fence, is the quaint fire pit area and lots of room to park your extra vehicles.





Specifications

MLS® # 10252964	Neighborhood Coldstream
Year Built 2015	Zoning R1-A
Lot Size 0.38 acres	Lot Frontage 153
Lot Depth 137	Home Size
Total Square Footage 3750 sq. ft.	Main Level 1608 sq. ft.
Upper Level 2142 sq. ft.	Bedrooms 4
Bathrooms 3.5	Taxes 5133.58 (2021)
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District 22	



