

Private: 13124 Westkal Road, Coldstream, BC



Location, Location, Location

Imagine the perfect spot on Kalamalka Lake! it is right here on traffic calmed Westkal Road. Five minutes to the City of Vernon, 30 minutes to the Kelowna International Airport, 20 minutes to Predator Ridge Golf Course and Sparkling Hills Spa Resort, 30 minutes to Silver Star Ski Resort AND just a few blocks from the head of the amazing Rail Trail where you can bike or hike all the way to Kelowna. Unique lot with 146ft level, sandy waterfront! Adjacent to small park! The long time 'summer home' offers 6 bedrooms, 2 baths. The 'great room' opens right to the covered wrap-a-round deck and the beach area! The detached cottage is perfect for lingering summer company with a great room that opens to the yard and beach and a sleeping loft above.





Specifications

MLS® #
10265093

Year Built
1980

Lot Size
0.1 acres

Lot Depth
28

Main Level
1075 sq. ft.

Additional Sq. Ft.
300 (cabin)

Bedrooms
6

Taxes
9263 (2021)

Services
Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water

School District
22

Neighborhood
[Coldstream](#)

Zoning
R6

Lot Frontage
146

Home Size

Total Square Footage
2062 sq. ft.

Upper Level
987 sq. ft.

Bathrooms
2



Features

THE PROPERTY

- Narrow but wonderfully long, this lot offers 146 ft of waterfront with level, sandy beach.
- Gradual, walk-in for easy swimming
- Wrought iron fencing at the front
- Wharf and floating dock are not registered

THE HOME

- Built in 1980 to fit onto the lot, this home has multiple levels offering 6 bedrooms and two baths!
- The main living area is the great room concept and opens directly to the wrap-a-round covered deck and beach area.
- Impressive beams highlight the lofty wood ceiling on the main floor
- Gas-fired hot water heating system
- Wood siding and asphalt shingle roof
- Original double garage at the street level was partially converted to the 6th bedroom or storage area!

THE COTTAGE

- Perfect for all the lingering summer company!
- Set away from the main house, the 'cottage' is the 'great room', open concept with 3 pce bath, small area and sleeping loft above.
- Walk right out to the yard and beach!
- Natural gas



