12912 Kinloch Drive, Coldstream, BC

Welcome to 12912 Kinloch Drive

A most rare, completely level, Kalamalka lakeshore jewel! From the quiet no-thru street, pass through the privacy gates to this incredible landscaped .69 park! Majestic willows, vine laden pergolas, expansive patios and water features lead to the 140ft of crystal-clear waters. Approved dock with boat slip and sitting areas! Perfectly nestled in this park, the 6000 sq ft home of stone and timber exudes ‘estate living’! Expansive great rooms and family/games rooms are entertainment ready! Lofty open beam ceilings and high-end finishes! 4 bedrooms, custom office, 5 bathrooms, full wet bar plus wine room, gym, and amazing kitchen! Superb guest wing with full kitchen, laundry, and separate entrance! Detached studio with vaulted ceilings, hardwood floors and lakeside patio – Yoga anyone? Hot tub pergola at the lakeside! Detached garage, RV parking. the best location-just blocks from Kalamalka provincial park, the famous Rail trail, schools, and College. 30 minutes from the Kelowna International airport. No speculation or GST

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Specifications

MLS®# 10262411	Neighborhood Coldstream
Year Built 1969	Zoning R2
Lot Size 0.699 acres	Lot Frontage 119
Lot Depth 240	Home Size
Total Square Footage 6490 sq. ft.	Main Level 3661 sq. ft.
Lower Level 2340 sq. ft.	
Additional Sq. Ft. 489	
Bedrooms 4	Bathrooms 5
Taxes $22976.91 (2022)	
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District 22	

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Features

THE PROPERTY

- Privacy gates open to the circular driveway and offer easy access to the detached double garage and RV parking area.
- Two of the oldest willows on the lake stand stately at the waters edge as anchors for the wonderful blend of mature trees and shrubs that surround the lily-laden waterscape, endless patios and vine covered pergolas.
- Generous lush lawns ready for outdoor games!
- Firepit
- Summer kitchen with dual built-in gas barbeques, sink, beverage fridge, and cooling drawers
- Storage room for all the beach items
- Level walk to water's edge – easy, safe swimming!
- DOCK –deep water easily accommodates your large boat! Approved dock with boat slip and lots of sitting space!
- GAZEBO with hot tub at the water's edge
- DETACHED STUDIO with hardwood floors. Vaulted cedar ceilings with receded lighting and ceiling fans, and French doors to lakeside deck – perfect for artist or yoga!
- DOCK

THE HOME

- This sprawling home was built in 1969 and was totally transformed to its current 'estate' quality in
- Extensive Stone exterior and wood shingle roof
- All decks and patios beautifully finished in slate tile. Lots of recessed lighting in covered patio roofs.
- Floating glass on main level deck
- Natural gas heating system and central air. Individual electric baseboards in lower levels and studio

MAIN LEVEL

- The covered front entrance offer access to both the main home and the guest suite.
- The generous slate foyer immediately introduces the impressive open beamed ceilings, hardwood floors and the lush greens of the yard beyond. Three steps up and you are in the 'great room' which give true meaning to the word 'great'! Truly expansive – with room for serious entertaining!
- Impressive floor to ceiling stone, wood burning fireplace centers the seating area and walls of sliding glass doors open the covered deck.
- Bring your largest dining table – there is room!
- Amazing kitchen with miles of granite counters, cabinet faced fridge, gas range with dual ovens, custom tile backsplash and center island with bar sink and ice chest.
- A few steps down to two-level family room offers built-in cabinets, floor to ceiling stone, gas fireplace and direct access to the side patio. Follow the circular stairway to the lower level too!
- Master suite is located down the hall away from the busy living area! Huge custom walk-in closet. French doors to a private patio to enjoy the gardens and lake views! Ensuite with separate tiled shower, tub, and expansive granite vanity.

GUEST SUITE

- Family and lingering summer guests will love this grand suite, complete with separate access from the covered front entrance or access from the entry hall to the main house.
- Impressive beam ceilings and floor to ceiling gas fireplace in the spacious great room and French doors to private

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shaded patio
- Huge kitchen with range, fridge, dishwasher
- Master bedroom with walk-in closet and ensuite with tiled tub/shower
- Second bedroom and full second bath with shower
- Laundry tucked in the hallway closet

LOWER LEVEL

- Follow the stairs from the main hallway or the circular staircase from the family room to the lower level! Hard-waring slate tile floors, recessed lighting, walls of windows and floor to ceiling rock fireplace that welcomes a hearty wood fire! French doors open for flow to the summer kitchen and lakefront
- Fabulous bar with granite counters and seating bar, sink, beverage fridges and glass dishwasher.
- Walk-in wine storage
- Gym with mirrors, cabinets, and storage room
- Guest bedroom and bath with granite vanity and tiled tub/shower
- Office with floor to ceiling windows so the lakeview can distract you from work! Super built-in deck and storage system.

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