

202 Cypress Drive, Coldstream, BC



1.24 ACRES IN COLDSTREAM

When your lifestyle includes lots of outdoor living, this 1.24-acre property is waiting! You will appreciate the mature landscaping connected with walkways to patios and serene sitting/entertainment areas. Pergola to enjoy the most expansive valley views, sunrise and set! ! Easy, level access driveway with room to develop RV parking and perhaps a shop? Home offers two primary suites! One on the main level- perfect for a parent or mobility issues and one ultra private one on the upper level with fireplace and sitting area! Light filled great room with updated kitchen, casual dining and living room with gas fireplace. Formal dining room too! Harwood and tile floors, lots of deep windows to bring the outside in. The kitchen features Corian counters, 5 burner gas range and huge center island with beverage fridge! Office with built-in murphy bed. Near new gas furnace and central air. Quiet, no-through road ends in cul-de-sac- perfect for children at play! Long established neighborhood of large lots and small acreages. Under 10 mins to schools, beaches, golf and downtown City of Vernon.





Specifications

MLS® #
10306117

Year Built
1992

Lot Size
1.24 acres

Lot Depth
183'

Main Level
1638 sq. ft.

Bedrooms
3-4

Taxes
TBD

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

School District
SD22

Neighborhood
Vernon

Zoning
RE1

Lot Frontage
357'

Home Size

Total Square Footage
2182 sq. ft.

Upper Level
544 sq. ft.

Bathrooms
3



Features

THE LOCATION

Welcome to Coldstream Valley Estates! This long establish neighborhood is nestled along the east hills of the Coldstream Valley with expansive panoramas all the way to Kalamalka lake! Extra large lots are enjoyed by active families and retirees alike. Schools, beaches, golf, riding academy and downtown Vernon are all within 10 minutes!

THE PROPERTY

If outdoor living and gardening are on your list – this is it!

- 24 acres with generous frontage along Midland Drive.
- Easy access, level driveway. Room to develop RV parking.
- Pathways connect patios and wonderful private sitting/entertainment area.

THE HOME

- Built in 1992 by well know builder, who added a new upper/ primary bedroom loft for the owners in.... The main level primary bedroom and ensuite are now perfect for parents or an independent teen!
- Fabulous large windows throughout connect this home to the gardens and the view from every angle!
- Stucco exterior and asphalt shingle roof.
- Concrete crawl space (access off laundry room) for the mechanical system.
- Double Garage with storage room and quick access to the back yard.
- Forced air natural gas heating system (new furnace 2022).
- Central air (new in 2023).
- Security system.

MAIN LEVEL

- Welcoming tile foyer at the front entrance and casual entrance from the garage
- Removal of a wall created the open 'great room' that incorporates the kitchen, casual dining and living/sitting and so much natural light!
- Hardwood and tile floor through out.
- Kitchen, updated in 2021 features Corian counters, loads of cabinet space, Fisher Paykel 3 door fridge, dishwasher, 5 burner gas range and electric built-in oven. Whitewashed wood ceilings complement the gardens views through the windows! Center island invites casual dining and comes with beverage fridge!
- Casual dining with wonderful deep windows and door to the patio and pergola.
- Living/sitting room centers around the brick faced fireplace flanked by custom shelving/storage and huge cathedral window overlooks the garden.
- Original primary bedroom features a wall of windows and ensuite with shower.
- Second bedroom.
- Full bath with extra deep soaker tub.
- The third bedroom has a built-in murphy bed and now serves as office.
- Laundry room with built-in folding table.

UPPER LEVEL

The new loft addition makes a wonderfully private primary bedroom with views to sides, cozy corner gas fireplace on thermostat, reading corer, his and hers closets and ensuite with large shower.





