

450 Crestview Drive, Coldstream, BC



You can just picture the family gatherings and lifestyle in this home! Level entry with full walk-out lower level offer 5 bedrooms, 4 baths, family/games room with wet bar, and spacious 'great room' that opens to a huge main level deck to take in the sweeping views! Hardwood and tile floors, granite counters in the huge kitchen, custom blinds, central air, 3 gas fireplaces. The covered patio off the lower level extends to the 16' x 32' swimming pool and large hot tub! Now check out the amazing suite – easy access from the main level for family or completely private as a mortgage helper! Heated shop off the lower level! Major renovations completed in 2009 and all beautifully maintained. All this on a landscaped and irrigated ½ acre lot on a quiet residential street. Loads of parking. Sweeping views over the valley all the way to Kal lake. A quieter, rural lifestyle less than 8 minutes to schools, golf, shopping, downtown Vernon, hospital, parks and the beach! Quick possession and the pool is open and waiting!





Specifications

MLS® # 10273906	Neighborhood Coldstream
Year Built 1977 - substantial renovations in 2009	Zoning LUC 681
Lot Size .52 acres	Lot Frontage 103'
Lot Depth 218'	Home Size
Total Square Footage 4315 sq. ft.	Main Level 2578 sq. ft.
Lower Level 1737 sq. ft.	Bedrooms 5
Bathrooms 4	Taxes \$4027.72
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District SD22	



Features

THE LOCATION

Welcome to Coldstream Valley Estates! This long-established neighborhood nestles along the eastern slopes of the valley, mere minutes from the City of Vernon. Single family homes occupy large lots to small acreages offering lots of space and privacy!

Families love the convenience – schools, parks, Kalamalka beach, golf and shopping are all just 5 minutes down the road!

THE PROPERTY

.52 acre lot with access from both sides quiet residential neighbourhood

Underground irrigation in front and back on automatic timer

Fully landscaped with mature hedges for maximum privacy!

Lots of level parking

POOL! 16' x 32', surrounded by patio and fencing! Liner replaced in 2021, Sand filtration June 2022, the pump is serviced.

THE SHOP – the double garage off the lower level is heated and is a perfect 'Dad' get-a-way! This could also make a great 'summer-room' next to the pool!

THE HOME

Step inside and you can feel how comfortable this home will be for your family! Well thought-out upgrades and easy connection to the outdoors and the Okanagan lifestyle! From the main level, enjoy the sweeping views over the valley, all the way to Kalamalka lake! From the lower level, there is complete privacy for your enjoyment of the hot tub and pool!

- Wood exterior with brick accents, asphalt shingle roof
- Natural gas forced air heating system and central air
- Security system
- Subtle recessed lighting, numerous ceiling fans, custom light filtering window coverings
- Double Carport

MAIN LEVEL

Step into the tiled foyer and look through the sweeping valley views beyond! You just know this great room is going to be the perfect gathering place for family and friends! Hardwood floors and flooded in natural light!

- Spacious Kitchen features floor to ceiling cabinets including glass front china storage, loads of pull outs, granite counters, tiled backsplash with undercounter lighting! Ready to go with stainless-steel fridge with water/ice, range, dishwasher, beverage fridge, microwave fan. The center island doubles as a casual dining bar!
- The dining area expands for large dinners and offers loads of custom cabinets that double as serving bar/buffet! Sliding glass doors extend living to large super deck complete with gas barbeque connection.
- The living area is centered by a cozy gas fireplace.



- The primary bedroom comes with walk-in closet with dressing area and ensuite with tiled tub/shower with dual heads! Sliding doors open to the deck and maximize the view!
- Office/second bedroom
- Main bath features unique oval tub with full tile surround.

THE SUITE

Really well planned with easy access for the family from the main home and sundeck or completely private via separate side yard entrance!

- Great room design has vaulted ceilings, hardwood floors, gas fireplace flanked by built-ins, custom Hunter Douglas window coverings and lovely view! Super kitchen with floor to ceiling cabinets, granite counters, tiled backsplash, center island/bar, range, fridge with ice/water, dishwasher.
- Generous bedroom with walk-in closet
- Bath with tiled floors, skylight and tiled tub/shower
- Office/Den

LOWER LEVEL

- Huge family/games room with gas fireplace and wet bar is ready for fun, fun, fun! Lots of room for games tables! Sliding glass doors invite the fun outside to the covered patio with extra large hot tub, and the very private yard with the heated swimming pool.
- Two bedrooms offer privacy for your teens!
- Bath with corner shower
- Very large laundry/work room
- Storage room for everything!



