

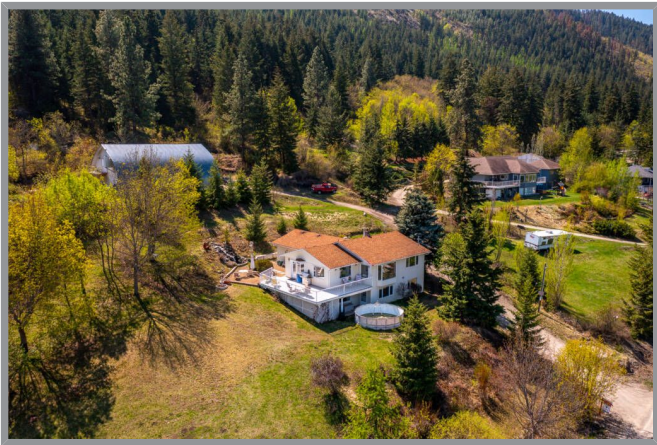
6900 Brewer Road, Coldstream, BC



WELCOME HOME TO COLDSTREAM! - Amazing Coldstream Valley views from this solid, well laid out Rancher, on a full walkout basement. Placed on over 5 acres of hillside privacy, with fabulous lawn and garden areas, fruit trees, a waterfall feature, as well, some natural forest with trails throughout. Above the house is the amazing 20X50, insulated, heated SHOP, with 25 feet of clearance at the peak, tons of power, a bathroom and its own natural gas furnace. The 2 plus 1 bedroom home has nice size rooms with large windows to take in the views. The open plan lets you be part of the action, even if you're in the kitchen. In the basement there is a massive rec room that would fit a pool table, a guest bedroom and the handy cold room, to store the garden's bounty. Heated with natural gas, a hot water/baseboard system and the efficient wood stove, it stays cozy and warm on even the coldest days. This location is only 15 minutes from Vernon yet so close to the hills, mountains and lakes that make our area so amazing.







## Specifications

MLS®# 10277036	Neighborhood <b>Coldstream</b>
Year Built 1988	Zoning RE2
Lot Size 5.24 acres	Lot Frontage 247
Lot Depth 993	Home Size
Total Square Footage 2423 sq. ft.	Main Level 1256 sq. ft.
Lower Level 1167 sq. ft.	Bedrooms 3
Bathrooms 2	Taxes 3509.30
Services Hydro, Natural Gas, Septic, Municipal Water	
School District SD22	



## Features

### THE LOCATION

5.24 acres with a sweeping view across the Coldstream valley. An easy 15-minute drive from the City of Vernon and merely minutes from Lavington Elementary School, community park/pool, and country general store. Very quiet rural living where children and pets can roam!

### THE PROPERTY

5 acres of hillside privacy! Fabulous lawn and garden areas, fruit trees, a waterfall feature, as well as, natural forest with trails throughout. Above the house is the amazing 20X50, insulated, heated SHOP, tons of power, a bathroom and its own natural gas furnace. Lots of room to bring your toys - there is trail access right from the property! Potential to add rental income as zoning allows for a carriage house to be built.

### THE HOME

Well laid out rancher with full walkout basement and attached 2 car garage. 2 bedrooms on the main level with large windows to take in the views. The open plan lets you to be part of the action, even if you're in the kitchen. In the basement there is a massive rec room, a bedroom, bathroom and the handy cold room. Heated with a natural gas, hot water/baseboard system and the efficient wood stove, it stays cozy and warm on even the coldest days. Roof including sheeting replaced recently.

### MAIN LEVEL

- 2 generous bedrooms with ample closet space
- Full 4 PCE bathroom
- Mudroom
- Kitchen with small island and plenty of counter space.
- Living room with large windows and great views
- Tiled dining room with large windows and great natural light.
- 2 car garage with access from mudroom, off of kitchen - easy to bring in the groceries!
- Large deck with access off of kitchen, easy for BBQ'ing!

### LOWER LEVEL

- Large rec room with room for a pool table! Access to outside.
- Spacious laundry and mechanical room with room for deep freezer or extra fridge!
- Full 3 pc bathroom with walk in shower
- Storage room and cold room
- Bedroom with lots of closet space





