

12345 Palfrey Drive W, Coldstream, BC



While the Okanagan boasts many world class properties, rarely does an offering of this quality and distinction become available. Nestled between the breathtaking beauty of Kalamalka Lake and the tranquility of Kal Park, this extraordinary property boasts magnificent lake views within the serenity and privacy of a 4.14-acre apple orchard. This is the very essence of the Okanagan, captured in a singular estate. Step inside and be captivated by the thoughtful design, ensuring every room is bathed in natural light, creating an inviting ambiance throughout. The spacious living area features expansive windows framing stunning views. The kitchen is a chef's delight, equipped with high-end Miele appliances and ample counter space. The primary suite is a true sanctuary. Wake up to awe-inspiring vistas and indulge in the luxurious ensuite, complete with a soaking tub and walk-in shower. Your guests will love the separate suite, a versatile space that adds flexibility and comfort for all. The spacious garage provides ample storage for your cars and outdoor toys. Outside, you'll discover discrete living spaces; whether you prefer lounging by the pool, dining under the pergola, or wandering among the fruit trees, the options for outdoor enjoyment are endless. Close to the city, yet uniquely apart, this home offers the best of all worlds. Properties of this caliber simply cannot be replicated; don't miss your opportunity to claim one of the North Okanagan's premier orchard estates.





Specifications

MLS® # 10275994	Neighborhood Coldstream
Year Built 2017	Zoning RU/ALR
Lot Size 4.14 acres	Home Size
Total Square Footage 4129 sq. ft.	Main Level 1887 sq. ft.
Lower Level 2242 sq. ft.	Bedrooms 3
Bathrooms 3.5	Taxes \$4,849.61 (2023)
Services Hydro, Natural Gas, Sewer, Municipal Water	
School District SD22	



Features

THE LOCATION

Welcome to the District of Coldstream – where a rich agricultural heritage of orchards, vineyards and diverse farms now lives in harmony with carefully planned residential neighborhoods & parks ever focused on the jewel that is Kalamalka lake!

- Close to Kidston Elementary school, Kalamalka High School, skate park, numerous parks and beaches!
- Downtown Vernon is a 7 minute drive away where you will find all the amenities you need.
- Just a few minutes walk to Kalamalka Provincial Park and orchard lined walking paths.

THE PROPERTY

- Wonderfully spacious 4.14 acre property complete with apple orchard! 5 acres (approx.) productive orchard (Gala, Ambrosia, Granny Smith).
- Meticulously manicured landscaping – Landscaping and irrigation system designed and installed by Synergy Landscape Design Ltd. 12-zone b-hyve smart watering system.
- Patios & deck for relaxed outdoor living with endless lake views!
- Gated & private with paved driveway, loads of parking and room for many guests!
- Beautiful saltwater fiberglass pool with motorized cover, wooden pergola, firepit and custom Saber outdoor BBQ centre with gas supply for BBQ and Tiki Torches.

THE HOME

This luxurious Rancher with full walkout basement offers an abundance of windows to take in the amazing views. A comfortable open layout, great for family living or entertaining friends!

Custom finishing and designed in consultation with MQN Architects. Constructed by Makasoff Construction, 2017-2018.

- ICF foundation
- Spray-foam insulation and rigid insulated sheathing on all external walls
- Ply-Gem Argon filled windows (aluminum clad wood) and doors (fiberglass)
- Lutron automated blinds
- Westman metal roof
- Viessmann boiler/HWT
- 4-zone HVAC system with ERV and Honeywell smart controllers
- Lutron Caseta smart lighting
- Telus Fibre Optic service
- Cat 6 wiring to all living areas
- 4-zone mesh WiFi system

MAIN LEVEL

Foyer opens to open concept living with endless lake & orchard views

Bright beautiful office with wall of custom-built cabinets

Living room with custom lofted ceiling feature, wood fireplace and wall to wall windows for views!



Gorgeous engineered hardwood floors.

Custom kitchen with island, high end Miele appliances including, an integrated espresso system. Paneled refrigerator, dishwasher fridge/freezer drawers.

Maximum storage in the large, soft close cabinets and drawers, quartz counters, eating counter with granite waterfall edge and a dining area surrounded by windows for maximum natural light and amazing views.

Covered, tile covered deck, off of the dining area with, gas heater, ceiling fans, BBQ connection and glass railings.

Primary suite with double glass doors to private the deck. Ensuite with freestanding soaker tub, double vanity and tiled walk-in shower. Custom crafted linen closet door.

Powder room with beautiful tile work and solid hardwood counter.

Laundry room with cabinets for ample storage!

Oversized 3 car garage with opaque doors that lets the light in but, keeps the contents private.

LOWER LEVEL

Family room with custom built entertainment wall with gas fireplace and wet bar!

Beautiful wine storage/display with glass enclosure.

- In-floor hydronic heat in lower level.
- Nice sized Bedroom.
- Full Bathroom with glass tub/shower door and large vanity
- Gym with access to covered patio, could easily be converted to another bedroom.
- Loads of storage.
- Fully self-contained 1 bedroom suite that has been used as a popular Airbnb! <https://www.casabianca.live/>
- The suite includes a private patio with lake view, a gas fireplace, top of the line appliances with natural gas BBQ hook up and a full-size washer/dryer.



