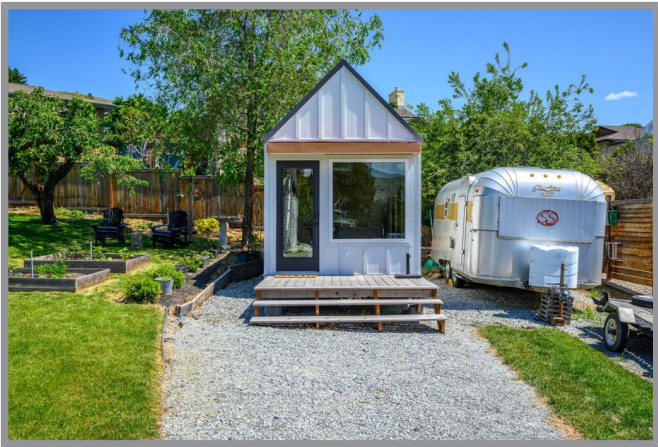


9105 Husband Road, Coldstream, BC



Enjoy endless Kalamalka Lake views from this Coldstream family home designed by the highly sought after Copper & Oak Design. Fabulous location just steps to Kalamalka Beach & store, close to schools, the College, rail trail and the Vernon Golf and Country Club. This level .34acre property enjoys a huge yard with a detached energy efficient flex space -perfect for 4 seasons use as office or fitness space. Relax on the wrap around deck or take in the big Kal Lake views from the large, covered patio that is perfectly situated for outdoor entertaining. The home features 2 levels, 4 bedrooms, 3 baths and a family room. Every detail has been considered in this designer-owned home, from the bespoke kitchen design and master bedroom renovations recently completed, to the vaulted ceilings, floor to ceiling walls of recently replaced lake view windows, 2 floor-to-ceiling stone faced wood burning fireplaces, curved staircase and wall elements throughout, plus a casual breakfast bar in the kitchen Downstairs find your library or office hide away, and a guest bedroom, with Jack & Jill ensuite, that steps out to the green space, outdoor living area and hot tub in the picturesque garden. This move-in ready family dream home must be seen and experienced! Double garage with large storage room.





Specifications

MLS® # 10276829	Neighborhood Vernon
Year Built 1980 - fully refurbished in 2017	Zoning R1
Lot Size .34 acres	Lot Frontage 90'
Lot Depth 163'	Home Size
Total Square Footage 2786 sq. ft.	Main Level 1190 sq. ft.
Upper Level 1596 sq. ft.	Bedrooms 4
Bathrooms 3	Taxes \$4,150.58 (2023)
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District SD22	



Features

THE LOCATION

Just what your family ordered – right in the heart of Coldstream! Barely two blocks from gorgeous Kalamalka Beach, the Kal Lake Convenience store and bistro and Alexanders Family pub and wine store on the lake! Take the now famous Rail Trail and bike or walk along the lake – all the way to Kelowna!

Alpine Center just a few blocks away with a multitude of services

Easy biking to Kidston Elementary and Kalamalka Secondary – here in the most desirable school district

THE PROPERTY

Level .34-acre lot in a long established, favorite Coldstream neighborhood!

Picturesque landscaping with loads of room for play and gardening. Fruit trees! Natural gas firepit ready enjoy!

Underground sprinkler system

Easy access, level parking including lots of room for an RV or two!

OUTBUILDING: This highly energy efficient space with mini split to allow for four season use! Make it your office, fitness space or studio!

THE HOME

Every detail has been considered in this designer-owned home, from the bespoke kitchen design and master bedroom renovations recently completed, to the vaulted ceilings, floor to ceiling walls of recently replaced lake view windows, 2 floor-to-ceiling stone faced wood burning fireplaces, curved staircase and wall elements throughout, plus a casual breakfast bar in the kitchen that leads to the outdoor living space!

- Entertainment sized, wrap-a-round deck boasts fabulous lake views and seamlessly extends the living space outdoors! Stairs to the lower level invite you to the big backyard and garden.
- Wood siding with classic stone accents and tar & gravel roof
- Natural gas forced air heat, new furnace (2015)
- New Central air conditioning in 2017
- New windows, doors, trim and fixtures!
- Subtle recessed light and beautiful fixtures throughout
- Custom window coverings
- Flooring: hardwearing vinyl plank, tile and plush carpet
- Attached double garage with his and hers doors and a big storage room with easy access

MAIN LEVEL

- Grand Living room with a wall of windows that reach to the vaulted ceilings! Unique curved floor to ceiling stone, wood burning fireplace
- Dining area with lake views and sliding doors to the wrap-around deck



- Bespoke kitchen features floor to ceiling cabinets with quartz counters and waterfall island! Apron front sink, full tile backsplash, gas range, 3-door fridge with ice/water and dishwasher
- Primary bedroom features a centerpiece light fixture in the vaulted ceilings, double closets and sliding doors to the wrap-around deck – the perfect way to begin and end your day! Ensuite with double sink vanity and walk in tile/glass shower with rainfall and personal fixtures.
- Two cheerful and bright children's bedrooms and main bath just down the hall from the master bedroom

ENTRY LEVEL

- Double doors open to a large foyer where the curved staircase invites you to this home.
- Floor-to-ceiling stone faced wood burning fireplace center the spacious family room and thoughtful built-ins are ready for games storage! Warm carpet flooring makes this a great place to relax!
- Guest room with Jack & Jill ensuite and glass doors to the garden lounge space and hot tub. Guest will love the convenient downstairs exit!
- Mud room at garage entrance- perfect for family activity with bench and hooks!
- Laundry room extra cabinets, sink, tiled backsplash and stacking washer and dryer



