

7181 Brewer Road, Coldstream, BC



Settled on a quiet country road in the eastern section of the Coldstream Valley, this 5-acre property is just waiting for your hobby farm ventures! The community of Lavington is just minutes down the road with a popular elementary school, country store and gas bar, community park and hall! Room for your growing or extended family! This spacious home features an open main level with 3 bedrooms, 2 baths, an updated kitchen with huge island and granite counters! The lower level can be accessed from the main level and has a separate entrance! lots of natural light! Summer kitchen, family room, bath and two bedrooms. Laundry and loads of storage too! Large sundeck of the main level to enjoy the sweeping views over the fields and the valley! New gas furnace in 2013. Nearly level fields, fenced and cross-fenced! Pole shelter for animals or equipment and misc outbuildings. Double Garage and lots of easy access, level parking.





Specifications

MLS® #
10282107

Year Built
1977

Lot Size
5.00 acres

Lot Depth
950'

Main Level
1637 sq. ft.

Bedrooms
5

Taxes
\$3,500.00 (Estimated 2023)

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

School District
SD22

Neighborhood
[Coldstream](#)

Zoning
RU-ALR

Lot Frontage
228'

Home Size

Total Square Footage
2799 sq. ft.

Lower Level
1162 sq. ft.

Bathrooms
3



Features

THE LOCATION

LAVINGTON is nestled in the east end of the Coldstream Valley halfway between Vernon (15-minute drive) and Lumby (10-minute drive) and consists of several residential areas with spacious rural-sized lots surrounded by small acreages and major farming/orchard operation. Families of all ages enjoy the central park with pool, tennis courts and baseball diamond! It also has a progressive community educational facility which combines the elementary School & Community Centre under one roof.

Very popular 'we have everything' country store, gas bar and smaller store with best soft ice-cream ever!

THE PROPERTY

Nearly level, 5-acre property, fenced and cross fenced. Lots of lawn area and room to garden.

- Municipal water for the home
- Pole shed for animal shelter or equipment storage.
- A previous swimming pool was filled in - ready to become part of your landscaping plan.

THE HOME

This 1977 Manufactured home offers 1637 sq ft on the main level and another 1162 in the walk-out lower level.

- Loads of room for growing or extended family!
- Aluminum siding, metal roof
- Double garage
- Forced air natural gas heating system (furnace 2013)
- Upgraded 200 amp electrical service

MAIN LEVEL

Large deck with quick access to the main level and the wide open 'great room' living space incorporating the kitchen, dining areas and living room.

Newer kitchen features granite counters and large center island

LOWER LEVEL

Quick access from the main floor or from the garage or use the separate access from the side of the home.

Large TV/family room and summer kitchen. Newer bath with shower, two bedrooms, laundry and loads of storage.



