

13803 Nash Drive, Coldstream, BC



### Unobstructed views over Kalamalka Lake

Follow the quiet no-thru road to the long driveway and this ultra private .81-acre yard. Triple garage plus room for RV/boat parking. Lots of room for a lakeview pool! Fabulous thorough re-fit just completed and this Coldstream home is ready for immediate possession and enjoyment! The no-stairs, level entry main and walk-out lower-level feature loads of huge windows to take full advantage of the unobstructed Kalamalka lakeviews! Perfect division of space for families where teens or guests need some space. Primary suite, awesome ensuite and laundry live on the main floor and 3 bedrooms on with new bath with soaker tub, walk in tiled shower and sauna live on the lower level. Vaulted ceilings, vinyl plank flooring, new heating system, central air. Great room with white smashing kitchen with granite counters, new gas range and appliances and huge center island. Full built-in wet bar in the dining room and gas fireplace to anchor the living area. All flooded in natural light! Easy outdoor living on the full glass railing deck! Wide open family/games room with full wet bar opens to the covered patio and private yard! Walk/bike to okanagan College, the beach and the Rail Trail!





Specifications

MLS® # 10287304	Neighborhood <a href="#">Vernon</a>
Year Built 1986 - totally refurbished 2022-2023	Zoning R1
Lot Size .81 acres	Lot Frontage 83'
Lot Depth 316'	Home Size
	Total Square Footage 3293 sq. ft.
Main Level 1653 sq. ft.	Lower Level 1640 sq. ft.
Bedrooms 4	Bathrooms 2 Full & 2 Half
Taxes \$3,084.38 - 2023	
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District SD22	





## Features

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### THE LOCATION

Welcome to Coldstream! The District is located just east of Vernon, surrounding the North end of Kalamalka Lake and extending through the beautiful Coldstream Valley. On the west slopes of the valley, overlooking the lake, this long-established neighborhood of single-family homes on generous lots. Okanagan College and the new Athletic Field <https://www.rdno.ca/parks-rec-culture/parks/greater-vernon-athletics-park> are within walk distance and Kalamalka Beach and the head of the now famous Okanagan Rail Trail <https://okanaganrailtrail.ca/> are just down the hill! Great schools, endless parks and quick access to the highway and the Kelowna International airport make this a favorite for families of all ages!

### THE PROPERTY

- So private! Almost at the end of this no-thru road, turn down the long driveway, through the mature landscaping to complete privacy!
- Lots of level parking plus extra parking for RV or boat!
- Irrigation
- Dog run
- Glorious, unobstructed view over Kalamalka lake!
- Room for lakeview pool in the backyard!

### THE HOME

- Thoroughly modern and tasteful redo! New, wide open floor plan to maximize natural light and glorious Kalamalka lakeviews
- Level entry, no stairs at all to the main level and level walk-out from the lower level!
- New Hardi-board exterior with new stone accents
- Asphalt shingle roof
- Fabulous, partially covered front deck with glass railings of the main level to enjoy the Kalamalka lake view!
- Covered patio off the lower level with wiring and area for future hot tub
- Natural gas forced air heating system and HRV
- On Demand Hot water Central air
- Triple garage- with new double and single doors
- Vaulted whitewashed cedar ceilings with lots of recessed lighting
- New vinyl plank flooring through-out living area and -

### THE IMPROVEMENTS

1. New Duradek to complete upper deck
2. New Aluminium/glass railings to complete upper
3. New house wrap and James Hardi exterior siding to complete house
4. New R50 Insulation to new truss areas & top of of remaining attic areas (all areas meet R50 code now)
5. All exterior walls insulated to code, box joists redone
6. New drywall, paint and finishings to complete interior
7. 200 AMP service upgrade and complete interior wiring
8. New On Demand tankless hot water system
9. New HRV and revamp of existing Furnace systems
10. All new Euroline windows and sliding doors
11. New Steelcraft insulated garage doors

### MAIN LEVEL

Open the front door to the large foyer and immediately be welcomed by the Kalamalka Lake views!



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- Quick access to Guest powder room
  - Casual entrance from the garage offers generous sitting area, room for personal storage and quick access to the Laundry room with sink and storage cabinets.
  - Kitchen – smashing white soft close cabinets with many convenient pull-outs, \_\_\_counters and tiled backsplash. Gas range, 3 door fridge, dishwasher and huge center island! A French door opens to the side-deck
  - Dining area is ready for entertaining with built in cabinets, beverage fridge and sink!
  - Living area offers a full wall window to frame that glorious Kalamalka Lakeview and natural gas fireplace to center the room. Sliding glass doors extend living to the full front deck!
  - Frosted glass doors open to the primary bedroom where the lakeview will be your first and last view everyday! New ensuite with tiled floors, double vanity and huge tiled walk-in shower with dual fixtures. Serious walk-in closet!

## LOWER LEVEL

The open suspended staircase maintains the breezy feel as you enter for the lower level. Designed for fun and games with wide open adaptable space! Wall of windows and sliding glass doors to the covered patio and yard. Gas fireplace to gather around and wet back with sink, wine storage and retro-style fridge!

- Two pce bath
- Three generous bedrooms
- Bath with free-standing soaker tub and walk-in tiled shower and cedar-lined sauna



