

13601 Ponderosa Way, Coldstream, BC



### Coldstream home with Kal lake views!

Embrace the Okanagan lifestyle with this charming property in a coveted Coldstream location. This split-level home is nestled amongst mature landscaping and is set back from the road for added privacy. 4 bedrooms, 3 of which have their own updated ensuites! One bedroom currently being used as an office with built in murphy bed. Primary suite has walk in closet and own private deck to enjoy with morning coffee. The main living area has cedar tongue and groove ceilings, large floor-to-ceiling windows that flood the space with natural light and an updated open-concept kitchen. Set on a large, fully fenced nearly half-acre lot, this property showcases lovely views of Kalamalka Lake. Take in the views from the inviting deck on warm summer evenings or the tranquil stone patio with pergola. The main level also includes a family/rec room with walkout access to the yard & hot tub! And the sunroom adds both charm and convenience, perfect for jumpstarting your gardening endeavors early in the season. A carport and pull through driveway add to the charm of this home. Plenty of parking for boats and RV's. Kalamalka Provincial Park is located right across the road, offering endless opportunities for outdoor enthusiasts to hike, bike and enjoy sandy beaches – including a pet beach! Catchment schools are Kidston Elementary and Kalamalka Secondary.





## Specifications

MLS® #  
10307813

Year Built  
1973

Lot Size  
0.45 acres

Main Level  
1532 sq. ft.

Lower Level  
641 sq. ft.

Bathrooms  
3

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

School District  
SD22

Neighborhood  
Coldstream

Zoning  
R1

## Home Size

Total Square Footage  
2889 sq. ft.

Upper Level  
716 sq. ft.

Bedrooms  
4

Taxes  
TBC



