13601 Ponderosa Way, Coldstream, BC

company



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.

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E.&O.E. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.

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Specifications

MLS®#	Neighborhood
10307813	Coldstream
Year Built	Zoning
1973	R1
Lot Size 0.45 acres	Home Size
	Total Square Footage 2889 sq. ft.
Main Level	Upper Level
1532 sq. ft.	716 sq. ft.
Lower Level	Bedrooms
641 sq. ft.	4
Bathrooms	Taxes
3	TBC
Services Hydro, Natural Gas, Telecommunications,	Sewer, Municipal Water
School District SD22	

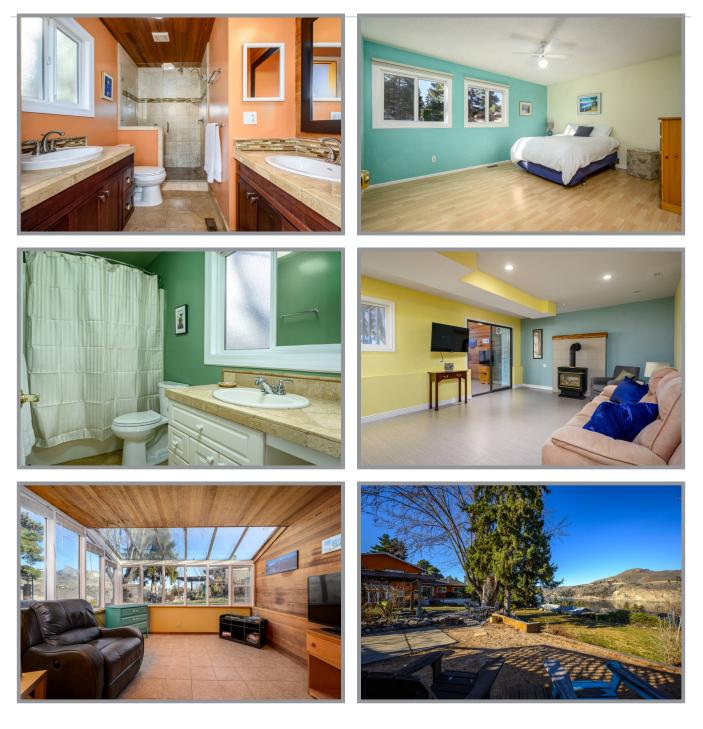


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