

8700 Hofer Drive, Coldstream, BC



Kalamalka Lake Views!

Welcome to Coldstream, where luxury and convenience meet amidst the stunning backdrop of Kalamalka Lake. This exceptional property epitomizes Okanagan living at its finest, offering a level entry rancher design with a walk-out basement, complemented by breathtaking views and an array of desirable amenities. As you step through the front door, you'll be immediately captivated by the seamless flow of the main level, bathed in natural light and showcasing panoramic vistas of Kalamalka Lake. The open-concept layout blends the living and dining areas, with the well appointed kitchen, creating an inviting space for both relaxation and entertainment. The allure of outdoor living awaits on the expansive covered deck, where you can soak in the beauty of the lake and surrounding landscape. The main floor primary suite's large windows frame breathtaking views of Kalamalka Lake. In the ensuite enjoy a spa-like soaking tub, a separate walk-in shower, and dual vanities and in the nice sized walk in closet, everything has its place. Descending to the lower level, you'll discover the huge under-garage recreation room along with, 2 large bed rooms and cozy family area, that walks out to the back yard. As well, the separate, 1-bedroom suite with private patio area, is ideal for guests, or as a mortgage helper. Beyond the property's confines, enjoy leisurely walks along the nearby beach or explore the scenic rail trail and Kalamalka Provincial Park all just moments from your doorstep.





Specifications

MLS® #
10309171

Year Built
2016

Lot Size
0.30 acres

Main Level
1561 sq. ft.

Bedrooms
4

Taxes
TBC

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

School District
SD22

Neighborhood
[Coldstream](#)

Zoning
R1

Home Size

Total Square Footage
3492 sq. ft.

Lower Level
1931 sq. ft.

Bathrooms
4



Features

THE PROPERTY

- .30 acre, Kalamalka Lake view lot.
- Low maintenance xeriscape landscaping. Automatic drip irrigation for shrubs. No water, artificial grass areas and inlay brick patio. Fenced back yard.
- Private yard with yard space for suite. RV/tenant parking at the back of property.

THE HOME

- 3-bedroom level entry rancher with walkout basement. Plus 1-bedroom self-contained suite.
- Oversized double attached garage.

MAIN LEVEL

- Bright open foyer.
- Primary Bedroom Suite.
 - A 5-pc ensuite features a walk-in shower with a bench. A separate spa-like soaker tub. Dual vanities.
 - Walk-in closet with built ins.
- Kitchen
 - Quartz Countertops.
 - Flush mounted oven and microwave. Wine Fridge. Stainless steel appliances.
 - Large Island with breakfast bar.
 - Butler's pantry with ample storage.
- Dining Room
 - Large picture windows featuring panoramic views of Kalamalka Lake.
- Laundry
 - A generous laundry room conveniently located on the main level beside mud room. Mud room features additional storage.
 - Stainless steel sink and built in storage cabinets.
- Living Room
 - Built-In workstation with overhead cabinets.
 - Engineered hardwood flooring.
 - Double sliding doors leading to Upper Deck.
- Upper Deck
 - Fully covered deck with flush mounted lighting and ceiling fan. Plexiglass railing.
 - Natural gas BBQ hook up. Electrical outlet.

LOWER LEVEL

- Walkout to covered patio with hot tub hook up and fenced back yard.
- Huge under garage recreation room.
- 2 large-sized bedrooms. Full 4-pc bathroom.
- Cozy family area with walkout to lower patio. Double sliding doors. Wet bar.
- Separate one bedroom suite.
 - Private patio area. Beautiful lake view.
 - Separate laundry. Private parking area.



