

9310 Kalamalka Road, Coldstream, BC



4.19 ACRE COLDSTREAM ESTATE

This classic 4.19 acre Coldstream Valley Estate is now ready for your family to build cherished memories! Every traditional and nostalgic feature has been carefully maintained and subtly improved with modern comforts! Follow the lighted driveway through mature shrubs and trees to the lush lawns and flower beds that surround the home. Meandering year-round creek, walkways through the trees and patio for evenings around the firepit. Fenced pasture for your hobby farm ventures or that horse you promised! Irrigation available. Like fine wine, this 1910 home has improved with time! The grand covered front porch and screened/summer room set the mood for this over 4000 sq ft home. Formal and casual living on the main floor and primary bedroom suite in a quiet wing overlooking the grounds. Follow the grand staircase to the upper landing & 2 generous bedrooms. Original fir floors, magnificent woodwork, huge windows, leaded glass accents, and built-ins throughout. Lots of interesting corners! Family sized kitchen features Heartland heritage appliances, two full sinks, granite counters and miles of cabinets! The grand dining room, with built-in buffet, welcomes your largest gatherings! The formal living room centers around the original tiled fireplace and opens to the screened porch for fabulous entertaining! Walls of windows line the cozy family room, just off the kitchen! The current owners raised the house and set it on a new full height basement with windows providing room for endless possibilities! A fourth bedroom and wine room are done! Natural gas heating and fireplaces. Double garage and walk-in coat/boot room off the back entry. Detached 23' x 23', wired and heated shop! Blocks from schools, parks, Kalamalka Beach and the Rail Trail! POTENTIAL FOR FUTURE SUBDIVISION.





Specifications

MLS® #
10312866

Year Built
1910

Lot Size
4.19 acres

Lot Depth
457'

Main Level
3038 sq. ft.

Lower Level
3528 (852 FINISHED) sq. ft.

Bathrooms
4

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

School District
SD22

Neighborhood
[Coldstream](#)

Zoning
RE2

Lot Frontage
284'

Home Size

Total Square Footage
7427 (4750 FINISHED) sq. ft.

Upper Level
861 sq. ft.

Bedrooms
4 + office

Taxes
\$4,838.76 (2023)



Features

THE LOCATION

Where we all would like to be! In the very heart of the coveted District of Coldstream! Walk or bike to both elementary, secondary schools and college, numerous parks, Kalamalka Beach and the famous lakeside Rail Trail. Quick access to the Highway for the 30-minute drive to Kelowna International airport. Enjoy this quieter, rural setting barely 20 minutes from the downtown core of the City of Vernon!

THE PROPERTY

Everything you asked for is included on this 4.19 estate acreage!

- A lighted, paved driveway winds through the trees and circles welcoming flower garden – easy access to the home and garage.
- Irrigated lawns, dotted with flower beds are surrounded by mature shrubs and trees for complete privacy.
- Foot bridge over the year-round creek that meanders through the property.
- Perfect patio set away from the house for evenings around the firepit.
- Fenced pasture to practice your hobby farm skills and maintain farm status. Irrigation allocation in place.

POTENTIAL FOR SUBDIVISION: If you could bear to part with the estate lifestyle, there is potential for subdivision.

The property is not in the ALR and with the addition of services could provide 10-11 lots while maintaining the home on approximately 2 acres.

DETACHED SHOP: 23' x 23' with concrete floor, 2 overhead doors power, separate electrical panel and overhead gas heater. Attached covered area for storage. Easy access off the main driveway.

THE HOME

Time has passed but like fine wine, this stately heritage home has just improved with age. All the classic and nostalgic features have been carefully restored and maintained and subtly blended with modern comforts.

- Cedar shake exterior and asphalt shingle roof.
- Home raised and new, full basement installed in 1993.
- Attached Double garage.
- Grand front porch with overhead electric heater! Ask what the little ladder is for!
- Side porch, fully screened is the perfect summer room! Also, a great dance floor!
- Natural Gas furnace (approximately 4 years old).
- Upgraded electrical, plumbing, insulation in 1990's.
- Security system with mobile connections.
- Fenced area of the back entry for quick pet outing.
- Original woodwork, doors and bannisters! Original fir floors, leaded glass windows.
- Numerous closets and storage galore!

MAIN LEVEL

- From the porch, enter the foyer and pass through the French doors to the formal entry hall and your are home!
- Double French doors open to the formal living room with original tile surround and hearth fireplace (now gas) flanked by display shelves. Paneled wood walls, beamed ceilings, leaded glass windows and bay window! Double French doors open to the screened summer room for extended outdoor enjoyment!
- Across the hall, French doors open to the grand dining room with leaded glass windows over the huge built-in buffet. French doors swing open to the front porch for easy flow for entertaining!



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- Welcome to the kitchen! Room for multiple chefs! Loads of cabinets and deep drawers, pantry, generous china storage, granite counters, tiled backsplash, two full sinks, and center island/breakfast bar. Heartland appliances include gas range, fridge and dual electric wall ovens. Check out the backstairs to the basement!
 - Just off the kitchen, the family room is flooded in light from the walls of paned windows that frame the view of the grounds. Natural gas fireplace with tile and wood mantle.
 - Family sized laundry room with lots of extra cabinets, sink, workstation and washer and dryer with storage stands.
 - The back entry offers access from the garage and the side and back yard! Check out the walk-in coat/boat room!
 - Bathroom with pedestal sink and shower.
 - Down the hall away from the living area is the office with leather flooring, a wall of bookcases with rolling ladder and the charming original coal fireplace. (Could also be a great bedroom).
 - Main bath features a raised sink, jacuzzi tub and tiled floors.
 - Primary suite occupies the far wing with a view of the grounds and a newer corner gas fireplace...Super walk-in dressing room with walls of cabinets and moveable center island. The ensuite features his and hers vanity, original clawfoot tub and huge tile/glass steam shower with seat and multiple heads.

UPPER LEVEL

From the front hall ascend the grand stairway to the upper landing.

- Two very generous and unique bedrooms, both with large windows and built-in window/storage seats.
- Bathroom with super long vanity with dual sinks and loads of storage, tub/shower, full window plus skylight.

LOWER LEVEL

- Huge bedroom with deep windows and plush carpeting.
- Wine room with naturally cool cement block floor.
- Locked storage room.
- The balance of the new basement features full height ceilings, drywall walls and deep windows. The possibilities are endless! Games room, gym, arts and crafts....



