

509 Crestview Drive, Coldstream, BC



### .74 Acres in Coldstream

Welcome to this timeless gem nestled in the heart of Coldstream. This classic rancher boasts a spotless interior and sits majestically on a sprawling .74 acre lot. Meticulously maintained, this home is making its debut on the market for the very first time since it was built. Step inside to discover three spacious bedrooms and three bathrooms, providing ample space for comfortable family living. Large windows invite the outdoors in, offering picturesque views of the surrounding landscape. The traditional layout offers a cozy feel but, through strategic design choices and attention to detail, this property can be transformed into a modern space, that honors its traditional roots while, embracing the comforts and conveniences of contemporary living. The fully finished basement offers versatility and convenience, with a back door access hinting at the potential for a suite. Outside, the expansive, level yard beckons with endless possibilities. Room for a shop, a tranquil pool, a huge garden and fruit trees or, all of the above. This property was lovingly built and cared for by its current owners for their own family's enjoyment, and now it's ready to embrace a new chapter with yours. The desirable rural neighbourhood has a country feel, yet is mere minutes from schools, shopping, lakes and recreation. Don't miss this rare opportunity to own a piece of this Coldstream paradise. Schedule your viewing today and let this home inspire your next chapter.





### Specifications

MLS® #  
10311770

Year Built  
1980

Lot Size  
.74 acres

Main Level  
1723 sq. ft.

Bedrooms  
3

Taxes  
3576.71

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

School District  
SD22

Neighborhood  
Coldstream

Zoning  
LUC681

### Home Size

Total Square Footage  
2946 sq. ft.

Lower Level  
1223 sq. ft.

Bathrooms  
3



## Features

---

### THE PROPERTY

- .74 Acre lot in the heart of highly desirable Coldstream
- Level lot with loads of room for your ideas; add a pool, a shop, fruit trees, gardens and more!
- Rear yard features an existing garden bed with adjacent shed for handy access to gardening equipment etc.
- Underground sprinkler system
- Large back deck: enjoy soaking up the sun on the sun deck, or under the privacy of your pergola surrounded by privacy hedge.

### THE HOME

- 3 Bedroom, 3 Bathroom rancher, finished basement with workshop and two large storage rooms.
- Cooling-Central Air. Heating-Natural Gas. Sewer-Septic. Water Source-Municipal.

### MAIN LEVEL

- Welcoming entranceway with generous double closet space.
- Primary Bedroom Suite with walk-in-closet and ensuite 3-pc bathroom
- Two additional bedrooms and full 4-pc bathroom
- 10' 4' x 14' Den
- Bright and open kitchen with patio doors leading to sun deck and a formal dining room just off the kitchen.
- Living room with large bay window and a cozy wood-burning fireplace with mantle and built-in wood box.
- 2 door garage with a peg-board wall and plenty of room for storage

- Kitchen and Dining Room
  - Bright eat-in kitchen leads out to the back deck with formal dining just off the kitchen.
  - Double door fridge with water dispenser
  - Glass top cookstove with overmount microwave
- Living Room
  - Large bay window
  - Inviting wood-burning fireplace with mantle and built in wood box.
- Primary Suite
  - Bedroom measuring 11' 2" x 13' 7"
  - Double door closets PLUS Walk-In closet
  - 3-pc Ensuite

### LOWER LEVEL

- Laundry Room
  - An expansive and bright laundry room measuring 16'11" x 13' 9"
- Storage Rooms
  - 2 ample storage rooms; 10'6" x 8'6" and 15'6" x 7'2" with built-in shelves/racks in both
- Rec Room
  - 22' x 12'11" recreation room awaits your family gatherings, a home theatre or a great kids' playroom.
  - Recessed ceiling lights and wall sconces can set the mood.
- Workshop
  - A huge workshop measuring 21'5" x 13'9" provides ample space for the handyperson.
  - Pegboard wall for tool/accessory storage



