9802 Buchanan Road, Coldstream, BC

2.35 Acres in Coldstream

If it's time to give your family some room to breathe and play, try out this 2.35-acre property! Appreciate the mature landscaping, fruit trees and loads of level parking! De-stress around the propane fireplace under the gazebo! Bring a horse! Utilize the irrigation to grow a mini crop! Let Dad test the 220-amp service in the 24'x24' shop! Sunny and bright- well maintained level entry home with walkout lower level. Three bedrooms, 2 ½ baths, formal dining, country kitchen, fabulous sunroom and family rooms on each level. Many windows frame the sweeping valley views.   Natural gas heating and central air, gas and wood fireplaces. Double garage. Ideal located in this long-established rural neighborhood of large lots and small acreages. Under 10 mins to schools, beaches, golf and downtown City of Vernon.

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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.

Specifications

MLS®# 10316003	Neighborhood Coldstream
Year Built 1991	Zoning A2 IN ALR
Lot Size 2.35 acres	

Home Size

	Total Square Footage 3074 sq. ft.
Main Level 1663 sq. ft.	Lower Level 1411 sq. ft.
Bedrooms 3	Bathrooms 3

Taxes
$3,031.42 - 2024

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

School District
SD22

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Features

THE PROPERTY

2.35 Acres with sweeping valley views, easy access, and lots of level parking.

- Fenced and cross-fenced, ready for your animals.
- Mature landscaping provides shade and privacy!
- 3 Mac Apple trees, and an Apricot and Cherry Tree
- Lovely perennial gardens.
- Irrigation – .95 ha of allocation – practice some mini crops!
- The patio in the side yard features Gazebo with a freestanding metal propane fireplace.
- Workshop – 24'X24' with 220amp service and automatic overhead double door
- Shed for wood storage

THE HOME

This level entry home offers a full walk-out lower level and is flooded with natural light from many windows that frame the sweeping views over the Coldstream Valley. Check out this great family floor plan!

- Recently painted stucco exterior, Asphalt/Fiberglass roof.
- Natural gas forced air heating and central air conditioning.
- Attached double garage with automatic opener
- 3 bedrooms, 2 ½ full bathrooms
- Custom blinds and Laminate flooring.

MAIN LEVEL

- Welcoming foyer with double closets, and bright skylight.
- Living Room – just a step down, this cozy room centers around the brick, natural gas fireplace.
- Formal Dining area with an alcove for china your cabinet/buffet, framed with glass block panels.
- The kitchen is spacious and open, with laminate floors, oak cabinets, and appliance garage. Tiled backsplash and garden window over sink. Center island/bar holds the gas countertop. Built in-oven, dishwasher, 2-door fridge with ice/water. Pantry with additional storage closet!
- Casual Dining area fits perfectly into the Bay window and French doors open to the Sunroom and back deck.
- Cheerful Sunroom invites you to soak in the sun all year round! Two ceiling fans, window blinds for privacy and shade and quick access to the upper deck and the side yard.
- Family Room features a cozy corner real wood burning stove set in brick; Wett certification on file.
- The Laundry room comes with washer and dryer and doubles as casual entrance from the garage
- Powder Room, just off the laundry
- Primary Bedroom offers a really spacious, organizer walk-in closet with skylight, ceiling fan, and an ensuite that features generous his and hers vanity, tub/shower combination.

LOWER LEVEL

- Recreation room – a super space for family and friends to gather and play – complete with a mini wet bar. Sliding glass doors open the covered patio and stairs provide quick access to the upper level.
- Wine Room – ready to store your favorites or perhaps make your own! Complete with shelves and sink.
- Full Bath offers large corner vanity and shower.
- Two generous Bedrooms with large double door closets.
- Two Storage rooms and a storage closet provide ample space for all your stowage!

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