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#212 9100 Mackie Drive, Coldstream, BC



RE/MAX Priscilla | okanaganhomes.com | T 250-549-7050 | TF 1-800-317-1118 | E: info@okanaganhomes.com

dba Priscilla Consulting Services Inc.

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Coldstream Meadows in the heart of the Coldstream Valley

Welcome to Coldstream - rich in orchards, vineyards, diverse family farms including the famous Coldstream Ranch, one of the largest working ranches in BC. The neighbourhoods in Coldstream, such as Middleton Mountain and Kalamalka lakeshore, fit into the rolling hills overlooking the valley and touching the Okanagan's stunning

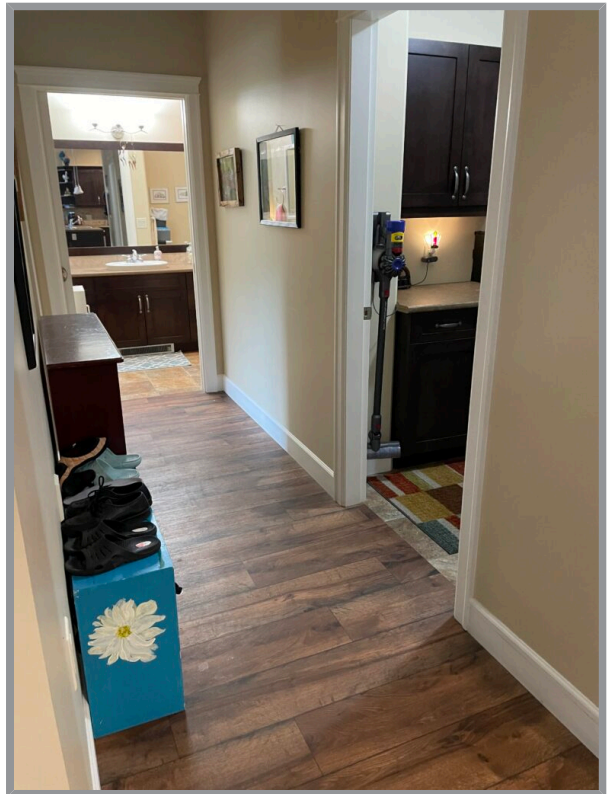


Kalamalka Lake.

The Coldstream Valley stretches east and southward from the City of Vernon including a quaint town center, commercial center and the community of Lavington. The motto 'Rural Living at its Finest' is intoned by residents and visitors alike!

Many Okanagan Lakeshore and Okanagan Waterfront properties are located in the area as it is situated at the north end of Kal Lake.





Specifications

MLS® #
10317230

Year Built
2009

Home Size

Total Square Footage
1055 sq. ft.

Bedrooms
2

Neighborhood
Coldstream

Zoning
RCD2

Main Level
1055 sq. ft.

Bathrooms
2

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Taxes
1582.88

Strata Inclusions
Contingency Reserve, Grounds Maintenance, Insurance, Bulk
Cable, Janitorial, Fire Protection System, Geothermal System, Hot
Water, Water, Sewer, Hydro for Common Areas.

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

School District
SD22



Features

Coldstream Meadows offers a carefree, urban retirement lifestyle in a picturesque, 23 acre fresh air, rural setting! The community consists of 30 independent living six-plex's known as The Terraces, 33 luxury condos known as The Views, independent living duplexes known as The Cottages, and craftsman-style strata homes called The Bungalows. These distinctive living accommodations offer choice and diversity! Mature, parklike landscaping surrounds the buildings. Residents enjoy the charming heritage chapel and community gardens or pleasant, level, strolls around the complex.

This is a phased development with Phase 1 and 2, The Cottages, built in 2007 and Phase 3, The Views built in 2009 forming KAS 3208. The Strata is divided into two separate sections, the residential and the Commercial (services) section.

Owners are required to enter into a Lifestyle Agreement with Coldstream meadows (registered on title) and can choose the optional meal and housekeeping services.

Monthly Lifestyle Agreement is \$670.00 and includes: 24/7 staffing and emergency response, wireless call pendant, social and recreation opportunities, shuttle bus services, semi-annual maintenance service, use of amenities including Fireside Lounge, Copper Café, Willow Room Library, the fitness area and more....

THE VIEWS

This 3-level building includes 33 residential units on two levels and 5 units for commercial services and amenities in the lower level including the parkade, library, Fitness area, hairdresser.

- Cement fiber exterior and asphalt shingle roof.
- Geothermal heating system with heat pump for heating and cooling in each unit.
- Individual hydro meters for each unit.
- Secure parkade parking - one spot per unit available for lease, as available.

UNIT 212

This upper-level unit, located on the quiet side of the building enjoys a pleasant, south facing, pastoral mountain view.

- 1055 sq ft with open living/dining area with lofty vaulted ceilings and glass sliding doors to private balcony. Lots of natural light!
- Corner gas fireplace and non-slip vinyl flooring.
- Den/office.
- Kitchen with full range, fridge, dishwasher, microwave and pantry.
- Laundry room with stacking washer dryer, cabinets and closet.
- Primary bedroom with walk-in closet.
- Second bedroom.
- Bath with twin sinks, linen storage, tub and separate shower.



