

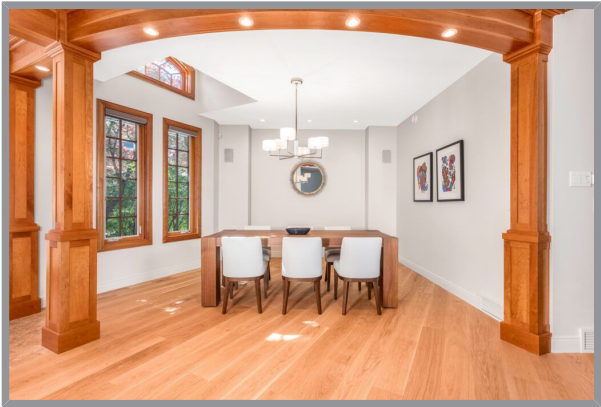
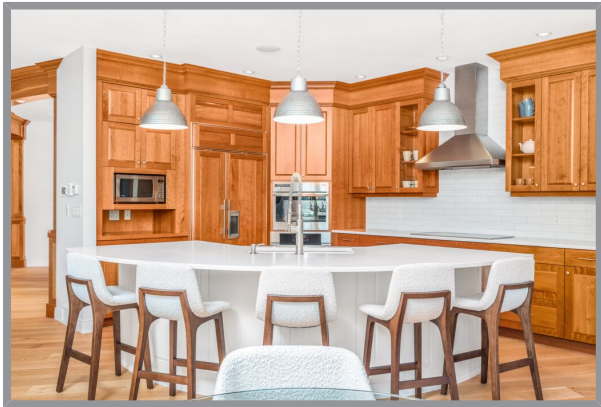
Private: #5 – 12877 Kidston Road, Coldstream, BC



### **Spectacular Kalamalka Lakefront Home!**

Spectacular newly upgraded lakefront home, at the end of a quiet no-thru road. Situated on a calm and pristine 1/2-acre property, overlooking the splendid green-blue waters of Kalamalka Lake. This home fits very well as a full-time residence or a seasonal home, or as a great place to retire. The beachfront features an exceptional new dock and boat alcove, 93 ft. of private lakeshore, and a level grassy seating area. The home itself features luxurious and comfortable living spaces connected seamlessly to multiple decks and patios and postcard-worthy views. A recent reimagining of this high-quality home included: new wire-brushed white oak floors, new carpets, new Kohler fixtures, new Caesarstone countertops and UV water treatment. The interior has been freshly painted. The level entry main floor offers an outstanding lifestyle: A great room, primary bedroom and ensuite, private office, laundry room and powder room. This level opens to a spacious deck, with new powered, sun/wind shades. The second level welcomes family and guests with 4 bedrooms, 3 baths, a playroom, and another spacious deck with beach access. The lower offers private access and is well-suited to be converted into a self-contained suite – perfect for a nanny, live-in caretaker or potential income. Double garage, with a spacious extra storage area or an extra indoor parking space. All on a treed and well-landscaped half-acre lot. Priced well below investment.





Specifications

|                                                                                                                                                       |                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| MLS® #<br>10358982                                                                                                                                    | Neighborhood<br>Coldstream           |
| Year Built<br>2006 - refurbished in 2024                                                                                                              | Zoning<br>R1                         |
| Lot Size<br>0.51 acres                                                                                                                                | Lot Frontage<br>75.42'               |
| Lot Depth<br>245.39'                                                                                                                                  | Home Size                            |
|                                                                                                                                                       | Total Square Footage<br>6767 sq. ft. |
| Main Level<br>2037 sq. ft.                                                                                                                            | Lower Level<br>1950 sq. ft.          |
| Additional Sq. Ft.<br>2780                                                                                                                            |                                      |
| Bedrooms<br>5+                                                                                                                                        | Bathrooms<br>5.5                     |
| Taxes<br>\$23,175 (2024)                                                                                                                              | Strata Fees<br>\$1750 - YEARLY       |
| Strata Inclusions<br>Contingency Reserve, Sewage system to the Municipal system, common area insurance, snow removal and landscaping for common areas |                                      |
| Services<br>Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water                                                                            |                                      |
| School District<br>SD22                                                                                                                               |                                      |





## Features

### THE PROPERTY

- Thoughtfully planned and easy-care landscaping blends into the preserved natural setting. Zoned underground sprinklers
- A short path through the mature evergreens and you are on the level grassy area at the waterfront. 93ft (approximately) of water frontage is yours!
- SPECTACULAR NEW DOCK! Steel pilings, alcove for your large boat and powered leisure lift. Loads of area for sunning and relaxing!

### THE HOME

- Exquisite sprawling 3 level home with no detail overlooked! Gorgeous lake views from multiple decks and walls of windows! Your choice of formal or casual entertaining with fabulous outdoor living spaces!
- Stucco exterior with rock accents, asphalt shingle roof
- Forced air natural gas heat, radiant in-floor heating on lower level and in master bath, oversize air conditioning units, 3 gas fireplaces, water softener, new UV water treatment, 100-gal hot water tank
- Built-in speakers throughout the main living areas and decks, intercom system, security
- Custom blinds
- Brand new wire-brushed white oak floor, new carpets, new Caesar-stone counters, new paint, and new Kohler fixtures
- Exposed aggregate driveway – heated!

### MAIN LEVEL

- Formal entry and foyer open to the Great Room where you are greeted by the stunning lake views from the wall of windows! Brand new white oaks floors flow throughout.
- The living room boasts a vaulted beamed ceiling, stately windows, and floor to ceiling rock-faced gas fireplace
- Formal dining room with curved cherrywood trim and room for your hutch
- The well-planned kitchen boast offers stunning blend of Cherrywood cabinets with new Caesar-stone counters, walk-in pantry, quality built-in stainless-steel appliances, and a large curved island that will be the 'gathering' place!
- Casual dining area opens to the covered deck
- Casual entry from the garage also doubles as the laundry room with large closet, built-in cabinets, a folding counter and sink
- A quiet study/den is just off the foyer and features custom built-in bookcase
- Guest powder room
- The spacious primary retreat offers a generous customized closet and a luxurious ensuite with his & her sinks, a glass shower, deep jetted soaker tub and heated floors

### SECOND LEVEL

- The curved staircase connects to this level that is perfect for family and guests!
- Gathering area with gas fireplace and built-in cherrywood cabinets
- 4 large bedrooms (one with ensuite) 2 more full baths and playroom with quiet cork flooring and built-in cabinets!
- Huge deck with quick access to the path to the beach!



## LOWER LEVEL

- The curved staircase extends to the lower level which features private access and offers excellent potential to be transformed into a self-contained suite – ideal for a nanny, live-in caretaker or rental income opportunity.
- Easy flow to the huge terrace and path to the lake!
- Storage garage with overhead door off the deck is perfect for storing all those beach items!



