

6960 Brewer Road, Coldstream, BC



5.19 Acres, backing onto Brewer Trails

Looking for a rural lifestyle? Come and check out the quiet and complete privacy of this naturally forested 5 acres! Picture the children and pets exploring and building tree forts right outside your kitchen window! Your outdoor lifestyle begins here – mere minutes from Lavington Elementary and 15 minutes to the City of Vernon! The meticulous 2400 sq ft, one level home offers a warm and functional floor plan! Three large bedrooms, 2.5 baths, TV room plus living room, office, family style kitchen with gas range and walk-in pantry, hardwood and vinyl flooring, real wood fireplace and wood stove! Seamless flow right out to the very private entertainment sized patio and safe and generous dog run! Hot tub too! Lots of level lawn area and calming view over the valley! Generous parking around the house plus the upper level offers easy access for you RV and boat. Picture Dad or your teens in the super shop/mancave with 2 overhead doors, wood heat, 220 wiring. security system with cameras and a covered patio! Check with your neighbours- your backyard connect to miles and miles of trails to explore – we hear you can get all the way to Big White! Second detached garage and storage room that connects to the backyard and dog run! Bonus insulated and wired storage shed and garden storage too





Specifications

MLS® #
10388136

Year Built
1990

Lot Size
5.19 acres

Lot Depth
984'

Main Level
2443 sq. ft.

Bathrooms
3

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

School District
SD22

Neighborhood
Coldstream

Zoning
R3

Lot Frontage
243'

Home Size

Total Square Footage
2443 sq. ft.

Bedrooms
3

Taxes
\$4513.00-2025



Features

THE PROPERTY

- 5.19 Acres! Wonderfully natural with a great variety of trees! Calming view over the valley!
- Generous level lawns around the home and room for gardening!
- 6 ft chain link fence with 5 gates secure the back portion for children and pets
- Lots of paved parking around the home/shops
- Easy access upper level large enough for RV and boat parking
- More parking area for guests just below the home - currently occupied by C-Can

THE HOME

- Built in 1990 with 2400 sq ft of easy living with everything on one level! Lots of windows bring in natural light and the outdoors from every angle! Front porch to take in the valley view and seamless flow to the back patio at the back.
- Hardi-board exterior and asphalt shingle roof
- Gas fired, exterior, heating/cooling system! No furnace noise inside!
- 3 ft insulated, concrete crawl space for easy access
- Hardwearing laminate flooring and vinyl in the kitchen - great for pets!
- Built-in vacuum. Ceiling fans in almost every room
- Poly B plumbing has all been removed!
- Gas piping in place for future gas barbeque on the patio and for fireplace in the living room
- Super functional floor plan! Generous foyer separates the sleeping wing from the busy part of the home!
- The country style kitchen offers loads of cabinets and workspaces and opens right to the patio area at the back! Your fur friends can come and go through the pet door! Gas range, 3 door fridge, dishwasher and a family-sized walk-in pantry! Hardwearing vinyl flooring!
- Generous dining area
- Laundry area and two pce bath are convenient to the kitchen and backyard
- Office/den can double as guest room
- Casual entrance from the shops and yard flows to the TV room with its certified and efficient wood burning stove
- French doors give the living room a more formal adult feel and the wood fireplace could be converted to gas!
- Primary bedroom offers dual closets, valley view, and ensuite with lots of vanity storage and step in, seated shower
- Two bedrooms overlooking the backyard with built-in desk and storage in the closets. Main bath with tub/shower

THE SHOPS

- 34' x 20' garage/shop features two overhead doors, 220 wiring, approved wood stove and lots of benches and storage! Super man-cave corner for TV or gaming! Covered patio area with high ceilings for hanging storage! Hardi-board exterior and asphalt shingle roof!
- Second garage is 14' x 18'10 and offers overhead door and additional 10' x 18' storage area - convenient for fridge and freezers and connection to the patio! Hardi-board exterior and asphalt shingle roof.
- Security system: 5 camera hi-definition IP video system (8 channels) with total connect remote smart phone app and 2 TB hard drives. 11 flood detectors.
- Third Insulated and wired storage shed plus shed for garden items!





