7917 Buchanan Rd, Coldstream V1B 3B8

6.2 ACRES OF PRIVACY!

Let your horses run! And the children and pets too! This 6.2 acres, nestled at the east end of the Coldstream Valley, is ready for all your hobby farm plans! On a quieter country road with sweeping views over the valley, 5 minutes from the community of Lavington with park, pool and store! A pleasant 10 min drive from the City of Vernon and all amenities! Fenced and cross fenced pasture with irrigation and two 2-stall animal shelters! Slopes at the back connect directly the Grey Canal Trail for miles of hiking! Equipment/hay storage. Quonset with concrete floors and power ready to resume it' role as chicken house! Lots of mature trees and shrubs shade the home and yard and add privacy without losing the view! Raised garden boxes. Lots of parking. Solid and well cared for home is ready to welcome the next generation! Level entry off the main floor right to the backyard and the very large, covered deck! Two bedrooms and 1 1/2 baths on the main floor along with spacious & bright kitchen, dining area and living room with electric fireplace. The lower level offers the family/games room with real wood burning fireplace, a 3rd bedroom, half bath, and excellent laundry room with more cabinets. Super storage area and shop area for Dad! Large, deep windows on bother levels bring lots of natural light to both levels. Central air too!

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®# EXCLUSIVE	Neighborhood Coldstream
Year Built 1975	Zoning A1
Lot Size 6.204 acres	Bedrooms 3
Bathrooms 3	
Services Hydro, Natural Gas	

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Features

THE PROPERTY
6.2 acres with easy access via the gently sloped driveway that provides just enough height for that lovely valley view!
Level yard and garden area around the home
Raised garden beds and a variety of fruit trees
Lots of mature evergreens provide shade and add to the privacy
Front pastures have irrigation and two – 2 stall animal shelters
Behind the home site, the land slopes towards Coldstream Ranch lands beyond and borders the Grey Canal Trail system!
Lots of parking!

Fenced area adds security for the numerous outbuildings that serve as hay and equipment storage, greenhouse, shop and parking for RV and toys
Quonset building with power and concrete floors – has been home to the chickens but ready for what ever you need!

THE HOME

Built in 1975, this solid, well cared for home is ready for the next chapter in its story which could include your family! Bi-level style makes maximum use of space and the best part is the main floor has level access to the backyard and super large, covered deck – great flow for children and pets and connection to the yard! !
Vinyl exterior and asphalt shingle roof
Forced air, natural gas heating system
Central air
Large and deep windows in all rooms frame the views and bring in lots of natural light

MAIN LEVEL
Kitchen offers easy care laminate flooring and full view over the backyard and hills from plant window, loads of white cabinets, countertop glass range, built-in oven, dishwasher and fridge/freezer.
Convenient back entrance with closet, opens to both the open and covered decks – perfect for sun and shade!
Dining area offers lovely view of the yard and hills
Siting/living room features electric fireplace and view over the valley
Primary bedroom with two pc ensuite
Second bedroom and full bath with tub/shower

LOWER LEVEL
Family room with seating around the cozy real wood-burning fireplace and lots of room for games table and play!
Easy care laminate flooring
Third bedroom
2-pce bath
Bright Large laundry room and lots of storage.
Utility room and shop combination plus storage room

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