



NICK LUTSENKO

— REAL ESTATE AGENT —

RE/MAX



567 Mt Symons Place
Coldstream, BC

MLS # 10206982

RE/MAX[®]

Property features

Built in 2003 approx.

4 Bedrooms

3 Bathrooms

3129 square feet

2 car attached garage

Features

- Lush perennial gardens
- Option to add an additional bedroom
- Partial view of Kal Lake
- Great location
- Space for RV or boat parking



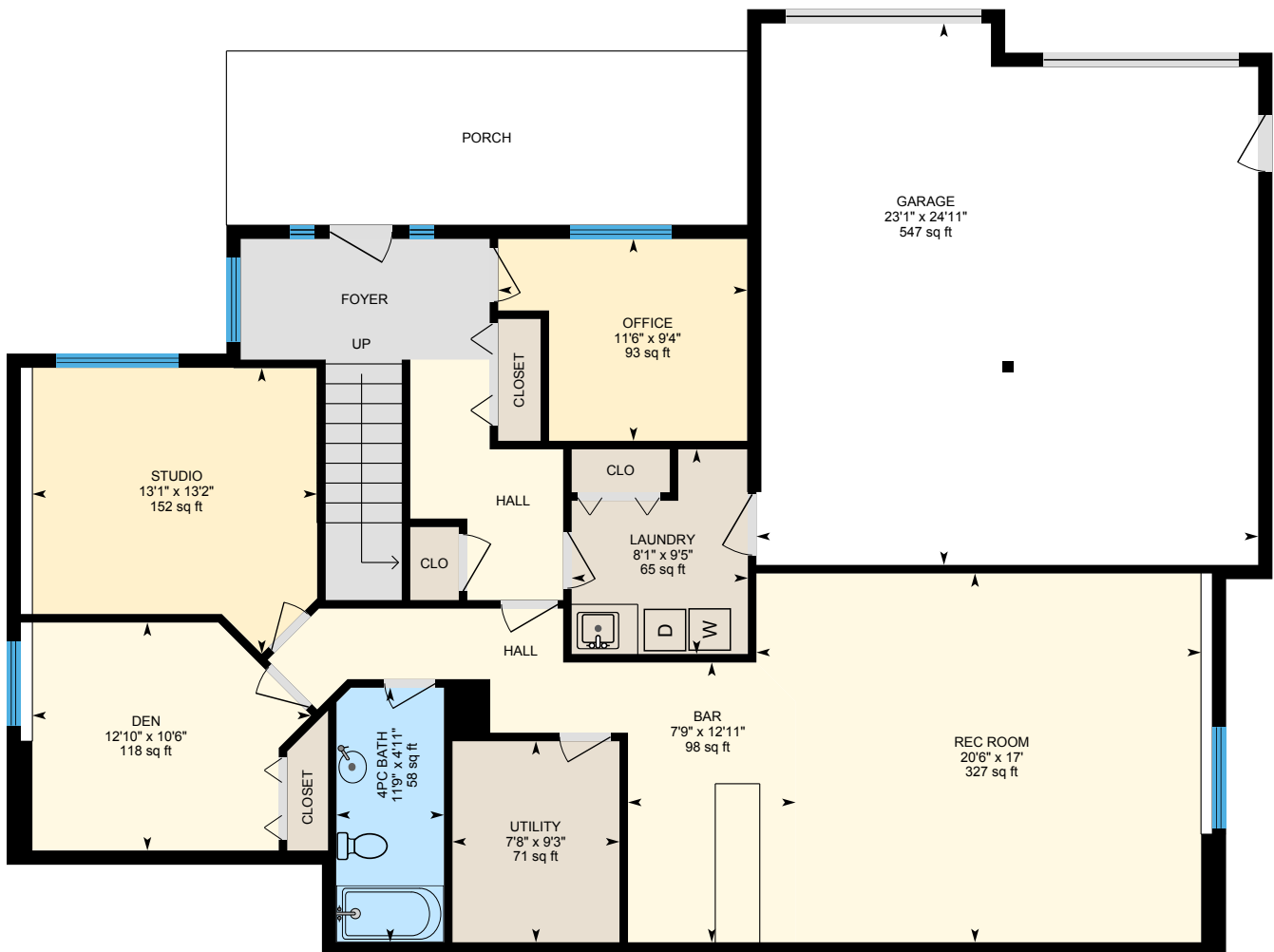
Located in the sought-after Coldstream side of Middleton Mountain, this 4 bedroom, 3 bathroom home features an oversized .31 acre lot, partial lake views and a park like setting. This one owner, meticulously maintained home truly has it all. The main living level features a living area with abundant natural light off of the kitchen with ample counter space & storage. The spacious dining area overlooks the private & fully landscaped backyard that was featured on the Vernon Garden Tour in 2017, with hand laid stone walkways, gazebo and mature trees. These exceptionally manicured, lush perennial gardens also include a pergola with swing, two sheds and potential for a pool. The master suite and 2 guest bedrooms are also all located on this main floor.

The lower level offers a rec room, office, bedroom and a flex room which could be converted into a fifth bedroom. This fully finished lower level is a perfect fit for an active family and can accommodate most individual needs. The large 2 car heated garage with 220 wiring has loads of space for work benches and storage.

Driveway access to the back yard that extends the length of the house provides ample parking for your RV or boat. Located on quiet cul-de-sac only minutes to schools, parks, beaches and famous Kalamalka Lake Park, this stunning property is one to see.



Foyer Floor



Main Floor



Coldstream

Coldstream (population 10,500) is really “rural living at its best,” and offers real estate opportunities that includes condos, horse friendly properties, lush acreages within the valley, single family homes perfect for raising a family and executive homes with breathtaking views. Coldstream Meadows retirement community offers a variety of housing options on 23 picturesque acres bordering Kalamalka Lake Provincial Park.

Many properties in South Coldstream, including Middleton Mountain, look over the world renown Kalamalka Lake. Kalamalka Lake Provincial Park is known for its vibrant turquoise colour, pristine beaches, miles of hiking and biking trails and beautiful scenery. The Okanagan Rail Trail runs along the old CN rail line and is a great way to experience Kalamalka Lake up close. Coldstream is home to the historic Coldstream Ranch, the Vernon District Riding Club, orchards and vineyards, and with endless opportunities for outdoor fun, the Coldstream area provides an abundance of activities for everyone.





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**Distance to
Schools**

6 minutes and
3.8 km by car

**Distance to
Vernon Jubilee
Hospital**

10 minutes and
6.2 km by car

**Distance to
shopping &
groceries**

7 minutes and
4.1 km by car



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In everything we do, we believe in challenging what it means to provide outstanding real estate service, we believe in doing things differently.

Right from the start, we put our clients and their properties first.

Committed to real estate excellence.



Nick Lutsenko

250-306-7011

nick@northokanganhomes.com



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