

# 6940 BREWER ROAD

COLDSTREAM, BC

MLS 10264667



## MARTY GILBERT

RE/MAX VERNON







## FEATURES

- » Built in 1996 approx.
- » 2573 square feet
- » Detached shop
- » 4 bedrooms
- » 3 bathrooms
- » RV parking





---

## WELCOME TO 6940 BREWER ROAD,

This extensively renovated 4 bedroom, 3 bathroom home sits on a very private 5.2 acres. The entrance to this home on the first floor opens to a roomy foyer that leads to one of the two living rooms with wood pellet stove, guest bedroom and 3 piece bath. This level offers tons of storage space with a fully finished storage and mudroom, spacious laundry room with sink, and a den/hobby room.

The main floor holds the primary bedroom with ensuite and walk in closet, two additional bedrooms and a guest bath. The kitchen is bright and cheery with fresh white cabinetry, stainless appliances and offers great valley and mountain views. Both the dining room and breakfast nook are accessible from the kitchen and both offer access to the covered deck. The second living room has a natural gas fireplace, vaulted ceiling and a picture window. This home comes with a newer furnace, AC, and hot water tank.

The gardens of this home have been lovingly curated and include fenced and irrigated vegetable and fruit gardens, extensive perennial gardens surrounding the house, a fountain, and a pond... a gardener's delight! In addition to the attached double car garage, there is also a 668 sq foot detached shop with 110v wiring. The driveway has been recently resurfaced with gravel and offers space for RV parking on lower portion.



# FIRST FLOOR

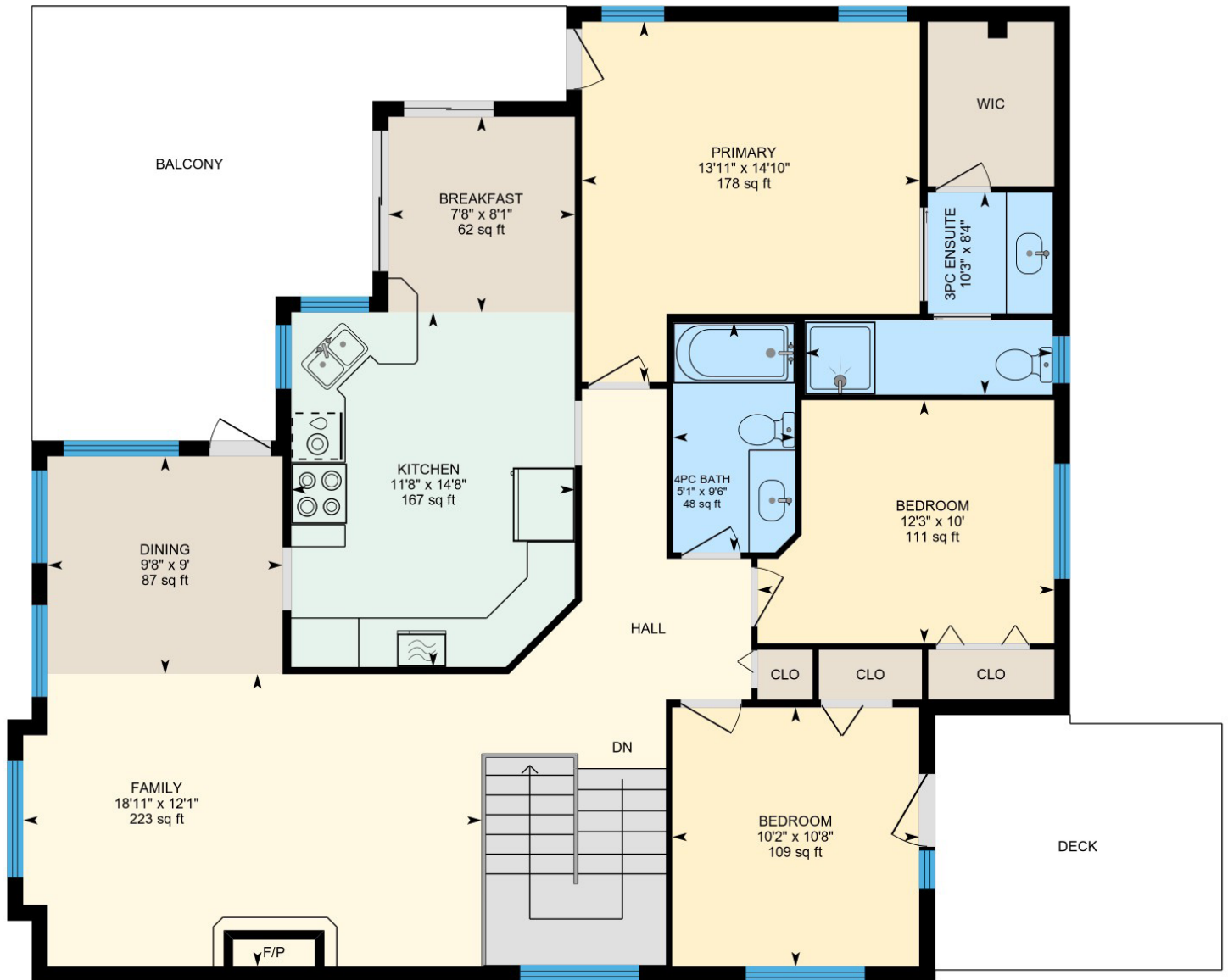
- » 1 bedroom
- » 1 bathroom
- » 1127 square feet





# MAIN FLOOR

- » 3 bedrooms
- » 2 bathrooms
- » 1414 square feet







## COLDSTREAM/LAVINGTON

Located just 10 minutes from Vernon, Lavington is a close-knit community of 1,700, is nestled in the east end of the Coldstream Valley. This is a great place to find family homes on large lots with mature trees, large agricultural acreages, and smaller hobby farms.

Lavington has a great elementary school which also doubles as a community centre, an outdoor skating rink in the winter, an outdoor pool in the summer, and is a short distance to the Vernon District Riding Club located in neighbouring Coldstream. Residents can enjoy the Lavington Community Park which has a playground, baseball diamond, tennis court and a large covered picnic area.







---

## DISTANCES

HOSPITAL 13 minute drive

KELOWNA AIRPORT 39 minute drive

KAL BEACH 12 minute drive

SHOPPING 12 minute drive





We believe in providing outstanding real estate service.

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

We are committed to real estate excellence.

**[WWW.MARTYGILBERT.COM](http://WWW.MARTYGILBERT.COM)**



**MARTY GILBERT**

REALTOR

P 250.503.7663

E [MARTY@MARTYGILBERT.COM](mailto:MARTY@MARTYGILBERT.COM)

