

# 9474 BUCHANAN RD

COLDSTREAM, BC

MLS 10273947



**NICK LUTSENKO**  
RE/MAX VERNON





## FEATURES

- » Built in 2003 approx.
- » 4,815 square feet
- » 1.87 acres
- » 4 bedrooms
- » 3 bathrooms
- » RV parking



# Welcome to 9474 Buchanan Rd,

This renovated 4-bedroom, 3-bathroom home is conveniently located just minutes from town on 1.87 flat acres. The main floor is open, yet cozy with a natural gas fireplace in the living room. The galley style kitchen features granite countertops, tile flooring, maple cabinetry and a breakfast nook overlooking the backyard.

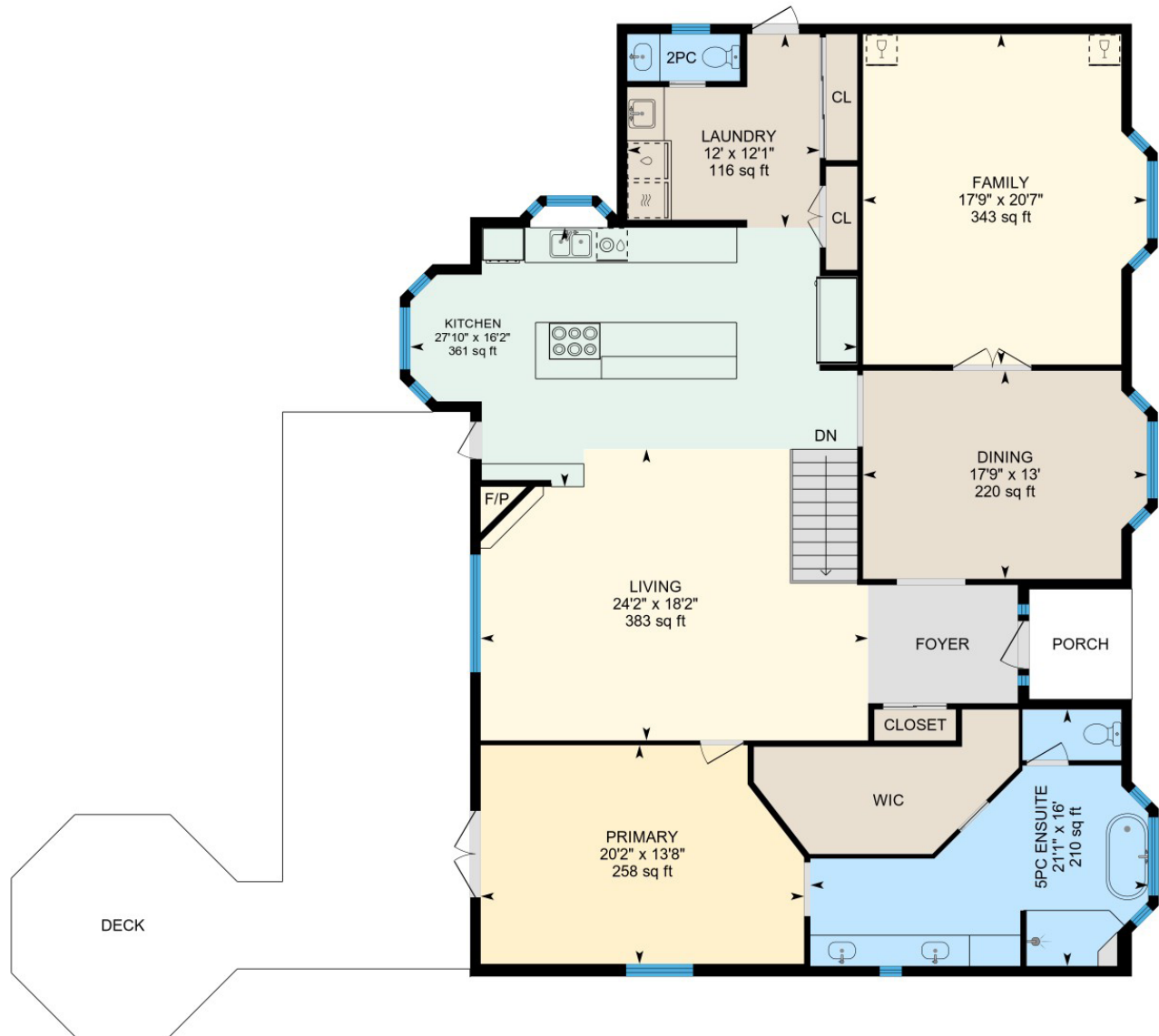
Access the covered deck from both the kitchen and primary bedroom, where you can take in valley and lake views and relax in the hot tub under a covered gazebo. The primary bedroom includes a walk-in closet and a huge ensuite with custom built in cabinets, walk in shower and a freestanding tub. Rounding out the main floor is also a generously sized office and formal dining room. The lower level is set up for an in-law suite and holds the remaining three bedrooms and one bathroom, a game room and gym. This level is spacious and offers flexibility to customize how it is used. Features include in-floor heating, separate entry, and lots of storage space.

The covered breezeway connects the home to the detached 982 sq ft garage which is heated and cooled, features a wash area and a state-of-the-art spray booth. On top, there is a detached 1247 sq ft shop, with heating, A/C, a built-in workbench, storage, an oversized garage door and 14' ceilings. The Okanagan hosts a multitude of car shows, clubs, races and events, which makes this property perfect for any automotive enthusiast. Outside you will find a picturesque park like setting with manicured trees, a feature pond and RV Parking. The back yard offers plenty of entertaining space with a decorative stone patio, and an area perfect for a horse.



# MAIN FLOOR

- » 1 bedroom
- » 2 bathrooms
- » 2,366 square feet



# BASEMENT

- » 3 bedrooms
- » 1 bathroom
- » 2,449 square feet





## DISTANCES

HOSPITAL 8 minute drive

KELOWNA AIRPORT 37 minute drive

KAL BEACH 9 minute drive

SHOPPING 6 minute drive



9474 Buchanan Rd, Coldstream BC



## COLDSTREAM

Coldstream 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. Many properties in South Coldstream look over 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 is a great way to experience Kalamalka Lake up close. Coldstream is home to the historic Coldstream Ranch, orchards and vineyards, and with endless opportunities for outdoor fun, the Coldstream area provides an abundance of activities for everyone.





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