Listing Crossproperty Client Full

8311 Kalavista Drive, Coldstream, V1B 1K4

Price: **$689,000**

MLS® #: **10175167** Status: **Active** PID: **007-843-445** ADOM: **168**

Zone: **North Okanagan** Sub Area: **CS - Mun of Coldstream**

General Information

Prop Type:	**Single Family Residential**	Year Built:	**1957**
Type Dwell:	**Single Family**	Yr Blt Dsc:	**Approximate**
Style/Story:	**Rancher**	Shop/Den:	**Yes/No**

Layout

Beds:	**3**
Full Baths:	**1**
Half Baths:	**1**
En Suite:	**No Ens. Baths**
Ttl Baths:	**2**

Finished Floor Area

Main:	**1770**
Above Main:	
Below Main:	
Basement:	
Total:	**1770**

Lot Information

Frontage:	**90**
Depth:	**213.4**
Irregular:	
Acres:	**0.44**
Wtr Frnt:	
Wtr Infl:	**Waterfront Nearby**
View:	

Parking

Prk Cov:	**2**	RV Park:	**Yes**
Prk Uncov:	**6**	Add Prk:	**Yes**
Prk Spcs:		Carport:	
Grg Opt:	**Double**		
Grg Dsc:	**Detached, Workshop**		

Features

Rentals:	**Yes**	B&B:	**No**	Pets:	**Yes**
Fireplace:	**2, Gas, Wood, Conventional, Free-standing Metal**	Bsmt:	**Crawl**		
Construct:	**Frame - Wood**	Roof:	**Torch on Roof**		
Foundation:	**Concrete**	Suites Dsc:			
Exterior Fin:	**Wood Siding**	Heat/Cool:	**Central Air, Forced Air**		
Water:	**Municipal**	Fuel:	**Natural Gas**		
Fencing:		Outside Area:			
Pool Type:		Sewage:	**Sewer**		

Equip/Appl: **Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings**

Flooring: **Carpeting/Wall-to-Wall, Tile**

Structures: **Outbuilding, Porch, Shed, Workshop**

Exterior Feat: **Fenced Yard, Garden, Private Yard, Underground Sprinkler**

Site Infl: **Easy Access, Family Oriented, Flat Site, Fully Landscaped, Golf Nearby, High Speed Internet, Landscaped, Level, Park Nearby, Park Setting, Private Setting, Public Transit Nearby, Quiet Area, Recreation Nearby, Schools Nearby**

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Bathroom - Full	**L1**	**6'2X9**	**Bathroom - Half**	**L1**	**4'10X5'3**	**Master Bedroom**	**L1**	**12X12**
Bedroom	**L1**	**9X9**	**Bedroom**	**L1**	**9X12'6**	**Kitchen**	**L1**	**10X12**
Dining Room	**L1**	**10X12**	**Living Room**	**L1**	**15'4X25**	**Deck**	**L1**	**10X15**
Laundry	**L1**	**5'8X9'8**	**Storage**	**L1**	**9'8X13'5**	**Family Room**	**L1**	**11X25'6**
Detached Garage	**L1**	**24X24**	**Outbuilding/Shed**	**L1**	**10'6X25**			

Finance/Tax

Native Res:	**No**	LR Owner:	**No**	Taxes:	**$3,592.00**	Tax Yr:	**2018**
Title Held:	**Freehold**	Terms Sale:		Court Sale:	**No**		

Trades:

Legal Dsc: **Lot 6 Block 11, Dist Lot 3888, ODYD, Plan 4068**

Remarks

Dtl Loc: **Kalamalka Lake rd, right on Kalavista**

Pub Rmks: **One of the most highly sought after locations in the North Okanagan, Kalavista Dr is like no other! Situated among million dollar homes & set just one row back from World Heritage Site Kalamalka Lake. Launch your boat moments down the road, an easy walk to Kalamalka Public Beach, Alexander's Beach Pub, The Rail Trail, Paddle Boarding, Wake Boarding, Water skiing, Mountain Biking, Hiking, Rock Climbing and more beached in Kal Park, it's all right outside your door. This property has tons of potential and is ideal to hold and rent or get in there now to renovate. Large .44 acre lot with huge backyard that could easily accommodate a swimming pool. Detached 24x24 double garage/workshop & other outbuildings. 3 bedroom, 2 bathroom level entry rancher. When you are ready to occupy full time a second storey could be built & immense value added with personalized updates. There is value in this property just waiting to be realized. Do not miss this opportunity!!!!**

Information Deemed Reliable But Cannot Be Guaranteed.