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Residential Client Full w/photos

12709 Kinloch Drive, Coldstream, V1B 1C1

MLS® #: **10204553**
Zone: **North Okanagan**

Status: **Active** PID: **003-839-630**
Sub Area: **CS - Mun of Coldstream**

Price: **\$1,049,000**
ADOM: **20**



General Information

Prop Type: **Single Family Residential** Year Built: **1975**
Type Dwell: **Single Family** Yr Blt Dsc: **Approximate**
Style/Story: **Rancher w/Bsmnt** Shop/Den: **Yes/Yes**

Layout

Beds: **5**
Full Baths: **3**
Half Baths: **0**
En Suite: **4-PCE**
Ttl Baths: **3**

Finished Floor Area

Main: **2220**
Above Main:
Below Main:
Basement: **1780**
Total: **4000**

Lot Information

Frontage: **77.5**
Depth: **196.7**
Irregular:
Acres: **0.35**
Wtr Fmt:
Wtr Infl:
View: **Waterfront Nearby
View, Lake View**

Parking

Prk Cov: **2** RV Park: **Yes**
Prk Uncov: **6** Add Prk: **Yes**
Prk Spcs:
Carport: **Single**
Grg Opt: **Single**
Grg Dsc: **Attached**

Features

Rentals: Yes	B&B: No	Pets: Yes
Fireplace: 2, Wood, Insert	Bsmnt: Full/Separate Entrance, Walk Up/Fully Finished	
Construct: Frame - Wood	Roof: Torch on Roof	
Foundation: Concrete	Suites Dsc: Not Legal	
Exterior Fin: Hardie Board, Stone	Heat/Cool: Electric Baseboards, Forced Air	
Water: Municipal	Fuel: Electricity, Natural Gas	
Fencing:	Outside Area:	
Pool Type:	Sewage: Sewer	
Itms Not Inc:		
Equip/Appl: Washer and dryer upstairs. Mirrors in living rm & entrance		
Flooring: Dishwasher, Dryer, Refrigerator, Stove - Gas, Washer, Window Coverings		
Structures: Ceramic Tile, Hardwood, Laminated, Partial Carpet		
Exterior Feat: Covered Deck, Deck, Patio(s)		
Site Infl: One Balcony, Private Yard		
	Cul-De-Sac, Easy Access, Family Oriented, Fully Landscaped, Golf Nearby, Park Nearby, Park Setting, Private Setting, Quiet Area, Recreation Nearby, Schools Nearby, Waterfront	

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Dining Room	L1	12' 6X11	Den / Office	L1	14X9	Living Room	L1	21X16
Foyer	L1	11'6X8	Kitchen	L1	15X10	Bedroom	L1	12'2X10
Bedroom	L1	12X10'4	Master Bedroom	L1	15' 6"X20	Ensuite - Full	L1	6'6X10
Bathroom - Full	L1	7X7	Entry	L1	6X8' 6"	Laundry	L1	5X8'3
Kitchen	B	15X9	Laundry	B	8X7'3	Bedroom	B	11X13
Bedroom	B	13X12'1	Living Room	B	21X16'4	Den / Office	B	10X12
Bathroom - Full	B	11' 6X6	Deck	L1	6X40			

Finance/Tax

Native Res: No	LR Owner: No	Taxes: \$4,505.00	Tax Yr: 2019
Title Held: Freehold	Terms Sale:	Court Sale: No	
Trades:			
Legal Dsc: Lot 1, Section 15, Township 9, ODYD, Plan 30874			

Remarks

Dtl Loc: **Follow Kidston rd right on Kinloch Rd**
Pub Rmks: **Spectacular home in an equally Spectacular Location. Highly sought after Kinloch Dr in Coldstream with boat launch to UNESCO World Heritage site Kalamalka Lake right across the road!!! This 5 bedroom, 3 Bthrm level entry home with walk-out basement and 4000 sqft of living space is the ideal family home suiting lifestyle & needs. Enjoy entertaining in the open floorpan kitchen with granite, gas stove top, living with real wood burning fireplace, dining with huge skylight and huge sundeck to take in the yard below lake beyond. A newly redesigned large master bedroom boasts new ensuite with massive shower, heated tile floors & walk-in closet. 2 additional bdrms, main bath & laundry complete. You'll find a bright walk-out basement containing large family rm & games area, 2 more bedrms & den/office or gym room or use the secondary kitchen for In-laws, mortgage helper or summer kitchen. The spacious backyard is level & perfect for games, entertaining or lounging before hitting the lake**





Information Deemed Reliable But Cannot Be Guaranteed.

