

## 7803 Lakeview Drive

Type	<b>Single Family - Detached</b>
Major Area	<b>North Okanagan</b>
Minor Area	<b>CS - Mun of Coldstream</b>
City	<b>Coldstream</b>
Status	<b>Cancelled</b>
MLS®	<b>10284193</b>
Style	
Possession	
Zoning	<b>SFD</b>
Postal Code	<b>V1B 2T5</b>
Year Built	<b>1990</b>
Title Type	<b>Freehold</b>
Strata/Assoc	<b>No / -</b>
Price	<b>\$1,399,000.00</b>
Orig. Price	<b>\$1,498,000.00</b>
Sale Price	
DOM	<b>45</b>
Taxes	<b>\$4,000 (2022)</b>
Date Listed	<b>Sep 11/23</b>
Date Sold	
Status Chg.	<b>Oct 27/23</b>
Price Change	<b>Oct 11/23 - \$1,399,000.00</b>

## Remarks

Stunning Kalamalka Lakeview home completely updated in 2018, new detached shop (2022) with a gym/storage in lower level. Home has a spacious floor plan with 4 bedrooms and 3 bathrooms, Remove the floating wall and there's plenty of space for the whole family or leave the wall for an ideal multi-generational home. Main floor has Kitchen with quartz counters, stainless appliances, living room has vaulted ceilings, gas fireplace with architectural cliff stone and snack bar, dining room leads to expansive deck that is perfectly situated to enjoy the amazing views that this home has to offer! also on this level is a bedroom (no closet), office, laundry & powder room. Upper level is the Primary area with bedroom, ensuite & walk-in closet. Lower level has 2 bedrooms, full bathroom, living room, office nook, summer kitchen & laundry. Watch the sunrise from covered concrete patio, Firepit area to enjoy evening lakeview, Kal Crystal Waters trail is steps away and connects to the Rail Trail at Kekuli Bay, quick highway access, Beach, College & Golf nearby. RV parking, Quick possession. Listed By: ROYAL LEPAGE DOWNTOWN REALTY

## Interior

Bedrooms	<b>4</b>
Bathrooms	<b>3</b>
Beds Property	
Baths Property	
Beds Main Bldg	
Baths Main Bldg	
Beds Suite	
Baths Suite	
Fin. Sqft	<b>3,485</b>
Abv Grade Fin	<b>2035.0</b>
Beds Aux Bldg	
Baths Aux Bldg	
Fireplaces	<b>1</b>
Fireplace	<b>Gas, Unknown</b>
Blw Grade Fin	<b>1450.0</b>
Ensuites	<b>4-PCE</b>
Levels	<b>2</b>
Ceiling Height	
Flooring	<b>Vinyl, Hardwood, Partial Carpet</b>
Windows	
Shop/Den	<b>Yes / Yes</b>
Basement	<b>Yes - Full, Finished, Walk-Out Access</b>
Laundry	

Construction **Frame - Wood**  
 Accessibility **No**  
 Appliances  
 Interior Feat. **Kitchen Island, Jetted Tub, Vacuum Built-In**

Room Sizes (Total: 3,485 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area			<b>1731</b>	<b>304</b>		
Bathroom - 3 PCE			<b>7 x 6</b>			
Bedroom	<b>11'9" x 12'6"</b>					
Bedroom			<b>10 x 9'9"</b>			
Bathroom - Full	<b>12' x 5'6"</b>					
Kitchen	<b>10 x 10</b>		<b>14 x 13'6"</b>			
Dining Room			<b>10 x 16</b>			
Bedroom	<b>12'6" x 11'2"</b>					
Den			<b>10'8" x 9'9"</b>			
Living Room	<b>10 x 10</b>		<b>18'9" x 19</b>			
Laundry	<b>10 x 10</b>		<b>8'4" x 7'6"</b>			
Primary Bedroom				<b>15'2" x 13'6"</b>		
Ensuite - Full				<b>6 x 8'10"</b>		
Den	<b>6 x 9</b>					
Foyer			<b>13'7" x 9'8"</b>			

Building

Storeys  
 Total Units  
 Building Name  
 Floor location  
 Building Feat  
 Construction **Fiber Cement Siding**  
 Roof **Asphalt/Fibreglass Shingles**  
 Foundation **Concrete**  
 Pool **No**  
 Security Features

Exterior

Lot Sqft **12,632**  
 Lot Acres **0.29**  
 Lot Dimensions **0.00 X 0.00**  
 Parking Total **5**  
 Secure Sp.  
 Garage Sp. **2.0**  
 Carport Sp.  
 Parking Features **Additional Parking**  
 Garage Dimensions  
 Lot Features **Irregular Lot**  
 Exterior Features **One Balcony, Private Yard, Underground Sprinkler**  
 View **Lake, Mountain(s)**  
 Waterfront **No - Other**  
 Patio/Porch  
 Directions **top road, close to college, end of the cul-de-sac**

Services

Water            **Municipal**  
Sewer           **Public Sewer**  
Utilities  
Storm Drainage  
Heating        **Natural Gas**  
Cooling        **Central Air**  
Electric  
Property  
Access