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11505 HUSBAND CLOSE

COLDSTREAM, BC V1B 3X7

\$2,125,000

11505 HUSBAND CLOSE,
COLDSTREAM BC

EXQUISITE CUSTOM BUILT HOME ON MIDDLETON MOUNTAIN

Nestled in the prestigious Middleton Mountain neighborhood of Coldstream, this custom-built 4,454 sq ft residence offers unparalleled luxury and privacy. Set on a meticulously landscaped 0.76-acre lot, the property boasts resort-style amenities and high-end finishes throughout.

The home features 5 bedrooms and 5 bathrooms, including a main-floor master suite with a walk-in closet and ensuite. Gourmet kitchen is equipped with granite countertops, tile flooring, and high-end appliances. The living room showcases a vaulted ceiling and hickory hardwood floors, complemented by solid fir doors throughout.

The oversized 3-car garage includes a drive-thru feature, extensive storage cabinets, and a workshop area. The private backyard features a 40 ft x 18 ft saltwater pool with a diving board, a cabana, and a Sierra stone pool deck.

Additional storage is provided by a shed with concrete flooring and attic storage, as well as a Quonset storage structure. The home is equipped with a new furnace and air conditioner recently install, ensuring year-round comfort.

The Middleton Mountain area is known for its family-friendly atmosphere and proximity to Kalamalka Lake, making it a sought-after community for those seeking both serenity and convenience.



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Details

11505 Husband Close Coldstream, BC V1T	Bedrooms	5
	Bathrooms	5
	Square Footage	4454 sq. ft.

Property Summary

Year Built	2002
Land Size	0.76 acres
Zoning Type	Residential
Storeys	2
Title	Freehold
Neighbourhood	Middleton Mountain Coldstream
Legal	Lot 2 Section 23 Township 9 ODYD Plan KAP69835

Utilities

Utility Sewer	Municipal sewer
Water	Municipal water

Disclaimer: Information provided is deemed reliable but not guaranteed. All measurements are approximate, and prospective buyers are encouraged to verify all details independently.

Interior Features

Appliances Included	Range, Oven - Built-In
Flooring	Carpeted, Ceramic Tile, Hardwood
Basement Type	Crawl space

Building Features

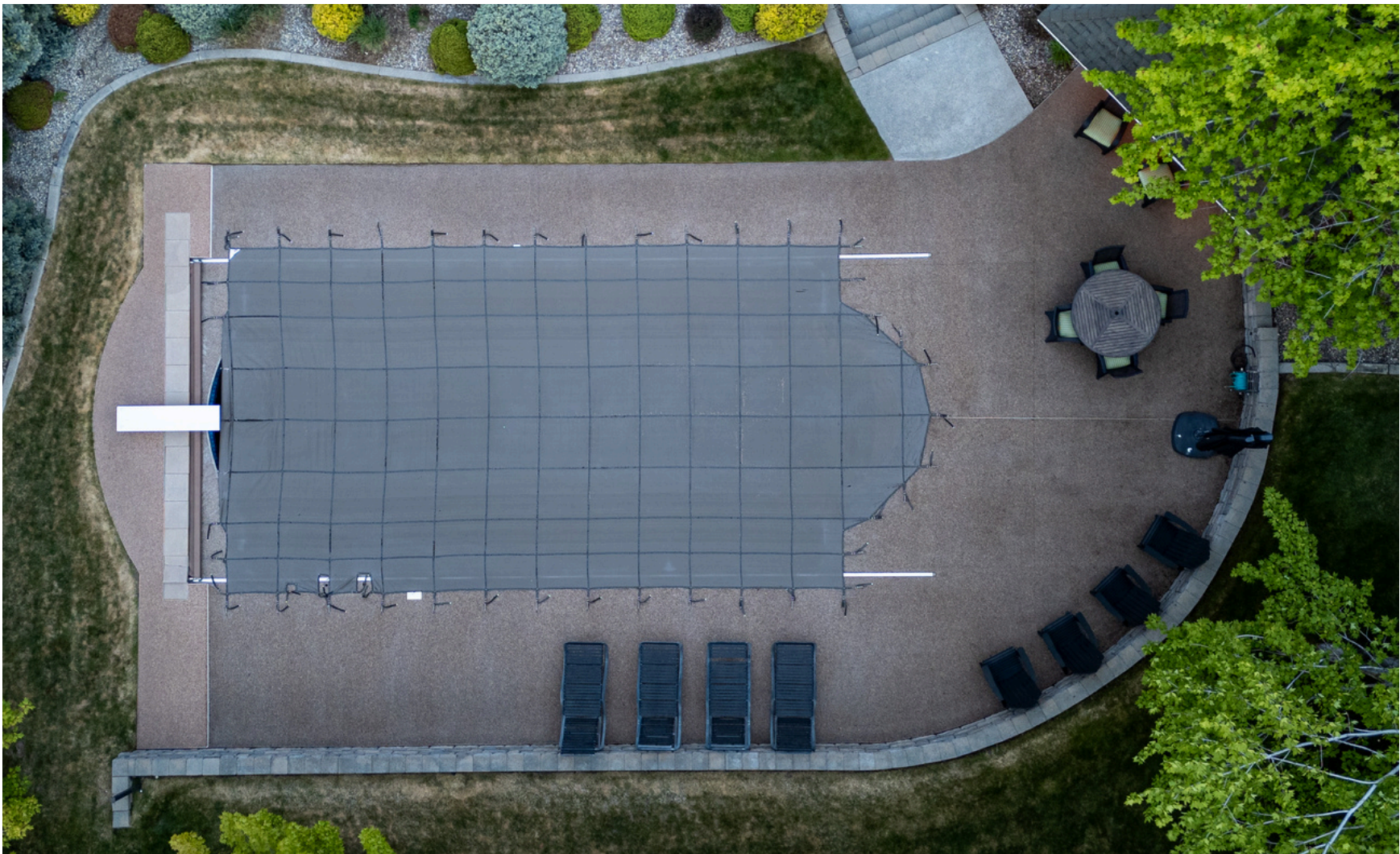
Features	Central island
Style	Detached
Architecture Style	Ranch
Storage	Storage Shed & Quonset

Heating & Cooling

Cooling	Central air conditioning
Fireplace Type	Gas
Heating Type	Forced air

Exterior Features

Roof Style	Asphalt shingle
Exterior Finish	Fibercement siding, Stone
Pool Type	Inground pool, Outdoor pool
Landscape Features	Underground sprinkler



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DIMENSIONS

MAIN LEVEL

- **Foyer:** 13'6" x 7'
- **Dining Nook:** 16'11" x 11'
- **Mud Room:** 10' x 6'6"
- **Laundry Room:** 14' x 9'4"
- **Dining Room:** 12'11" x 14'
- **Bedroom 1:** 11'11" x 11'11"
- **Bedroom 2:** 11'11" x 11'11"
- **Primary Bedroom:** 14'5" x 14'1"
- **Living Room:** 18'6" x 18'9"
- **Kitchen:** 16'11" x 11'6"
- **Half Bathroom**
- **Full Bathroom**
- **Full Ensuite Bathroom**

SECOND LEVEL

- **Bedroom 3:** 14'6" x 14'
- **Bedroom 4:** 14'6" x 14'5"
- **Gym:** 12'2" x 8'4"
- **Games Room:** 22'6" x 16'2"
- **Media Room:** 31'2" x 14'6"
- **Full Bathroom**

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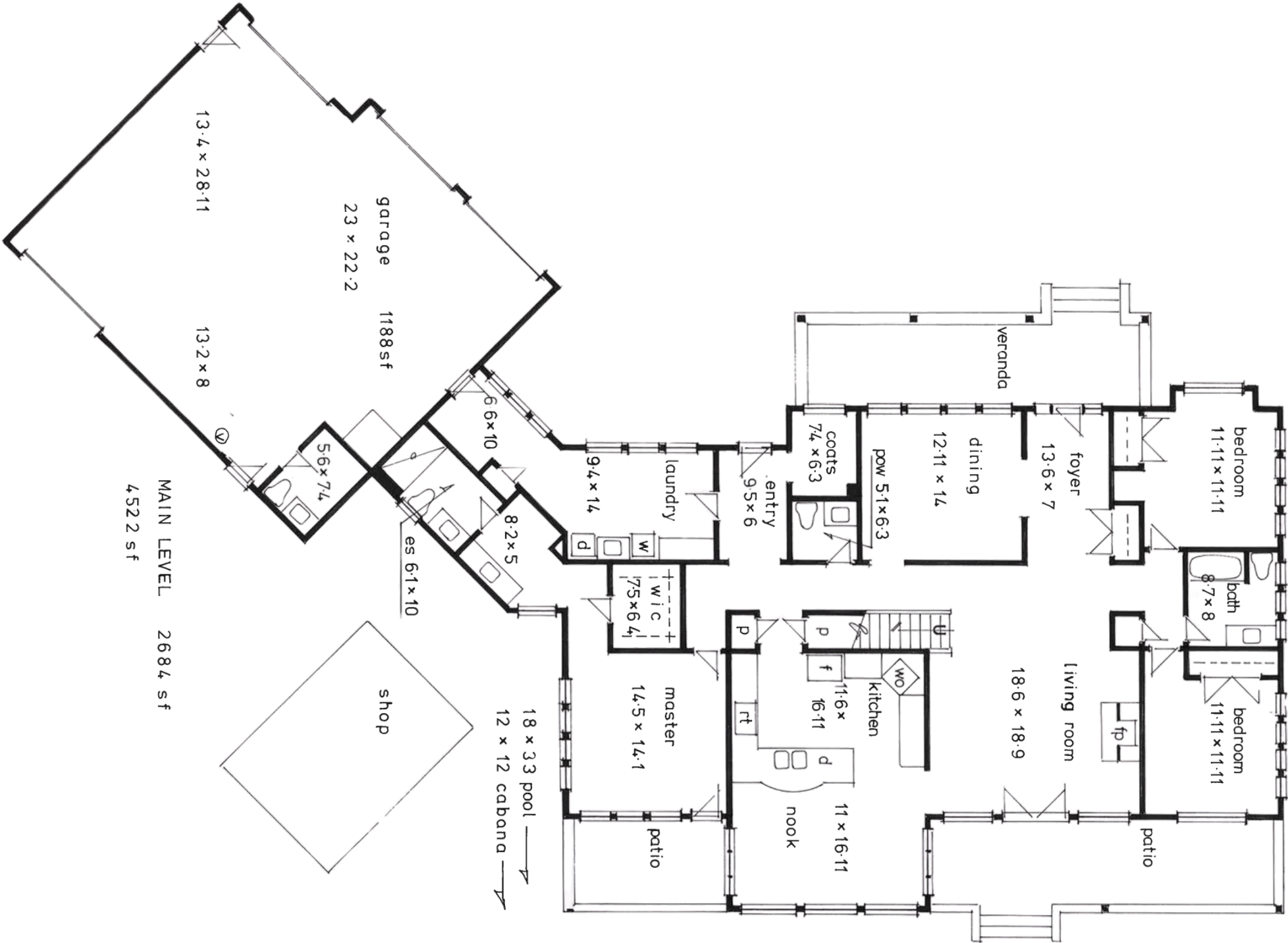




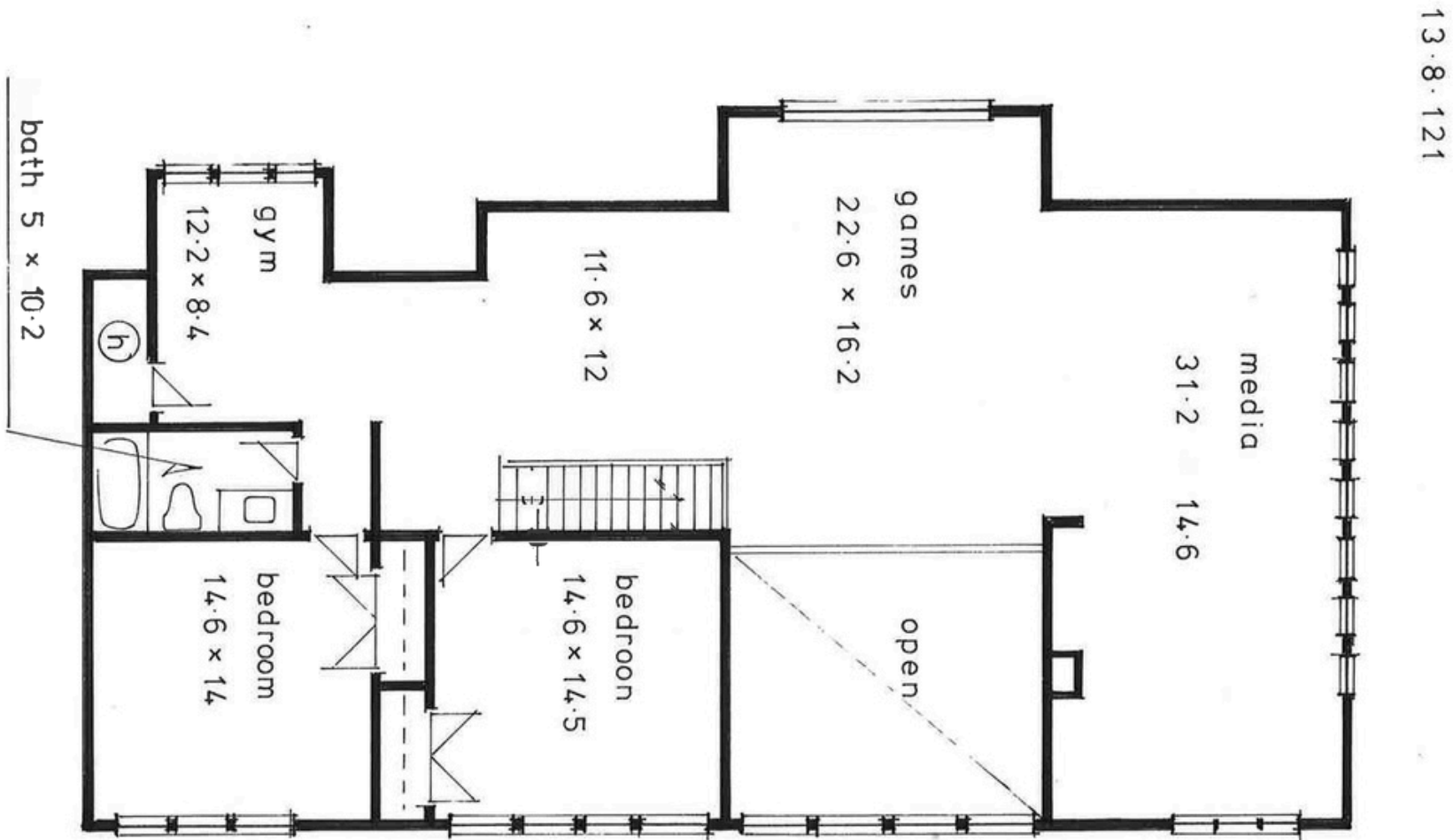
11505 Husband close

11505 Husband Close, Coldstream, British Columbia, V1B 3X7
CA FLOORS: 2

▼ 1st Floor
2684 sq.ft.



▼ 2nd Floor
1848 sq.ft.





LOCATION

Welcome to 11505 Husband Close, nestled in the esteemed Middleton Mountain neighborhood of Coldstream, British Columbia. This area seamlessly blends natural beauty with a vibrant community spirit, offering residents an unparalleled living experience.

Middleton Mountain is renowned for its panoramic views of Kalamalka Lake's turquoise waters and the surrounding Okanagan Valley. Residents enjoy immediate access to outdoor adventures, including the Middleton Mountain Trail, which offers scenic hikes and connects to the expansive Farnsworth Nature Preserve.

The community is family-friendly, with nearby schools such as Coldstream Elementary and Kalamalka Secondary School, ensuring quality education for children. For higher education, Okanagan College is just a short drive away.

Located just minutes from Vernon and approximately 30 minutes from Kelowna International Airport, 11505 Husband Close offers both tranquility and convenience. Whether you're seeking a peaceful retreat or an active lifestyle, this property is a gateway to the best of the Okanagan.



PRESENTED BY STEWART PEARSON



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