

## Listing Crossproperty Full

8853 Braeburn Drive, Coldstream, V1B 3W8

MLS® #: 10137634

Status: Preactive

PID: [024-201-111](#)

Price: \$929,000

Zone: North Okanagan

Sub Area: MMC-Middleton Mountain Coldstream

Orig Price:

DOM:



### General Information

Prop Type: Single Family Residential      Year Built: 2000  
 Type Dwell: Single Family      Yr Blt Dsc: Approximate  
 Style/Story: Rancher w/Bsmnt      Shop/Den: -/Yes

### Layout

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

### Finished Floor Area

Main: 2437  
 Above Main:  
 Below Main: 2201  
 Basement:  
 Total: 4638

### Lot Information

Frontage: 113.5  
 Depth: 147.6  
 Irregular: No  
 Acres: 0.388  
 Wtr Frnt:  
 Wtr Infl:

### Parking

Prk Cov: 2      RV Park:  
 Prk Uncov: 2      Add Prk:  
 Prk Spcs:  
 Carport:  
 Grg Opt: Double  
 Grg Dsc: Attached

View: Waterfront Nearby  
 View, Lake View, Mountain View

### Listing Information

List Date: 07/05/2017      Hold Date:  
 Exp Date:      Act Date:  
 Permit Pub: Yes      P MLS.CA: Yes  
 X List F#:      X List C#:  
 TC Length:  
 World Property:

Cncl Type:  
 Cncl Date:  
 Incl MLS.CA: Yes  
 Link List#:

Last Mod: 07/03/2017  
 Sbj Rmv:  
 Incl Addr: Yes  
 Intr MLS#:

### Features

Wood Stove:  
 Rentals: Not Applicable  
 Fireplace: 2, Gas, Conventional  
 Construct: Frame - Wood  
 Foundation: Concrete  
 Exterior Fin: Stucco  
 Water: Municipal  
 Pool Type:  
 Itms Not Inc: Refrigerator  
 Equip/App: Dishwasher, Dryer, Microwave Oven, Other (See Remarks), Oven Built-In, Stove - Gas, Washer, Window Coverings

ByLaws Avl:  
 Handicap Eq: No  
 B&B: No  
 Bsmt: Full/Separate Entrance, Walkout/Fully Finished  
 Roof: Asphalt/Fibreglass Shingles  
 Suites Dsc:  
 Heat/Cool: Central Air, Forced Air  
 Fuel: Natural Gas  
 Sewage: Sewer

Gated:  
 Pets: N/A

Flooring: Carpeting/Wall-to-Wall, Ceramic Tile, Hardwood, Tile  
 Structures: Covered Deck, Patio(s)  
 Exterior Feat: Private Yard, Underground Sprinkler  
 Interior Feat: Island, Security System, Vacuum Built-In

### Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	14'8X20'	Dining Room	L1	13'8X11'8	Kitchen	L1	18'0X17'0
Den / Office	L1	13'8X10'5	Master Bedroom	L1	14'10X15'0	Ensuite - Full	L1	9'6X9'6
Bedroom	L1	10'5X11'8	Bedroom	L1	12'11X9'5	Bathroom - Full	L1	5'0X8'6
Laundry	L1	7'3X10	Family Room	B	19X15	Games Room	B	24X14'6
Media Room	B	20'8X12'9	Storage/Excercise	B	14'1X20	Bedroom	B	14'8X11'9
Bedroom	B	17'4X12'0	Bathroom - Full	B	8'3X7'7	Entry	L1	10'3X10
Mud Room	L1	6X5'9	Wine Cellar	B	6X6			

### Title

Title Held: Freehold      Terms Sale:  
 Assign Cont: No      Poss:  
 Trades (Y/N): Trades Desc:

Court Sale: No  
 Cont Dsc:  
 Title Form: Conventional

### Legal/Tax

Native Res: No      Survey: No  
 LR Owner: No  
 Sell Discse:  
 Re-Zone:  
 Zone Typ:  
 Non-Fin Enc: Covenants, Restrictive Covenant, Right-of-Way  
 Seller Nm: Terry McSween & Kathy Dickson  
 Legal Dsc: Lot 8, District Lot 20, ODYD, Plan KAP62292

Levies: No Levies  
 Imprv: \$568,000.00  
 Occupied By: Seller  
 Lnd Asmnt: \$270,000.00  
 Zone STyp:

Stat Tax: Assessed  
 Taxes: \$4,699.00  
 Tax Yr: 2015  
 Ttl Asmnt: \$838,000.00

### Office Information

List Brk: [RE/MAX Vernon](#)      Phone: 250-549-4161  
 List Rep: [Kari Wilton](#)      Phone: 250-503-8727  
 Comm: 3% on 1st \$100,000 and 1.5% on balance

### Remarks

DTL Loc: From Middleton Way, turn onto Braeburn Drive, home is on the south side.  
 Pub Rmks: Remarkable view for a remarkable home. Walking in from the stamped concrete entry into the grand foyer the view of Kal Lake & the Coldstream Valley greet you. Full length windows & vaulted ceilings of the main floor lend to the grandeur of the home. Enjoy the full length deck while bbqing & watching paddle boarders on the lake. This home is meant to entertain in; open concept of the living room and gourmet kitchen with granite counter tops & gas stove, make it easy to gather friends & family. Whether it's summer soaking up the sun on the outside deck or winter enjoying the cozy fire - you will never tire from the view. The master ensuite has it all with its corner soaker tub. Worried about storage? Don't be; so much room for everything. Want to play pool? This home has an expansive games area and it's even coming with the oak pool table! Wine room your style? Yes we have that too! A movie anyone? Theatre is ready and comes with all the seating.  
 Rep Rmks: Many items staying with the home, oak pool tables with all the fixings, executive office desk, theatre seats,

theatre TV (cannot be seen in photos), 2 large hallway mirrors. Measurements are approximate only. Should be verified by the Buyer if deemed important.

Int Rmks:

Remarkable view for a remarkable home. Walking in from the stamped concrete entry into the grand foyer the view of Kai Lake & the Coldstream Valley greet you. Full length windows & vaulted ceilings of the main floor lend to the grandeur of the home. Enjoy the full length deck while bbqing & watching paddle boarders on the lake. This home is meant to entertain in; open concept of the living room and gourmet kitchen with granite counter tops & gas stove, make it easy to gather friends & family. Whether it's summer soaking up the sun on the outside deck or winter enjoying the cozy fire - you will never tire from the view. The master ensuite has it all with its corner soaker tub. Worried about storage? Don't be; so much room for everything. Want to play pool? This home has an expansive games area and it's even coming with the oak pool table! Wine room your style? Yes we have that too! A movie anyone? Theatre is ready and comes with all the seating. Call or Text Kari for more information at 250-503-8727 or look me on the web [www.kariwilton.ca](http://www.kariwilton.ca) Book your viewing today!

Show Inst:

Call REALTOR®, Lock Box, TouchBase

A Shw Inst:

LB on white railing just past garage. Some notice appreciated to remove dogs.

[For critical issues please contact dataintegrity@omreb.com](mailto:For critical issues please contact dataintegrity@omreb.com)

Information Deemed Reliable But Cannot Be Guaranteed.