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**11803 Kidston Road Coldstream V1B 1S7**

MLS® #: 10006984

Status: **Active**

PID: 009-708-940

Price: **\$419,500**

ADOM: 29

Division: **North Okanagan**

Sub-Area: **CS - Mun of Coldstream**



General Information

Prop Type: **Single Family Residential**  
 Type Dwell: **Single Family**  
 Style/Story: **Rancher w/ Bsmt**  
 Year Built: **1973**  
 Yr Blt Dsc: **Approximate**  
 Grg Opt: **Single**  
 Grg Dsc: **Attached**  
 Carport:  
 Shop:

Layout

Beds: **4**  
 Full Baths: **2**  
 Half Baths: **1**  
 En Suite: **2-PCE**  
 Ttl Baths: **3**

Finished Floor Area

Main: **1172**  
 Above Main:  
 Below Main: **996**  
 Basement:  
 Total: **2168**

Lot Information

Frontage: **86.90**  
 Depth: **167.00**  
 Irregular: **No**  
 Acres: **0.33**  
 Wtr Infl:  
 View:

Parking

Prk Cov: **1**  
 Prk Uncov: **4**  
 Add Prk: **Yes**  
 RV Park: **Yes**

Features

Rentals: **Yes**  
 Water: **Municipal**  
 Fireplace:  
 Construct: **Frame - Wood**  
 Foundation: **Concrete**  
 Exterior Fin: **Brick**  
 Pool Type: **Inground Pool**  
 Equip/Appl: **Dishwasher**  
 Flooring: **Linoleum, Partial Carpet, Tile**  
 Structures: **Deck, Shed**  
 Exterior Feat: **Private Yard**  
 Interior Feat: **Security System**

B&B: **No**  
 Fuel: **Natural Gas**  
 Bsmt: **Full/Fully Finished**  
 Roof: **Asphalt/Fibreglass Shingles**  
 Suites Dsc:  
 Heat/Cool: **Forced Air**  
 Pool Feat:  
 Pets: **Yes**  
 Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	22'X12'11	Dining Room	L1	10'X12'	Kitchen	L1	14'6X8'7
Master Bedroom	L1	13'X10'10	Ensuite - Half	L1	4'3X4'	Bedroom	L1	11'6X10'10
Bathroom - Full	L1	7'4X7'1	Foyer	L1	10'X5'	Other	L1	25'4X13'8
Deck	L1	28'X10'6	Family Room	B	18'9X12'3	Bedroom	B	12'7X12'
Bedroom	B	12'9X9'6	Den / Office	B	10'10X10'4	Laundry	B	11'6X7'4
Workshop	B	15'5X8'1	Storage	B	27X10'1	Bathroom - Full	B	8'10X5'7

Finance/Tax

Native Res: **No**  
 Title Held: **Freehold**  
 Trades:  
 Legal Dsc: **Lot 2, District Lot 3888, ODYD, Plan 9331**  
 LR Owner: **No**  
 Terms Sale: **All Cash**  
 Taxes: **\$2,012.00**  
 Court Sale: **No**  
 Tax Yr: **2009**

Remarks

Pub Rmks: **Pool. Level entry Coldstream home with a large near level yard and an abundance of parking ideally located between Kidston Elementary and Creekside Park. 4 bedroom plus den home has been nicely renovated and shows very well. 16 x 31 IG pool.**