

# \$859,900 - 450 Arrowleaf Rise, Coldstream

MLS® #10363064

**\$859,900**

3 Bedroom, 3.00 Bathroom, 1,956 sqft

Single Family on 0.15 Acres

Mun of Coldstream, Coldstream, British Columbia

Discover the perfect blend of freedom and flexibility in this 1,956 sq. ft. walk-up duplex that feels more like a single-family home—without the strata fees. Step inside from the covered entry or double garage to a welcoming lower level featuring two spacious bedrooms and a full bath—ideal for teens, guests, or extended family. Upstairs, soaring 9'™ ceilings and an open-concept layout create a sense of connection and flow. The oversized kitchen island, pantry, and statement lighting make this space a dream for entertaining. Retreat to your primary suite, complete with a walk-in closet and spa-inspired 4-piece ensuite. A nearby flex room offers options for a nursery, home gym, or office, while a dedicated laundry room keeps daily living effortless. Enjoy evenings on the covered deck overlooking Middleton Mountain, with a backyard spacious enough for a hot tub—or even a small pool. Need more space or a mortgage helper? This home is suite-ready with potential for a private 1-bedroom unit. All of this just minutes from Kal Beach, schools, and local shops—offering you the perfect balance of privacy, convenience, and Okanagan lifestyle. Move in this November. Price is plus GST. (id:6289)

Built in 2025

## Essential Information



|                |               |
|----------------|---------------|
| Listing #      | 10363064      |
| Price          | \$859,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,956         |
| Acres          | 0.15          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 450 Arrowleaf Rise |
| Subdivision | Mun of Coldstream  |
| City        | Coldstream         |
| Province    | British Columbia   |
| Postal Code | V1B2M4             |

### Amenities

|                |                            |
|----------------|----------------------------|
| Features       | Central island             |
| Parking Spaces | 4                          |
| Parking        | Attached Garage            |
| # of Garages   | 2                          |
| View           | Mountain view, Valley view |

### Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Hood Fan                 |
| Heating      | Forced air, See remarks  |
| Cooling      | Central air conditioning |
| # of Stories | 2                        |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Other           |
| Roof     | Asphalt shingle |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

Listing Office

eXp Realty (Kelowna)



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