



181 RAVINE DRIVE, COLDSTREAM

Presented by
Marcus Shalaby
Real Estate Professional



JANE HOFFMAN
REALTY



181 RAVINE DRIVE, COLDSTREAM

A beautiful 5.21 acre estate exuding timeless sophistication & class! Private gated tree-lined drive leading to a large yet intimate, luxurious yet practical custom-built residence, designed for grand entertaining & relaxed living! A few notable features include soaring ceilings, solid wood doors, rich wide-plank hardwood, tiling & luxurious broadloom, custom cabinetry, & millwork throughout. Large windows frame the remarkable valley & lake views.

The main living area is warm & inviting, anchored by a massive stone fireplace. Expansive gathering spaces that flow seamlessly between the entertaining living & dining areas & a chef's inspired kitchen. Designed for culinary enthusiasts, the kitchen features dual islands, premium Wolf, Sub-Zero and Miele appliances, granite counters, & a bi-folding window opening to the outdoor covered patio.

The primary retreat offers a private sanctuary with its own fireplace, spa-inspired ensuite with steam shower & soaker tub, oversized dressing room & a dedicated exercise space. Upper-level bedrooms open to a shared deck overlooking the lake & mountains, while the lower level is designed for leisure with a recreation room, bar, wine cellar & guest accommodations.

Outdoors, resort-inspired living awaits with a heated pool, hot tub, pool house, outdoor kitchen & multiple lounge areas surrounded by beautifully landscaped grounds & mature trees. A four-car heated garage, smart home system & integrated audio complete this exceptional Okanagan estate!

DETAILS

Address	181 Ravine Drive, Coldstream, BC, V1B 4C9	Bedrooms	5
City	Coldstream	Bathrooms	6
		Finished Area	6,820 Sq. Ft.

SPECIFICATIONS

Lot Size	5.2 Acres	Zoning	RE2
Water	Municipal	Legal Description	LOT 3, PLAN KAP89098, SECTION 30, TOWNSHIP 6, OSOYOOS DIV OF YALE LAND DISTRICT
Sewer	Septic Tank	Ownership	Freehold, Fee Simple
Features	Landscaped, Paved, Views, Private, Near Golf Course, Sprinklers in Ground, Secluded		
View	Lake, Mountains, City, Water, Valley, Panoramic		

BUILDING FEATURES

Finished Area	6,820 Sq. Ft.	Fireplace	2 Fireplaces (Gas, Wood Burning)
Year Built	2016	Parking	4 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Wood Frame, Fiber Cement
Pool	Pool, In Ground, Outdoor, Equipment, Heated	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony, Private Yard, Garden, Sprinkler System, Hot Tub, Storage
Heating	Forced Air, Radiant	Basement	Full, Finished, Walkout
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Wall Mounted TV, Wet Bar, Vaulted Ceilings, Air Filtration		

ROOM SIZES

Main Level

Utility Room: 7'10" x 5'11"
Dining Room: 17'10" x 19'7"
Wine Cellar: 9'4" x 13'7"
Family Room: 18'0" x 16'4"
Laundry: 9'5" x 14'7"
Exercise Room: 8'7" x 9'7"
Office: 16'4" x 27'7"
Living Room: 35'1" x 19'1"
Pantry: 5'11" x 13'8"
2-Piece Bathroom: 6'6" x 8'2"
Primary Bedroom: 15'4" x 22'0"
5-Piece Ensuite Bath: 25'1" x 10'10"
2-Piece Bathroom: 5'1" x 5'10"
Kitchen: 22'6" x 16'5"

Lower Level

Utility Room: 8'7" x 14'9"
Utility Room: 7'5" x 7'8"
Bedroom: 13'8" x 12'10"
3-Piece Bathroom: 6'0" x 13'0"
Storage Room: 25'0" x 17'10"
Recreation: 27'10" x 32'10"
Storage Room: 5'6" x 3'8"

Second Level

Bedroom: 21'2" x 18'7"
Bedroom: 15'2" x 13'1"
Ensuite Bath: 9'11" x 8'0"
5-Piece Bathroom: 12'2" x 6'4"
Bedroom: 15'2" x 12'11"













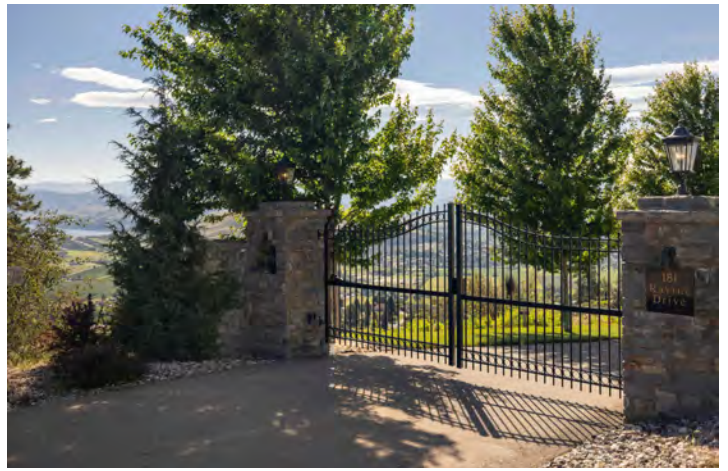












181 Ravine Dr, Coldstream, BC

Main Floor Exterior Area 4221.57 sq ft
Interior Area 3994.65 sq ft
Excluded Area 1565.78 sq ft



PREPARED: 2026/03/02



While regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

181 Ravine Dr, Coldstream, BC

Upper Level Exterior Area 1407.59 sq ft
Interior Area 1294.08 sq ft



PREPARED: 2026/03/02



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EXCEPTIONAL FEATURES

- 5 bedroom, 6 bathroom residence spanning three levels, set on 5.2 acres, custom built by San Marc Homes
- Thoughtfully positioned to capture unobstructed south-west facing views of Kalamalka Lake, Coldstream Valley, and surrounding mountains
- Privately situated at the end of Ravine Drive with a gated entrance and a majestic, tree-lined driveway, offering exceptional privacy with a serene natural backdrop
- Architecturally designed with soaring ceilings throughout at 10' minimum going up to 12'-17' in some areas, expansive windows, and seamless indoor-outdoor connection
- Resort-style outdoor living featuring an 18' x 38' heated in-ground pool with motorized cover, deck jets, and LED lighting, built-in hot tub, covered patios with wood inlay ceilings, outdoor kitchen and bar, and multiple lounge and dining areas
- Over 5 acres of fully irrigated, professionally landscaped grounds including boulder retaining walls, mature trees, fruit trees, and a fenced garden area with custom 12' x 18' shed and 30-amp service
- Extensively upgraded with premium construction and materials, including Whistler Basalt stone exterior, Low-E metal-clad windows, solid wood interior doors, and detailed crown mouldings with custom architrave casings throughout
- Wide plank hardwood flooring anchors the main living spaces, complemented by extensive custom millwork, built-ins, and cabinetry throughout the home
- Chef-inspired kitchen with professional-grade appliance package
- Luxurious primary retreat with fireplace, private patio access, spa-inspired ensuite with steam shower and heated floors, oversized custom walk-in closet, and dedicated fitness room
- Multiple indoor living and entertainment spaces including a grand great room with a 17' stone fireplace, family room, lower-level recreation lounge, and a climate-controlled wine cellar with capacity for up to 1,000 bottles
- Fully integrated smart home features including panelized lighting control, Bang & Olufsen audio system, multi-zone sound (interior, garage, and exterior), recessed power blinds, and comprehensive security system with exterior strobe and siren
- Oversized 1,500 sq. ft. heated four-car garage with epoxy flooring, built-in workbench, and utility sink, plus expansive driveway parking for 8-10 vehicles
- Property serviced by both municipal water and private drilled well, with full utility connections including gas, electricity, and cable
- Ideally located just minutes to renowned outdoor recreation including Coldstream Ranchlands, Becker Lake, and The Ponds, with hiking and biking trails nearby, and approximately 15 minutes to downtown Vernon

Inclusions

Wolf 6 burner gas cooktop with grill
50" Thermador professional range hood fan
2 x Miele dishwashers
Sharp Microwave
Miele espresso machine
Miele steam oven
Miele wall oven
48" Sub Zero fridge/freezer
Frigidaire fridge/freezer
Marvel ice maker
Maytag front load washer
Maytag front load dryer

Mechanical

- 2 x Arcoaire furnaces
- 5-ton Trane A/C unit
- 2 x 200-amp service panels
- 2 x 100-amp sub panels
- 200-amp backup generator
- Water filtration system, Fusion water softener
- 2 x Reverse osmosis filtration systems
- UV bacteria system
- Navien hot water system
- Emerson and CosyFloor thermostats
- Levittown/Ajax security
- CycloVac central vacuum
- Somfy blinds

MAIN LEVEL

Entry

- Impressive arrival through solid 2 1/4" knotty alder grand double doors
- Bright, welcoming foyer with immediate sightlines to Kalamalka Lake and surrounding mountains
- Southwest exposure offering abundant natural light throughout the day
- Elegant introduction to the home's scale, craftsmanship, and elevated design

Kitchen

- A true culinary showpiece designed for both everyday living and elevated entertaining
- Thoughtfully appointed with two islands, offering distinct prep and gathering spaces
- Expansive bifold window wall creates a seamless indoor-outdoor connection to the patio and captures breathtaking views
- Premium appliance package including 6-burner Wolf gas cooktop with integrated grill, custom 50" Thermador professional hood fan, Sub-Zero panelled refrigerator/freezer, and Miele appliances throughout
- Built-in Miele espresso machine, steam oven, wall oven, and Sharp microwave for a fully integrated chef's experience
- Dual sinks for prep and clean-up efficiency, complemented by two reverse osmosis water filtration systems
- Panelled double Miele dishwashers and in-island Marvel ice maker
- Elegant white shaker-style cabinetry with soft-close hardware, paired with a contrasting warm wood island for added depth and character
- Granite countertops throughout with generous workspace and refined finish
- Rich hardwood flooring and power blinds complete the space

Butler's Pantry

- Well-appointed secondary prep space designed for seamless entertaining
- Soft white cabinetry with soft-close hardware, offering ample storage
- Quartz countertops paired with mosaic tile backsplash for a clean, timeless finish
- Dedicated built-in Frigidaire refrigerator/freezer for added convenience
- Tile flooring for durability and ease of maintenance

Nook

- Bright and intimate dining space perfectly positioned to capture stunning lake, mountain, and poolside views
- Surrounded by large windows, creating an immersive indoor-outdoor feel
- West-facing exposure offering beautiful afternoon light and evening ambiance
- Warm hardwood flooring adds continuity and comfort within the open living design

Dining

- Open concept design with the kitchen and main living areas
- Large windows framing picturesque views of the surrounding landscape
- Statement chandelier anchoring the space with a touch of timeless elegance
- Ideal setting for both intimate dinners and larger gatherings

Wine Cellar

- Beautifully appointed walk-in wine cellar provides storage and display
- Custom millwork with extensive built-in racking, offering ample capacity
- Warm wood finishes and integrated lighting create an intimate, cellar-inspired ambiance
- A refined space ideal for collectors and those who appreciate entertaining in style

Great Room

- Grand, light-filled living space anchored by soaring 17' ceilings and expansive floor-to-ceiling windows
- Breathtaking views of Kalamalka Lake and surrounding landscape create a stunning natural backdrop
- Statement 17' custom floor-to-ceiling rock fireplace with slab mantel and hearth, complete with gas log lighter
- Artisan-crafted firebox featuring herringbone detailing and wrought iron doors
- Rich wide plank hardwood flooring throughout
- Seamless flow to dining and outdoor living spaces, ideal for both relaxed living and entertaining

Family Room

- Warm and inviting secondary living space
- Rich hardwood flooring paired with expansive windows capturing views of the lake, mountains, and pool area
- Custom built-in entertainment wall with detailed millwork and crown moulding
- Integrated wall-mounted speakers for an enhanced media experience
- Bright corner positioning allows for natural light to flow throughout the space

Office

- Well-appointed workspace designed for both productivity and comfort
- Rich hardwood flooring paired with custom built-in cabinetry for a refined, tailored feel
- Large windows overlooking the backyard, filling the space with natural light
- Wood blinds offering both privacy and classic architectural detail
- Crown moulding and a statement wrought iron light fixture enhance the room's timeless design
- Double door closet with built-ins for organized storage
- Direct access to exterior entry, offering flexibility for a home-based business or private office setting

Laundry

- Custom wall-to-wall built-ins offering exceptional storage and organization
- Comfort-height cabinetry in classic white shaker style with soft-close hardware
- Quartz countertops, undermount stainless steel sink
- Dedicated arts and crafts wrapping station and sewing centre, adding versatility to the space
- Durable tile flooring, Maytag front load washer and dryer

Primary Bedroom

- Grand double door entry, soft carpeting, large windows framing panoramic views, access to the patio and pool area, a natural gas fireplace with custom stone surround, an oversized walk-in closet with custom maple cabinetry and soft close hardware, and a 5-piece ensuite

5-Piece Ensuite Bathroom

- Spa-inspired ensuite features heated porcelain tile floors, large privacy window, vanity with quartz countertops and 2 undermount sinks, custom wood cabinetry with soft-close hardware, a dedicated make-up vanity, a freestanding soaker tub, and a fully tiled walk-in steam shower

UPPER LEVEL

Three Bedrooms

- The first bedroom features spacious living space, soft carpeting, large windows capture the views of the pool, lake, and valley, a dedicated reading nook, a door with access to the upper deck, and a 4-piece ensuite
- The second bedroom features soft carpeting, a large window filling the space with natural light, direct access to the deck, a closet with built-ins, and a shared Jack & Jill 5-piece ensuite
- The third bedroom features soft carpets, a large window capturing beautiful views, direct deck access, a closet with built-ins, and a shared Jack & Jill 5-piece ensuite

Two Bathrooms

- 4-piece bathroom features tile flooring, a large vanity with quartz countertop and undermount sink, white shaker-style cabinetry, soft-close hardware, a built-in makeup vanity, and a tub/shower combination with full tile surround
- 5-piece bathroom features, tile flooring, a large vanity with quartz countertop and two undermount sinks, white shaker-style cabinetry with soft-close hardware, a custom-built linen closet and a tub/shower combination with full tile surround

LOWER LEVEL

Recreation Room

- Expansive entertainment space with a 75" Screen
- Impressive 10' ceilings enhance the sense of openness and comfort
- Dedicated media area with integrated sound system, ideal for movie nights and game-day viewing
- Versatile layout accommodating billiards, games, and lounge seating
- Custom wet bar with rich millwork, quartz countertops, undermount sink, and tiled backsplash
- Large windows bring in natural light and maintain a connected feel to the outdoor surroundings
- Double door access to a covered patio with timber-framed pergola, seamlessly extending the living space outdoors
- Access to the pool deck level, creating the ultimate indoor-outdoor entertainment experience

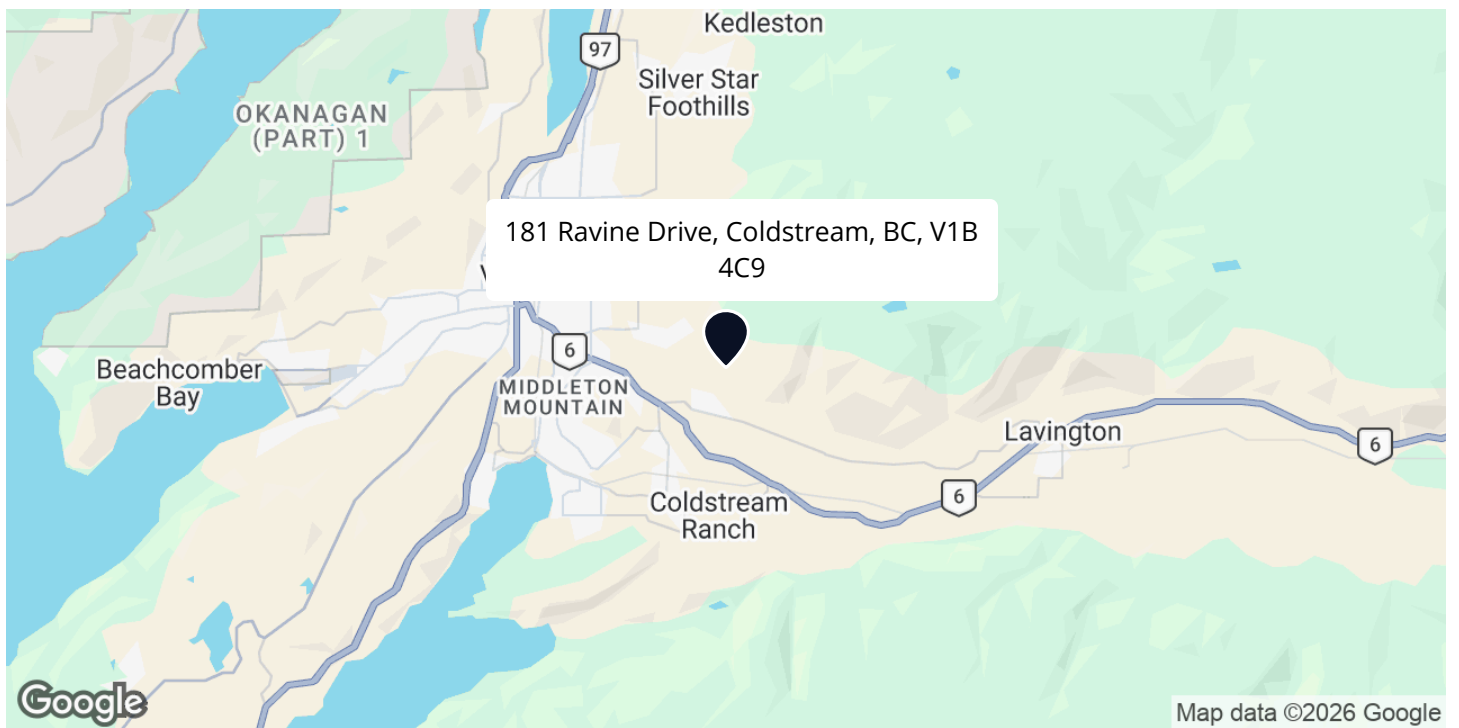
Bedroom

- A bedroom features, soft carpeting, a large window bringing in natural light, a walk-in closet with built-ins, and a 3-piece ensuite

Full Bathrooms

- A 3-piece ensuite features, heated tile floors, a generous vanity with white shaker-style cabinetry, soft-close hardware, a quartz countertop with an undermount sink, a tiled walk-in shower with glass enclosure

LOCATION



SCHOOLS

5 public & 1 Catholic schools serve this home. There are 3 private schools nearby.



PARKS & REC

11 playgrounds, 4 dog parks and 42 other facilities are within a 20 min walk of this home.



A Magnificent, One of a Kind
Private Okanagan Estate

Set on 5.21 picturesque acres capturing breathtaking mountain, valley and lake views. Resort inspired living awaits with a heated pool, hot tub, pool house, outdoor kitchen & multiple lounge areas.

— Marcus Shalaby

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PRESENTED BY

MARCUS SHALABY

Real Estate Professional

250-540-7980

marcus@janehoffman.com



CO-LISTED BY

DEAN SIMONELLI

Real Estate Professional

250-863-6300

dean@janehoffman.com



JANE HOFFMAN
REALTY

250-866-0088
inquiry@janehoffman.com
janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4



JANE HOFFMAN
REALTY

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JANE HOFFMAN REALTY

100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4
250-866-0088 • www.janehoffman.com