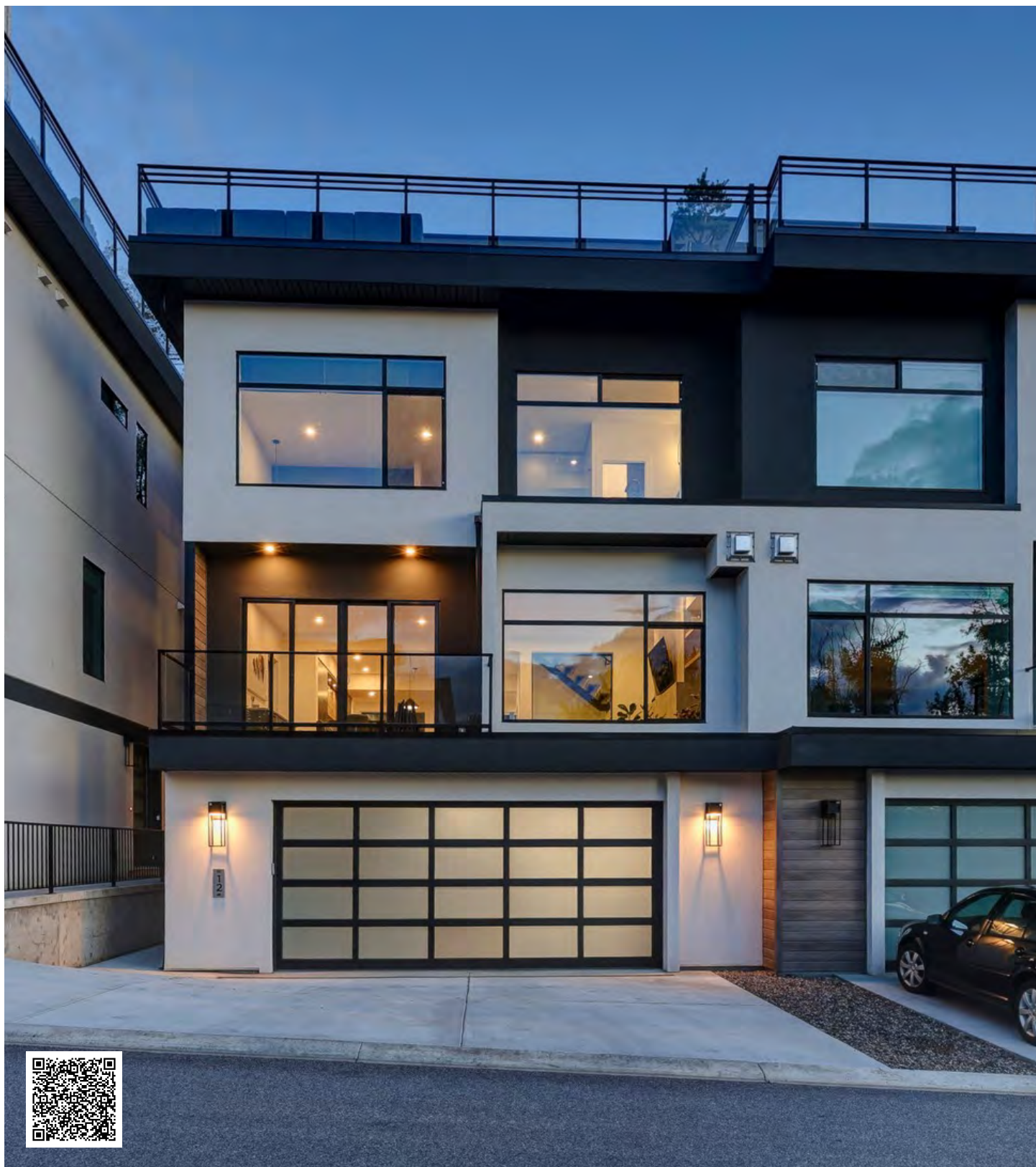




12-7920 KIDSTON ROAD, COLDSTREAM

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REALTY



12-7920 KIDSTON ROAD, COLDSTREAM

Luxury meets contemporary design in this exceptional four-level executive townhome by Brentwell Construction.

Thoughtfully designed for elevated living, it blends premium craftsmanship, smart-home technology with convenient indoor-outdoor living. A dramatic floating staircase beneath a cascading chandelier anchors the home.

The open-concept main level features a designer two-tone kitchen with quartz countertops, JennAir appliances, oversized island, linear fireplace and covered terraces at the front and rear.

Upstairs offers a California Closets dressing room, spa-inspired ensuite with heated floors and intelligent bidet, plus two bedrooms, full bathroom, and laundry. The lower level includes a mirrored fitness studio.

The rooftop terrace showcases a Michael Phelps Signature swim spa beneath a hydraulic Covana smart canopy with recessed LED lighting, Ubiquiti networking, Starlink, mesh Wi-Fi, access control, private elevator, water filtration, oversized double garage, and storage, just minutes from Kalamalka Lake.

DETAILS

Address	12-7920 Kidston Road, Coldstream, BC, V1B 0B4	Bedrooms	3
City	Coldstream	Bathrooms	4
		Finished Area	2,958 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	R3
Sewer	Connected	Legal Description	STRATA LOT 3 DISTRICT LOT 20 OSOYOOS DIVISION YALE DISTRICT STRATA PLANEPS8337 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THEUNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Features	Central Business District, Near Park, Paved, Views		
View	Mountains, Water	Ownership	Freehold, Strata

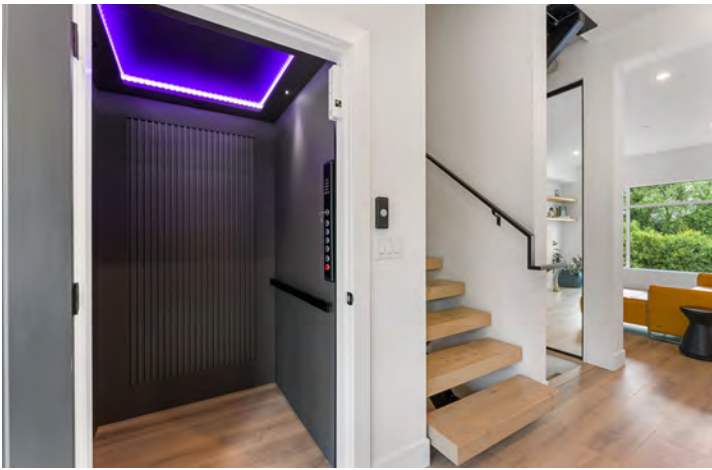
BUILDING FEATURES

Finished Area	2,958 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2025	Parking	2 Garage Spaces Attached, Garage, On Site, Oversized, Open
Storeys	4		Strata Parking Type:LCP - Limited Common Property
A/C	Central Air	Construction	Stucco, Wood Frame, Fiber Cement, Aluminum Siding
Heating	Forced Air	Foundation	Concrete Perimeter
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Instant Hot Water, Air Filtration	Exterior Features	Balcony, Hot Tub, Storage
Monthly Fees	\$470.5	Basement	Full, Finished

ROOM SIZES

Main Level	Lower Level	Second Level
2-Piece Bathroom: 4'8" x 8'8"	Gym: 12'6" x 14'0"	4-Piece Bathroom: 9'3" x 5'6"
Kitchen: 21'0" x 18'11"	2-Piece Bathroom: 5'5" x 6'2"	Primary Bedroom: 13'8" x 16'9"
Dining Room: 14'2" x 16'1"	Utility Room: 9'1" x 16'6"	Laundry: 9'3" x 6'0"
Living Room: 11'11" x 18'0"	Foyer: 17'6" x 8'0"	Bedroom: 10'11" x 11'9"
		5-Piece Ensuite Bath: 12'2" x 10'9"
		Bedroom: 12'11" x 11'9"











12-7920 Kidston Rd, Vernon, BC

Main Floor Exterior Area 1019.96 sq ft
Interior Area 944.21 sq ft
Excluded Area 9.57 sq ft



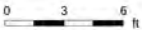
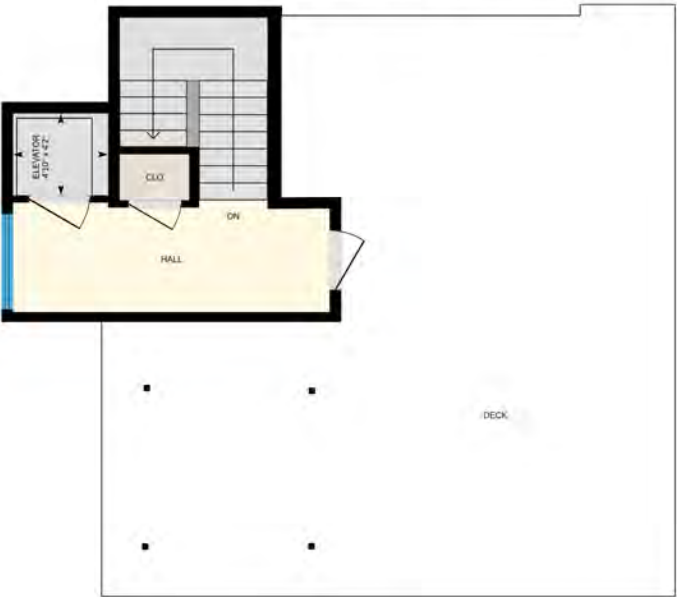
PREPARED: 2026/09/13



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.

12-7920 Kidston Rd, Vernon, BC

Rooftop Exterior Area 219.88 sq ft
Interior Area 182.42 sq ft



PREPARED: 2026/09/13



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.

12-7920 Kidston Rd, Vernon, BC

Upper Level Exterior Area 1194.90 sq ft
Interior Area 1111.71 sq ft



0 4 8 ft

PREPARED: 2026/06/13



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.

12-7920 Kidston Rd, Vernon, BC

Lower Level Exterior Area 522.94 sq ft
Interior Area 464.80 sq ft
Excluded Area 714.62 sq ft



0 4 8 ft

PREPARED: 2026/06/13



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.

EXCEPTIONAL FEATURES

- Exceptional Features
- Contemporary four-level townhome by Brentwood Construction offering over 2,900 sq. ft. of thoughtfully designed living space
- Three bedrooms, four bathrooms plus a versatile lower-level flex room ideal as a gym, office or guest space
- Contemporary architecture with clean lines, expansive windows, fibre cement, stucco and aluminum exterior finishes
- Open-riser floating staircase with wood treads, glass railings and a dramatic cascading chandelier connecting all levels
- Elevator servicing every floor for added convenience and long-term easy access
- Wide-plank luxury vinyl flooring throughout the principal living areas with hardwood stair treads and tile in bathrooms
- Modern minimalist interior enhanced by custom built-ins, California Closet upgrades and extensive owner improvements
- Indoor and outdoor living spaces on multiple levels including front deck, covered rear patio and spectacular rooftop terrace
- Rooftop entertaining deck featuring a Michael Phelps Signature swim spa, glass railings, outdoor kitchen rough-in, gas hookups and panoramic mountain views
- Covered rear patio with Duradek surface, recessed lighting, gas BBQ hookup, water bib and exterior storage room
- Oversized double garage with polished concrete floors and contemporary frosted glass garage door
- Located minutes from Kalamalka Lake, parks, schools, recreation and the amenities of Coldstream and Vernon

Inclusions

- JennAir refrigerator
- JennAir 4-burner gas cooktop
- 2 x JennAir wall ovens
- Panasonic microwave
- Faber hood vent
- JennAir dishwasher
- LG front-load washer
- LG front-load dryer

Mechanical

- Goodman furnace
- Goodman A/C
- AprilAire air purifier
- Bradford White hot water tank
- Ecobee smart thermostat
- IQ Home security system
- 125-amp service panel

ENTRY LEVEL

Foyer

- Spacious foyer with approximately 8'6" ceilings and wide plank vinyl flooring
- Custom glass-framed door provides natural light, large entry closet
- Clean contemporary design with direct access to the elevator and floating staircase

Flex Room

- Wide-plank vinyl flooring and large wall-mounted mirrors
- East-facing window providing natural light
- Ideal as a home gym, yoga studio, office, media room or guest space

Bathroom

- 2-piece powder room features wide-plank vinyl flooring, contemporary wood veneer vanity with soft-close cabinetry, soft grey quartz countertop with vessel sink, and a matte black Riobel faucet

Garage

- Oversized double garage, polished concrete flooring
- Contemporary garage door with black powder-coated frame and frosted glass panels
- Excellent storage space

MAIN LEVEL

Kitchen

- 10-foot ceilings create an open, airy workspace
- Expansive 4' x 10' island with seating for three, quartz countertop and abundant storage
- Two-tone flat-panel cabinetry combines natural wood veneer and charcoal finishes with soft-close hardware
- Grey quartz countertops complemented by full-height tile backsplash and under-cabinet lighting
- JennAir appliances including two wall ovens, gas cooktop with infrared burner and refrigerator
- Matte black fixtures, dedicated purified water tap and large south-facing window overlooking the rear patio
- Open-concept design flows seamlessly into the dining and living areas

Dining

- Floor-to-ceiling east-facing windows fill the room with natural light
- Large sliding doors provide direct access to the front deck
- Custom floating buffet with quartz countertop and charcoal flat front cabinetry
- Recessed lighting complements the contemporary design
- Open connection to both kitchen and living room

Living Room

- Contemporary linear gas fireplace finished in concrete-look surround
- Custom floating display shelving
- Large picture window framing mountain views
- Glass wall overlooking the floating staircase enhances natural light flow
- Spacious open-concept layout designed for everyday living and entertaining

Bathroom

- 2-piece bathroom features wide-plank vinyl flooring, a floating wood veneer vanity with quartz countertop, a vessel sink with matte black Riobel faucet, pendant lighting and wall-mounted mirror

UPPER LEVEL

Three Bedrooms

- Spacious primary bedroom features wide plank vinyl flooring, a large picture window, a custom feature storage wall with integrated shelving, a boutique-inspired California Closets dressing room (New 2024), and direct access to the luxurious 5-piece ensuite
- The second bedroom features wide plank vinyl flooring, a large south-facing window with mountain views, and an upgraded custom designed walk-in closet (completed in 2024)
- The third bedroom features wide plank vinyl flooring, a south-facing window with mountain views, and a walk-in closet

Two Full Bathrooms

- 5-piece primary ensuite features heated tile flooring, a floating vanity with quartz countertop and two under mount sinks, charcoal flat front cabinetry, an LED mirror, under-cabinet accent lighting, a Kohler Veil intelligent smart toilet, a fully tiled walk-in shower with bench seat, two shower heads and body sprays, and a spacious soaker tub positioned under a large picture window
- 4-piece bathroom features tile flooring, a large vanity with a quartz countertop, matte black Riobel fixtures, a tub/shower combo with an upgraded smoked glass sliding enclosure

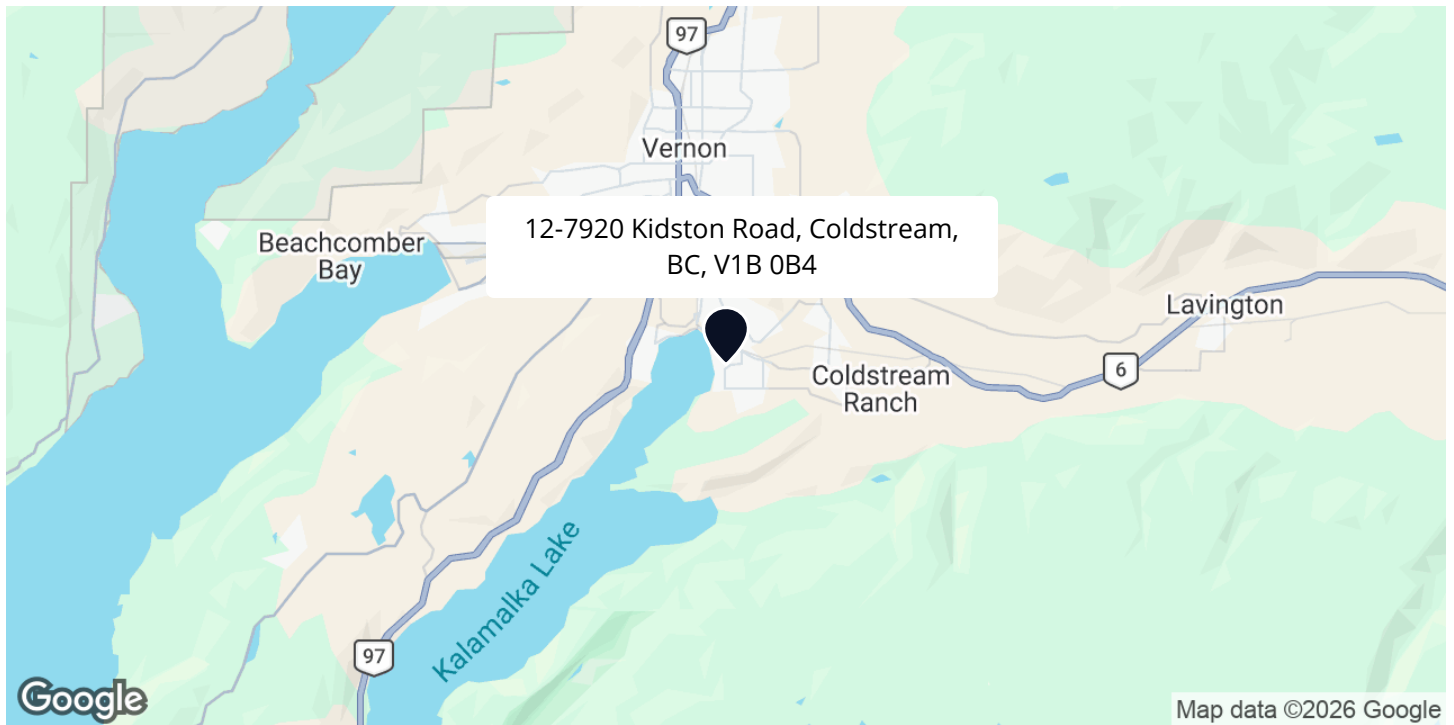
Laundry Room

- 9-foot ceilings, charcoal flat-panel cabinetry with quartz countertop
- Large undermount laundry sink, custom hanging rod
- East-facing window, upgraded LG front-load washer and dryer

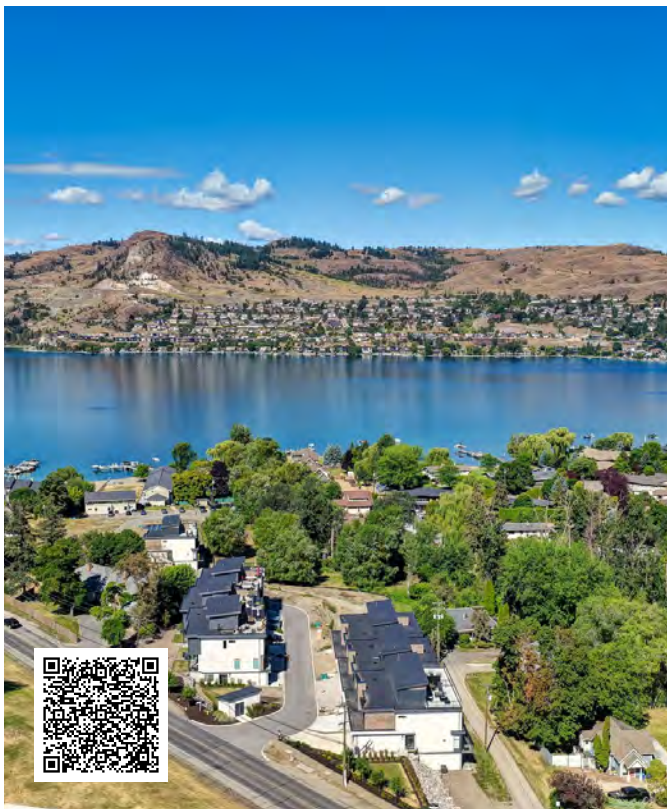
Rooftop Terrace

- Expansive rooftop entertaining space with panoramic mountain views
- Michael Phelps Signature swim spa with integrated lighting
- Hydraulic spa cover and privacy screens
- Outdoor kitchen rough-in ready for future installation
- Two gas hookups for barbecue and fire table
- Glass railings maximize views
- Exceptional outdoor living space for entertaining or quiet relaxation

LOCATION



12-7920 KIDSTON ROAD, COLDSTREAM



Luxury Without the Wait
Move-in Ready Residence

This executive townhome pairs exceptional craftsmanship with designer finishes, smart-home innovation, and effortless indoor-outdoor living, only steps from Kalamalka Lake.

— Marcus Shalaby

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