



2-12877 KIDSTON ROAD, COLDSTREAM

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN

REALTY



2-12877 KIDSTON ROAD, COLDSTREAM

Set along 80 feet of prized Kalamalka Lake shoreline, this exceptional contemporary residence offers over 6,000 sq. ft. of beautifully designed living space on 0.73 acres, where architecture, technology, and the outdoors come together seamlessly. A heated driveway leads to the oversized heated triple garage on the upper level, while a private elevator provides effortless access throughout the home.

Floor-to-ceiling windows frame spectacular lake views throughout the main living spaces, anchored by a dramatic three-sided fireplace. The beautifully appointed kitchen is complemented by a fully equipped butler's pantry, elegant dining area, and seamless access to two outdoor living spaces: a covered lakeside terrace with radiant heaters and an outdoor kitchen overlooking beautifully landscaped grounds.

The main level also features a private primary bedroom suite, home office, gym, and workshop. The entry level includes a versatile bonus room, ideal as a fifth bedroom or private guest accommodation.

The lower level offers three additional bedrooms, spacious recreation room with wet bar, wine display, steam shower, and a convenient second laundry.

A private tram provides effortless access to the shoreline, where a 30-foot dock with boat lift awaits on the turquoise waters of Kalamalka Lake. Minutes from Kalamalka Provincial Park, the Rail Trail, Predator Ridge, Silver Star, and downtown Vernon, this is an exceptional waterfront lifestyle in one of the Okanagan's most desirable lakefront settings.

DETAILS

Address	2-12877 Kidston Road, Coldstream, BC, V1B 1Z4	Bedrooms	4
City	Coldstream	Bathrooms	6
		Finished Area	6,422 Sq. Ft.

SPECIFICATIONS

Lot Size	0.73 Acres	Zoning	R1
Water	Municipal	Legal Description	STRATA LOT 2 DISTRICT LOT 55 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1883 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Sewer	Other		
Features	Easy Access, Landscaped, Near Park, Paved, Views, Private, Waterfront, Sprinklers in Ground, Dead End, Recreational		
View	Lake, Mountains, Water, Valley, Panoramic	Ownership	Freehold, Bare Land Strata
Waterfront	Lake, Lakefront, Waterfront		

BUILDING FEATURES

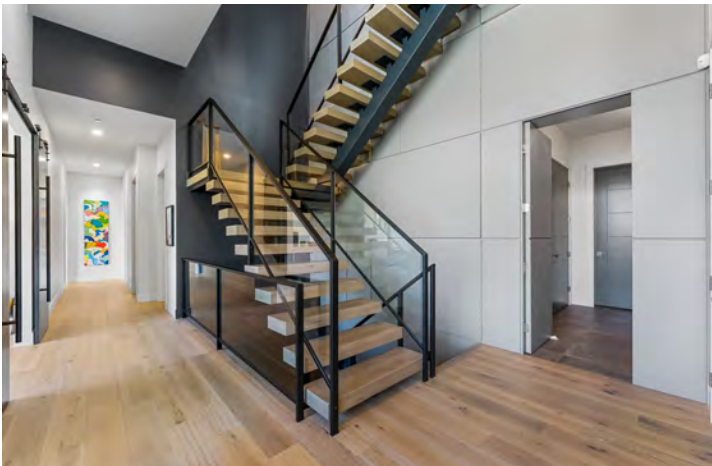
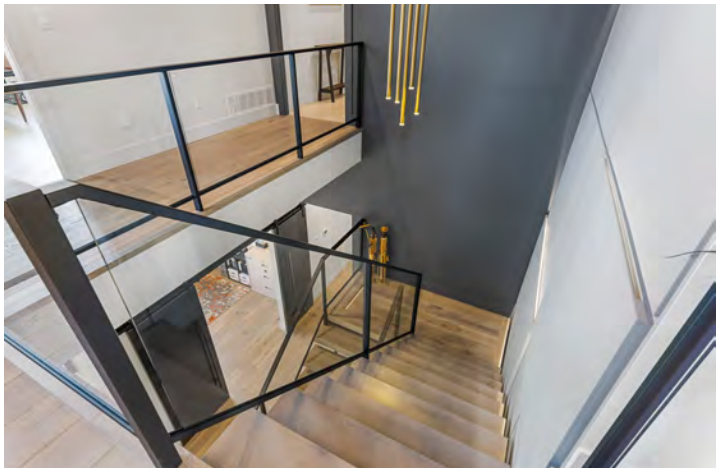
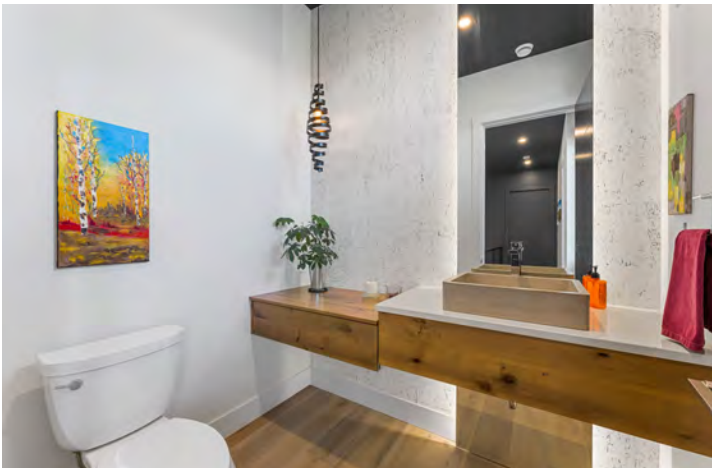
Finished Area	6,422 Sq. Ft.	Fireplace	2 Fireplaces (Gas)
Year Built	2018	Parking	3 Garage Spaces Attached, Garage, On Site, Open, Other
Storeys	3		Strata Parking Type:Part of Strata/Assoc Lot
A/C	Central Air	Construction	Stucco, Wood Frame, MetalSiding
Heating	Forced Air, Radiant Floor	Foundation	Concrete Perimeter
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Wall Mounted TV, Wet Bar, Air Filtration	Exterior Features	Balcony, Private Yard, Sprinkler System, Hot Tub, Dock
Monthly Fees	\$3200	Basement	Full, Finished, Walkout

ROOM SIZES

Main Level	Lower Level	Second Level
Gym: 19'5" x 25'2"	Bedroom: 12'10" x 15'6"	Foyer: 10'4" x 12'0"
2-Piece Bathroom: 7'7" x 5'6"	3-Piece Bathroom: 14'6" x 6'10"	Mud Room: 12'3" x 9'8"
Primary Bedroom: 14'9" x 16'0"	Bedroom: 14'6" x 15'1"	2-Piece Bathroom: 6'8" x 5'8"
Pantry: 11'2" x 7'7"	Bedroom: 12'8" x 13'9"	Bonus Room: 13'3" x 22'0"
Utility Room: 9'5" x 17'9"	Laundry: 13'0" x 8'9"	
Dining Room: 13'2" x 18'8"	3-Piece Bathroom: 6'0" x 17'2"	
Laundry: 8'7" x 13'5"	3-Piece Ensuite Bath: 10'4" x 0'8"	
Office: 12'3" x 12'8"	Recreation: 19'10" x 33'5"	
Kitchen: 12'3" x 19'5"		
Great Room: 27'10" x 20'11"		
5-Piece Ensuite Bath: 16'5" x 11'3"		











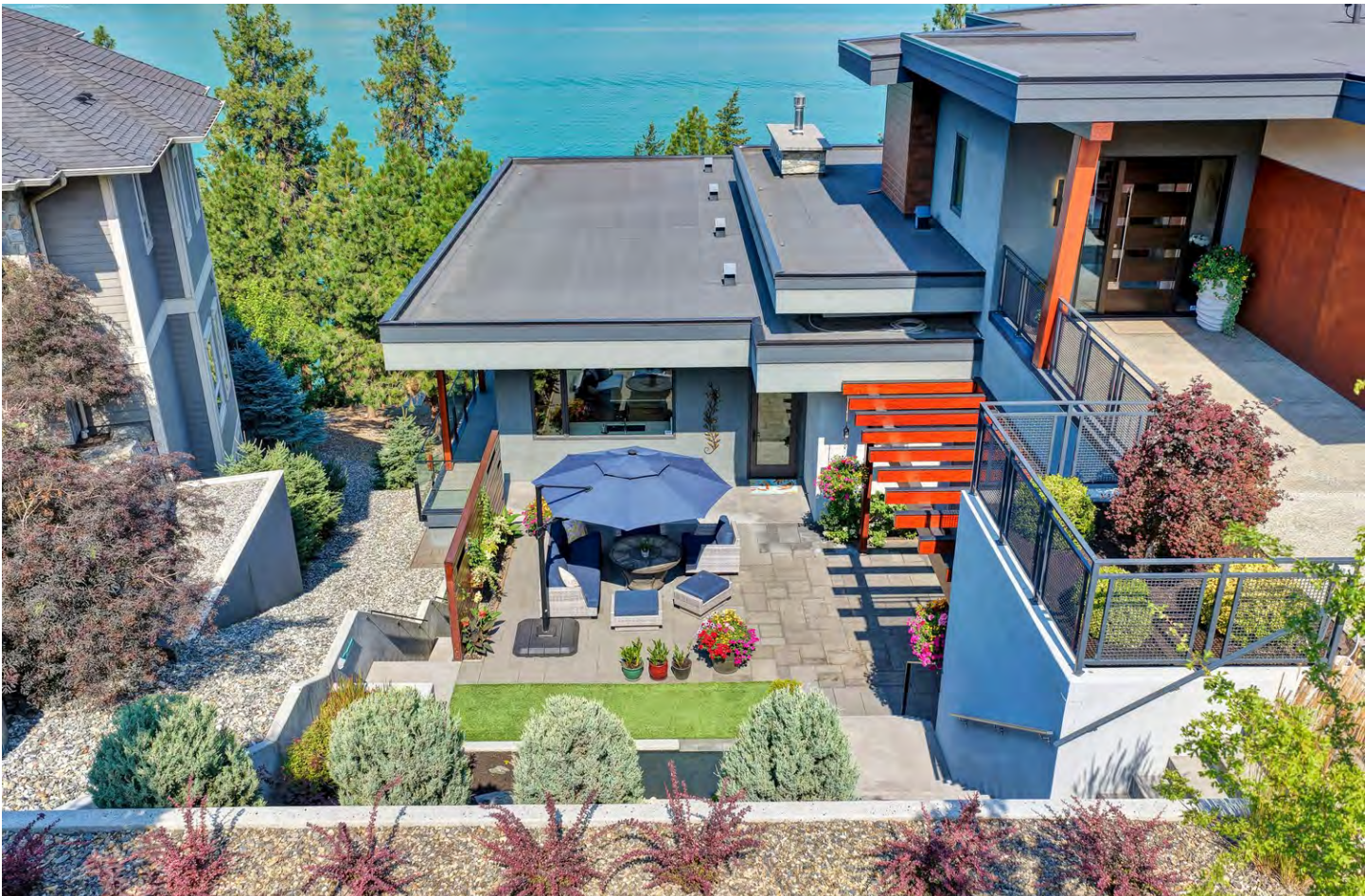












2-12877 Kidston Rd, Vernon, BC

Main Floor (Below Grade) Exterior Area 3194.41 sq ft
Interior Area 3027.12 sq ft
Excluded Area 569.32 sq ft



0 6 12
ft

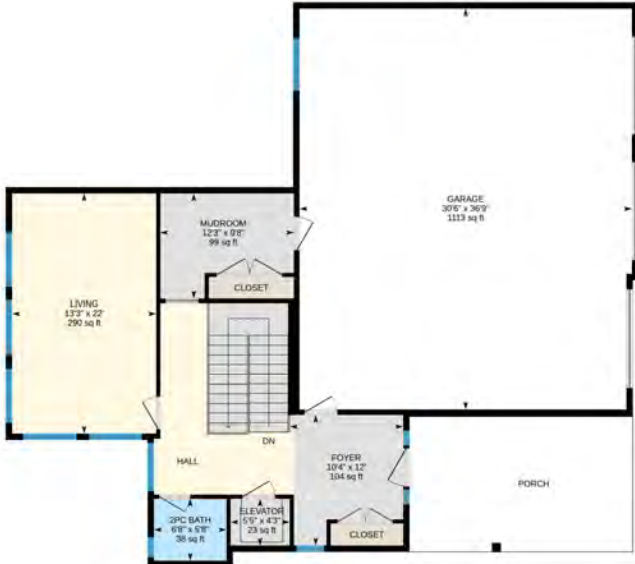
PREPARED: 2026/07/29



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.

2-12877 Kidston Rd, Vernon, BC

Upper Level Exterior Area 908.60 sq ft
Interior Area 823.20 sq ft
Excluded Area 1174.61 sq ft



0 4 8
ft

PREPARED: 2026/07/29



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.

2-12877 Kidston Rd, Vernon, BC

Lower Level (Below Grade) Exterior Area 2319.04 sq ft
Interior Area 2184.18 sq ft



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 Kalamalka Lake waterfront residence offering approximately 6,422 sq. ft. across three levels, with four bedrooms and six bathrooms on a beautifully landscaped 0.73-acre property
- Approximately 80 feet of private waterfront showcases the brilliant turquoise waters of Kalamalka Lake and sweeping views of the surrounding mountains
- Contemporary West Coast architecture and a carefully considered multilevel design integrate seamlessly with the sloping landscape while maximizing light, views and indoor-outdoor living
- Private 30-foot dock with composite decking and a 6,000-pound boat lift creates an ideal base for boating, paddling, swimming and summer days on the lake
- Tram with an approximately 900-pound capacity provides convenient access between the residence and private pebble beach
- Floor-to-ceiling glazing captures front-row lake views throughout the principal living spaces
- Wide-plank engineered hardwood flooring, eight-foot interior doors, custom millwork and refined contemporary finishes create a warm and sophisticated interior
- Elevator services all three levels for effortless movement throughout the home
- Floating open-riser staircase features a powder-coated metal frame, glass railings, integrated stair and wall lighting and a cascading pendant installation
- Control4 home automation extends throughout the home and outdoor living areas, complemented by an Araknis Wi-Fi network reaching the waterfront
- Thoughtfully designed with conduit already installed from the mechanical room to the roof, providing seamless future integration for solar panels
- Expansive main-level deck and lower covered patio provide multiple areas for dining, lounging and entertaining against a panoramic lake backdrop
- Intimate courtyard off the kitchen features tiered landscaping, a tranquil pond and waterfall, gas fire table and covered outdoor kitchen with room for expansion
- Professionally landscaped grounds include rock retaining walls, established plantings, low-maintenance turf, drip irrigation and extensive landscape lighting
- Six-person hot tub is positioned on the lower patio to enjoy unobstructed lake and mountain views
- Oversized triple garage features in-floor heating, built-in cabinetry with sink, ceiling winches for boat-trailer storage, wired for EV charging, 220-volt service and wall-mounted LiftMaster openers with battery backup and Wi-Fi capability
- Dedicated workshop and cold-storage area offer a 13-foot ceiling, extensive built-ins and an overhead door accommodating ATV access to the tram pathway
- Gym space and future media room provide flexible recreational space with heated flooring and an 11-foot, 5-inch ceiling
- Quiet setting on a no-through road, approximately 12 minutes from downtown Vernon, 30 minutes from SilverStar Mountain Resort and 33 minutes from Kelowna International Airport
- Five-minute walk to Kalamalka Lake Provincial Park, with direct access to extensive hiking and mountain biking trails and convenient connections to the Okanagan Rail Trail
- Conveniently positioned near Predator Ridge, The Rise Golf Club, Sovereign Lake Nordic Centre, schools and year-round Okanagan recreation

ENTRY - MAIN - LOWER LEVELS

Entry Level - Foyer

- Tile flooring and a ten-foot ceiling introduce the home with a clean contemporary aesthetic
- Immediate lake and mountain views upon entry
- Elevator provides convenient access to all three levels
- Floating open-riser staircase combines natural wood treads, glass railings with a powder-coated metal frame and a cascading pendant fixture

Entry Level - Bonus Room

- Flexible space currently used as an art studio, with potential as a secondary office or additional guest accommodation
- Wide-plank vinyl flooring offers a practical, low-maintenance finish
- Large windows frame beautiful Kalamalka Lake and mountain views
- Ceiling fan, in-ceiling speakers and integrated Control4 audio enhance the space for work, creativity or relaxation

Entry Level - Mudroom

- Tile flooring, custom built bench with open shelving provides an organized arrival space
- Double-door closet incorporates built-in storage
- Pocket door creates separation from the main residence
- Direct connection to the oversized triple garage

Entry Level - Bathroom

- 2-piece powder room features a floating wood-veneer vanity with quartz countertop, concrete vessel sink, full-height backlit mirror, textured wallpaper, pendant lighting and a high west-facing transom window

Main Level - Great Room

- Dramatic 13-foot ceiling incorporates warm wood detailing and recessed lighting
- Floor-to-ceiling windows with motorized blinds showcase uninterrupted Kalamalka Lake and mountain views
- Flare three-sided gas fireplace is finished with metal and lime plaster and includes a summer venting system
- Integrated television mount maintains streamlined sightlines
- Custom record-storage cabinet and wall-mounted buffet offer refined display and concealed storage
- Wide-plank engineered hardwood flooring unifies the open-concept living spaces

Main Level - Kitchen

- Contemporary kitchen features ten-foot ceilings and warm wood-grain flat-panel cabinetry with soft- and push-close hardware
- Brushed-gold pulls complement white quartz countertops and a full-height quartz backsplash
- Oversized 52-by-106-inch island provides seating for five, extensive storage and statement pendant lighting
- Undermount Blanco Silgranit sink is positioned beneath a large east-facing courtyard window
- Built-in 60-inch KitchenAid refrigerator and freezer provide generous food storage
- KitchenAid appliances include an induction cooktop, dishwasher, built-in electric oven and convection microwave oven
- Flush-mounted pull-out hood preserves the kitchen's minimalist profile
- Vacuum toe kicks, touch-latch upper cabinetry and under-cabinet lighting enhance everyday function
- Direct access to the courtyard and outdoor kitchen supports seamless entertaining

Main Level - Butler's Pantry

- Wide-plank engineered hardwood flooring continues from the kitchen
- Full-height flat-panel cabinetry maximizes storage options
- White quartz countertop and full tile backsplash create a polished workspace
- Undermount Blanco sink includes a dedicated reverse-osmosis faucet
- Open floor-to-ceiling shelving keeps pantry essentials easily accessible
- Under-cabinet lighting provides practical task lighting

Main Level - Dining

- Light-filled dining area is positioned to capture breathtaking lake views, linear chandelier defines the dining space
- 14-foot sliding glass doors open directly to the covered deck
- Built-in two-tone buffet features a black quartz countertop, push-close cabinetry and glass-front uppers with integrated lighting
- Custom wine rack and Silhouette Professional beverage cooler support effortless entertaining
- Three-sided lime-plaster and metal fireplace creates a warm connection with the great room

Main Level - Laundry

- Spacious layout with tile flooring and 10 ft. ceiling height, storage closet & convenient laundry chute
- Upper and lower flat-panel cabinetry with soft-close hardware
- Stainless-steel sink and hanging bar, Maytag front load washer and dryer

Main Level - Office/Den

- Custom built-in desk and bookcase create an elegant workspace
- Large picture window captures lake and mountain views
- Metal barn-style sliding doors provide privacy, maintaining the contemporary design

Main Level - Primary Bedroom

- The primary bedroom features plush carpeting, ceiling fan, pendant lighting above the bedside tables, a large picture window framing Kalamalka Lake and mountain views, an expansive walk-in closet with custom built-ins and natural light from a high transom window, and a private 5-piece ensuite

Main Level - Two Bathrooms

- 5-piece primary ensuite features large-format porcelain tile, double vanity with warm wood-veneer cabinetry and black quartz countertop, custom makeup station, sconces, a freestanding tub positioned beneath a lakeview picture window, , fully tiled walk-in shower with rainfall shower head and handheld wand and built-in bench, plus a private water closet with Washlet bidet
- 2-piece powder room features engineered hardwood flooring, floating vanity with grey quartz countertop, undermount rectangular sink, wall-mounted faucet, designer wallpaper, under-cabinet lighting, pendant fixture and backlit vanity mirror

Main Level - Gym/Media

Discreet hidden-door entry preserves the clean lines of the main residence

Heated flooring and an 11-foot, 5-inch ceiling create a comfortable exercise environment

Rubber gym flooring provides a durable surface

Prewiring allows the space to transition into a future media room

Main Level - Workshop/Cold Storage

- Concrete flooring and approximately 13-foot ceiling height
- Extensive built-ins accommodate recreational and seasonal storage
- Single overhead door provides ATV access to the driveway and tram pathway
- Houses the Viessmann boiler serving the heated driveway snowmelt system

Lower Level - Recreation Room

- Expansive recreation space features, wide plank vinyl flooring, an 11-foot ceiling and radiant in-floor heating on a dedicated zone
- Linear gas fireplace and custom entertainment wall create a contemporary focal point
- 14-foot sliding doors open directly to the covered lakeview patio
- Generous proportions accommodate billiards, media viewing and multiple seating areas
- Large windows maintain a strong visual connection to Kalamalka Lake
- Custom wine storage with glass-door entry adds a sophisticated entertaining feature

Lower Level - Wet Bar

- Solid wood bar top provides seating for entertaining
- Soft-close lower cabinetry offers practical storage, tile backsplash with integrated lighting, large wall-mounted mirror creates an inviting atmosphere
- Full size Whirlpool refrigerator keeps refreshments close at hand

Lower Level - Three Bedrooms

- The first bedroom features plush carpeting, lake and mountain views, custom closet organization, ceiling fan with LED lighting and access to the shared Jack-and-Jill bathroom
- The second bedroom features plush carpeting, a spacious layout, east-facing window and sliding closet with custom built-ins
- The third bedroom features plush carpeting, lake and mountain views, double-door closet with custom organization, ceiling fan with LED lighting and a private 3-piece ensuite

Lower Level - Three Full Bathrooms

- 3-piece Jack-and-Jill bathroom features warm wood-grain cabinetry, black quartz countertop, undermount sink, quartz backsplash, wall-mounted mirror, lakeview picture window, fully tiled walk-in shower with two shower heads and glass enclosure plus a private water closet
- 3-piece ensuite features tile flooring, warm wood cabinetry with soft-close hardware, black granite countertop, undermount sink, large wall-mounted mirror, lakeview window and fully tiled shower with dual shower heads
- 3-piece bathroom features large-format tile flooring, wood-veneer cabinetry, black granite countertop, floor-to-ceiling feature tile and a fully tiled ThermaSol steam shower with built-in bench, rain & wand shower heads

Lower Level - Second Laundry

- Wide-plank vinyl flooring, Maytag top-load washer & dryer
- Plumbing in place for future sink

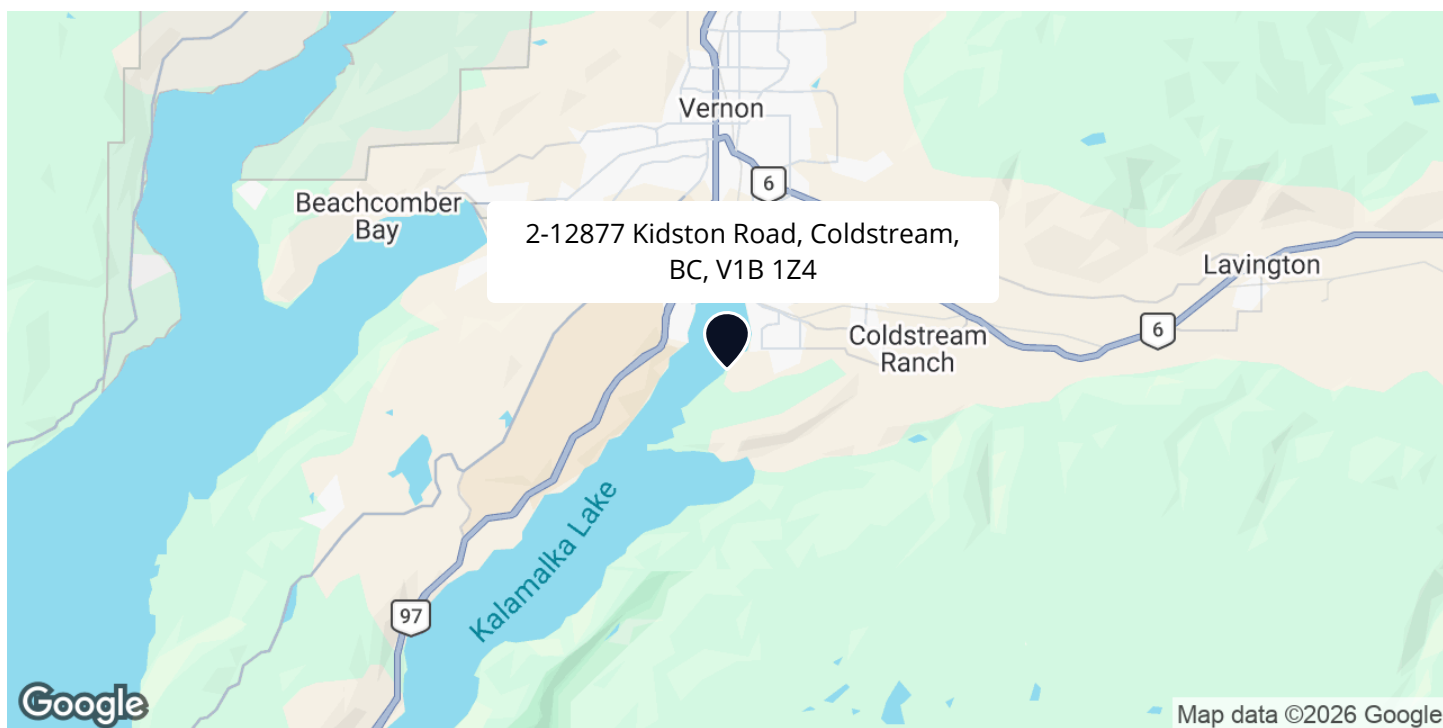
Inclusions

- 60" KitchenAid refrigerator/ freezer
- KitchenAid induction cooktop
- KitchenAid electric oven
- KitchenAid convection microwave oven
- KitchenAid dishwasher
- Silhouette Professional beverage cooler
- Whirlpool refrigerator (wet bar)
- Maytag washing machine
- Maytag dryer
- Maytag top-load washing (lower level)
- Maytag dryer (lower level)
- Delta Heat barbecue

Mechanical/Systems

- 3-zone forced-air heating
- American Standard A/C
- 5-zone in-floor heating (lower)
- Viessmann hot water (recirculating pump)
- Viessmann snowmelt boiler (driveway)
- 200-amp main service panel
- 100-amp subpanel
- Honeywell Home thermostats
- DSC alarm system
- Hikvision security cameras
- Moisture sensors
- Steam humidifier
- EcoWater water softener
- Reverse-osmosis drinking water system
- Araknis Wi-Fi network
- Control4 whole-home audio
- Wired for EV charging

LOCATION



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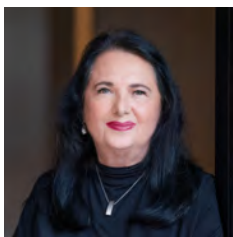
Panoramic Lake and Valley Views

With 80 ft. of Shoreline

The home is perfectly positioned on the emerald shores of Kalamalka Lake, this exceptional waterfront estate pairs timeless craftsmanship with refined modern luxury. An extraordinary setting designed for unforgettable moments on and off the water.

—Jane Hoffman

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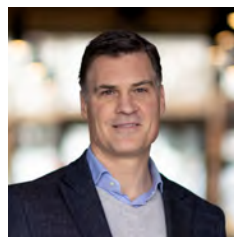
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