



# 647 Peridot Place Kelowna British Columbia

\$1,224,000

\$1900/mth LEGAL suite rental income PLUS an excellent location on a quiet cul-de-sac in Upper Mission. This 2-storey with walkout 1 bdrm legal suite offers the perfect space & flexibility for families seeking 5 bdrms, 3.5 baths, over 3300sqft, a private pool-sized backyard with convenient access to the best Kelowna schools, Save-On-Foods, Starbucks, Shoppers & bank at Mission Village Mall. A well designed home that checks all the boxes & offers bright south facing sun on the main, 2 gas fireplaces & separated laundry between main household & the suite. Enjoy hosting overnight company in the 1 bdrm on main while you & the kids sleep comfortably from three bdrms & 3 walk-in closets all upstairs & an open flex space for toys. The master bdrm is spacious, with 5 piece ensuite & access to a great covered deck. There has only been 1 owner since this home was built in 2007 & upgrades include a legal 1-bdrm suite in 2021, suite laminate floors in 2023, repainted main household in 2023, new furnace in 2024, new hot water in 2023, LG Stainless stove-oven in suite in 2025, stainless fridge to main floor in 2024 & new gutter leaf guards added in 2023. The double garage adds everyday convenience & there's tenant parking next to the double wide driveway. This neighbourhood is surrounded by high-end homes & this is a great opportunity to get into a well-established community with guaranteed legal suite income. Quick possession available to main household & basement tenant can be assumed. (id:6769)

- 5pc Ensuite bath 10'7" x 14'2"
- Primary Bedroom 15'4" x 25'9"
- Full bathroom 9'1" x 4'11"
- Bedroom 13' x 11'9"
- Bedroom 10' x 13'
- Family room 8'4" x 13'7"
- Living room 18'3" x 13'3"
- Bedroom 9'1" x 11'4"
- Other 21'11" x 21'10"
- Other 5' x 3'
- Other 13'7" x 13'3"
- Living room 28'5" x 12'9"

- 2pc Bathroom 5'4" x 4'11"
- Laundry room 11'7" x 6'4"
- Kitchen 10'3" x 10'3"
- Dining room 7'1" x 13'
- Bedroom 9'11" x 8'10"
- Full bathroom 7'1" x 10'3"
- Kitchen 10'3" x 10'3"
- Dining room 7'1" x 13'

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