



2130 Peters Road West Kelowna British Columbia

\$815,000

Welcome to this charming 4-bed plus den, 3-bath lakeview family home that sits on a half-acre lot, and is within walking distance to Okanagan Lake and other amenities. The main floor welcomes you with a living room, kitchen, patio, primary bedroom, a second bedroom, a full bath, and a half bath. The primary bedroom features a walk-in closet, a window seat with storage, and a cheater ensuite with dual showers, a soaker tub, and heated tile flooring. The kitchen, equipped with a gas/electric range, offers lake views and a breakfast bar. The warm and inviting living room boasts a gas fireplace and maple hardwood flooring. The basement includes 2 additional bedrooms, a den/office, a secondary kitchen area, a full bath with heated tile flooring, storage space, and a large family room with a second fireplace. The downstairs area can be converted into a suite for those seeking a mortgage helper or maintained as an in-law suite for guests. Unique features include a Venmar 2500 whole-house air exchanger, wiring for a sound system, an alarm system, and cable in every room. The garage is equipped with 220v-60amp service and a welding plug. In the expansive, flat backyard, you will find a large shed, raised garden beds, blueberry shrubs, a plum tree, and ample space for a pool.

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| Workshop 38'6" x 9'8" | Living room 16'5" x 15'5" |
| Utility room 5'1" x 5'7" | Kitchen 13'2" x 11'4" |
| Recreation room 15'6" x 25'1" | Dining room 14'7" x 11'7" |
| Office 9'1" x 10'1" | Primary Bedroom 13' x 12'10" |
| Bedroom 8'3" x 12'2" | Bedroom 10'4" x 11'9" |
| Bedroom 11'11" x 10'11" | 4pc Bathroom 13'2" x 5'2" |
| Full bathroom 8'3" x 6'5" | 2pc Ensuite bath 4'10" x 3'7" |
| Other 27'2" x 11'0" | Kitchen 8'9" x 10'6" |
| Foyer 12'0" x 7'5" | |

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