



647 Peridot Place Kelowna British Columbia

\$1,259,900

\$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, 2 sump pumps 2023-2024, repainted main household in 2023, a 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 is 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 and basement tenant can be assumed. (id:6769)

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

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

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|-------------------------|-----------------------|
| Kitchen 11' x 10' x 10' | Kitchen 10'5" x 8'11" |
| Dining room 7'1" x 13' | |

Listing Presented By:



Originally Listed by:
REMAX Kelowna

<http://www.goldilocksestates.com/>



Royal

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