



652 PERIDOT PLACE, KELOWNA

Presented by

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JANE HOFFMAN
REALTY



652 PERIDOT PLACE, KELOWNA

Set above Lake Okanagan in Kelowna's Upper Mission, this walk-out home blends everyday comfort with sweeping lake, mountain, and city views. The tiled foyer opens to a vaulted great room with floor-to-ceiling windows, hardwood floors, and a stone-clad gas fireplace framed by custom built-ins, flowing into the granite island kitchen with ceiling-height cabinetry, walk-in pantry, and premium JennAir/GE appliances.

An adjoining nook and formal dining room make hosting conveniently easy, with doors to a covered upper deck with recessed lighting, speakers, and glass railings. The main-level primary retreat offers hardwood floors, deck access, walk-in closet plus extra storage, and a 5-piece ensuite with double vanity, skylight, corner soaker tub, and fully tiled walk-in shower with bench and two showerheads. A second bedroom, 4-piece bath with skylight and a laundry/mudroom off the double garage support main-floor living.

On the lower level, 8'6" ceilings and large windows brighten a spacious family room with patio access and rough-in for a future wet bar, two bedrooms, a 3-piece bath with Thermasol steam shower, and a second 4-piece bath. An undeveloped bonus area with windows and exterior door offers potential for an in-law suite, extra bedroom, theatre, or hobby space.

Outside, mature landscaping, rock retaining walls, underground irrigation, a stamped-concrete driveway with parking for four, a backyard with covered patio, gas hookup, and room for a pool complete the property.

DETAILS

Address	652 Peridot Place, Kelowna, BC, V1W 5E7	Bedrooms	4
City	Kelowna	Bathrooms	4
		Finished Area	4,080 Sq. Ft.

SPECIFICATIONS

Lot Size	0.18 Acres	Zoning	RU2
Water	Municipal	Legal Description	LOT 2 DISTRICT LOT 357 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP81112
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Easy Access, Landscaped, Near Park, Views, Near Public Transit, Sprinklers in Ground, Dead End, Culdesac		
View	Lake, Mountains, City		

BUILDING FEATURES

Finished Area	4,080 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2007	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Stucco, Wood Siding, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air	Exterior Features	Balcony, Sprinkler System
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Vaulted Ceilings	Basement	Walkout, Partially Finished

ROOM SIZES

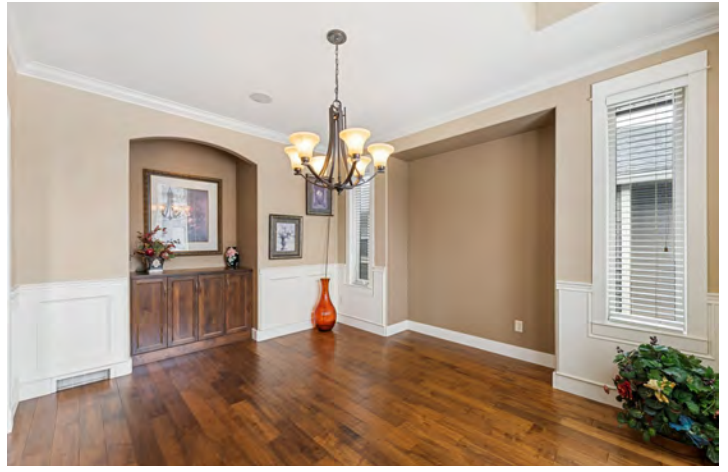
Main Level

4-Piece Bathroom: 9'11" x 4'11"
Ensuite Bath: 10'8" x 11'0"
Bedroom: 12'7" x 11'9"
Breakfast Room Nook: 12'9" x 10'11"
Dining Room: 12'7" x 13'4"
Foyer: 8'4" x 8'0"
Kitchen: 11'3" x 16'2"
Laundry: 7'9" x 11'10"
Living Room: 18'4" x 19'8"
Primary Bedroom: 13'1" x 17'9"

Lower Level

3-Piece Bathroom: 8'9" x 7'2"
4-Piece Bathroom: 8'7" x 4'11"
Bedroom: 10'6" x 13'6"
Bedroom: 10'5" x 11'8"
Bonus Room: 10'6" x 13'6"
Recreation: 18'5" x 19'6"
Utility Room: 3'0" x 8'5"
Bonus Room: 12'5" x 52'7"













652 Peridot Pl, Kelowna, BC

Main Floor
 Exterior Area 2108.83 sq ft
 Interior Area 1988.11 sq ft
 Excluded Area 528.10 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.

652 Peridot Pl, Kelowna, BC

Lower Level (Below Grade)
 Exterior Area 1971.23 sq ft
 Interior Area 1852.50 sq ft
 Excluded Area 24.95 sq ft



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EXCEPTIONAL FEATURES

- Spacious 4-bedroom, 4 bathroom walk-out rancher offering over 4,000 sq ft of thoughtfully designed living space on a quiet Upper Mission cul-de-sac
- Positioned to capture panoramic city, lake, and mountain views from both levels of the home
- Located in one of Kelowna's most sought-after neighbourhoods, known for its proximity to schools, wineries, parks, hiking trails, and Upper Mission amenities
- Elegant open staircase with iron railings, wood handrails, and integrated stair lighting creates a dramatic architectural focal point connecting both levels
- Extensive built-in storage throughout the home provides exceptional functionality for growing families and entertaining
- Covered upper deck with vaulted roofline, recessed lighting, wall-mounted speakers, and glass railings creates an exceptional outdoor entertaining space with sweeping lake, mountain, and city views
- Covered lower patio with stamped concrete, recessed lighting, gas hookup, mature landscaping, and room for a future pool
- Minutes to Mission Village shopping centre, Kuipers Peak hiking trails, wineries, schools, and approximately 15 minutes to downtown Kelowna

Inclusions

- GE Profile built-in 5-burner gas cooktop
- JennAir range hood vent
- JennAir built-in wall oven and microwave combination
- JennAir warming drawer
- LG refrigerator
- JennAir dishwasher
- Whirlpool washing machine
- Whirlpool dryer

Mechanical

- Tempstar furnace
- Tempstar air conditioning
- 200-amp service panel
- JohnWood hot water tank
- Nest thermostat
- Aubé floor thermostats
- First Alert security system
- GeneralAire humidistat controls
- Eureka central vacuum
- Thermasol steam shower control

MAIN LEVEL

Foyer and Great Room

- Welcoming entry foyer features tile flooring and immediate sightlines toward Lake Okanagan and the surrounding mountains, creating a bright and impressive first impression upon arrival
- Vaulted 12'6" ceilings in the great room with expansive floor-to-ceiling windows and rich toned hardwood flooring create an inviting central living space designed to showcase the panoramic lake and mountain views
- Stone-clad gas fireplace with wood mantel and custom built-ins on both sides adds warmth, architectural character, and functional display storage while anchoring the open-concept living area

Kitchen

- Well-appointed kitchen blends everyday functionality with timeless design with granite countertops, full tile backsplash, undercabinet lighting, ceiling-height cabinetry with display cabinets, and spacious walk-in pantry with built-ins
- Large central island with granite countertop undermount Blanco stainless steel sink, wine storage, pendant lighting, and abundant cabinetry, an inviting gathering space for entertaining and family connection, open concept with breakfast nook and living areas
- Premium appliance package includes GE Profile gas cooktop, JennAir wall oven and microwave combination, warming drawer, JennAir dishwasher, and LG French door refrigerator

Nook

- Bright breakfast nook with large east-facing windows that capture morning sunlight & the lake and city views
- Direct access to the covered upper deck extends the living space outdoors for effortless indoor-outdoor flow

Dining

- Formal dining room features hardwood flooring, elegant arched entryways, and large southeast-facing windows overlooking the front yard
- Custom maple built-in buffet with soft-close cabinetry and rich wood finish, an inviting serving and hosting space

Laundry/Mudroom

- Functional laundry and mudroom features ceramic tile flooring, window, upper and lower cabinetry, custom folding counter, stainless steel sink, and built-in storage to support busy family living
- Conveniently positioned off the garage entry

Two Bedrooms

- The primary bedroom features hardwood flooring, large windows framing panoramic city, lake, and mountain views, walk-in closet with custom built-ins, additional hanging storage closet, direct access to the upper deck, and a luxurious 5-piece ensuite
- The second bedroom features carpet flooring, large west-facing window, and double-door closet with custom built-ins

Two Bathrooms

- 5-piece primary ensuite features tile flooring, large maple vanity with granite countertop and two undermount sinks, tile backsplash, large wall-mounted vanity mirror, glass block window for natural light, skylight, in-ceiling speakers, large corner soaker tub with tile surround, and fully tiled walk-in shower with built-in bench seat, two showerheads, and glass surround
- 4-piece bathroom features ceramic tile flooring, maple vanity with granite countertop and undermount sink, tile backsplash, skylight, and tub/shower combination with tile surround

LOWER LEVEL

Family room

- Spacious lower family room features 8'6" ceilings, large windows overlooking the backyard and covered patio space, direct outdoor access, and rough-ins for a future bar installation creating excellent flexibility for entertaining or extended family living

Bonus Space

- Large undeveloped bonus area offers an opportunity for future customization with insulated concrete flooring, large backyard-facing windows, patio access, and double-door connection to the family room
- Potential uses include in-law suite conversion, additional bedroom space, theatre room, gym, or extended recreation area

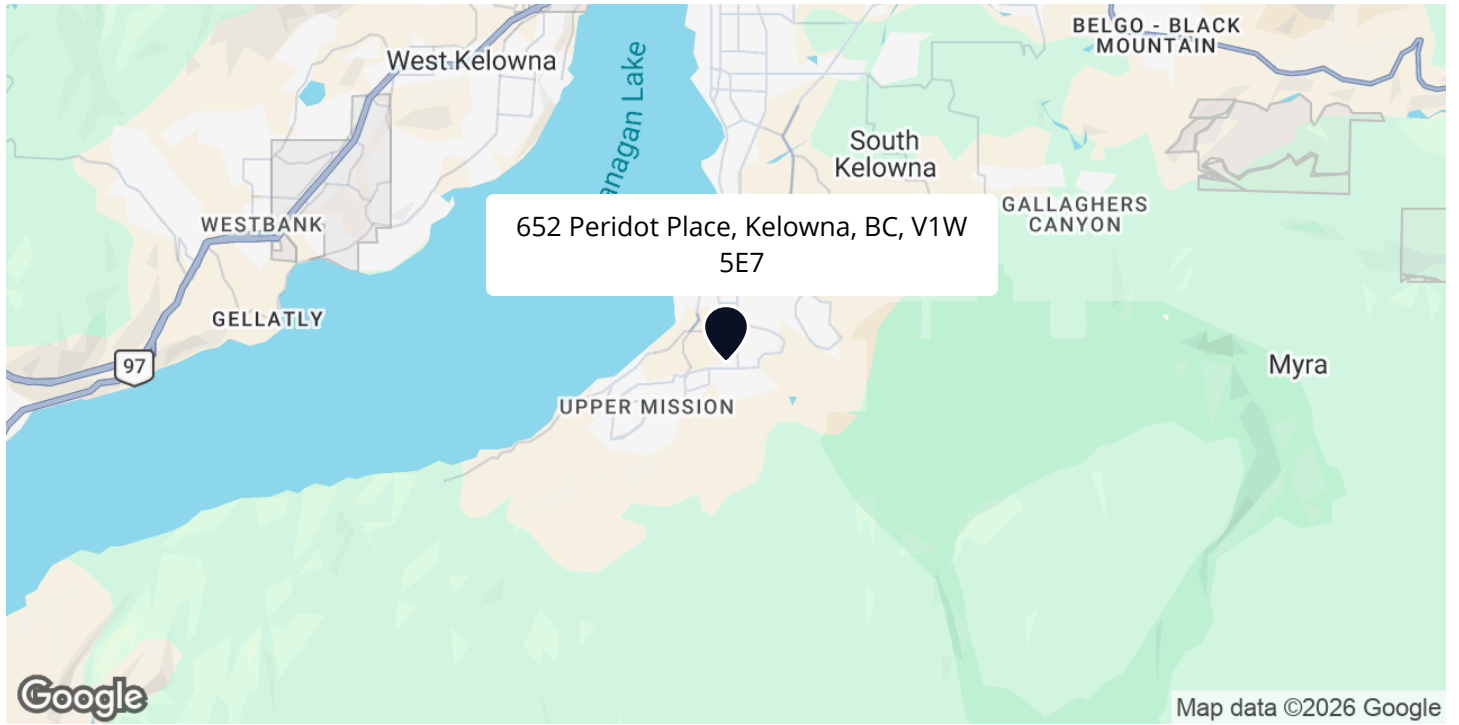
Two Bedrooms

- Both bedrooms feature carpet flooring, windows, and double-door closets with built-in organizers

Two Full Bathrooms

- 4-piece lower bathroom features tile flooring, shaker style vanity cabinetry with granite countertop and undermount sink and a tub/shower combination finished with tile surround
- 3-piece bathroom features tile flooring, vanity with white shaker style cabinetry, granite countertop, tile backsplash, large wall-mounted vanity mirror, and walk-in steam shower with Thermasol control

LOCATION





Ideal One Level Living!

Desirable "Quarry" area of Upper Mission

Offering room for expansion in walk out lower level if desired. Pool sized rear yard & covered deck to capture the twinkle of the city lights while dining al fresco!

— Jane Hoffman

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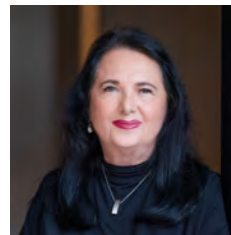


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