



2700 BENEDICK ROAD, WEST KELOWNA

Presented by

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REALTY



2700 BENEDICK ROAD, WEST KELOWNA

Beautiful Casa Loma, just steps to Okanagan Lake and Beach!

This updated two storey full basement home features a beautiful pool surrounded by mature landscaping creating a private setting on a .21 acre corner lot.

This home has 3 bedrooms, 2 full and one two-piece bathroom plus a 2 bedroom, 2 bathroom basement LEGAL suite complete with it's own private entrance.

Two storey open foyer and the living room has vaulted ceilings.

Formal dining area and cozy flex room off the kitchen with gas burning fireplace.

The entry features a welcoming wraparound porch. Newer furnace, hot water tank and air conditioner plus all newer appliances.

Double Attached Garage. Less than 10 minutes to downtown Kelowna!

DETAILS

Address	2700 Benedick Road, West Kelowna, BC, V1Z 1T9	Bedrooms	5
City	West Kelowna	Bathrooms	5
		Finished Area	2,851 Sq. Ft.

SPECIFICATIONS

Lot Size	0.21 Acres	Zoning	R1
Water	Municipal	Legal Description	LOT N DISTRICT LOT 485 OSOYOOS DIVISION YALE DISTRICT PLAN 22092
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Central Business District, Views, Near Public Transit, Sprinklers in Ground, Corner		
View	Lake, Mountains		

BUILDING FEATURES

Finished Area	2,851 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	1987	Parking	2 Garage Spaces Attached, Garage
Pool	Pool, In Ground, Outdoor, Heated	Construction	Wood Frame, Vinyl Siding
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Natural Gas, Baseboard	Exterior Features	Private Yard, Sprinkler System
		Basement	Full, Finished, Separate Entry, Walkup

ROOM SIZES

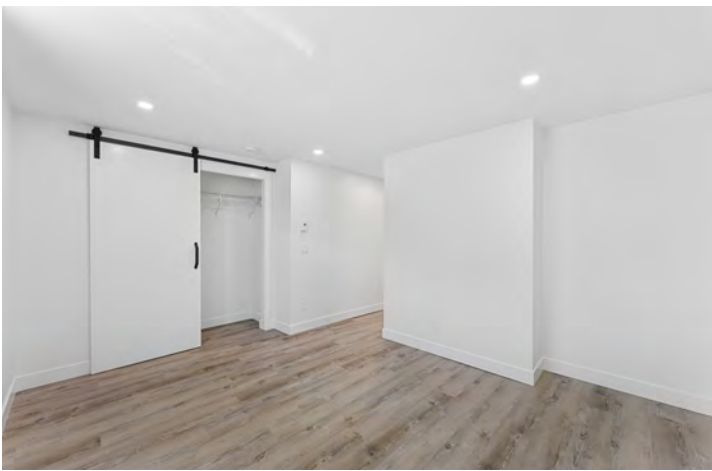
Main Level	Lower Level	Second Level
2-Piece Bathroom: 4'3" x 7'10"	Living Room: 14'6" x 27'1"	4-Piece Ensuite Bath: 11'7" x 5'4"
Laundry: 6'11" x 6'1"	4-Piece Bathroom: 7'7" x 4'11"	Primary Bedroom: 11'11" x 14'4"
Living Room: 17'11" x 13'0"	Primary Bedroom: 13'3" x 18'9"	Bedroom: 9'8" x 9'7"
Kitchen: 11'6" x 11'4"	3-Piece Bathroom: 4'5" x 8'2"	Bedroom: 11'7" x 13'0"
Family Room: 11'11" x 14'5"	Kitchen: 8'2" x 13'3"	4-Piece Bathroom: 8'2" x 7'5"
Dining Room: 11'6" x 10'1"	Bedroom: 11'4" x 10'11"	
Breakfast Room Nook: 13'3" x 10'10"	Utility Room: 6'2" x 11'5"	
Foyer: 12'1" x 10'11"		











2700 Benedick Rd, West Kelowna, BC

Main Floor Exterior Area 1086.85 sq ft
Interior Area 1004.49 sq ft
Excluded Area 503.77 sq ft



0 4 8 ft

PREPARED: 2026/07/04



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.

2700 Benedick Rd, West Kelowna, BC

Upper Level Exterior Area 785.86 sq ft
Interior Area 706.65 sq ft



0 3 6 ft

PREPARED: 2026/07/04



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Lower Level (Below Grade) Exterior Area 978.07 sq ft
Interior Area 901.11 sq ft
Excluded Area 26.45 sq ft



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EXCEPTIONAL FEATURES

- Approximately 2,850 sq. ft. with 5 bedrooms and 5 bathrooms including a bright self-contained 2-bedroom, 2-bathroom legal suite
- Excellent opportunity for investors, multigenerational living, or homeowners seeking mortgage helper income with two legal residences
- Revenue-generating property currently configured as separate legal rental units
- Quiet corner lot in the established Casa Loma neighbourhood just 10 minutes to downtown Kelowna
- Main residence enjoys lake and mountain views from principal living spaces
- Private backyard designed for outdoor enjoyment with an in-ground swimming pool featuring a new liner, concrete pool deck, lawn, mature cedars, and retractable sun awning
- Covered front porch creates an inviting outdoor living space overlooking established landscaping and mature fruit trees
- Bright legal suite features contemporary finishes including quartz countertops, wide plank vinyl flooring, modern bathrooms, and private separate entrance
- Double garage with individual man-door access plus driveway parking for two additional vehicles
- Exterior storage shed provides convenient storage for seasonal equipment and pool accessories
- Mechanical updates include newer Carrier furnace and central air conditioning, updated suite baseboard heating, Rheem hot water tank, underground irrigation, and security system

Inclusions

- Samsung electric range
- LG refrigerator
- Samsung microwave
- Kenmore dishwasher
- Midea washer
- Midea dryer
- LG refrigerator (suite)
- Samsung electric range (suite)
- Samsung dishwasher (suite)
- Stainless steel hood vent (suite)
- Midea washer/dryer (suite)

Mechancial

- Carrier furnace (New 2024)
- Carrier A/C (New 2024)
- Rheem hot water tank
- 200-amp service panel
- Honeywell Home thermostats
- DSC security system
- Irritrol underground irrigation
- Uniwatt thermostat (suite)
- Baseboard heating 2024 (suite)

MAIN LEVEL

Entry

- Spacious tiled foyer with soaring ceiling open to the upper level
- Central staircase creates an inviting arrival and easy access throughout the home

Family Room

- Bright gathering space with laminate flooring
- Corner gas stove adds warmth and character
- Large windows frame lake, mountain, and front yard views

Living Room

- Carpet flooring and vaulted 14-foot ceiling enhances the spacious feel
- Large picture window captures lake and mountain views
- Ideal secondary sitting room for entertaining

Kitchen

- Functional layout with laminate flooring, central island with quartz countertop and additional storage
- White shaker-style upper and lower cabinetry
- Window above the sink overlooks the backyard and pool
- Built-in desk area with upper cabinetry provides convenient workspace or coffee/tea station

Dining Nook

- Open to the kitchen, bay window overlooks the backyard and pool
- Dedicated space for family dining accented with a nice light fixture

Dining Room

- Formal dining area with carpet flooring, conveniently located adjacent to the kitchen
- Large window overlooking the backyard

Laundry Room

- Tile flooring, linen storage closet, window provides natural light

Bathroom

- 2-piece bathroom features tile flooring, vanity with quartz countertop and privacy window

Upper Level - Three Bedrooms

- The primary bedroom features carpet flooring, two picture windows showcasing lake and mountain views, a walk-in closet with wire shelving, and private 4-piece ensuite
- The second bedroom features carpet flooring, closet, and window overlooking the backyard
- The third bedroom features carpet flooring, built-in closet storage, and large backyard-facing window

Upper Level - Two Full Bathrooms

- 3-piece primary ensuite bathroom features laminate flooring, vanity with 2 sinks, skylight over the shower and opening window for lots of natural light
- 4-piece bathroom features laminate flooring, vanity, tub/shower combination with tile surround and an opening window

LOWER LEVEL - LEGAL SUITE

Entry

- Private exterior entrance provides independent access
- Bright, welcoming foyer with wide plank vinyl flooring
- Self-contained legal suite with approximately 7'6" ceilings

Living Room

- Spacious open concept living area with recessed lighting
- Wide plank vinyl flooring throughout
- Seamless flow into the kitchen for comfortable everyday living

Kitchen

- White shaker-style cabinetry paired with white quartz countertops
- Large island with butcher block countertop and seating for three
- Undermount stainless steel sink
- Stainless steel appliance package including LG refrigerator, Samsung range, dishwasher, and hood fan
- Coffee bar with matching butcher block countertop provides additional workspace and storage

In Suite - Laundry Closet

- Convenient stacked Midea washer and dryer

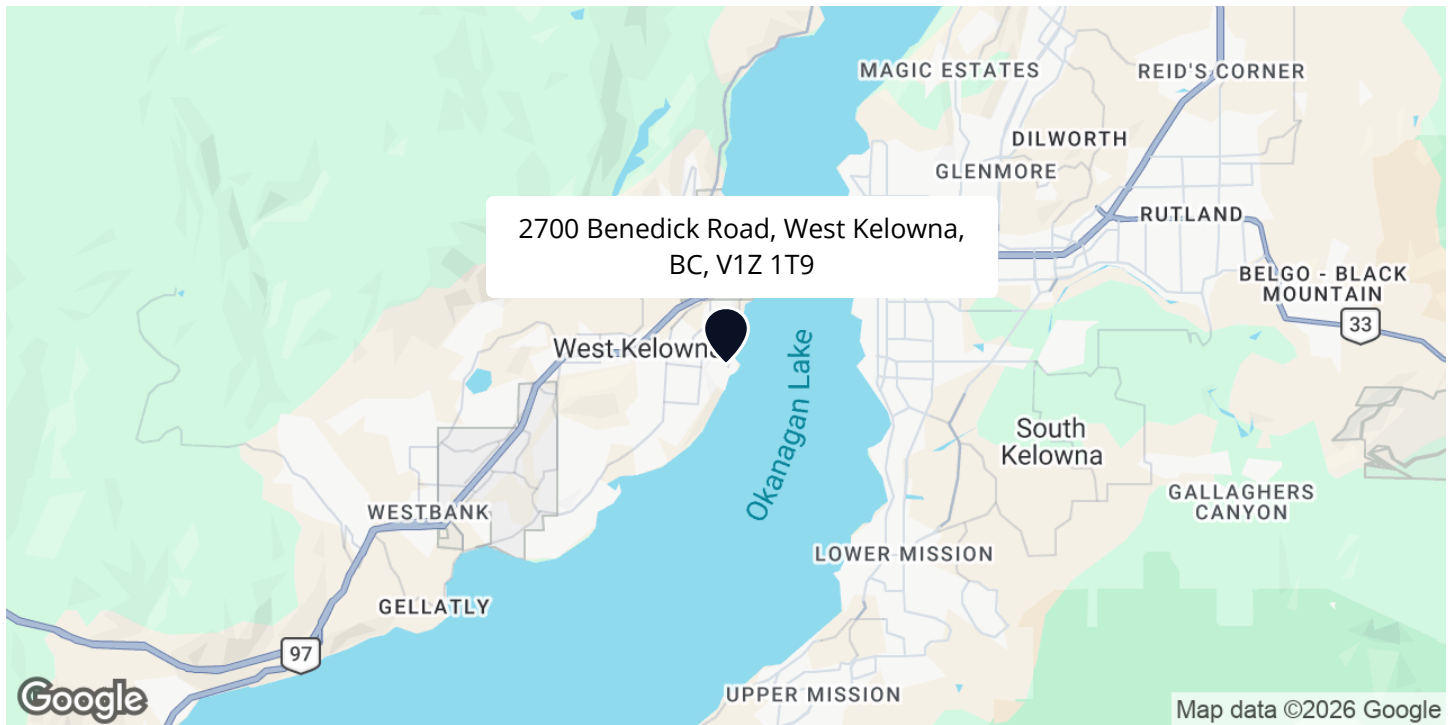
Two Bedrooms

- The primary bedroom features wide plank vinyl flooring, sliding barn-door closet, illuminated window, and private 3-piece ensuite
- The second bedroom features wide plank vinyl flooring, closet, and large illuminating window

Two Full Bathrooms

- 3-piece primary ensuite features wide plank vinyl flooring, modern vanity and fully tiled walk-in shower with frameless glass enclosure
- 4-piece bathroom features wide plank vinyl flooring, modern vanity and tub/shower combination with full-height tile surround

LOCATION



2700 BENEDICK ROAD, WEST KELOWNA



Located in Desirable Casa Loma
Home with Legal Suite

A rare private sanctuary offering exceptional privacy in an ideal close-in location.

— Dean Simonelli

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Measurements taken from iGuide. Rooms sizes are approximate and include hallways and bathrooms. Buyer to verify measurements if deemed important. This marketing is not intended to solicit properties already listed for sale nor is it intended to cause a breach of an existing agency relationship.



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