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# 2575 PINERIDGE PLACE



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# RANCHER WITH DETACHED CARRIAGE HOUSE

This beautifully renovated single-family home shows pride of ownership throughout! Every detail has been carefully designed and curated to ensure the very best in indoor & outdoor living. This private property also features a 1 bedroom carriage home.





2+ 

2 

1331 sq. ft.\*



## THE HOME:

Feel instantly at home in this gorgeous West Kelowna single family rancher. This one-of-a-kind home has it all: contemporary finishes, modern kitchen, private setting with manicured gardens, pool and a detached carriage home.

## QUICK FACTS:

- Year Built: 1981
- 2 Bedrooms +den/home office
- 2 Bathrooms
- 1 bedroom, 1 bathroom
- detached legal carriage house
- Completely renovated throughout
- Private backyard oasis with view of Glen Canyon
- Inground fiberglass pool with pool house
- Well-maintained manicured gardens
- Located on a quiet cul-de-sac

## THE NEIGHBOURHOOD:

Situated perfectly between Kelowna and Peachland. When you live in Westbank Centre you will find yourself close to the shopping in the downtown core, the big box stores along the highway, and the beaches. From this home, you will have easy access to hiking areas, a water park, and schools. You can also walk to fruit stands, farms, markets, restaurants and wineries.



# ELEVATED FEATURES:

- Built in 1981
- Open concept plan designed to bring the outdoors in
- Extensive, thoughtful renovations
- Hardwood floors
- Built-in vacuum
- Walkability to Downtown Westbank, schools, and easy access to Glen Canyon park

## INTERIOR

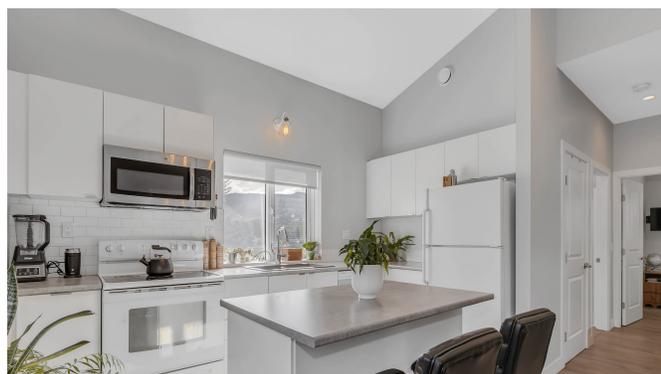
- New furnace and A/C
- Updated light fixtures and pot lights
- New plumbing fixtures throughout
- Gas fireplace
- Vaulted ceiling in living room and kitchen
- Stainless Steel appliances
- Quartz countertops
- Granite sink
- Pot filler over gas stove
- Bar fridge
- Pantry

## EXTERIOR

- New electrical upgrade to 200 amp service
- Gas BBQ outlet
- Covered trex deck patio area
- Inground fiber glass pool
- Plumbing for hot tub
- Mature landscaping with underground irrigation
- Single car garage with storage and 4 car exterior off street parking area
- New stucco exterior with new windows

## CARRIAGE HOUSE

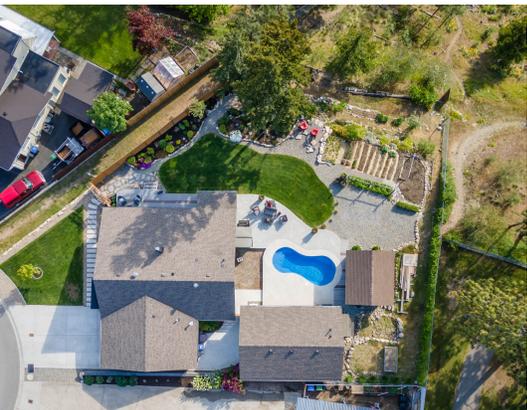
- Self-contained with 6 appliances
- New hot water tank with tub/shower
- Ductless heat pump with A/C
- Heat recovery ventilation
- Fiber optics to unit
- Vaulted ceiling in kitchen and living room
- Private entrance and patio area
- Off-street parking



Please Note: information is believed to be from reliable sources; buyers should satisfy themselves as to its accuracy. All measurements are approximate.

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# YOUR PRIVATE OUTDOOR PARADISE



BEAUTIFUL 1 BEDROOM DETACHED CARRIAGE HOME



Your DREAM home  
awaits.

2575 Pineridge Place



## YOUR NOTEPAD

WHAT YOU LOVE ABOUT THIS HOME

**PROUDLY PRESENTED BY NYROSE & ASSOCIATES**



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\* The information contained herein is assumed correct but is not guaranteed by the listing agent and should be verified. Measurements are approximate.



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