



873 Melrose Street Kelowna British Columbia

\$1,395,000

Brand New Walkout Rancher with Legal suite! In a Gorgeous new neighbourhood with sweeping views of the valley and majestic mountains beyond. Every detail is attended to, from beautiful custom tile work, to a chic modern colour palette & an excellent use of space. Open concept living & dining areas spill onto a large covered deck, perfect for entertaining. The primary bedroom enjoys a gorgeous view and comes complete with a large walk-in closet, luxury soaker tub, double sinks and a huge glass and ceramic shower. Downstairs find 2 more large bedrooms, a full 5pce. bath, Recreation room, & covered patio. Additionally, a legal 2-bed suite offers versatile options for hosting guests or earning rental income. Oversized double garage with extra wide driveway. Extra insulation and airtightness, Energy Step Code 3 compliant (R24 walls and R60 ceilings) to save on energy costs! Just a 40 min drive to Big White, 2 min drive to Black Mountain Golf course, 20 minutes to downtown & only a 15 min drive to UBCO. 10 year New Home warranty. Virtual tour at https://youriguide.com/873_melrose_st_kelowna_bc/ (id:6769)

- Laundry room 6' x 4'
- Bedroom 13'10" x 11'
- 5pc Bathroom 11'2" x 5'6"
- Bedroom 12'7" x 11'7"
- Bedroom 12'7" x 11'7"
- Recreation room 27' x 20'
- 2pc Bathroom 6' x 5'
- Laundry room 15' x 6'
- Bedroom 10'1" x 10'
- 5pc Ensuite bath 10' x 9'8"
- Primary Bedroom 13' x 12'5"
- Dining room 15' x 11'3"
- Kitchen 15' x 9'6"
- Living room 16'5" x 15'3"
- Full bathroom 12'5" x 5'6"
- Kitchen 15'10" x 9'
- Living room 18'0" x 13'7"

Listing Presented By:

Originally Listed by: Macdonald Realty Interior

<http://www.gidden.ca/>



Royal

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