



## 873 Melrose Street Kelowna British Columbia \$1,369,900

Brand New Walkout Rancher with Legal Suite! Welcome to this stunning new home offering sweeping valley and mountain views. Every detail has been thoughtfully designed -- from the custom tile work and chic modern color palette to the smart, open-concept layout. The main floor features a gourmet island kitchen with a gas cooktop, overlooking the Great Room with a unique Hydra fireplace and floor-to-ceiling windows that flood the space with natural light. A spacious laundry room with abundant cabinetry adds everyday convenience. You'll also find a second bedroom and a stylish powder room on this level, ideal for guests or family. The bright living and dining areas flow seamlessly onto a large covered deck, perfect for entertaining. The elegant primary suite enjoys a gorgeous outlook and features a luxurious ensuite with double sinks, a soaker tub, and an oversized glass and ceramic shower, plus a generous walk-in closet. The lower level includes two additional large bedrooms, a full 5-piece bath, a recreation room, and access to a covered patio. A self-contained legal one-bedroom suite offers flexible options for guests or rental income. Additional highlights include an oversized double garage with an extra-wide driveway, superior insulation and airtight construction, and Energy Step Code 3 compliance (R24 walls and R60 ceilings) for exceptional energy efficiency. Located just 20 minutes to downtown, and 30 minutes to Big White Ski Resort. 10-Year New Home Warranty (id:6769)

Laundry room 6' x 4'

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'

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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"

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