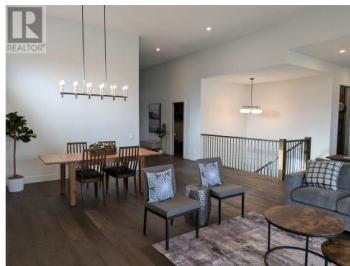




## 801 Melrose Street Kelowna British Columbia

Black Mountain

# \$1,485,000



Buying a new home requires having the utmost confidence in the builder's experience & integrity. For 20 years, Outback Developments has been building the highest quality homes, taking a hands-on approach that is rarely found in this industry. Family owned company employing local tradespeople in this community. Almost 4000 sq ft w/5 beds, 4 baths, 3 car garage. Modern W/O rancher w/HRV, C/A, N/G furnace, heated tile floors, on-demand HW system (with recirc) & N/G hook-up on the fully covered deck. Main floor has 12' ceilings in entry/great room with a custom designed Westwood kitchen. Frigidaire Pro appls & built-in wine fridge. Great room offers a spectacular view of Black Mountain. Walking trails & hiking areas are just minutes away. Ensuite has under-cabinet lighting, soaker tub, walk-in shower w/rain shower head & wall unit. Heated tile floors & walk-in closet w/built-in shelving. Fully finished walk-out basement planned to allow multiple uses. Extended family? Rental income? Students? Currently, there are 3 bedrooms, 2 baths & 2nd laundry. Fully "roughed-in" for 2nd kitchen (sub-panel/2nd meter). Outside has a fenced front patio, B/I irr. system w/lines for future planters. Side yard parking for vehicle, trailer or boat. 8' garage doors. Rear landscaping incl. (weather permitting) Bring your ideas & we can fulfill your vision for the space. In-ground pool? RV parking...



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

**Kelly Vincent**

RE/MAX Kelowna

Phone: (250) 317-1868

