



## 911 Melrose Street Kelowna British Columbia

Black Mountain

# \$449,900



Design and build your ideal view home on your own lot in Black Mountain. Whether you're starting from scratch or already have plans, this is a rare chance to create a home that truly reflects your lifestyle. You can work with 17 North Design/Build, an experienced, developer-approved builder with a strong presence in the area or bring your own approved builder to one of Kelowna's fastest-growing neighbourhoods. This gently sloped lot is perfectly suited for a walk-out rancher, featuring flat driveway access and the potential for spacious view decks highly sought-after elements on this street. Take in the surrounding scenery while enjoying a lifestyle focused on outdoor adventure, with golf, hiking, and biking just steps away. Conveniently located, you're only 10 minutes from shopping, 40 minutes to Big White, and have easy access to public transit connecting students to all levels of schools. All services are available at the lot line for a straightforward build. The lot is subject to GST, and a \$10,000 landscaping compliance deposit is required upon completion of the lot sale, refundable once your home is finished. An exceptional opportunity to bring your vision to life in a stunning setting. (id:6769)



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