



## 911 Melrose Street Kelowna British Columbia

\$449,900

It might be time to build your dream home on your own lot! If you've ever envisioned creating your perfect home or having it custom-built to your specifications, this is your chance. Situated in what will soon be one of Kelowna's premier neighborhoods, this lot offers incredible views and a lifestyle filled with golf, hiking, biking, and unforgettable family memories. Located in Black Mountain, you're just 40 minutes from Big White, 10 minutes from shopping, and kids have a quick bus ride to elementary, middle, and high schools. This gently sloping lot is perfect for a walk-out rancher home plan, featuring flat driveways and expansive view decks that are highly desirable on this street. The lot is plus GST and can be purchased with a building contract, or you can bring your own builder. All services are available at the lot line, making it a straightforward process to start building. Note that a \$10,000 landscaping compliance deposit is due to the developer upon completion. Explore this fantastic opportunity to create your ideal home in a prime location! (id:6769)

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://www.watson-brothers.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.