



## 911 Melrose Street Kelowna British Columbia

\$449,900

Time to build the dream, on your own lot in Black Mountain! Whether you're ready to design from scratch or already have plans in mind, this is a golden opportunity to create a home that truly fits your lifestyle. Set in one of Kelowna's up-and-coming neighbourhoods, this gently sloped lot is ideal for a walk-out rancher, with flat driveways and spacious view decks that are highly sought after on this street. Enjoy stunning views and a lifestyle surrounded by golf, hiking, biking, and endless outdoor adventures. You're just 10 minutes from shopping, 40 minutes to Big White, and kids can hop on a quick bus ride to all levels of schools. The lot is +GST and available with or without a building contract, bring your own builder if you prefer. All services are at the lot line, making the build process smooth and simple. A \$10,000 landscaping compliance deposit is due to the developer upon completion. Start imagining the possibilities and bring your dream home to life in this fantastic 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.