



## 859 Melrose Street Kelowna British Columbia

\$1,369,900

""BEST PRICE"" on a new walk-out rancher with a legal suite in Black Mountain that features 5 Bedrooms, 4 Bathrooms plus a Theatre room with over 3700 sq ft of living space plus an oversized 30' wide garage, (Room for two cars plus the toys on the side). You will notice the quality throughout this gorgeous home. The main floor boasts an open concept floor plan with 9' ceilings. 3 bedrooms up with the Primary suite boasting a lovely 5 pce. ensuite. The Great room, Dining and Kitchen are all open for easy living with lots of windows for natural light and to enjoy beautiful views of the mountains from the huge covered sundeck. Downstairs features a 400 sq. ft theatre room with a large bedroom, Huge Rec room with wet bar plus a 1 bedroom legal suite with separate entrance and laundry. There is also a huge storage area on the side, (so no need for a shed). Extra insulation and airtightness, Energy Step Code 3 compliant (R24 walls and R60 ceilings) to save on energy costs! Just a 40 min drive to Big White, 2 min drive to Black Mountain Golf course, 20 minutes to downtown & only a 15 min drive to UBCO. 10 year New Home warranty. Virtual tour at [https://unbranded.youriguide.com/859\\_melrose\\_st\\_kelowna\\_bc/](https://unbranded.youriguide.com/859_melrose_st_kelowna_bc/) (id:6769)

Bedroom 12' x 11'

Media 20' x 20'

Bedroom 10'6" x 10'

4pc Bathroom 8' x 5'6"

Recreation room 30' x 18'

Laundry room 6' x 6'

3pc Bathroom 8' x 5'6"

Bedroom 10'2" x 9'

Bedroom 11'6" x 11'

5pc Ensuite bath 10' x 8'

Primary Bedroom 15' x 13'4"

Dining room 13'6" x 13'

Kitchen 11' x 12'

Living room 16'2" x 14'2"

Kitchen 13'2" x 8'6"

Living room 13'2" x 12'6"

Full bathroom 12' x 6'

Listing Presented By:



Originally Listed by:

Macdonald Realty Interior

<http://www.gidden.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.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.