



## 801 Melrose Street Kelowna British Columbia

\$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 irrig. 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 for 5th wheel? Private garden paradise? Trampoline? Too many features to list. Come meet the builder. (id:6769)

Games room 13' x 20'  
4pc Bathroom 8'5" x 8'2"  
Bedroom 11'6" x 12'6"  
Bedroom 11' x 12'  
3pc Bathroom 8'8" x 8'2"  
Bedroom 12'8" x 10'6"

Pantry 9'4" x 6'4"  
Dining room 10'4" x 18'2"  
Kitchen 19'5" x 12'8"  
Great room 15'9" x 19'10"  
Living room 27'8" x 17'8"  
Full bathroom 7'11" x 8'

Laundry room 8'2" x 11'8"

Bedroom 15'6" x 13'6"

5pc Ensuite bath 12'2" x 11'

Other 18'2" x 14'8"

Primary Bedroom 15'10" x 12'10"

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Listing Presented By:



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Royal

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