



## 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'	5pc Ensuite bath 10' x 8'
Media 20' x 20'	Primary Bedroom 15' x 13'4"
Bedroom 10'6" x 10'	Dining room 13'6" x 13'
4pc Bathroom 8' x 5'6"	Kitchen 11' x 12'
Recreation room 30' x 18'	Living room 16'2" x 14'2"
Laundry room 6' x 6'	Kitchen 13'2" x 8'6"
3pc Bathroom 8' x 5'6"	Living room 13'2" x 12'6"
Bedroom 10'2" x 9'	Full bathroom 12' x 6'

Bedroom 11'6" x 11'

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