

200 Melrose Court, Vernon, BC



## BEVERLY HILLS ESTATES

Welcome to Beverly Hills Estates – only 22 one-acre estate properties enjoyed lighted boulevards, gated privacy and a backdrop of 50 acres of private green space for walking and hiking! Fabulous views over Okanagan Lake and the valley and a quick drive down the hill to the Vernon Yacht club and lake amenities! Enjoy the country quiet knowing the City of Vernon is 10 mins away and Predator Ridge Golf, Silver Star Mountain and the Kelowna international airport in just 30-40 mins! Nestled against the green space this home enjoys a minimal care yard and maximum view! Gas fireplace, lofty coffered ceilings, central air. Primary suite on the main level and two bedrooms on the lower – perfect for your teens or guests! ‘Great room’ design opens to the super deck with stamped concrete floors, glass railings and covered area for comfy dining! Den opens to backyard, private patio. Lower-level family/TV room with French doors to an office /study nook! Very large laundry room with mega cabinets. Lots of storage throughout! Double garage. Quick possession.





## Specifications

MLS® #  
10378394

Year Built  
2003

Lot Size  
1.13 acres

Main Level  
1703 sq. ft.

Bedrooms  
3

Strata Fees  
\$260 - month

Services  
Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water

School District  
SD22

Neighborhood  
[Okanagan Landing](#)

Zoning  
AGRS

## Home Size

Total Square Footage  
3152 sq. ft.

Lower Level  
1449 sq. ft.

Bathrooms  
3



## Features

### THE NEIGHBOURHOOD/COMPLEX

#### BEVERLY HILLS ESTATES

- 34 One-Acre view properties developed with the utmost concern for the environment and preservation of the natural settings
- The location in optimum! Kelowna International Airport is 35 minutes South
- Vernon's airport, just five minutes away, accommodates corporate jet aircraft
- World class Predator Ridge Golf Course and Sparkling Hill Resort are just a short drive away
- Thirty minutes to Silver Star Mountain Resort
- The Vernon Yacht Club, Paddlewheel Park and waterfront pub just down the hill!
- Gated entry for exclusivity and privacy
- Overlooking the Equestrian Center with panoramic views of Okanagan Lake and the valley
- 50 Common treed acres bordering the neighborhood ensure future privacy and offer private hiking and walking trails
- PETS - A maximum, in combination, of 3 cats and dogs (see bylaws for complete details)

#### THE LOT

- 1.12 acres - approx. 130ft x 375ft - backing onto the preserved green space!
- Terraced and landscaped for completely minimal care and maximum views over Okanagan Lake and the valley

#### THE HOME

- Built in 2003 and enjoyed by the original owners! Nestled into the hillside to maximize the fabulous view over Okanagan Lake and the valley!
- Concrete driveway and easy turn around
- Generous garage with His and Hers doors.
- Stucco exterior and tile roof
- Huge, partially covered deck with stamped concrete floors and seamless glass railing
- Natural gas fired, forced air heating, HVAC system, Central air
- Built in vacuum, reverse osmosis system, security system

#### MAIN LEVEL

- Classic 'great room design incorporates the kitchen, dining and living areas for everyday comfort and easy entertaining!
- Fir floors, lofty coffered ceilings and view and more view from the floor to ceiling windows.
- Subtle recessed lighting
- Gathering/living focus on stone, natural gas fireplace
- French doors extend the dining area to the covered deck
- Centering the room is the kitchen with huge island/dining bar, granite counters, tiled back splash, appliances
- Den features French doors to secluded patio
- Two pce guest bath
- Primary bedroom offers walk-in closet and gorgeous lakeview to start and end your day! Ensuite with heated tile floor, huge tile/glass shower and soaker tub!



## LOWER LEVEL

- Down the lighted open stairway to the lower level to the family/TV room
- Double French doors create a quiet office corner
- Hallway with numerous closets
- Two bedrooms, one with walk-in closet
- Bath with heated tile floor and shower
- Very large laundry room with mega cabinets, sink, tiled floors and side x side washer and dryer. Convenient access from the garage!
- Mechanical room with very generous storage



