



# 1836 Tower Ranch Boulevard 13 Kelowna British Columbia

\$1,049,900

This exquisite, like-new freehold duplex in Tower Ranch offers an exceptional opportunity for prospective homeowners to own a stunning residence featuring upscale modern finishes and unobstructed panoramic views of Okanagan Lake and the Valley. The main floor showcases a luxurious primary suite with a five-piece ensuite equipped with heated floors, complemented by a chef's kitchen that includes a spacious quartz island and a large pantry for additional storage. Expansive windows in the living room capture beautiful views, while an electric fireplace adds a cozy ambiance. The convenience of a main floor laundry and a dedicated office space enhances the livability of this level. A covered balcony extends the living area, providing an ideal spot for relaxation and entertaining. Downstairs, the property boasts two generous bedrooms, a full bath, and a large recreation room complete with a wet bar. A second laundry room and a dedicated theatre room make this level perfect for family movie nights. The fully landscaped yard includes an underground sprinkler system and is pre-wired for a hot tub. Residents enjoy access to the Tower Ranch clubhouse and fitness center, along with low HOA fees. Additional features of this home include speaker wiring in the recreation room, upstairs, and outdoors; phantom screens on the deck; powered blinds in the deck and living room; blackout blinds in the bedrooms; a spacious storage room; new flooring on the main and new carpet on the stairs and bedroom downstairs; an epoxy-finished garage; and a security system. This property is ideal for empty nesters and snowbirds seeking a convenient "lock and leave" lifestyle. Built by Dilworth Homes, this walk-out rancher is sure to impress. (id:6769)

Storage 11'2" x 8'4"

Media 16'0" x 19'7"

4pc Bathroom 11'10" x 8'0"

Bedroom 15'11" x 10'5"

Bedroom 11'0" x 10'0"

2pc Bathroom 5'0" x 5'1"

5pc Ensuite bath 12'6" x 10'5"

Kitchen 16'7" x 13'4"

Primary Bedroom 12'6" x 14'2"

Dining room 10'7" x 15'

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.lorievansrealty.com/>

**RE/MAX Kelowna**

**RE/MAX Kelowna**

100-1553 Harvey Avenue,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.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 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.

Family room 18'10" x 12'6"

Living room 16'5" x 14'11"

Laundry room 13'8" x 9'10"