



1436 Tower Ranch Drive Kelowna British Columbia

\$685,000

\$1M DOLLAR LAKE VIEWS... WITHOUT THE PRICE TAG | SOLSTICE - TOWER RANCH GOLF COMMUNITY
Welcome to 1436 Tower Ranch Drive in sought-after Solstice at Tower Ranch. This 4-YEAR-NEW RANCHER with WALKOUT BASEMENT showcases the popular LEO II floor plan, designed for seamless ONE-LEVEL LIVING with an open-concept main floor. The upgraded kitchen is the heart of the home, featuring a 4-person island, granite counters, gas range, upgraded WHIRLPOOL appliances, and LED under-cabinet lighting, flowing into the dining and living areas with gas fireplace. Step onto the covered deck with gas BBQ hookup and take in sweeping LAKE, CITY & GOLF COURSE VIEWS (Hole #2). The main level offers a primary retreat with 4pc ensuite & walk-in closet, a powder room, and laundry. The full walkout basement includes a spacious family room, 2nd bedroom, and full bath. Loaded with upgrades including 42" cabinets, quartz counters, Blanco Silgranite sink, \$5k window treatments, and a Eurosell UPGRADED window package (2025) for increased energy efficiency and quietness equivalent to \$15k of value. Window upgrade incl. screens and interior HWD window sill framing. Enjoy walking trails, a vibrant community, and proximity to golf, wineries including renowned FRIND next door with future restaurant, shopping, airport & YMCA, all within mins. 30+ day rentals, 2 pets allowed, ample guest parking. Residents have access to the community gym & social room INCREDIBLE VALUE. SAVE BIG HERE AT SOLSTICE! (id:6769)

Utility room 8'2" x 10'8"

4pc Bathroom 13'11" x 5'2"

Bedroom 10'4" x 10'9"

Dining nook 7'6" x 9'

Recreation room 21'8" x 30'1"

Other 17'11" x 10'

Partial bathroom 7'6" x 2'5"

Full ensuite bathroom 13'3" x 4'11"

Primary Bedroom 12' x 10'10"

Laundry room 7'9" x 5'6"

Kitchen 14' x 10'2"

Dining room 16'7" x 7'4"

Living room 9' x 14'11"

Listing Presented By:



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Royal LePage Kelowna

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

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