



## 1436 Tower Ranch Drive Kelowna British Columbia

Rutland North

# \$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 acc...



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

### Ryan Peterson

Royal LePage Kelowna

Phone: (250) 870-8880

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

