

\$725,000 - 1436 Tower Ranch Drive, Kelowna

MLS® #10347851

\$725,000

2 Bedroom, 3.00 Bathroom, 1,744 sqft

Single Family on 0.08 Acres

Rutland North, Kelowna, British Columbia

OCTOBER BONUS: Seller will cover buyer's first-year lease payments or include household furnishings! Welcome to this bright, beautifully upgraded home overlooking the greens of Tower Ranch Golf Course. Enjoy sunsets and sweeping views from new top-of-the-line oversized windows OR from the covered, private deck—perfect for relaxing taking in the sounds of nature, while still catching the game on the sitting-room TV. This 2-bedroom (could be 3), 3-bathroom home features engineered hardwood, stone counters, granite undermount sink and gas range. The main floor dazzles with soaring ceilings, a stone fireplace, bright kitchen, and a primary suite with walk-in closet and tiled ensuite. Laundry on the main offers true one-level living. The lower level is ideal for guests or entertaining with a rec room, bath, bedroom (potential for two) and covered patio with room for a spa. No neighbours in front or behind, a truck-sized garage, and ample parking add to this home's allure. Large-breed dogs are welcome, and the extensive Tower Ranch trail network—offering 100+ hiking and biking routes—is steps away. Residents enjoy the 10,000 sq ft clubhouse with restaurant, gym, lounge and patio—perfect for private events at no cost. Safe, quiet community on city-maintained streets for early snow clearing. Lease with Parkbridge Lifestyle Inc (QuadReal company) is prepaid for 99 years—stable and worry-free. Ideal for investors, seasonal owners, retirees or UBCO families. (id:6289)



Built in 2022

Essential Information

Listing #	10347851
Price	\$725,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,744
Acres	0.08
Year Built	2022
Type	Single Family
Sub-Type	Leasehold
Style	Ranch

Community Information

Address	1436 Tower Ranch Drive
Subdivision	Rutland North
City	Kelowna
Province	British Columbia
Postal Code	V1P1T8

Amenities

Amenities	Public Transit, Airport, Park, Recreation, Schools, Shopping, Clubhouse, Security/Concierge
Features	Level lot, Central island, Balcony
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	City view, Lake view, Mountain view, Valley view, View of water, View (panoramic)

Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2

Exterior

Exterior Features Landscaped, Level
Roof Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office Royal LePage Kelowna



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