

\$799,000 - 1396 Tower Ranch Drive, Kelowna

MLS® #10358240

\$799,000

3 Bedroom, 3.00 Bathroom, 2,403 sqft

Single Family on 0.14 Acres

Rutland North, Kelowna, British Columbia

Experience the pinnacle of resort-style golf course living at 1396 Tower Ranch Drive, an exceptional residence in the prestigious Tower Ranch community. Offered for the first time, this 2022-built, three bedroom, three bathroom rancher with walkout basement is still under New Home Warranty and offers luxury in an enviable setting, backing onto the second hole of one of the Okanagan's most celebrated golf courses. The views are spectacular, encompassing fairways, Okanagan Lake, rolling vineyards, and the dramatic valley and city skyline. Inside, the home's bright open-concept design is defined by timeless finishes. The gourmet kitchen is a culinary and social centrepiece, with soft-close cabinetry, a walk-in pantry, and stainless-steel appliances. The kitchen flows seamlessly into the dining room, where expansive glass doors draw your gaze to the panoramic views of the large covered deck. The primary suite is a retreat, featuring a walk-in closet and a spa-inspired ensuite. The walkout lower level is equally impressive, with a recreation room, third bedroom and full bath for guests, and an unfinished space ready to be transformed into a media room, wine cellar, gym, or whatever your lifestyle demands. Life at Tower Ranch, residents enjoy privileged access to the Clubhouse, fitness centre, meeting and social rooms, and the acclaimed Tower Ranch Golf Club, celebrated for its challenging play, stunning scenery, and world-class amenities. Here, every day is an invitation to embrace the



Okanagan lifestyle, where golf, wine country, outdoor recreation, and the vibrant cultural scene of Kelowna are all at your fingertips.
(id:6289)

Built in 2022

Essential Information

Listing #	10358240
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,403
Acres	0.14
Year Built	2022
Type	Single Family
Sub-Type	Leasehold
Style	Ranch

Community Information

Address	1396 Tower Ranch Drive
Subdivision	Rutland North
City	Kelowna
Province	British Columbia
Postal Code	V1P1T8

Amenities

Amenities	Golf Nearby, Airport, Park, Recreation
Features	Central island, Balcony, One Balcony
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	Unknown, 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	Stone
Exterior Features	Landscaped
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Sotheby's International Realty Canada
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