



JANE HOFFMAN
REALTY

LOW MAINTENANCE LIVING OVERLOOKING THE GOLF COURSE



PROUDLY MARKETED BY JODI HUBER AND AIDAN MYHRE

1428 Tower Ranch Drive
Kelowna, BC

DETAILS

Address	1428 Tower Ranch Drive Kelowna, BC	Bedrooms	2
		Bathrooms	3, 2 Full, 1 Half
		Finished Area	1712 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.08 Acre	Year Built	2021
View	Mountain, Lake, Valley, City, Golf Course	Exterior	Fiber Cement Siding
Water	Municipal	Roof	Asphalt/Fibreglass Shingles
Sewer	Connected	Heating	Forced Air
Main Level	890 sq. ft.	Cooling	Central Air
Lower Level	821 sq. ft.	Fireplace	1 Gas Fireplace
Strata Fee	\$60.35	Garage/Driveway	Attached Single Garage
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 6'2 x 10'6

Living Room: 14'3 x 13'3

Kitchen: 14'3 x 11'6

Primary Bedroom: 10'9 x 16'3

4-Piece Ensuite Bath: 10'3 x 5'10

2-Piece Bathroom: 3'10 x 5'10

Garage: 14'3 x 18'2

Room Sizes - Lower Level

Recreation: 16'10 x 21'7

3-Piece Bathroom: 7'5 x 4'11

Bedroom: 10'10 x 16'7

Utility Room: 5'9 x 6'6"

Inclusions

- Whirlpool dishwasher
- Whirlpool gas range
- Broan range hood
- Whirlpool washer
- Whirlpool dryer

Mechanical

- Lennox furnace
- Central A/C
- Bradford White hot water tank
- Honeywell thermostat
- Fantech HRV
- Vaccumaid central vacuum
- 125-amp service panel

Note: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.



WELCOME TO 1428 TOWER RANCH DRIVE

Experience effortless elegance overlooking Tower Ranch Golf Course. Welcome to Solstice at Tower Ranch, where serene, low-maintenance living meets panoramic fairway views and upscale finishes.

This 2 bedroom plus recreation room, 3 bath leasehold home is perfectly positioned to capture sunsets, lake views, and sweeping green space from both levels. Thoughtfully upgraded throughout, the home features engineered hardwood, quartz countertops, heated tile floors, and soft-close cabinetry.

The bright kitchen is a chef's delight, with a gas range, centre island, and Whirlpool stainless steel appliances. The open-concept living area centers around a stone-surround fireplace and flows seamlessly to a covered upper deck with gas BBQ hookup making it ideal for year-round entertaining. The spacious primary retreat offers deck access, a custom closet, and a spa-inspired ensuite with a floating vanity with two sinks and a tiled glass shower.

Downstairs, enjoy a bright walk-out recreation room, guest bedroom with walk-in closet, and a private lower patio with city, lake, and golf course views.

Extras include central A/C, central vac, HRV system, and single garage with driveway parking. Just minutes to YLW, wineries, and hiking trails, this is Okanagan living made easy.

Listing Agent - Jodi Huber | Contact jodi@janehoffman.com or 250-866-0088









1428 Tower Ranch Dr, Kelowna, BC

Main Floor Exterior Area 890.41 sq ft
 Interior Area 825.04 sq ft
 Excluded Area 272.20 sq ft



PREPARED: 2025/05/29



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1428 Tower Ranch Dr, Kelowna, BC

Lower Floor Exterior Area 821.40 sq ft
Interior Area 755.69 sq ft



PREPARED: 2025/05/29



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EXCEPTIONAL FEATURES

- Elegant modern home in the prestigious Solstice at Tower Ranch community, backing directly onto the golf course with panoramic views
- Spacious 2 bedroom, 2 bath residence spanning over 1700 square feet across two levels
- Striking curb appeal with contemporary architecture, professional landscaping, and a welcoming front entrance
- Spacious open-concept layout designed for both relaxed living and upscale entertaining, bathed in natural light
- Panoramic vistas of Tower Ranch Golf Course, Okanagan Lake, city lights, and surrounding valley from both levels
- Bright chef-style kitchen with quartz countertops, full-height cabinetry, Whirlpool stainless steel appliances, and gas range
- Oversized central island with bar seating—ideal for hosting or casual family meals
- Living room featuring a stunning stone-faced gas fireplace, creating a relaxing and inviting focal point
- Wide-plank engineered hardwood floors throughout the main living spaces, blending durability and sophistication
- Private primary suite featuring a spa-inspired ensuite with floating double sink vanity, glass walk-in shower, and modern tilework
- Second bedroom and full bathroom on the lower level, perfect for family/guests or a home office
- Expansive walk-out lower level with large recreation room and direct access to a patio
- Lower-level covered patio is a tranquil retreat to enjoy golf course, city, and mountain views
- Covered upper deck with gas BBQ hookup, seamlessly connected to the living area for effortless indoor-outdoor entertaining
- Attached single-car garage with interior access and additional driveway parking
- Central air conditioning, HRV system, and built-in vacuum, enhancing year-round comfort and energy efficiency
- Close proximity to award-winning Tower Ranch Golf Club
- Convenient location just minutes to YLW airport, UBCO, wineries, shopping, and a choice of multiple outdoor activities that the Okanagan has to offer

Living

- Open-concept design with sweeping views of the Tower Ranch golf course and distant Okanagan Lake
- Eye-catching stone-surround gas fireplace anchors the space
- Seamless transition to the covered upper deck—ideal for indoor-outdoor entertaining

Kitchen/Dining

- Bright chef-inspired kitchen finished with shaker style cabinetry and quartz countertops
- Spacious centre island offers ample counter space and casual seating
- Stainless steel Whirlpool appliance package, including, a gas range with 5 burners, a refrigerator and a dishwasher

Main Level Bedroom

- Primary bedroom features, engineered hardwood, a double door closet with built-ins, sliding glass door access to the upper deck with view of the surrounding mountains and golf course, and a 4-piece ensuite

Two Main Level Bathrooms

- 4-piece ensuite in the primary bedroom features, heated tile floors, a floating vanity with 2 undermount sinks and under cabinet lighting, a tiled walk-in shower with a glass door and rain & wand shower heads, wall mounted mirror with overhead lighting
- 2-piece bath features, engineered hardwood, a floating vanity with an undermount sink, and a wall mounted mirror with overhead lighting

Lower Level

Recreation Room

- Bright, expansive layout, ideal for a media room, games room or family room
- Walk out access to the lower patio featuring views of the city skyline, surrounding mountains, golf course and distant views of the lake
- Engineered hardwood floors for durability and easy maintenance

Bedroom

- The bedroom features engineered hardwood floors, a walk-in closet and an expansive window with golf course and mountain views

Bathroom

- 3-piece bath features tile flooring, a floating vanity with an undermount sink, a walk-in tiled shower with a glass door and rain & wand shower heads



1428 TOWER RANCH DRIVE



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LEADERSHIP WITH EXPERIENCE

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