

1376 Tower Ranch Drive
Kelowna, BC V1P 1T8

CENTURY 21
Assurance Realty Ltd.

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MLS# 10300819



\$799,000

3 Bedrooms | 3 Bathrooms | 2,906 Sqft

Welcome to 1376 Tower Ranch Drive! This Pegasus II floor plan incorporates 2,906 sq ft consisting of 3 bedrooms and 3 bathrooms. This Rancher is full of upgrades (\$10,000 - \$12,000 value) such as improved kitchen storage, solid shelving in the closets and pantry, enhanced primary ensuite lighting, heated floors, and shower. This home also features large windows for maximum natural light overlooking the Second Hole of Tower Ranch Golf Course. Situated only 12 minutes from Kelowna International Airport, 12 minutes from Orchard Park Mall, and 10 minutes from Plaza 33 Shopping Centre. Strata fees include access to Tower Ranch Golf Club which offers a fitness facility, theater room, and restaurant. This property is located on LEASEHOLD land. However, this offers roughly \$300,000 more home value by saving on the cost of the land. Lease fees are approximately \$775.32 monthly, Maintenance Fee of \$49.00 monthly, Strata Fee of \$57.48 Monthly, and Tower Ranch Community Association Fee of \$40.00 Monthly. GST has been paid. No Sign Up on this property.



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