

#### HORIZON REALTY

www.KelownaRealEstate.com

# WHERE HOME BEGINS



Vol. 12 No. 10



#### "THE VERVE"

Enjoy the amenities and convenient location to UBCO, outdoor pool & volley ball court, pet friendly, well maintained spacious 1

bedroom, 1 bath 736 sq ft appox. corner unit comes with all appliances, hardwood floors, NW facing great investment opportunity with rentals allowed 317 Yates Rd, Kelowna, MLS®10107368, \$199,900 Call Cecile Guilbault to view at 250-212-2654 or for more info go to www.cecileguilbault.com



#### **BEAUTIFUL VALLEY VIEW**

5 Bedroom (2+3), 3 Bath, 2,741 sq. ft. home with lots of extras. Located on large corner valley view lot at Cadence at The Lakes.

Geothermal heating/cooling. Low maintenance fee \$128.00/month includes landscaping, pool, hot tub, Clubhouse. 12971 Porter Drive, Lake Country, MLS® 10107421, \$584,000. For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com



## **SUNDANCE RIDGE**

Perfect for investor or first time buyer. 2 bedroom 2 bath with direct access to the great outdoors where you'll find fantastic hiking trails. Pets are OK and there are NO rental restrictions. Great amenities

rets are Ok affild intered are No Fentia restrictions. Great affiniculating central heating/cooling, hot tub, and secure undergroup parking. #1111-2210 Upper Sundance, West Kelowna, MLS® 10107835, \$224,900. Call Paige Guernsey at 250-862-6464 or Christian Kirschke at 250-863-2000 for more information.



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#### **CLOSE TO THE LAKE**

Great undeveloped lot in a built up neighbourhood in the Lakeview Heights area of West Kelowna. Just minutes to Highway 97, shopping and restaurants. Newport Rd, West Kelowna, MLS°10107536, \$169,000. Call Bill

Raine at 250-870-6210 or David Delorme at 778-821-3885 or to view go to www.BillRaine.Info



#### PICTURE PERFECT ACREAGE

2 bedroom plus den home with 1 bedroom in-law suite features new, neutral paint colors, new roof and two huge decks. Lush

2.4 acres. Detached double garage/shop with 220V wiring, a carport, fencing and cross fencing, gardens with an underground sprinkler system, a fire-pit and tons of privacy. 4651 McCulloch Rd, leavniger Odorizzi for more information at Jennifer Odorizzi for more information at 250-860-7500.





#### **HOUGHTON ROAD CONDO**

If you want a bright open 1 bed/1 bath apartment close to shopping and parks then this is the one for you. All new fixtures, appliances, sinks and fixtures, lights and switches, keyless entry

and much more. A must see! 305-669 Houghton Rd, Kelowna, MLS®10107665, \$139,900. Call Brian Wright at 250-681-0198 or John Mandoli at 250-718-1864





2 bed, 2 bath with private yard & garden. Your own grapes and peach tree. Addition includes workshop, storage & enclosed deck. Located between Gallagher's and Harvest golf clubs. Parking for

boat and 2 cars. Below Assessed value! 7-3535 McCulloch Rd, Kelowna, MLS®10107636, \$74,000. For more info call Tanis Read or Trish Cenci at 250-863-8989



### THE PENTHOUSE AT ROCK RIDGE

1842 sq ft open concept living space featuring 3BD, 3BA, granite counter tops, SS Appls, Elec. F/P, soaring vaulted ceilings & master on the main. Recent updates include eng'd HD/WD, new lighting, carpets and paint/wallpaper last Spring. Loft can be flex room or 3rd BD & unit comes with 1 parking

stall. Enjoy luxurious privacy overlooking mountains & golf course! #306-2120 Shannon Ridge Drive, West Kelowna, MLS\*10104635, \$359,900. For more information please contact Ellen Churchill at 250-860-7500.



#### **CUTE! CUTE! CUTE!**

Nice clean rancher with island kitchen on flat lot with 20' x 20' workshop and extra parking. Enjoy 3 bedrooms and 2 bathrooms with ensuite bath and hardwood floors. This was a

2006 renovation including roof. Sewer connected - no septic! Gas furnace and air conditioning. 5966 Victoria St, Peachland, MLS®10107467, \$329,900. Call Dave Collins at 250-870-1444 or go to www.davecollins.ca



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## REDUCED

AND THE REST

#### **RENT IT OR LIVE IN IT**

Investment that you can enjoy. This home is furnished and ready. Indoor/outdoor pool, 2 hot tubs, sauna, exercise room, meeting/activity room, outdoor bbq area. In Kelowna's cultural district this home sparkles like new, hardwood flooring, gas fireplace, a gas connection for the bbq, & plenty of cupboards. Condo fee includes Geothermal heat/a-C & natural gas. 112-1088 Sunset Dr, Kelowna, MLS\*10099192, \$399,900. Call Mark Kayban at 250.826.4920 for more information. 250-826-4920 for more information





#### STONE'S THROW TO MISSION CREEK & PARK

pedroom is a result of two bedrooms changed into bedroom and a storage room that could easily be co also a den. In the last five years, new roof, furnace and hot water tank. Two yard sheds, a separate workshop and tons of parking for your cars and RV. A must-see home with plenty of space for living, 1455 Pasadena Road, Kelowna, MLS\*10106802, 5384,900. Call Brian Wright 250-681-0198 or John Mandoli 250-718-1864 for further information.







#### PINEWOOD VILLAS

Spacious 1960 sq ft double wide home features 2 BD, 2BA, large separate LR, DR & kitchen w/eating nook and family room. Sliding doors lead to a huge sun porch w/its own gas f/p. Enjoy the low maintenance backyard under the pergola or the sunroom off the back of the house. Ions of parking with 4 paved spots. Pet friendly complex & low strata fee of \$75. Don't miss this one! #90-1750 Lenz Road, West Kelowna, MLS\*10105489, \$329,900. For more information please contact Ellen Churchill at 250-860-7500.



#### **WELCOME TO BLACKSTONE**

Just minutes from the beautiful Black Mountain Golf Course!

3 bedroom (2+1), 3 bath, 2,235 sq.ft. Semi-detached walkout rancher townhome featuring an open layout, laminate floors and Scenic Mountain & valley views. #18-1342 Shaunna Road, Kelowna, MLS®10107430, \$444,900. For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com





#### **BRAND NEW**

Grade level entry quality finishes you will love, 9 ft ceilings top and bottom, SS appliances with a gas cook top, granite counters, large island a walk-in pantry with RI for a dumbwaiter, RI for vacuum, RI alarm system, RI speakers in the great room and large covered deck 23°X10′, gas F/P, peek a boo lake view, new HRV heat recovery system, 2 1/2 attached garage plus a detached double garage that has its own 100 amp service. 6282 Whinton Cres, Peachland. MLS®10107093, \$539,000.

Call Cecile Guilbault to view at 250-212-2654 or for more info go to www.cecileguilbault.com





## THIS IS PRICED TO SELL NOW!

Great starter home nestled in the heart of the Westside. Spacious and affordable townhome offers something for everyone. Main-floor laminate, stainless steel appliances, double garage, fully fenced front yard. 99 year prepaid lease = no additional monthly payments, CMHC approval. No HST & No Land Transfer Tax. Approx 400 sq feet unfinished space in the lower level, possible 4th bedroom or media room. 3 beds, 3 baths, nice open kitchen concept. #2-2000 Elkridge Dr, Westbank, MLS\*10106883, \$329,000. Call Bill Raine at 250-870-6210 or David Delorme at 778-821-3885 or to view go to www.BillRaine.Info





#### **CLOSE TO KIRSCHNER MOUNTAIN**

With a little elbow grease and basement finishings this home will shine up to be a winner! Updated with newer kitchen, flooring, windows and master suite that includes a 4 pce ensuite and walk in closet. Located close to the exclusive neighborhood of Kirschner Mountain this 3 bedroom, 2 bath home is within walking distance to elementary school and transportation. 1719 Kloppenburg, Kelowna, MLS\*10107829, \$299,900. Call Paige Guernsey at 250-862-6464 or Christian Kirschke at 250-863-2000 for more information.







HORIZON REALTY

**TOLL FREE IN NORTH AMERICA** 1-888-KELOWNA (1-888-535-6962)

Kelowna 14-1470 Harvey Ave. (250) 860-7500

Westside 102-3480 Carrington Rd. (250) 768-8001

**Water Street** 1332 Water St. (250) 860-7500

**Peachland** 5878E Beach Ave. (250) 767-2744 Toll Free 1-877-856-0626

**Property &** Strata Management (250) 860-1411 res. (250) 860-1420 comm



backyard. Basement partially finished. 529 South Crest Drive, Kelowna, MLS®10107136, \$499,000. For more information on Kelowna

Jaime Briggs Real Estate please call Jaime Briggs 250-215-0015, or go to www.BriggsOnHomes.com 250-215-0015

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## TOWNHOME WILLIAM TRUCTED LAKE VIEWS • • This updated 3 bed, sourroom rancher style townhome with walk out basement. Updates include new granite countertops, new appliances, new lighting & fans, plumbing fixtures & toilets, flooring & tile, glass railing on sundeck and patio outside lower level. Single covered carport w/storage locker plus extra parking spots & RV parking. #102-4470 Ponderosa Drive, Peachland, MLS\*10105956, \$399,900. Call Dave Collins at 250-870-1444 to view or visit me at www.DaveCollins.ca for more pictures.

Collins 250-870-1444



Large 2 bed/2 bath rancher town home in a great location. Spacious rooms recently had flooring upgraded, paint & appliances. A laundry room w/usable crawl space &private covered patio. Short stroll to Capri Mall with all services, I. market, restaurants, medical, shops & more. Short distance to hospital and each. Age 19+ rentals and small pets with restrictions. Strata fees temporarily Deach. Age 19+ rentals and sind pets with restrictions. State to composing inflated to strengthen contingency fund in the wake of major improvements.

#6-1167 Brookside Avenue, Kelowna, MLS®10102792, \$254,900. For more

250-470-2413 ation contact Allyn Bentz at 250-470-2413.



This 3 bedroom 2 bath home has a private setting with separate garage/workshop (heated). Open plan living with views from the kitchen, dining room, office & living room. Master bath was just remodeled. Walkway to garage deck, great for entertaining. Only 10 min. to downtown Kelowna. 140 Heldon Court, Kelowna. MLڮ10105200, \$527,000. Call Walt Reglin at 250-860-7500 for

Walt 250-860-7500

# TUDOR MANOR APARTMENT BUILDING IN PENTICTON • •

This 3 storey building is of wood frame construction, no elevator and consists of 16 units built in 1964. There are 10 - 2bdrm units, 5-1 bdrm and 1 bachelor. The main floor is 3865sq ft and the 2nd/3rd levels are 4669 sq ft. Parking at the rear has 8 spaces 5 are covered. Roof was redone approx. 10 yrs ago w/flat asphalt covering a plywood sheathing. Vinyl windows installed 8 yrs ago. Most units have a wall A/C, all units have a fridge & stove, most units have hardwood floors only 3 with laminate. The building MLS®10091398, \$1,280,000. For more information call Harry Kullman at 250-979-8565.



CLEAN HOME WITH SUITE IN LOWER LEVEL • • • •

Great set up w/suite in lower level w/walkout to nice fenced back yard. Uppe level has an oak kitchen and both have gas insert fireplace. Truly a great home. Nice big back yard and lots of parking, some upgrades include new windows, gutters and soffits . Upstairs is 3 bedrooms and down is a 2 bedroom suite with the shared laundry room. Home is rented up and down with a great revenue. 1265 Rutland Ŕoad, Kelowna, MLS®10091032, \$439,900. **For more** nformation call Harry Kullman at 250-979-8565.





Spacious 4000 sq ft home on a large lot in the lower mission area. Home boasts 2 levels and a finished basement, 4 baths, 5 bedrooms, and 2 gas fireplaces. Great lot with lots of extra parking and a detached double garage with a finished nanny suite above (roughed in for kitchen). A large veranda and decks. 728 McClure Road, Kelowna, MLS®10105936, \$749,900. For more information call Harry Kullman at



#### PHENOMENAL PROPERTY POTENTIAL • • • • • • •

4.45 acres of exceptional lake views and privacy with potential to be rezoned and developed. Adjacent property is being developed now. Most of the value is in the land. The 2 level 3446 sq ft colonial style home sits high on the property and boasts 5 bedrooms and 4 bathrooms, a full basement and a double garage. 3660 McIver Road, West Kelowna MLS®10100618, \$999,000. For more information call Harry Kullman at



NICE FAMILY HUME

This 4 bedroom/2 bath home has a large livingroom w/gas fireplace open to dining room and a U-shaped kitchen. The separate entry lower level boats a large family room with a wood fireplace and plenty of room. A combination laundry / storage room has ample storage. A full length covered deck across the back of the home that overlooks the fully fenced yard, a 2nd deck for the sun lovers, workshops, sheds and lots of parking. 4153 San Clement Ave, Peachland, MLS\*10104950, \$449,000. Call Shirley Geiger 250-470-8989 to view this home and make your offer.



UNOBSTRUCTED VIEWS OF OKANAGAN LAKE • • • Sprawling rancher w/6,000 sf on 0.67 acre lot. 5 beds, 2 dens & 5 baths. Multiple family, living, & games rooms in this custom/gated European-styled home. 2 large Decks to fully enjoy Okanagan Views! Triple car garage w/circular driveway & extra parking. A 3rd level is perfect for a shop. 1791 Shaleridge Place, West Kelowna, MLS®10096025, \$899,000. Call PAIGE GUERNSEY direct at 250-862-6464 or Christian Kirschke

CHRISTIAN KIRSCHKE at 250-863-2000 for more info



250-863-2000



FAMILY HOME IN IRON HORSE • • • • • • • raditional 5 bedroom 3 bath home features hand hewn hardwood floors, stone ireplace, classic wht kitchen w/island (seating for 4), granite countertops & S/S appl. Main floor master has 5 pce ensuite w/granite, travertine tile & soaker tub. The 2nd level has 2 bedrooms & full bath. The fully finished lower level has media room, wet bar, home gym, 2 bedrooms, full bath & walkout to patio. Fully landscaped backyard w/water feature, pond, and hot tub. #102-515 Wren

250-860-7500 to view this beautiful home.

Jennifer Odorizzi Place, Kelowna, MLS®10101509, \$700,000. Contact Jennifer Odorizzi at 250-860-7500





## **PROPERTY & STRATA MANAGEMENT**

Do you require a Property or Strata Manager for your property? Call our office for a presentation.





















Residential: 250-860-1411 Commercial: 250-860-1420 www.okanaganpropertymanagement.com



This 3 bed/3 bathroom townhome has new energy efficient sliding doors & windows on the main floor. Beautiful new floors & updated bathrooms. Two car detached garage w/room for a work bench as well as 2 vehicles. An in-law suite ready to go, has all the plumbing & wiring waiting to convert back to that extra kitchen. Wood burning fire law for those cooler evenings. A deck to relay as the second of the seco olumbing &wiring waiting to convert back to that extra kitchen. Wood burning fireplace or those cooler evenings. A deck to relax or bbq while enjoying the mountain views. #4-220 Prior Road, Kelowna, MLS®10105937, \$254,900. **Contact Brian Wright at** 



Open concept main floor with den and master bedroom. Oversized double garage with workshop and man-cave above. 200 ft of deeded lakeshore to e with your neighbours. 1 bed/ 1 bath in-law suite with separate entrance and deck with huge lake views. RV parking and large driveway pad for extra parking. A must see for rural like living in the city. 276 Clifton Road, Kelowna, MLS®10105029, \$799,000. Contact Brian Wright at 250-681-0198 or John Mandoli at 250-718-1864 for further information





Mandoli 250-718-1864



\$339,900. Contact Brian Wright at 250-681-0198 or John Mandoli at 50-718-1864 for further information.

Open concept 4 bed/
fronted by windows a sisland and huge walkut, Heate and not reflect the mount floors and radiant heat in basement.
Outdoor kitchen and hot tule a comped concrete patio. Oversized double garage that has hot and cold running water. Master has access to private patio and hot tule. Large family room with pool table and roomy sitting area for entertaining. 2463 Fairhall Road, Kelowna, MLS®10104631, \$640,000. Contact Brian Wright at 250-681-0198 or John Mandoli at 250-718-1864 for further information.



This spacious 1 bedroom w/large organizer closet, 1 large bath condo w/in-suite laundry faces south w/panoramic views of the mountains. Double pane bay windows, large balcony with glass rail accessible from living room or bedroom. Open concept on quiet side of the building. Major renos in 2011 incls vinyl floors, counter tops, kitchen & bath faucets & paint throughout. 2 air conditioners, 2 ceiling fans, freestanding electric fireplace. Roof replaced in 2010. #406-780 Houghton Rd, Kelowna, MLS\*10106023, \$174,500. Contact Marion Lahey at 250-300-3730 for your private viewing.



level rec/family room has lots of space for the family. Enjoy the covered hat off the rec/family room as you step out into the private landscaped yard.

Has an attached double garage & a detached single garage w/its own separate drive way and a great workshop. There is also room for boat or smaller style RV.

3785 Inglis Place, Peachland, MLS\*10105001, \$449,000. Call Shirley Geiger at 250-470-8989 for your viewing.



180 DEGREE LAKE VIEW LOT • • • • • • • • •

beach & wharf. Priced below assessment. Services at the lot

for more information.

Wow the view will knock your socks off! Sweeping 180 degree lake view from this choice Peachland building lot. Large sloping lot perfect for your grade level entry dream home. Close to

beach & wharf. Priced Delow assessment. Services at the local line. Contractors standing by. 5816 Columbia Avenue, Peachland, MLS®10098051, \$169,000. Call Allyn Bentz at 250-470-2413



Corner 3rd story 2 bed 2 bath condo with bright, open living area in central Lower Mission. Well designed kitchen w/eating bar. Master bedroom suite with large walk-in closet and en-suite. Central heating and air conditioning. Good sized laundry room w/space for storage. Deck with morning sun and room for your BBQ. Building has common room w/wet bar, separate pool table room, & guest suite. Unit comes with a storage unit and 1 parking stall (other stalls available to rent for \$30/month). #306-660 Leguime Rd, Kelowna, MLS\*10107655, \$304,900. Call Pat Klassen at 250-859-6335 for more info.



Vaulted ceilings on main floor compliment the open concept kitchen, dining, living room and large master bedroom suite with private balcony. Massive walk out basement, fully wired sound system, wet bar, large patio &2 bedrooms and full bath. Sound system wired inside and outside of home. 1713 Tower Ranch Blvd, Kelowna, MLS®10106443, \$675,900. **Call** Pat Klassen at 250-859-6335 for more information.





Rancher w/walk out lower level is a perfect family home offering 4+ bedrooms and 3 baths. Open concept up and down makes this home an entertainers dream. Main floor master w/lake views & private bath complete with Jacuzzi tub. A den on main could be bedroom if needed. Lower lever incls full wet bar, media area, casual living and wine room. The interior of the home features built in cabinetry in many areas, wide plank hardwood flooring and granite surfaces. Outdoor living w/built in bbq & sit up bar. 658 Denali Court, Kelowna, MLS\*10106302, \$775,000. Call Jane Hoffman for



The 3400 sq feet home offers a formal dining room, great room, kitchen, breakfast nook and casual living room all on the main floor and all with views! On the upper level is the master bedroom complete with ensuite and private lake view balcony. 2 additional bedrooms plus full bathroom on this level. On the lower level is the family room and two bedrooms. The back yard is fully fenced and offers ample room for a pool if desired. Double garage, recently painted plus a pebbled gravel driveway along the property line that allows for RV or boat parking. 915 Westpoint Drive, Kelowna, MLS\*10106638, \$849,000. Call Jane loffman for more details at 250-860-7500 or go to www.ianehoffman.com for more picture



is lovely craftsman styled home was built in 2014 on a quiet cul-de-sac in Shannon Lake. Close o schools, dining, goffing and shopping. Quality finishing throughout. Features include hardwood & large tiles floors, coffered ceilings, wainscoting, granite and quartz surfaces in the kitchen. Lower evel offers over 1400 square feet of unfinished area. Triple over sized garage for all the toys, stamped corrected discussive with party parking along side of nazage. Landscaped and fenced yard. No GST ncrete driveway with extra parking along side of garage. Landscaped and fenced yard. No GST ayable. 3036 Ironridge Place, West Kelowna, MLS® 10105699, \$769,900. Call Jane Hoffman for ore details at 250-860-7500 or go to www.janehoffman.com for more pictures.



SAN MARC ORIGINAL CUSTOM HOME • • • • • • • • This 4700 sq. ft. of luxury w/too many features to list. 3 bedrooms, 2 full and 2 half baths, dramatic gourmet granite island kitchen, oak flooring, vaulted ceilings, open design, curved wall detail Custom built-in cabinetry, full, bright walk out basement, 2 decks & patios. Home is filled with natural light & a full 180 degree view of the lake, Green Bay, mountains and city lights. This home is privately set at the end of the cul de sac in gated Vineyard Estates overlooking a "sea" of vineyards. #6-3415 Chancellor Place, West Kelowna, MLS® 10103959, \$889,257. Call Jane Hoffman



NEW LAKEFRONT HOME IN PEACHLAND •••••• The 4500 sq ft main home provides open concept with a wall of glass that extends from side to side and has iccess to a 3/4 enclosed balcony. Granite island kitchen, ample cabinetry and full pantry. The upper level fea-ures a spacious master suite w/private balcony, luxurious ensuite and study. Elevator gives access to all levels, spors. 5.7 feet of shoreline w/dock and electric boat lift. Swimming pool on lakeside deck & detached triple arage is linked to the main house by cov'd breezeway. A guest house is over the garage and offers 1000 square zet, 4 bedrooms, 2 baths and full kitchen. 5251 Buchanan Road, Peachland, MLS\*\*10107400, \$2,795,000. Call me Hoffman for more details at 250-860-7500 or on to www.laneboffman.com for more sixtures.

et, <sup>1</sup>4 bedrooms, 2 baths and full kitchen. 5251 Buchanan Road, Peachland, MLS<sup>©</sup>10107400, \$2,795,000 I**ne Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pic** 



LUXURIOUS HOME IN UPPER MISSION • • • • • • this 3800 sq ft of finished area with 3 bedrooms and 4 baths plus 724 square feet of unfinished space. The nterior boasts a layout and design that seamlessly transitions to the beauty of the outdoors and view. Full 15 ft. sliding glass doors in the great room give access to the deck. Natural materials incl walnut doors, wide plank oak flooring and quartz surface counters. Luxurious master bedroom ensuite and generous sized wal in closet. Triple car garage with radiant heated floors and paved parking. Generous outdoor lounging areas t

FOR MORE DETAILS, CALL JANE HOFFMAN AT 250-860-7500. FOR MORE PICTURES GO TO www.janehoffman.com

# In Flanders Fields

by Lieutenant Colonel John McCrae

In Flanders fields the poppies blow Between the crosses, row on row, That mark our place; and in the sky The larks, still bravely singing, fly Scarce heard amid the guns below. We are the Dead. Short days ago, We lived, felt dawn, saw sunset glow, Loved and were loved, and now we lie In Flanders fields. Take up our quarrel with the foe: To you from failing hands we throw The torch; be yours to hold it high. If ye break faith with us who die We shall not sleep, though poppies grow In Flanders fields.



Coldwell Banker Horizon Realty REALTORS® and Staff wish to thank the Veterans and their families for their contribution to the quality of life as we know it in Canada.