

WHERE HOME BEGINS



Vol. 11 No. 10

1



THE ARTISAN BY ROHIT COMMUNITIES

Pets and rentals okay in this 2 bedroom and den /2 bath condo, 988 sq feet. Fantastic location close to UBCO, Airport, shopping, Costco, great amenities, including transport. Storage locker and parking. Property is vacant: easy to view and immediate possession. Plus GST. 108-151 Taylor Road, Kelowna, MLS®10090772, \$209,900. **Call Marnie Perrier at 250-212-8552 or go to www.marnieperrier.com**



2



BEAUTIFUL BRAND NEW HOME BY H&H HOMES!

4 bedroom (3+1), 2 bath open concept home. Quartz counters, gas stove. 2 covered patios. Unfinished 600+ sq.ft for future development, fully landscaped. Triple tandem garage + RV parking. FREEHOLD Land. 2440 Ironridge Rd., West Kelowna, MLS®10090725, \$519,000+GST. **For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com**



3



NO GRASS TO MOW OR WEEDS TO PULL!

You've worked hard thus far in your life and now it's time to kick back and enjoy condo living. This 2 bed + den / 2 bath top floor south facing corner unit is well appointed and has numerous finishing upgrades in comparison to other units available in the building. This one is truly a must see! 1301-2210 Upper Sundance Drive, West Kelowna, MLS®10091138, \$295,000. **Call Karen Guy at 250-878-3605 or visit online at www.connectwithkaren.com**



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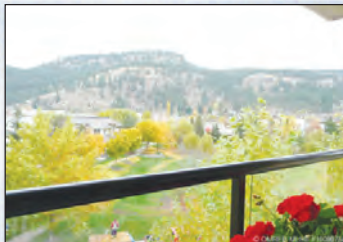


LIVE THE HEALTHY DREAM LIFESTYLE

4BD, 2BA, 2000 sq ft. RANCHER between Pandosy and the Lake. Many updates including new HD/WD, tilt & turn INNOTECH WINDOWS, granite counters, lighting fixtures, SS APPLS including induction cook-top! Huge outdoor space boasts gardens, fruit trees and great sitting areas with a pond in back. 481 Birch Avenue, Kelowna, MLS®10091283, \$499,900. **Call Ellen at 250-863-9045 for a private showing.**



5



FANTASTIC TOP FLOOR CONDO

Clean, bright 2 bd 2 bath, 9' ceilings, corner gas fireplace, 2 balconies, spacious kitchen, plenty of cupboards. Gas hook-up for BBQ, large storage unit on same floor. Low strata fee includes hot water, fitness room, games room, social room, guest suite, workshop and secure underground parking. Quiet, convenient location with walking trails and shopping across the street! This is an excellent opportunity! 404-303 Whitman Road, Kelowna, MLS®10090764, \$244,900. **Call Charlene to view 250-870-1870.**



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DESTROYED IN 2013

Completely rebuilt w/\$8,000 of up-grades. Kitchen back splash, crown moldings, laminate floors in entrance, kitchen, hallway and living room, stainless steel appliances, wooden blind package. California bdrms. (opposite ends). 9 ft. ceilings. Brand new with No GST on top floor with open plan. One parking stall and secure bicycle room plus storage room on 4th. 404-770 Rutland Rd., Kelowna, MLS®10091110, \$229,900. **For more info call Walt Reglin at 250-470-0919.**



7



PERFECT RETIREMENT WALKOUT RANCHER

Great lake views .31 acre with close to 30 fruit trees a mini orchard, with apple, pear, apricots, plums, grapes, cherries, peach, even seabuckthorn plant, large covered view deck, fenced back yard, 4 bedrooms, 2 full bath, location is wonderful for walking to the lake, shopping centre & park, greenhouse has been enjoyed since 2008, this has been a very well maintained home, roof replaced 2005, heat pump 2006, furnace 2006 & hot water tank 2009, 3973 Desert Pines Ave., Peachland, MLS®10089482, \$379,000. **Call Cecile Guilbault to view at 250-212-2654 or for more info go to www.cecileguilbault.com**



FORMER SHOW SUITE

Being completely updated due to fire. Drywall, flooring, windows, doors etc. End unit with lots of extra light. Only unit in complex with 2 outside parking spots. 3 bed/2.5 baths. Low strata fees. This home has been mostly updated after exterior fire that affected the garage and upstairs. Work being done by total restoration. All new drywall, hardwood, tile, carpet, paint, lighting, blinds, kitchen backsplash. Ready for occupancy, 201-10634 Powley Crt., Lake Country, MLS®10084353, \$304,900. **For more info call Tanis Read or Trish Cenci at 250-863-8989.**



9



FANTASTIC FAMILY HOME

In a rural setting with lake views, great street appeal, 4 bedrooms, 4 baths, 2 storey w/walkout, engineered hardwood floors, high end SS appliances in this gourmet kitchen with quartz counter tops, family room off the kitchen with a gas fireplace, main floor laundry, newer hot water tank. Show home condition. 2801 Doucette Dr., West Kelowna, MLS®10090613, \$522,000. **Call Cecile Guilbault to view at 250-212-2654 or for more info go to www.cecileguilbault.com**



10



GREAT SET UP WITH SUITE IN LOWER LEVEL

Clean! Walk out to nice fenced back yard. Upper level has nice oak kitchen. Both have gas insert fire place. Beautiful landscaping! Truly a great home. Very nice big back yard and lots of parking, some upgrades include new windows, gutters and soffits. Upstairs has 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 Road, Kelowna, MLS®10091032, \$449,900. **Call Harry Kullman at 250-979-8565, for more pictures go to www.kelownahomesforsale.com**



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PENTAR HOME IN ROSE VALLEY

Nearly-new walkout rancher built by Pentar Homes located on a quiet lane in Rose Valley. You will enjoy beautiful panoramic mountain & valley views from the open living plan. Hardwood floors, 4 Bdrms (2+2), 3 Baths. Fully finished basement. 1913 Rosealee Lane, West Kelowna, MLS®10091347, \$539,000. **For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com**



12



LAKE VIEW HOME IN PEACHLAND

Enjoy privacy on a .67 acre lot with a 2900 sq. ft. home offering nice lake views. Open concept 4 bedroom/3 bathroom home with bright sunroom, covered deck. Ready for your decorating ideas. See lots of big pictures on my website. 6076 Beatrice Road, Peachland, MLS®10091395, \$489,900. **Call Dave Collins at 250-767-2744 to enquire about this exceptional offer.**



13



SLEEK, BRIGHT AND CONTEMPORARY

This GREEN home is loaded w/high end & environmentally friendly features. Gorgeous cork floors are warm & soft. 4 re-cycling bays. Glass railings, corian counter-tops, geothermal, bright naturally lit rooms, low water landscaping & a compost are all here too! Main flr master has a spacious walk-in closet French door to the back yard & hot tub area. Gourmet kitchen w/plenty of space includes a huge island complete w/second granite sink & walk in pantry. 1871 Hidden Lake Pl., Kelowna, MLS®10091192, \$709,000. **Call Christian Kirschke at 250-863-2000 or go to www.KelownaHomeChoice.ca**



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HUGE PRICE REDUCTION!!!

Truly the most luxurious recreational property in Kelowna, the PENTHOUSE at ROYAL PRIVATE RESIDENCE is an UNRIVALED 2310 sq ft of mastery with an expansive WRAP-AROUND BALCONY overlooking the lagoon, lake, bridge, mountains & sky. This 3 BD + DEN, 2.5 BA unit features a GOURMET KITCHEN with granite, SS appls, sub-zero fridge, gas stove & quiet Bosch dishwasher. The POOL deck is only a short distance away. All this in the centre of town minutes to restaurants, shopping, casino, arena & theatres! 1/3 fractional interest. 551-1288 Water St., Kelowna, MLS®10085424, \$325,000. **Call Ellen at 250-863-9045 for a private showing.**



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*Simple joys, little pleasures, laughter and smiles in big measures.**Friends, family, togetherness, love...**The choicest blessings from above.**Peace, prosperity and happiness too...**All these and more are our wishes for you! Merry Christmas!*



LARGE POOL SIZE CORNER LOT!
Beautiful walkout rancher with lake views & entertaining spaces! 4 Bdrm (2+2) home in one of Kelowna's most desirable Upper Mission neighborhoods - The Quarry. You will enjoy the vaulted ceilings in the living room, lake views & open kitchen. 614 Quarry Ave., Kelowna, MLS*10090871, \$699,000. For more information on Kelowna Real Estate call Jaime Briggs or go to www.BriggsOnHomes.com




Jaime Briggs
250-215-0015




HOME FOR THE HOLIDAYS
Kelowna's Best Buy! Spacious 3 bedroom double-wide mobile home located in a quiet 55+ park. Pampered by the current owners for several years. Upgrades include new roof, electrical, water heater, windows and more. Ideally located across from the lake and walking distance to Mission mall, doctors offices, restaurants and just a 5 mins. drive to KGH. Small pets always welcome! 100-3745 Lakeshore Rd., Kelowna, MLS*10090575, \$82,950. Call Renee Boucher to view 250-470-1388. I speak your language, English, French and German.



Renee Boucher
250-470-1388



GORGEOUS EAGLES VIEW
A rare "Owl" unit on the level closest to the lake offering spectacular lake view/ town view/ valley view vistas for your enjoyment from lower and upper sun decks. Upstairs is located a large master bedroom with 12' ceilings big enough for all your furniture plus large luxurious 5-piece ensuite bath. Main floor offers open concept design with island kitchen, living room and two more bedrooms. Unit boasts in-floor heating, hardwood floors, granite counter-tops, central vacuum. 207-4350 Ponderosa Dr., Peachland, MLS*10090005, \$525,000. Call Dave Collins at 250-870-1444 or go to www.davecollins.ca



Dave Collins
250-870-1444



OUTSTANDING LAKE VIEW LIVING
For 1st time buyers or rental investment opportunity. Very roomy 3 bedroom, 3 bathroom grade level 1/2 duplex with 2 car garage. Steps to beach and boat launch. Complete the lower level into an in-law suite and live very inexpensively. Opportunity to purchase the full duplex on flat .78 acre semi-lakeshore lot which includes a small rented commercial building. 15132 Pelmeash Parkway N., Oyama, MLS*10090587, \$325,000. For details call Allyn Bentz at 250-470-2413.



Allyn Bentz
250-470-2413



THIS UNIT IS TOTALLY NEW
NO GST. This is a Top Floor bright, spacious, designer open floor plan. Scenic views over Valley. Close to schools shopping and Direct Bus to UBCO. 2 Bdrm 2 Bath open floor plan, all NEW appliances. Secured Entry & Parking. His & Hers closets in master bedroom. Quick possession, 408-770 Rutland Rd N., Kelowna, MLS*10089579, \$212,000. Call Darryl Dyck at 250-681-1952.



Darryl Dyck
250-681-1952



SPACIOUS LIVING SPACE
Enjoy comfort in this 2 bedroom 2 bath home, single wide plus living room addition, modern appliances, beautifully landscaped yard with a garden, extra parking (RV or boat). Large wood working workshop, enclosed deck, FOR SALE \$31,600k below assessment. Priced to Sell. A amazing deal for this well maintained mobile on the best road in the park. 214-720 Commonwealth Rd., Oyama, MLS*10089870, \$104,900. Call Larry Guilbault at 250-826-2047 or go to www.kelownaokanaganrealestate.com



Larry Guilbault
250-826-2047



GORGEOUS BRAND NEW HOME
With lots of GLAM! Fully finished with 3 bedrooms up, 2 down, dream kitchen, open living room, 2 patios, basement w/wet bar. Fully landscaped, double garage & RV parking. 3015 Ironridge Place, West Kelowna, MLS*10089185, \$549,000 + GST. For more information on Kelowna Real Estate call Jaime Briggs or go to www.BriggsOnHomes.com



Jaime Briggs
250-215-0015



PRICED BELOW ASSESSMENT!
One of the nicest family and pet friendly parks on the Westside. Located just across the bridge close to shops and all amenities. Spacious 3 bedrooms and den, 2 baths in mint condition. Bright open concept with lots of windows. Built in 2006. We are open to offers! 66-610 Katherine Rd., Kelowna, MLS*10084365, \$175,900. Call Renee Boucher to view 250-470-1388. I speak your language, English, French and German.




Renee Boucher
250-470-1388




ENJOY EXCEPTIONAL LAKE VIEW
Living in this 3 bedroom 2 bath home, great family home. Features include 2 gas fireplaces, bright oak kitchen, open concept, spacious dining room overlooking the lake. Entertaining is a must in the huge deck, low maintenance yard with irrigation, great workshop, 220 amp-50 amp power in double garage, and comes with a great workshop. 4238-4th Ave., Peachland, MLS*10087366, \$395,000. Call Larry Guilbault at 250-826-2047 or go to www.kelownaokanaganrealestate.com



Larry Guilbault
260-826-2047



SPACIOUS HALF DUPLEX
On flat .60 acre semi-lakeshore property with bonus commercial building. Investment, development or family living. Situated on new 50 km recreation corridor next to Wood Lake and close to beach, boat launch, bus stop and minutes to UBCO and Kelowna airport. Note - Full duplex on .77 acres also available with great investment potential. 15130 Pelmeash Parkway, Oyama, MLS*10090579, \$425,000. For details call Allyn Bentz at 250-470-2413.



Allyn Bentz
250-470-2413



RELAX ON YOUR PRIVATE DECK
Overlooking the lake. Renovated, electric awning over the patio, new HWI, newer cupboards and furnace. Enjoy all the amenities that Holiday Park Resort has to offer - swimming pools, hot tubs, tennis and basketball court, golf course etc. A pet friendly resort with no size restrictions. 3911-415 Commonwealth Rd., Oyama, MLS*10087677, \$219,000. Call Marion Lahey 250-300-3730 for a private viewing.



Marion Lahey
250-300-3730

Home for the Holidays



PROPERTY & STRATA MANAGEMENT

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

 Dave Collins Property & Strata Manager	 Christie Fisher Property Manager	 Judith Gregson Strata Manager	 Mike Makin Strata Manager	 Janet McDonald Managing Broker
 Peter McKenzie Property & Strata Manager	 Glen Mehus Commercial Property Manager	 Shirley Mehus Commercial Property & Strata Manager	 Joy Ross Property & Strata Manager	 Anthony Serani Property Manager

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

Hot New Property



Jas was born & raised in the Central Okanagan area, in a family of 6, with a father who invested in many successful real estate properties. This sparked Jas' love for real estate at a young age. One lesson that has always resonated with Jas is the importance of integrity & maintaining an honest business rapport. As her father always said the best REALTORS® "always deliver on what they say they are going to do. Actions speak louder than words". It is this lesson that Jas has & will always continue to integrate into her daily routine as a REALTOR®. Jas attained her real estate license in 2007 & recently joined Gillian Krol's team, Goldilocks Estates, proudly licensed with Coldwell Banker Horizon Realty in Kelowna. Her incessant practice of note taking helps her to always remain organized & has proven extremely valuable to her partner Gillian. Their clients enjoy her approachable personality & light sense of humour. Jas is fluent in Punjabi & Hindi & is tightly connected to the Indian community as well as the local Kelowna & Vernon business community.



Erin Greenwood Marcelle Goldstein

250-864-5877 247openhouses.com

250-470-9189 247openhouses.com

...love where you live

INVESTORS, DEVELOPERS, FAMILIES

Here it is LOCATION, LOCATION! This bright 1950's home is situated on a .16 acre lot, has 5 bedrooms, 2 bathrooms, cozy wood burning stove, separate entrance to the basement. Step into the mature perennial gardens and enjoy the serenity of a pond beside the Gazebo where you can sit and enjoy nature. There is a powered garage and a carport allowing for 2 covered parking areas. Some upgrades include newer roof, windows, hardwood floors, concrete walkway. 338 Cadder Ave., Kelowna, MLS*10088627, \$549,000. Call Erin at 250-864-5877 or Marcelle at 250-470-9189 to view or go to www.24-7openhouses.com




FUNKY HOME IN GLENROSA!

Large lot, private area with lots of room for a growing family. Many upgrades in this 4 bedroom, 3 bathroom home include central air, underground irrigation, nicely updated bathrooms & kitchen. Enjoy a wood burning fireplace in the winter months and a beautiful view from your huge wrap around deck in the summer months. This house must be seen to be appreciated! 3418 McIver Rd., Westbank, MLS*10087641, \$368,900. Call Erin at 250-864-5877 or Marcelle at 250-470-9189 to view or go to www.24-7openhouses.com



THIS IS ADULT LIVING AT ITS FINEST!

This 2 bedroom + den, 2 bathroom property shows A++ with a large island kitchen, full ensuite bathroom, walk-in closet, updated hardwood floors, central air, vaulted ceilings, skylights, two gas fireplaces & double garage. The tranquil back patio takes the cake... enjoy the sound of the waterscape, watch the quail run in the gardens and unwind! If this isn't enough there is a clubhouse in the complex, indoor and outdoor pool, hot tub, billiard room, library and gym! 219-595 Yates Road, Kelowna, MLS*10089325, \$479,900. Call Erin at 250-864-5877 or Marcelle at 250-470-9189 to view or go to www.24-7openhouses.com



A REAL CHARMER!

Very unique character filled home. Feel like you're at the cottage and be minutes to everything! 3 bdrms, 1 bathrm, single attached garage plus lots of parking, fenced yard. Huge entertainer's deck with mountain views! 604 Snowselt St N. MLS*, \$275,000. Call Erin at 250-864-5877 or Marcelle at 250-470-9189 to view or go to www.24-7openhouses.com



JANE HOFFMAN GROUP





STEPS FROM LAKE OKANAGAN AND SANDY BEACHES
Original home 1948 & carriage home built in 2006. Main home features 2 bdrms 1 bath full kitchen, living room and laundry. Above the main floor is an open concept summer kitchen great room with bed and bath. The carriage home boasts top of the line finishing and design. Vaulted ceilings, numerous natural elements make it cozy and warm. 358 Cadder Ave., Kelowna, MLS*10091140, \$857,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.



DESIRABLE SONOMA PINES
Home facing green belt with golf course and partial lake view! Sun deck and patio. Bright and spacious. Numerous upgrades throughout. Great room concept living. Large kitchen island, upgraded appliances with designer backspash tiles and pantry closet. 2 bdrms & den 2.5 baths. Spacious shower in ensuite bath, make up desk, walk in closet. W/D closet on main floor. Lots of storage. Double attached garage. Approximately 400 ft of unfinished area currently used for storage space. 2153 Serrento Lane, West Kelowna, MLS*10090949, \$409,900. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.



STUNNING HOME IN PRESTIGIOUS LOWER MISSION
Offers an open design floor plan with over 3700 sq. ft. Amazing patio surrounds salt water pool w/fibre optic lighting, outdoor kitchen and living space w/gas fireplace overlooking the pool and rear yard. Oversized double garage w/lots of parking. Luxurious 713 sq. ft. main level master bedroom suite with direct access to the pool. Beautifully landscaped back yard enhances the privacy aspect of this exceptional home! 4362 Kensington Dr. Kelowna, MLS*1008968, \$1,250,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.



FABULOUS FAMILY HOME!
On a quiet cul-de-sac in the naturally beautiful setting of the Wilden neighborhood with green space and walking trails all around. Large rooms, soaring ceilings, open concept living. The kitchen will impress the serious cook with double wall ovens, gas cook top with pot-filler, granite counters, full height (to the ceiling) cabinets with lighting accents and french doors. The home audio system provides speakers through the indoor and outdoor living spaces. 1982 Hidden Ridge Pl, Kelowna, MLS*10090546, \$839,900. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.



COMMANDING AND UNOBSTRUCTED LAKE VIEWS!
From Peachland to Naramatall Quality 4300 sq ft custom built home w/5 bdrms plus den, 5 full baths. Vaulted ceilings in the main living areas, 3 sided gas fireplace defines the open design. Stunning granite island kitchen, stainless appliances. Master bdrm w/his & hers ensuite bathrooms. Lower level self contained 2 bedroom in-law suite with private entry. 6447 Renfrew Rd., Peachland, MLS*10090984, \$799,900. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.



CUSTOM BUILT EDGECOMBE BUILDERS
4155 sq ft Skyland Showhome. Superior craftsmanship and architectural design offers a "Tuscan Twist" to this exceptional masterpiece. Positioned on a .22 acre level corner lot. Winner of 2 Gold Tommie Awards 2013 for Best Showhome and Best Master Suite in its respective categories. No detail overlooked with porcelain tile and wire brushed oil finished oak hardwood flooring, solid knotty alder interior doors and cabinets, distressed fir casings, wine cellar, stunning main floor master bedroom, upper level recreational/media room. 127 Skyland Dr. Kelowna, MLS*10091278, \$999,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.

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



Coldwell Banker Horizon Realty Is Supporting Three Families This Christmas Through The Food Bank

Alannah Alden
Lance Alexander
June Bakala
Allyn Bentz
Charlene Bertrand Leigh
Bjornson

Mark Boppre
Renate Boucher
Gary Bowker
Al Boyle
Jaime Briggs
Frank Buckland
Trish Cenci
Cathy Cherka
Ellen Churchill
Carole Coleman
Dave Collins
Tracey Corsi
Elizabeth Csiki
Julia Debolt
David Delorme
Brenda Dilley
Bob Dirks
Tim Down
Greg Dusik
Darryl Dyck
Kyle Eisenhut
Christie Fisher
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Ron Sutcliffe
Susan Tough
Sherry Truman
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Ken Umbarger
Barret Watson
Ian Watson
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Brian Wright

Wishing You Good Health & Happiness for 2015
from all the Staff & REALTORS® at Coldwell Banker Horizon Realty