

WHERE HOME BEGINS

Residential 250-860-7500

Commercial 250-763-4343

www.kelownaRealEstate.com



WALKOUT RANCHER IN QUIET RURAL SETTING ▼
Open concept with 5 bedrooms, 3 full baths, approximately 3200 sf finished, large kitchen island and pantry, gas F/P in the living room, newer hardwood & travertine floors, multiple skylights, master on the main with 3 bedrooms, den on lower area along with a family room, movie room, bonus room under slab of garage, the back yard is completely fenced, gas hook up for BBQ. 5983 Meldrum Place, Peachland, MLS®10126623, \$668,000. **Call Cecile Guilbault—Personal Real Estate Corporation 250-212-2654 for more information or visit www.cecileguilbault.com**



RARE OPPORTUNITY ▼
9.97 acre property zoned RM-1 for Manufactured or modular home park, lake & mountain views gently sloping property, a short drive to the lake shore and shopping, transit available. 4956 Princeton Avenue, Peachland, MLS®10126259, \$1,400,000. **Call Cecile Guilbault—Personal Real Estate Corporation 250-212-2654 for more information or visit www.cecileguilbault.com**



NORTH GLENMORE HOME ▼
Fantastic family home located at the end of a quite cul-de-sac, 3 bedrooms on the main floor, fully fenced yard, close to shopping, schools and UBCO this home is a must see. Enjoy the stunning valley view or head for a hike straight out your backyard. 117 Applecrest Court, Kelowna, MLS®10124849, \$569,000. **Contact Kraig Snaychuk at 250-215-1542 for your own private showing.**



A MUST SEE HOME ▼
This 3 bedroom, 3 bath plus den home features spa-like bathrooms w/heated floors & a luxurious master suite. Beautiful hardwood floors, California blinds, newer hot water tank, built-in BBQ, updated windows and a Hepa air purifier. A media room w/built-in projector, or exercise in the basement. Enjoy the view from the wine cellar, the garden, the gazebo in the low maintenance yard. 1400 Springfield Road, Kelowna, MLS®10126613, \$599,900. **Call John Mandoli at 250-718-1864 or Brian Wright at 250-681-0198 for more information**



DESIRABLE PRITCHARD ROAD AREA ▼
This 4 bed & 3 bath bi-level home has an inlaw suite that backs onto orchard/nursery and a view of Mission Hill Winery. New laminate flooring throughout, kitchen redone, 2 laundry hook ups, new central air, underground irrigation & central vacuum. 2 inactive fireplaces with provisions for a wood stove. Separate entrance into lower level. Parking for 4-6 vehicles and the RV, fully fenced yard. 1738 Newport Road, West Kelowna, MLS®10126293, \$599,900. **For private viewing call Roma Niessen at 250-212-6880**



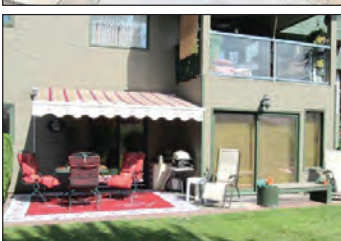
SPECTACULAR CUSTOM BUILT HOME ▼
This walkout rancher has vaulted ceilings in open main floor living area & kitchen w/pantry and granite island. Master suite includes a walk-in closet, spa like bathroom, large sliding glass doors to large patio. Main floor has 2nd bedroom and full bath. Basement has games/movie room w/3rd bedroom and full bath. LEGAL 850+ sq. ft. one bedroom suite with separate laundry and entrance finish off the basement. #1 - 6267 Sundstrom Court, Peachland, MLSR10126791, \$899,000. **Call Pat Klassen at 250-859-6335 for more information**



GOLF COURSE LIVING AT ITS FINEST! ▼
This custom built home boasts over 4100sqft of finished space, 6 bedrooms, 4 bathrooms & the kitchen has granite counter tops, wine fridge, a dual oven & convection cook top w/optional gas hookup. Beautiful hardwood throughout the main level, giant living room w/stunning gas fireplace. Huge master w/5 pce ensuite & walk-in closet. This home has your dream garage plus the 3rd garage with 11.5 ft high door, sani-dump station and 30 AMP service. 2153 Golf Course Drive, West Kelowna, MLS®10126625, \$998,000. **Call David Delorme at 778-821-3885 for more information**



ORIGINAL 1914 SCHOOL TEACHERS HOME ▼
This foursquare style 6 bed/2 bath farmhouse has a steam shower, shared ensuite, walk in closet, engineered hardwood throughout upper floor & livingroom, wood frame windows, heap pump air conditioners, upgraded plumbing and electrical, paving stone driveway, cedar shingles, concrete foundation & vaulted ceilings. A detached garage/workshop with lots of extra room. 3349 East Kelowna Road, Kelowna, MLS®10126608, \$664,900. **Contact Ellen Churchill at 250-863-9045 for more information.**



ENJOY THE RESORT LIFESTYLE ▼
Serene lower level 2 bdrm, 2 bth condo with lake views offers pools, hot tubs, tennis/pickleball court, gym, golf course, workshop, fenced in off leash dog park plus more. Close proximity to Airport, UBCO, wineries, golf courses, ski hills, walking trails, shopping, casinos, & restaurants. Lease term to 2035. #1111 - 415 Commonwealth Road, Kelowna, MLS®10126456, \$225,000. **For your private viewing contact Marion Lahey at 250-300-3730 or mlahey@coldwellbanker.ca**



BLUE ROOSTER CAFE ▼
100% of the assets of the Blue Rooster Cafe. This is for equipment only (value approx 130k), a new lease would be offered to a new operator subject to Landlord approval. Semi-lakeshore location in Peachland currently offers breakfast, lunch, dinner, coffee sales, deli items, liquor license, & ice cream. Large outside patio w/ live entertainment during the summer months makes this an excellent investment opportunity. B - 5866 Beach Avenue, Peachland, MLS®10126585, \$59,900. **Contact Larry Guilbault at 250-826-2047 for more info.**



LOVINGLY CARED FOR WALKOUT RANCHER ▼
Huge kitchen w/oak cabinets, tile backsplash & floors, computer desk, gas stove & cozy breakfast nook. Spacious master bdrm has access to deck & amazing 4 pc ensuite with soaker tub. The main level has 2nd bdrm, 4 pc full bthrm & laundry/mud room. The lower level features a large family room and 3rd bedroom, 3 pc bathroom, cold storage room. Covered patio, waterfall, pond & landscaped .40 acre lot. Oversized dble garage & lots of parking. 2001 Horizon Drive, West Kelowna, MLS®10125892, \$779,900. **To view this home call Saverio Tumato at 250-862-6911.**



KELOWNA WATERFRONT ▼
Luxury finishing & furnishings in this 2 bed plus den & 2 bath condo. Your chance to own ¼ fraction of this fabulous Flagship waterfront property. 3 consecutive weeks / 4 times per year. Boat moorage, roof top pool, spa, hot tub & exercise room plus so much more! Great investment opportunity, rentals have doubled since 2015. Great location, moor the boat right outside the patio door - ground floor on the lagoon. #153ABC - 1288 Water Street, Kelowna, MLS®10126045, \$199,900. **Contact Marnie Perrier at 250-212-8552 for a private viewing.**



MERRY
Christmas

FROM EVERYONE
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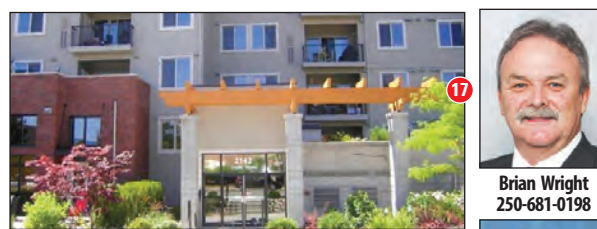
KELOWNA 14-1470 Harvey Ave. 250- 860-7500

WESTSIDE 102-3480 Carrington Rd. 250-768-8001

WATER STREET 9-1310 Water St. 250-860-7500

PEACHLAND 5878E Beach Ave. 250-767-2744

PROPERTY & STRATA MANAGEMENT 110-1641 Commerce Ave.
250-860-1411 res. 250-860-1420 comm



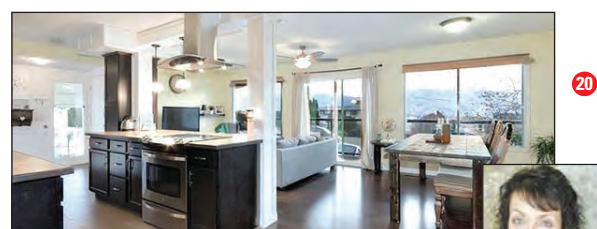
LUXURY LIVING AT THE PRESTIGIOUS 'RADIUS' ▼
This beautiful 1400 sq ft top-floor two bed, two bath plus den & loft condo is nestled in a quiet area, yet centrally located near many amenities such as boutique shops, grocery stores, fitness gym, entertainment facilities, great restaurants and coffee shops. Enjoy the extra space, granite counters, hardwood floors and vaulted ceilings. Safe, heated parking stall. #402 – 2142 Vasile Road, Kelowna, MLS*10123068, \$449,900. **Call John Mandoli at 250-718-1864 or Brian Wright at 250-681-0198 for more information**



CERTIFIED ORGANIC VINEYARD ▼
Gorgeous lake views from this 11.98 acre vineyard located off Boucherie. 2 large homes on this stunning property. Main home has 4 bedrooms/3 Bathrooms with an in law suite! Second residence has 3 bedrooms. Incredible location close to everything! 3100 Thacker Drive, West Kelowna, MLS*10123238, \$2,398,000. **For more information on this property call Kara Rosart at 250-863-1274.**



VALLEY & MOUNTAIN VIEWS ▼
This exceptional 3 bedroom 3 bathroom home is perched above Hartman Hill. It is near elementary schools, high schools & middle schools, minutes from UBCO, shopping, transit and the international airport. Find serenity in this quiet neighborhood nestled amongst orchards and acreages. 875 Gibson Road, Kelowna, MLS*10125817, \$629,000. **Contact Kara Rosart at 250-863-1274 for more information.**



INVESTORS OR FIRST TIME HOME BUYERS ▼
Updated & centrally located 4 bedroom home (2 + 2) with 2 bedroom suite. Open, warm & spacious upstairs, nice kitchen with eating bar. Electric wall mounted fire place in the living room. Downstairs is a renovated two bedroom suite with its own separate laundry and entrance. Ample parking and large yard. Close to public transit, many amenities such as movies, banking, walk-in medical clinic, restaurants, and shopping. 2470 Snid Road, West Kelowna, MLS*10126775, \$449,000. **Call Karen Guy at 250-878-3605 for more information.**

INTRODUCING...

Mike Wintemute

Mike Wintemute has come to us from Whistler, BC to be our Business Manager. He has been licensed since 1986 and obtained his Managing Brokers license in 1989. Besides business, family and community are important to Mike and he has been a member of Kiwanis, assisted with minor hockey, softball, a member and chairman of the Whistler Chamber of Commerce and other community groups.



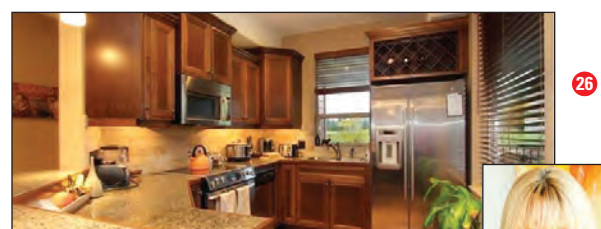
CALLING ALL CHEFS OR FOODIES ▼
European Catering known for their PIG ROSTERS. Excellent reputation and database of clients. Potential for more income and year round business. Owners motivated, they want to retire and will train. Support staff available to hire to assist with large events, turn key business, client list, European family recipes and all the equipment required to make money. MLS*10125534, \$75,000. **Call Marnie Perrier at 250-212-8552 for more information.**



COZY WARM COTTAGE AT PARADISE VALLEY ▼
This unit is well equipped w/natural gas furnace/stove, hot water on demand, built in sound system, spacious kitchen, and so much more. Relax in the resort by the outdoor pool. Maintenance fees are low - \$76.31 per month which includes water, snow removal, garbage removal, pool main, & wifi. For an extra \$10 per month Shaw cable. Has an outside deck and enclosed yard with a pond and garden. No rental, age, pet restrictions. #36 – 4835 Paradise Valley Drive, Peachland, MLS*10124067, \$199,000. **Contact Larry Guilbault at 250-826-2047 for a guided tour.**



THE ONE YOU'VE BEEN WAITING FOR ▼
Live upstairs in the spacious 4 bed 3 bath home and rent out the newly renovated 1 bed 1 bath lower suite w/separate side entry. Close to Ben Lee Park, shopping and all amenities. Move in ready with new windows, doors, trim and paint throughout. This home is a must see inside and out! Newly fenced and a professionally landscaped yard. 260 Kneller Road, Kelowna, MLS*10126566, \$520,000. **Call Joe White at 250-571-6334 or joe@kelownarealestate.com**



OVERLOOKING SHANNON HILLS GOLF COURSE ▼
Beautifully maintained 2 bed + den walkout corner unit w/stunning finishes & great room concept! Custom cabinetry, blt-in wine rack, granite in kitchen & bath, motion-sensored under-cabinet lighting, hardwood floors, rock f/p, enste w/dbl sinks & heated tile flrs & large master w/vast walk-in closet. Large covered private patio w/picturesque views of golf course, valley & mountains! #110 – 2750 Auburn Road, West Kelowna, MLS*10125660, \$399,000. **Contact Ellen Churchill at 250-863-9045 for more info**



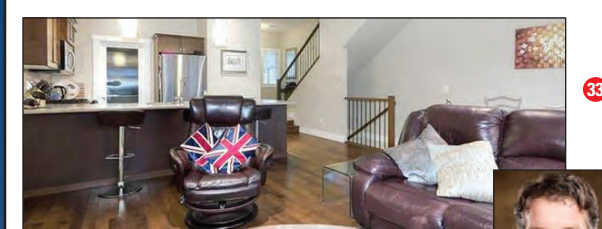
PROPERTY & STRATA MANAGEMENT

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

 Liz Bennett Property Manager	 Dave Collins Property & Strata Manager	 Christie Fisher Property Manager	 Judith Gregson Strata Manager	 Carey Johnson Strata Manager	 Mike Makin Personal Real Estate Corporation Property Strata Manager	 Janet McDonald Managing Broker
 Peter McKenzie Personal Real Estate Corporation Property Strata Manager	 Glen Mehus Commercial Property Manager	 Shirley Mehus Commercial Property & Strata Manager	 Christina Gaspari Property Manager	 Joy Ross Property & Strata Manager	 Anthony Serani Property Manager	

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

HORIZON REALTY



ONE OF KELOWNA'S BEST TOWNHOME ▼
This 3 bed 2 full and 2 half bath home has an open main floor with large kitchen and eating bar. All stainless kitchen appliances with gas range. Hardwood flooring covers the main floor, stairs & 2nd story including bedrooms and hallways. Large master suite w/walk-in closet & ensuite. Laundry on 2nd floor. Basement has a half bath, huge open family room & storage. Geothermal heating and cooling, on-demand gas hot water, excellent sound proofing & fully fenced rear yard. #55 – 600 Baynton Place, Kelowna, MLS*10125925, \$489,000. **Call Pat Klassen at 250-859-6335 for more details**



MODERN OPULENCE! ▼
UM Kelowna estate. Expansive Lake Okanagan views. Commanding presence offers a European mansion style plan. Perfect for entertaining! Impressive foyer, wide hallways, soaring ceilings, 18th century f/ places. Chef-inspired kitchen w/gorgeous double island. Dual master bedrooms. There is no other property like it. 419 Viewcrest Road, Kelowna, MLS*10125745, \$4,450,000. **Call Christian Kirschke at 250-863-2000 or Paige Guernsey at 250-862-6464 for view this property.**



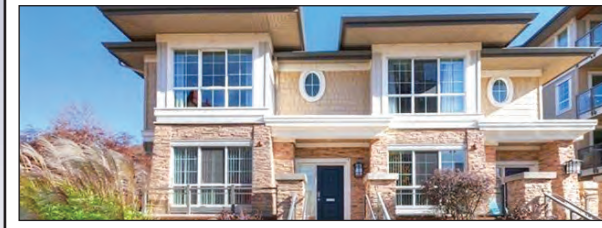
FAMILY PARK – LARGE DOGS WELCOME ▼
Quick possession. Upgraded 2 bedroom plus family room and detached studio/workshop. Private fenced yard for your pet. Enjoy year round bar-b-q's on your wrap around deck, newer roof, siding, drywall, deck, paint and flooring. Needs TLC. #8-3270 Shannon Lake Road, West Kelowna, MLS*10126358, \$99,900. **Call Renee to view at 250-470-1388. I speak your language, English, German and French.**



OWN FOR THE SKI SEASON! ▼
This chalet is located next to the slopes. Main entrance offers ample room to remove gear & storage. The open concept kitchen features granite island, counters, ample cabinetry & s/s appliances. A covered hot tub deck is provided. The mezzanine upper level has a media room, wet bar & pool table game room that overlooks the living room & takes advantage of the amazing views. The bedrooms are on this level - 1 queen sized bedroom, 2nd bedroom is oversized & has a double sized bunk bed & single sized bunk bed. The master bedroom is open concept to bathroom with a soaker tub & large shower. #4 – 5929 Snow Pines Way, Kelowna, MLS*10124689, \$650,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**



UNOBSTRUCTED LAKE, CITY & SUNSET VIEWS ▼
Great family home with 4+ bedrooms, 3 and 1/2 baths, computer niche on main floor, island kitchen w/gas range & vaulted great room w/gas fireplace. Direct access to the large front deck or rear deck that accesses the private back yard. The full basement provides a bedroom, large rec room, den and full bathroom. Separate entrance into the basement from the garage as well as to the foyer, provides flexibility for an extended family. 1766 Markham Court, Kelowna, MLS*10126401, \$699,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**



UNIQUE DOWNTOWN LIVING ▼
The large private patio has a gate opening to the pool/hot tub, as well as the fabulous Waterscapes amenity building w/gym, lounge areas & guest suites. The home itself is over 1800 sq. ft., with 3 bedrooms & 2.5 bathrooms, large open living spaces on the main floor opening to two private patios. The high-end kitchen features built in wall oven and gas range, granite counters and large island for casual entertaining. 1133 Sunset Drive, Kelowna, MLS*10125818, \$860,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**



SPECTACULAR VIEW HOME WITH POOL ▼
Over 5600 sq ft with 5 bedrooms & 5 bathrooms. Master on the main, 2 bedrooms up and 2 down. 3-D theater system, a huge 150" screen, wet bar, two gas fireplaces, wine room & a sauna. The chandeliers can be lowered by turning a switch & the Hunter Douglas blinds are controlled remotely. The security cameras, pool heater and stereo system can all be controlled with your mobile device. Extensive use of natural stone. You will want to see this home. 968 Hewitson Court, Kelowna, MLS*10126670, \$1,888,800. **Call Mark Kayban for your private tour at 250-826-4920**



IMAGINE PRIVACY & RELAXATION ▼
4500 sq ft of elegance and luxury. 4 bedrooms, 5 bathrooms, & den w/terrace surrounding hot tub & lg saltwater pool. Arbutus Fieldstone, Artisan stucco, reclaimed barnwood, wood windows, plantation shutters; glass railings; vaulted ceilings, kitchen has kitchen aid appls, granite & travertine, onyx light fixtures, wine cellar, heated tile floors in all baths, triple garage & possible furniture pkg. 1529 Vineyard Drive, West Kelowna, MLS*10122225, \$2,199,000. **Contact Ellen Churchill at 250-863-9045 to view this beauty.**

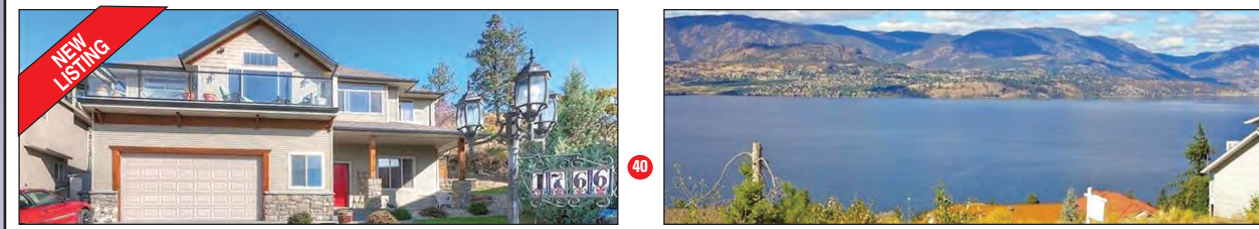


ONE LEVEL RANCHER IN GLEN OAKS ▼
Well cared for 2 bedroom and 2 bath home. Very open floor plan, kitchen has large eat-in area. Gas fireplace and central air. Large covered deck off the living room with a private yard. Single car garage w/additional parking in front. Close to shopping, schools and other amenities. #124 – 160 Celano Crescent, Kelowna, MLS*10125509, \$338,500. **Call Gary Loverin at 250-317-5252 for more information.**

JANE HOFFMAN GROUP

OWN FOR THE SKI SEASON! ▼
This chalet is located next to the slopes. Main entrance offers ample room to remove gear & storage. The open concept kitchen features granite island, counters, ample cabinetry & s/s appliances. A covered hot tub deck is provided. The mezzanine upper level has a media room, wet bar & pool table game room that overlooks the living room & takes advantage of the amazing views. The bedrooms are on this level - 1 queen sized bedroom, 2nd bedroom is oversized & has a double sized bunk bed & single sized bunk bed. The master bedroom is open concept to bathroom with a soaker tub & large shower. #4 – 5929 Snow Pines Way, Kelowna, MLS*10124689, \$650,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**

JUST A COUPLE OF UNITS REMAINING ▼
Great family floor plan in this 3 bedroom plus computer niche, 2.5 bathroom home with huge deck, double garage plus access to common area parking stalls. Granite counters & s/s appliances in the kitchen. Open & bright w/pleasant valley and sunset views. Investors take note – no rental restrictions & these units are walking distance to schools, YMCA, ice rink plus a short walk to a direct bus to UBCO. #15 – 695 Webster Road, Kelowna, MLS*10125204, \$419,900. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**



OUTSTANDING LAKE VIEW LOT ▼
Close proximity to the shores of Okanagan Lake with schools, shopping, dining nearby. .27 acre in size. Preliminary Home plans on file that feature nearly 4000 square feet of living including a self contained suite. All services & lot and ready to build that amazing lake view home of your dreams. 392 Stellar Drive, Kelowna, MLS*10124248, \$419,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**



LOVELY FAMILY HOME ▼
This 4 bed & 3 bath home in sought after Upper Mission. Open concept living with picture windows, solid hardwood flooring, slate tile gas fireplace add to the beauty of this home. Kitchen incorporates island w/ breakfast seating & stainless steel appliances. The lower level includes rec room, newly added bedroom, 4 pc bathroom, storage & laundry room. Full landscaping further enhances the beauty of this property with tiered retaining walls, paving stone patio perfectly positioned to take in the sunsets, hot tub and fantastic foliage. 701 Centina Court, Kelowna, MLS*10125698, \$625,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**

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

A warm, inviting living room scene. In the foreground, a baby wearing a green shirt and green pants with a Santa Claus patch on the back is lying on a blue blanket with a Santa Claus pattern. The baby is looking towards a fireplace where a fire is burning. To the left of the fireplace, there is a large, wrapped gift box with a brown ribbon. Above the gift box is a sign that reads "MAY THE CHRISTMAS SEASON FILL YOUR HOME WITH JOY YOUR HEART WITH LOVE AND YOUR LIFE WITH LAUGHTER". Above the sign is a red and white striped pillow. On the wall above the fireplace, there is a sign that says "NOEL" and some Christmas decorations. The overall atmosphere is cozy and festive.

THIS IS HOME THIS IS WHERE AWESOMENESS HAPPENS



Do you want to know the value of your home? We can tell you. It's the smell of cookies coming from the kitchen, board games with friends at your Big White chalet, and the anticipation of Santa's arrival. If you'd like to find a home to begin your Christmas traditions, call us today.

Coldwell Banker Horizon Realty 250.860.7500