

HORIZON REALTY

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WHERE HOME BEGINS



Vol. 13 No 10



BEACH AVENUE SEMI WATERFRONT

Location! Location! Large .34 acre lot walking distance to shops & restaurants, close to the Marina with boat launch steps away, this 4 bdrm, 2 bath grade level entry is

easy to suite and easy to accommodate two families, approx 2520 sq ft finished, invest for the future and enjoy today, well cared for home, park like back yard, large view deck, updated kitchen, lots of parking for toys, boats, RV, new roof, newer hot water tank & deck. 5642 Beach Avenue, Peachland, MLS*10123468, \$945,000. **Call Cecile Guilbault—PREC* 250-212-2654 for** more information or visit www.cecileguilbault.com.



SONOMA PINES

Popular golf course living at "Sonoma Pines". Walk to shopping & beach! Detached rancher 1355 sq ft The Carmel Plan has 2 bdrm, 2 full baths

open concept, private back patio, double garage, gas F/P, pantry, C/A, gas BBQ hook up. Monthly maintenace fee of \$239.39 and land lease prepaid until 2102. 3691 Sonoma Pines Drive, West Kelowna, MLS®10123922, \$469,900. Cecile Guilbault—PREC* 250-212-2654 for more information or visit www.cecileguilbault.com



PONDEROSA DEVELOPMENT – THE TRAILS

This walkout rancher has high vaulted ceilings, gas fireplace, geothermal heating & cooling system, bedrooms are on the lower level plus unfinished 19' x 18' extra finished media room beneath the double garage. This home includes granite counters, stainless steel appliances, hardwood floors, heated tile floors in bathrooms, large walk in closet & tall double french doors to deck & patio. Double garage has extra deep bay so you can fit your boat or big pick-up truck in the garage. #111 — 4000 Trails Place, Peachland, MLS*10123798, 5549,900. For more information visit ponderosaliving.ca or call Dave Collins at 250-870-1444 for your private viewing or visit me at www.DaveCollins.ca



TOP FLOOR LUXURY LIVING

This top-floor two bed, two bath plus den & loft condo is nestled in a quiet area, centrally located to shops, grocery stores, entertainment facilities, restaurants & coffee shops. Over 1400 sqft of living at the prestigious "Radius". Enjoy the extra space,

granite counters, hardwood floors & vaulted ceilings. Safe, heated parking stall. #402 — 2142 Vasile Road, Kelowna, MLS® 10123068, \$455,900. Contact John Mandoli 250-718-1864 or Brian Wright 250-681-0198 for more information on this property.







CHARACTER HOME WITH POOL

Great character home w/substantial renovations over the years. 1 Bdrm + den and unauthorized suite rented for \$1100/month. (furnished).

16x32 in-ground heated pool in private front yard. Take out pool and put in a carriage home? Large attached double garage with 3rd door to back yard. 732 KLO Road, Kelowna, MLS®10123254, \$599,000. Call Walt Reglin at 250-470-0919 to view this property.





TWO FAMILY HOME WITH VALLEY & MOUNTAIN VIEWS

2 attached homes on 10 acres with year round Creek in ravine. Large bright rooms, geothermal utilities and an

additional residence allowed. Forested trails and back country access. Privacy and tranquility! 4355 Maxwell Road, Peachland, MLS®10122615, \$993,000. Call Sally Hollingsworth at 250-864-7548 for an appointment to view.





THIS HOME WILL NOT LAST

HIS HUME WILL NOT LAS

Beautifully updated townhome with new floors throughout! Bright open living room with sliding doors to the patio. Charming kitchen with an abundance of white cabinets and adjoining dining area. Features 3 bedrooms with the master bedroom & 4 pc bathroom on the main. Also on the main floor is powder room & laundry. Upstairs is an additional 2 bedrooms & full bathroom. Single car garage plus 1 extra stall. Centrally located close to schools, shopping and transit plus this complex has a Clubhouse & kids playground! #7 – 1120 Guisachan Road, Kelowna, MLS®10124528, \$389,999.

Call Saverio Tumato at 250-862-6911 for a private viewing.





TRENDY DOWNTOWN!

Loft style w/one spacious bedroom and 2 bathrooms. Open floor plan with 20' ceilings provide plenty of natural light to the open living area. Master

bedroom has large walk in closet & oversized rain shower. Concrete patio with natural gas hookup. Amenities include splash pool, pool side gas fireplace, swirl-pool, gym, steam sauna & more. #111 – 1495 Graham Street. Kelowna, MLS®10124239, \$368,500. Call Joe White for your personal and private tour at 250-571-6334



NOT JUST A DRIVE BY! 111

Located on one of West Kelowna's premier streets, the owners have transformed this 6 bedroom, 5,647 sq ft home with a contemporary feel. Private backyard, pool & stunning city, bridge and

lakeviews. 2519 Hillsborough Road, West Kelowna, MLS®10123484, \$1,350,000. For more information on Kelowna Real Estate please call Jaime Briggs 250-215-0015 or go to www.BriggsOnHomes.com



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UPPER MISSION WALKOUT RANCHER

Gorgeous, like new walkout rancher with 3 bedrooms and inground pool. This beautiful home is perfect for empty nesters or retirees, located across from million dollar homes on a quiet street. 766 Marin Crescent, Kelowna, MLS®10123717, \$829,000. For more information on Kelowna Real Estate please call Jaime Briggs 250-215-0015 or go to



www.BriggsOnHomes.com **UNOBSTRUCTED LAKE, MOUNTAIN AND CITY VIEWS**





PERCHED ON THE EDGE OF DELIGHT

4 bed/3 bath 2015 built home, open, barrel vaults & lake views. Walk-in & feel the WOW... indoor/outdoor living, private palaypa. Spa like master; his/her walk in closets. Quiet &

peaceful cul-de-sac, unobstructed views featuring city, vineyards, orchards & Okanagan Lake. Nuvo sound throughout, engineered hardwood on main floor. Built for your family and entertaining pleasure! Could be additional bedrooms downstains if required.

2414 Bella Vista Street, Kelowna, MLS*10123946, \$1,238,800.

Proudly presented by Marnie Perrier, call for your private showing at 250-212-8552 or visit marnie@marnieperrier.com



LAKESHORE LIVING

Exceptional Lakeshore living in this mobile with added addition. Truly a dream location, with breathtaking lake and mountain views. Complete with 2 beds plus a den, big deck/

patio, well maintained, a must see! It does not get better than this! #132 2035 Boucherie Road, West Kelowna, MLS®10124355, \$219,000. For a tour of this exceptional property call Larry Guilbault at 250-826-2047.



PARADISE VALLEY

Look no further, you have arrived at easy living at its best in this cozy warm cottage at Paradise Valley. This unit is well equipped with natural gas furnace/

stove, hot water on demand, built in sound system, spacious kitchen, and so much more. Relax in the resort type atmosphere, with an outdoor pool. #36 – 4835 Paradise Valley Drive, Peachland, MLS®10124067, \$199,000. For a tour of this exceptional property call Larry Guilbault at 250-826-2047.





PRIVACY, ACREAGE & PANORAMIC LAKEVIEWS!! This spectacular 4BD/3BA walk-out rancher is perched on 2.49 serene acres in McKinley

Landing w/stunning 180 degree lake & mtn views. Great curb appeal w/gated entry, 60 partially covered deck & long driveway leading to expansive parking area. The interior boasts vaulted ceilings in livingroom & foyer, open concept, wood-burning stone F/P up & 3-sided gas F/P down. Master boasts deck access, walk-in closet & spa-like ensuite. The lower levels has a media room plus 2 more bedrooms, family room & billiards area 2328 Arthur Court, Kelowna, MLS°10124186, \$1,295,000. Contact Ellen Churchill at 250-863-9045 to view this property







living & dining area, newer front loading washer/dryer, brand new b dishwasher. This condo is spacious feeling with LOTS of cupboard space, storage & 9 'ceilings. This home has been smoke & pet free, but pets are welcome in the strata. Secure parking & main entry, internal intercom, & being located on a central bus route make this a great choice for university students. Comes with storage area & one underground parking stall. Short walk to many amenities & restaurants. #207 —770 Rutland Road, Kelowan, MLS*910124440, §249,900. For more details & photos & virtual tour go to www.connectwithkaren.com & call Karen Guy at 250.878.3605 or 250.768.8001







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

LEGACY

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

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



Brand-new contemporary styled home with luxe finishing's, built by the award-winning Bill Frame Construction & located on over 10 acres of private estate-like property with in-ground swimming pool & stunning lake & valley views! 2079 Huckleberry Road, Kelowna, MLS®10121584, \$2,549,000. For more information on Kelowna Real Estate please call Jaime Briggs 250-215-0015 or go to 250-215-0015



Jaime Briggs

s home is on a large double lot .68 acre with views, already legally

zoned R-2 Duplex with plans to expand. Enjoy is or expand structure. no sewer required - allowed to add a second septic field. Current home has a one bedroom suite with tenant. 5832 Brown Place, Peachland, MLS®10123756, \$416,900. For more information call Dave Collins at 250-860-1411



Collins 250-860-1411



4 indiviual building lots available on Highway 33, 1 hour from Kelowna and nearer to Big White. The driveways are in, wells drilled, gently sloped building sites levelled, and power is at the lot boundary. Beautiful views with privacy and serenity. Acreages vary in size from 18 acres to 48 acres with some timber available to harvest. 3 mins outh of Beaverdell. Lots 1 through 4 Highway 33S, Beaverdell, MLS®10120230, 10120231, 10120235, 10120237, \$189,900 to \$249,900. **For more information** please call Allyn Bentz at 250-470-2413



Bentz

5 acres can be your own private getaway. Great hobby farm with solid 4 bedroom home, huge 21' x 32' shop, triple carport, workshop and numerous other outbuildings. Set up for chickens, pigs, cattle or horses. A creek runs through the front of the property and a spring supplies unlimited water to all buildings. 1 hour from Kelowna. 20 Graff Road, Beaverdell, MLS*10122389, \$449,900. For more nation please call Allyn Bentz at 250-470-2413



love in ready, easy living on one level! This 2 bedroom/2 bath plus den (a bit of ke view), has no expense spared. Granite counter tops, hardwood floors, stainless steel appliances, central vac, heated bathroom floors, custom blinds, Geo Thermal heating/air conditioning, over sized double garage-12' ceiling, corner unit, great outside deck with natural gas bib, superb landscaping, low strata fees, many outside deck with natural gas pip, superior initioscoping, 1011 20519, \$439,900. upgrades. #201 – 4000 Redstone Crescent, Peachland, MLS®10120519, \$439,900.

Call or text Larry Guilbault at 250-826-2047 for your private tour.

Larry Gullbaul



Four bedrooms, 3 bathrooms, kitchen open to family room and french doors to deck and barbecue area. Upstairs has 3 bedrooms, full bath and a media/exercise room. Lots of tile ,hardwood and laminate flooring.What a great family home. 1012 Barnes Road, Kelowna \$785,000. To view this home call Gary Loverin

at 250-317-5252.

250-317-5252



This condo has 2478 square feet of luxury. The kitchen is equipped w/high end appliances & pantry. The massive fireplace is a centerpiece and there's a media room. Feel the warmth of the travertine flooring throughout with in-floor radiant heating. There are 2 decks, central air conditioning, central sound system and a built in vacuum. Strata fees include; natural gas, hot water, sewer, garbage, snow removal, building insurance, management & contingency fund. 2 dogs, 2 cats or 1 of each allowed. #401 - 538 McKay Avenue, Kelowan, MLS*10123410, \$700,000.

**Continuous Continuous Continuo Call Mark Kayban for your private tour at 250-826-4920.





Relax on your huge 25' deck in this luxurious, completely renovated 2 bed/2 bath ground floor condo with spectacular lake and golf course views. All new everything – electrical, plumbing, windows, doors, flooring, etc., etc. Carolyn Walsh custom cabinetry is featured throughout with tons of storage, stainless steel appliances, extensive ceiling detail, lighting, rock walls and much more. With too many features to list, this condo is a must see! Lease term to 2035. #3105 - 415 Commonwealth 10 list, tills Collinu's a minus seer seem to be soon and the showing call 250-300-3730 Marion Lahev at 250-300-3730.





ihis 4500 sq ft. of elegance & luxury, 4 bedrooms, 2 dens, 5 bathrooms has a terrace surrounding 1 large saltwater pool. Off the master sitting area is a hot tub overlooking breathtaking views! Designer lighting, plantation shutters, glass railing, barrel & vaulted ceilings, triple tandem garage & room for boat or smaller RV, pantry, laundry & cloak room. Kitchen aid appls, granite k travertine with onyx light fixtures. Walk-in closets w/custom shelving, all bath tile is heated, 2 furnances, 2 heat pumps, Navien tankless hot water & \$11k sound system. 1529 Vinevard Driv Nest Kelowna, MLS®10122225, \$2,199,000. Contact Ellen Churchill at 250-863-9045 to



Churchill

IMAGINE PRIVACY & RELAXATION •••••••• 250-863-9045 IMMACULATELY CARED FOR CHARACTER HOME ••••• This 1408 sq ft. home is zoned for URBAN AGRICULTURE, MAJOR CARE CENTRE, COMMUNITY REC SERVICES,EMERGENCY/PROTECTIVE SERVICES, HEALTH SERVICES MINOR, PRIVATE CLUBS, RIVATE & PUBLIC EDUCATION SERVICES, RELIGIOUS ASSEMBLIES, UTILITY SERVICES, boasts 5 offices, wall unit AC, a handicap washroom and entry ramp. Added features include galley kitchen & laundry/mud room. Recent reno's include an electrical upgrade, roof, windows, vinyl plank flooring, bathroom & low maintenance landscaping & 4 parking spaces, 1369 Richte treet, Kelowna, MLS®10121217, \$495,000. Contact Ellen Churchill at 250-863-9045 to



EXCEPTIONAL DECK AND GARDEN · · · · · · · · · Lewer MH with 2 bdrm/2 btrm. Open design with an awesome kitchen and well ppointed living room. Huge deck with an awning that overlooks flowers and a vegetable larden. Close to the lake with access to a private beach and wharf. Have two portable air-onditioners but could add air to existing furnace. Two skylights to create lots of light. Still inder warranty but is well kept and the owners have made this home very comfortable and leasing. Large shed for storage. A must see! #71 2035 Boucherie Road, MLS®10122091.
138.900. Contact John Mandoli 250-718-1864 imandoli@coldwellbanker.ca or 138,900. Contact John Mandoli 250-718-1864 jmandoli@coldwellbanker.ca or John Mandoli





#144-715 Beaver Lake Road, Kelowna, MLS®10115763, \$139,900. Call Cathy Cherka at 250-215-2956 to view before it's too late! 250-215-2956



Cathy Cherka

ere Home Begins



PROPERTY & STRATA MANAGEMENT

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





PANORAMIC LAKE VIEWS ••••••••

roperty has a second 400 sq foot guest house with separate parking and same

beautiful views, private deck and storage. Huge 24X16 cedar deck on the main house

and Italian tiled lower patio all on .44 acres with fruit trees. Several New Renovations

recently done. Fireplace in master bedroom! All on a quiet dead-end road. A steal for

2 houses on almost 1/2 acre with view. New roof put on in April 2016. Hot water tank

done 5 years ago. 5839 MacGregor Road, Peachland, MLS®10121666, \$512,000. Call

Very pretty home nestled on a .31 acre lot with in ground swimming pool and potential mortgage helper. This home boasts 3 bedrooms up / 1 bedroom down with walk-in closet.

tea or coffee on a large deck out front looking out to Boucherie Mountain. 3710 Glenford Road,

West Kelowna, MLS®10124287, \$419,000, Call Tiffany Pare 250-878-9621.

Beautiful setting with panoramic mountain views and your nearest neighbor is across the street.

Host fabulous family get-togethers in the spacious and private pool area. Never have to change your roof again as the home has been fitted with practical, metal roofing. Enjoy your breakfast



& Strata Manago

250-878-9621





LOOKING FOR A GREAT INVESTMENT ••••••••

This 5 bedroom 4 bathroom home in the heart of West Kelowna is a rare find in this

market. It features 3228 Sq feet, huge deck, 2 full kitchens and the ability to close

off the upstairs to have 2 fully contained suites.2 kitchens/ 3 bedrooms up and 2 gigantic bedrooms down and separate entrances. Close to grocery stores, liquor

stores, schools, bus stops and movie theatre. Also 5 min drive from our beautiful West Kelowna beaches. 2430 Bering Road, West Kelowna, MLS®10119960,

\$450,000. Call Tiffany Pare 250-878-9621.



INSPIRATIONAL VISTAS ••••••••• Inspirational unobstructed view of lake & valley from this truly magnificent home perched on 10 acre private setting in desirable Upper Mission. This luxury home is complimented by amazing landscape, man's dream detached workshop (will accommodate full size RV+) & attached triple garage. Open floo plan on main & walk-out lower level features media room, exercise room, bar/pool table area & guest rooms. You'll enjoy the entertainment sized covered decks and the ever-changing vistas offered from the exercision have not been accounted to the control of the c 117363, \$3,195,000. Call Jane Hoffma



This 2 bed, 2 bath condo has a magnificent kitchen, new laminate floors and new glass shower in the master. Hang out either in your home or on the roof top patio. If you need some extra space for guests there is a quest room that can be reserved. In the summer enjoy the outdoor in ground pool and hot tub. If you have pets, be sure to bring them. You allowed 2 pets here. Golf, Shannon Lake (which is a great fishing), grocery stores, liquor store, baseball diamonds, soccer fields, schools are all less than 5 minute drive away, 7 Min drive to the beach and 6 minute drive to the nearest winery. #3107 - 1990 Upper Sundance Drive, Kelowna, MLS®10124504, \$289,900. Call Tiffany Pare at 250-878-9621 to book a private viewing or for more information.



QUIET PEACHLAND NEIGHBOURHOOD ••••••••

Beautifully maintained 2 storey home has 3 bedrooms and 2 bathrooms upstairs; perfect for amilies. It has multiple living and dining rooms and open concept kitchen on the main level, oms upstairs; perfect for perfect for entertaining. There is also a basement with bathroom, bedroom, living room and perfect for effect aliming. There is also a baselient with Dathbourh, beatlouth, while from the recrown! If you want to enjoy the okanagan summers, this home has a beautiful private yard and garden. The home also comes equipped with Hardwood floors, stainless steel appliances and extra storage in the garage. 5164 Morrison Crescent, Peachland, MLS*10121704, \$599,000.

Contact David Delorme 778-821-3885 or Bill Raine 250-870-6210 for more info.



Flat building sites currently zoned high density, but can be rezoned to medium density. Second adjoining property also available. Amazing development property, must be seen! Geotech. adjoining property also available. Alliazing development property, must be seen section, environmental and archeological studies have been done - ready for you to begin your project. 8" water main and sewer approximately 300m.from property and 6" water main at property ne. 3105B Cougar Road, Westbank, MLS®10111655, \$1,050,000. Contact David Delorme 778-821-3885 or Bill Raine 250-870-6210 for more info.



Spend your time by the pool taking in the views! This home has plenty of great features. The Chef bedrooms; the upstairs featuring 2 master bedrooms both with their own ensuite bathroom. Lower leve has 2 more large bedrooms, bathroom and large rec room. Tons of parking in the oversized triple garage. This home would make a great Bed and Breakfast! 1288 Gregory Road, West Kelowna, MLS®10121994,



David Delorme 778-821-3885



Rill Raine

is home is the perfect family home. It has 3 bedrooms upstairs, quiet and private lane access to the front of the home, plus a peaceful backvard space where the kids can play. Built in 2007, but has all the features of a new rose valley home; hardie plank siding, hardwood floors, gas fireplace, stalless steel appliances, LED lighting and more. Fully Finished Basement has private access in rear. Hot water tank was just replaced last year. This home won't last long. 1944 Rosealee Lane. West Kelowna, MLS®10124228. \$619,900. Contact David Delorme 778-821-3885 or Bill Raine 250-870-6210 for more info.

BREATHTAKING LAKE & VINEYARD VIEWS • • • • •



\$129,900. Call Renee for more information at 250-470-1388. I speak your Roucher nguage, English, German & French. Email: kelownarealtor@shaw.ca 250-470-1388



onice, nobby foliveacing from, big living from, unling area of the kitchen, staind, painty and conveniently located as the upper entertaining BBQ area. Two large decks, an upper and covered lower wifire pit. Oversized double garage plus a single carport + front & back parking for RV's complete w/sani hook up. 6539 Eagle Road, Vernon, MLS*10124151, \$579,000. For more information call Shirley Geiger at 250-767-2744.



JANE HOFFMAN



AMAZING LAKE, CITY AND VALLEY VIEWS! • • • • •

etails at 250-860-7500 or go to www.janehoff



e sought after Westpoint neighbourhood! Situated on a large 0.21 acre property, this 4 bdrm bright interior from the 19 ft. floor to ceiling glass with stunning modern lighting & white or ing. Open concept main floor incorporates a large great room complete with linear fireplac & a gournet island kitchen with professional. rivate ensuite, 2 further bdrms & loft space. Home features sound system, security, floor heat. 1079 Westpoint Drive, Kelowna, MLS®10123229, \$1,349,900. **Call Jane** loffman Group for more details at 250-860-7500 or go to www.janehoffman.com



LAKEFRONT LOT WITH PANORAMIC VIEWS ••••

Lakefront lot beside private beach access. Boasts panoramic views of lake, city and mountains Legacy fund has been paid into and insures this worry-free 99 year lease! NO GST. High-end master-planned, Mediterranean style development - includes community pool, hot tub and boat slip. This is a beautiful, world class development, with very few waterfront lots left. 1532 Harbour Pointe Lane, West Kelowna, MLS®10115809, \$924,000. Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffm

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





rivate forested 9.89 acres with outstanding views of the lake. Architecturally designed with a contemporary lair, all main living areas engage seamlessly with the outdoors, salt water pool & magnificent views







ourmet kitchen w/dual islands, open concept to dining & great room, custom cabinetry, floor to ceiling replace. Stunning black walnut hardwood floors plus travertine flooring. Luxurious main floor master edroom suite. Lower level features wine room, media room & 3 bdrms. 750 sq ft workshop & triple heated



FROM ALL OF US AT COLDWELL BANKER HORIZON REALTY



REMEMBER TO SUPPORT THE FOOD BANK THIS MONTH

NO <u>ONE</u> CAN HELP EVERYONE BUT <u>EVERYONE</u> CAN HELP SOMEONE