

HORIZON REALTY

www.KelownaRealEstate.com

WHERE HOME BEGINS



Vol. 11 No. 9



PERFECT RETIREMENT RANCHER

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, 4 bedrooms, 2 full bath, 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.eccileguilbault.com www.cecileguilbault.com



AMAZING FULLY RESTORED HOME

With modern and contemporary flare! Located just one block to the beach, this 4 bedroom 3 bathroom home has been professionally

rebuilt inside and out and an easy walk to the trendy Pandosy business area, 344 Christleton Ave, Kelowna MLS°10089611, \$648,000. For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com



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FIRST TIME OFFERED FOR SALE!

Squeaky clean in hospital area! 3 beds, 2 bath w/ 500 square feet u/f. RU6 lot, lane access, det. double garage w/ 220V &

RV pkg. Fenced w/ timed ug sprinklers. Updates incl windows, roof, siding, mechanicals, floors, plumbing, kitchen, baths. 2202 Aberdeen St, Kelowna, MLS°10089980, \$449,900. Call Paige Guernsey at 250-862-6464 or go to www.kelownahome.com for more pics.





GREAT VALUE WITH INVESTMENT POTENTIAL!

Specious feel to this 1 bedroom ground floor condo. Excellent facilities - Outdoor Pool, Hot Tub, Exercise Room, Pool Table, Secure Entry Storage Locker and Secure Parking. Access to local bus service close by and with 15-20 minutes of Kelowna International Airport & UBCO. Pets allowed - 1 Cat or 1 Dog (14 inches high / 20 Pounds Fully Grown). Rentals allowed. 115-2551 Shoreline Drive, Lake Country, MLS®10089378, \$152,900. For more info call Tanis Read at 250-215-2121 or Trish Cenci at 250-864-1707.





1900 SQ. FT. RANCHER

With a basement; this 4 bedroom (2 up and 2 down), 2 bathroom home located on a quiet street in Glenrosa could be yours. Newer kitchen and upgraded bathrooms both up and down. Open

concept main living space perfect for the family. Maple hardwood floors throughout top level. Potential for suite in the basement. Single garage with parking for RV. 2832 Glasgow Rd, West Kelowna, MLS®10089552, \$319,000. Call Karen Guy at 250-878-3605 or visit online at www.connectwithkaren.com.



SUBSTANTIALLY RENOVATED!

Guaranteed Success of Your Business or Great Revenue Income property! This phenomenal work/live space is located in the professional block of Bernard... 3 beds up, 2 beds down Main house & 2 bed/2 bath oversized Carriage Home with loads of parking. Original h/wd, cork, carpet, designer kitchen, professional landscaping, high end technology and 11 appls. 784 Bernard Ave. Kelowna, MLS® 10087678, \$669,900. Call Ellen at \$250.863.9045 for a private showing. 250-863-9045 for a private showing.





OWN ON BEST BLOCK IN KELOWNA 2013!!

sinks, vanities & fixtures, paint, carpets, electric baseboards, kitchen backsplash and some new countertops added as well. Large FULLY FENCED BACKYARD HAS 2 sheds. Master W/3 pc ensuite gas F/P HM back salv for some since the salv for some since the salv for some sal

Large FULLY FENCED BACKTARD HAS 2 SITEUS MASSES w/ 3 pc ensuite, gas F/P, HW tank only 6yrs old and newer roof. Zoned RU6 so Carriage house possibility. 743 Rowcliffe Ave. Kelowna, MLS®10089558, \$399,000. Call Ellen at 250-863-9045 for a private



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PERFECT FAMILY HOME!

Located in Rose Valley. Bright, super clean, 2 level end unit town-home with double garage, 3 beds, loft/den area and 2 1/2 baths. Large unspoiled basement just waiting for your ideas. Home features large

open living space with beautiful brick fire place feature wall and vaulted ceilings. Great patio area off of the living room. Perfect home for young children with new school close by! 8-1450 Rose Meadow Dr. MLS®10089443, \$387,000. Call Cathy Cherka at 250-215-2956 for more information or go to www.cathycherka.ca





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SCENIC VIEWS OVER VALLEY

This unit is totally NEW; NO GST. A top floor bright, spacious, designer open floor plan. 2 bedroom 2 bath open floor

plan, all new appliances. His & hers closets in master bedroom. Secured Entry & Parking. Quick Possession. 408-770 Rutland Road N, Kelowna, MLS®10089579, \$212,000. Call Darryl Dyck at 250-681-1952 for more info.



POPULAR LAKESHORE COMPLEX

"The Imperial", 2 bedroom, 2 baths, sandy beach, large lake view deck, A/C, updated kitchen & bath cabinets & ceramic tile floors, great outdoor pool area. No pets, no age

restrictions, rentals ok, one covered parking space. 404-4058 Lakeshore Road, Kelowna, MLS®10088181, \$470,000. For more information visit www.cecileguilbault.com or call Cecile Guilbault PREC* to view at 250-212-2654.





GORGEOUS EAGLES VIEW

A rare "Owl" unit on the level closest to the lake offering spectacular lake view/ town view/ valley view vistas. Upstairs is a large master bedroom with 12'ceilings 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 countertops, central vacuum. Parking for two vehicles plus additional parking for RV or boat. 207-4350 Ponderosa Dr. Peachland, MLS® 10090005, \$525,000. Call Dave Collins at 250-870-1444 or go to



SPECTACULAR MOUNTAIN VIEWS

2 Bedroom plus Den corner unit, 9 ft. ceilings, handscraped 4' hardwood floor. S/S appliances, spacious living room with rock f/p plus

large L-Shaped covered deck with natural gas BBQ hook-up. In-Suite laundry w/ up-right freezer, secure u/ground parking and french doors leading onto deck. 207-2780 Auburn Road, West Kelowna, MLS®10090203, \$399,600. To more information, please contact Karen at 250-575-2387 or email; k.stephens@shaw.ca or www.movingwithkaren.com







GORGEOUS BRAND NEW HOME

With lots of GLAM! Fully finished with 3 bdrms up, 2 down,

dream kitchen, open living room, easy to suite lower level, fully landscaped, double garage & RV parking.
Priced at \$576,450 Includes GST, 3015 Ironridge Pl, West Kelowna, MLS®10089185. For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com



JUST MOVE IN

Rebuilt in 2001, this home is updated with new flooring, paint, mouldings, countertops in kitchen & bathrooms. Open concept

kitchen/l.room, large covered deck, 25'w x 27'deep double attached garage. Large .38 acre lot offers additional parking for RV or boat. 6300 Thompson Drive, Peachland, MLS®10090156, \$439,000. **Call** Dave at 250-870-1444 for your private showing or visit me at www.DaveCollins.ca





AMAZING LAKE, MOUNTAIN AND CITY VIEWS





1



COMPLETELY OVERHAULED 16 UNIT APARTMENT

Within walking distance to Downtown Kelowna. All of the major capital expenditures have been done. Never a vacancy. Clean as a whistle! Great management on site. Multifamily property continues to entice purchasers seeking a stable cash flow investment. Low vacancy and increasing in-migration provides a compelling reason to purchase. 894 Wilson Avenue, Kelowna, MLS®10079653, \$2,000,000. For more information call Walt Reglin at 250-470-0919.





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



edrooms, full bath and laundry on main level. Fully finished walkout level featuring amily room, bedroom, den and full bath. Quiet cul de sac. 2457 Ryser Place, West owna. MLS®10087162, \$490,000. For more information on Kelowna Real Estate

Jaime Briggs 250-215-0015



Private, ample parking, huge garden, fully fenced yard for your pets. 1567 square feet make this double-wide most desirable.
Located in the 19+ section of sought after park this 2 bedroom plus den & cozy family room is ideal. 6-1999 Highway 97 S. West Kelowna, \$99,950, MLS®10090233. Call or text Renee to view





NO STEPS OR STAIRS! ••••••• NO STEP'S UK STATKS:

Terrific Views from Dining Room & Living Room & Sundeck! This age 19+ building offers nice views of Lake Okanagan. This affordable 2 bedroom/ 2 bathroom condo offers in suite laundry, gas fireplace, in-floor heating, covered parking with storage locker. \$204 per month strata fee covers heat and gas, you only pay for your own hydro. Come discover why this unit in Chateau on the Ridge is a great place to live. 212-4630 Ponderosa Dr. Peachland, \$239,900, MLS*10087804.

Call Dave Collins at 250-870-1444 or go to www.davecollins.ca Call Dave Collins at 250-870-1444 or go to www.davecollins.ca

250-470-1388







Truly the most luxurious recreational property in Kelowna, the PENTHOUSE at ROYAL PRIVATE RESIDENCE is an UNRIVALED 2310 sq ft of mastery with at ROYAL PRIVALE RESIDENCE is an UNRIVALED 2510 sq ft of mastery with an expansive WRAP-AROUND BALCONY overlooking the lagoon, lake, bridge, mountains & sky. Enjoy the night lights in your own PRIVATE HOT TUB or drink morning coffee on 2ND DECK off the Master. This 3BD + DEN, 2.5 BA unit features a GOURMET KITCHEN with granite, SS appls, sub-zero fridge, gas stove & quiet Bosch dishwasher. 551-1288 Water St., Kelowna, \$598,000, MLS*10085424. Call Ellen at 250-863-9045 for a private showing.



Jennifer



the dream of living a permanent vacation! This charming Cape Cod home boasts five bedrooms each with their own granite ensuite plus a detached quest house with claw-foot soaker tub. Features include a wharf, picture perfect verandas, gardens and a gournet kitchen!
1454 Green Bay Rd, West Kelowna, MLS®10087256, \$1,695,000. Please call Jennifer Bregolisse for more information at 250-860-7500



Ellen

Renate

Colling

neighbourhood parcels, used as a resort property with 260 ft of Lakefront or retain a portion for your own estate and develop the rest! Land is treed and could have timber revenue as well. Most lots developed on Paradise and could have timber revenue as well, MIOSCIOLS UCCEOPER SILVER STATE PARCELS 1920S Paradise Rd, Kelowna, MLS®10086762, 250-863-9045 \$549,000. Call Ellen at 250-863-9045 for a private showing.



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. MJ S®10084365. \$175.900 Call Renee Boucher to view 250-470-1388. I speak your 250-470-1388 language, English, French and German.



Looking for an affordable home for your family. Come find it in this well maintained 2 bed/1 bath, 1300 sq.ft. home. Nice and spacious living room with laminate floors, laundry with washer & dryer included, open and bright kitchen and nook with electric range, dishwasher, microwave, laminate countertops and newer refrigerator. There is also a mud room and den - now that's a bonus! Pad Rent is \$420.00 and pets allowed with Park Approval. 27-1860 Boucherie Rd, West Kelowna, MLS® 10089922, \$57,000. Call Karen Guy at 250-878-3605 or visit online at www.connectwithkaren.com.



Why rent when you can own and save your money. Ground floor townhouse behind Dairy Queen and Shell Gas in Westbank. 1 bedroom/1 bath. Patios, appliances, low strata fees of \$88 and low low taxes. Only \$129,900 for a cute apartment. Close to schools, transit, parks and shopping, 104-2585 Hebert Rd. West Kelowna. Transit, parks and snopping. 194-2203 Induction, 11-8 (1944) or 250-870-1444 or 250-870-1444 go to www.davecollins.ca



BEAUTIFUL, QUALITY-BUILT BOUTIQUE PENTHOUSE in SOPA, quietly tucked away between Pandosy & the lake! This 2BD + DEN ultra modern sprawling condo is getting a FACELIFI!! Come and see the light, bright colours, floor to ceiling windows, 2 story vaulted ceiling, massive island w/ AVONITE counters, double MASTERS & private ROOFTOP TERRACE. PRICED at TAX ASSESSED VALUE, NO GST & 2 PKG STALLS! Worth viewing! 301-446 West Ave, Kelowna. MLS*10077186, 250-863-9045



for cozy winters, cold room for canning, and a large country kitchen. The 2.4 acre property has a detached double garage/shop with wiring and a carport, fencing and cross fencing, gardens, and a fire-pit. 4651 McCulloch Rd, Kelowna, MLS*10083981, 5729,500. Please call Jennifer Bregolisse for more information at 250-860-7500.



PROPERTY & STRATA MANAGEMENT

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

Okanagan Lake



Peachland

16 19 19 Summerland

Glenrosa 3

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more information or go to www.cathycherka.ca

SCENIC VIEWS OVER VALLEY · · · · · · · · · · · ·

This unit is totally NEW; NO GST. A top floor bright, spacious,

designer open floor plan. 2 bedroom 2 bath open floor plan,

all new appliances. His & hers closets in master bedroom.

Secured Entry & Parking. Quick Possession. 409-770 Rutland

Road N, Kelowna, MLS®10075874, \$222,000. Call Darryl

Dvck at 250-681-1952 for more info.









Okanagan

Mission

Kelowna



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



Cathy MLS®10077929, \$259,900. **Call Cathy Cherka at 250-215-2956 for**

Darryl

Dvck





FIRST TIME HOME BUYERS OR INVESTORS! • • Improvements are an endless-high efficiency furnace with heat pump, 50 gallon water tank, 200 amp electrical panel, new roof, new gutters, new windows & doors, on sewer plus it has a large, fully landscaped flat backyard with hot tub. The home is well appointed with hardwoods on main, modern paint colours, updated kitchen with island stove, three bedrooms up, cozy family room and large unfinished "man" space in basement 3393 McQueen Rd, West Kelowna, MLS*10889010, 3364,900. 250-768-8001 Call Cathy Kennedy for a personal viewing at 250-768-8001.





INVESTORS, DEVELOPERS, FAMILIES

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



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.

FUNKY HOME IN GLENROSA!

arge lot, private area with lots of room for a growing family. Many upgrades i this 4 bedroom, 3 bathroom home include central air, unundated bathrooms & kitchen. Eniov a wood burning



ireplace in the winter months and a beautiful view from your huge wrap arounc deck in the summer months. This house must be seen to be appreciated! 3418 McIve Rd, Westbank, MLS®10087641, \$368,900. Call Erin at 250-864-5877 or Marcelle

SOUTH EAST KELOWNA

Highly sought after location n the one and only... RD!! This property has been totally redone top to bottom and offers it all y a SUITE DEAL that a brand new island beautiful new ba '00' , heated floors, 2 gas nre-

places, 12 appliances included, 0.33 Acre lot AND a one bedroom In-law suite for a mortgage helper! Double garage and lots of parking, plus a shed in the back yard. 3595 Hall Rd, Kelowna, MLS*10089889, \$549,900. **Call Erin at 250-864-5877 or**

THIS IS ADULT LIVING AT ITS FINEST!

A+++ with a large island kitchen, full ensuite bathoom, 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 gar dens 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



JANE HOFFMAN



IMMACULATE, MANICURED AND MAINTAINED!

Bright interior is achieved by nicely placed skylights and generous sized windows kitchen with new quartz counters and cabinetry. Large living room featuring a trad fireplace. All bathrooms have received a quality and tasteful update. New windows of and upper front of the home. Vaulted wood lined ceiling and refinished hardwood flocar garage with work bench with sink and adjacent to garage crushed gravel for RV room for a pool. 946 Monashee Pl. Kelowna, MLS®10089391, \$559,000. Call Jane 1



MISSION SHORE •••••• Waterfront location with amazing lake view! Prestigious lake front resort! Stunning 3 bedroom and 4 bath home with over 2500 square feet of living. Situated in sought after Mission location steps to fine dining and short drive to shopping. The position of this town home is perfect right on sandy beach with easy access to dock. The complex offers professional gym, in ground pool and hot tub. Furniture negotiable. 226-3880 Truswell Rd, Kelowna, MLS*10089336, \$1,195.000. 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 neighbourhood 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. 4362 Kensington Dr, Kelowna. MLS*10089868, \$1,295,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.



BREATHTAKING VIEWS OF THE LAKE AND MOUNTAINS •••

Nearly every room captures the panoramic vistas of the lake. Level driveway with extra parking. Recent updating includes travertine & wood laminate flooring, new roof, top of the line Miele stainless appliances, interior and exterior painting and much more. Spacious deck and patio. 1124 Lynn Crt, Kelowna, MLS®10088100, \$579,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures



Top Floor 1 bedroom with Loft, freshly painted and new flooring ready to move in. Loft area could be used as a 2nd bedroom or office. High ceilings make this floor plan very open and spacious sky light adds lots of natural light. Warmth in the winter created by the gas fireplace. Super bright kitchen with convenient sit up bar and access to a spacious deck. Prepaid Lease. 407-2388 Baron Rd, Kelowna, MLS®10089764, \$172,500. **Call Jane Hoffman for more** details at 250-860-7500 or go to www.janehoffman.com for more pictures.



On the Pritchard canal with private boat moorage. Completely renovated 3 bedroom walkout rancher with over 4000 sq. ft. of luxury living. Bright open design with granite wandur faintier with over 4000 sq. nt. of futury fining, pignit open design with grand-floors, main floor master suite, office and art studio. Spacious family room w/built in entertainment cabinetry. Guest or in-law suite with own laundry and private entrance 1670 Pritchard Dr, West Kelowna, MLS*10089704, \$1,325,000. 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 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.

HORIZON REALTY

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.

HOT NEW PROPERTIES



Kyle Eisenhut

Kyle is a long time local resident of Kelowna who enjoys a wide range of Okanagan recreation from golf to boating. He has never been the type of person to shy away from a challenge and the diligence that goes into overcoming it. From helping his clients buying and selling residential real estate, to building or flipping houses, Kyle has the expertise and hardworking attitude to get the job done. "I am not satisfied to do business the way it's always been done, "he says with his trademark enthusiasm. He is determined to stay ahead of the curve and offer a level of service that's truly exceptional. If you're in the market to make a move, or if you simply have a few questions about the local real estate market, turn to the professional more and more buyers and sellers are calling on to lead them through a smooth, successful real estate process.