

HORIZON REALTY

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WHERE HOME BEGINS



Vol. 11 No. 7



STAN THE TAN

PERFECT FOR A SUCCESSFUL BUSINESS

OR GREAT REVENUE INCOME property! This phenomenal work/live space is located in the PROFESSIONAL BLOCK OF BERNARD...SUBSTANTIALLY RENOVATED 3 bedrooms up, 2 bedrooms down Main House & 2BD/2 BA OVERSIZED CARRIAGE HOME with loads of parking. Original hardwood, cork, carpet, designer kitchen, professional landscaping, high end technology & 11 appls! 784 Bernard Ave., Kelowna, MLS*10087678, \$669,900. Call Ellen at 250-863-9045 to book a private showing.



YOUR OWN PRIVATE RETREAT

An oasis with lake views overlooking vineyards & orchards, rural setting 5.57 acres 8700 sq ft, timeless Tuscan style rancher, 7 bdrms,

6 1/2 baths, 6 car garages, tennis courts, in-ground pool, custom water feature/hot tub, pond, outdoor kitchen, extensive custom millwork, master wing w/library lavish en-suite. 17003 Logie Road, Summerland, MLS*10085622, \$3,995,000. **Call** Cecile Guilbault to view at 250-212-2654 or for more info go to www.cecileguilbault.com



LOWER MISSION TOWNHOME

3 storey with 3 bedrooms, 2 1/2 baths and den. Oversized tandem garage offers 2 covered parking and access to a small fenced yard. Granite counters, stainless appliances, hardwood and electric fireplace on the main level. Master suite and 2 bedrooms and 2nd full bath on the 3rd level. #8-3416 Scott Road, Kelowna, MLS*10085946, \$394,900. For more info call Tanis Read at 250-215-2121 or Trish Cenci at 250-864-1707.



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PANORAMIC LAKE VIEW

This 4 bedroom, 3 bathroom 3700 sq ft home has a gorgeous master with its own fireplace, walk-in closet, ensuite w/jacuzzi & balcony

access. The lower level also retains stunning lake views and could easily be suited while retaining storage & utility access. 728 South Crest Drive, Kelowna, MLS®10087202, \$618,000. Call Ellen at 250-863-9045 to book a private showing.





LUXURIOUS RECREATIONAL PROPERTY

The penthouse at Royal Private Residence is an unrivaled 2310 sq ft of mastery with an expansive wrap around balcony. Enjoy your own private hot tub and 2nd deck off the master. This 3

bedroom + den, 2.5 bathroom features a gourmet kitchen with granite, SS appliances, sub-zero fridge gas stove & Bosch dishwasher. 1/3 fractional interest. #551-1288 Water Street, Kelowna, MLS®10085424, \$598,000. **Call Ellen at 250-863-9045 to book a** private showing.





EXCEPTIONAL RANCHER

3 bedroom 2 bath rancher, open concept, newer kitchen, bright sunroom, a quiet cul-de-sac, 6 person hot tub, water-pond feature, newer roof, new furnace, flat driveway, large garage -19'3 x 21'5 with new garage door opening system in 2013. Irrigation system and extra insulation in attic. 6030 Garraway Place, Peachland, MLS*10087354, \$359,900. Call Lary Guilbault at 250-826-2047 or go to warw kelowaya kanagaa realestate com

www.kelownaokanaganrealestate.com or call Dave Collins at 250-870-1444 or





UBER CUTE TOWNHOME

At Fascieux Creek! Open floor plan, vaulted ceilings, newer laminate floors, updated kitchen, Corian countertops, travertine tile backsplash, 2 bdrms, 2 full baths & a great

convenient Lower Mission location. #202-3155 Gordon Drive, Kelowna, MLS®10087101, \$212,000. For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com





MILLION DOLLAR VIEW

Open concept, soaring ceilings, heated bath floors, spa-like master en-suite. 3 bed/2bath on upper floor with 2 bed/1bath down. Finished 2 car garage, stunning views, small low maintenance yard. This home could be negotiated as

a turn key home with all furniture and home supply set up. 1524 Klein, West Kelowna, MLS®10086383, \$749,900. Call Marnie Perrier at 250-212-8552 or go to www.marnieperrier.com



SHANNON LAKE

Open floor plan from the kitchen, dining and living room. Gas fireplace and modern paint colours. The yard is completely fenced and private. Main level features a master bedroom with 4 piece en suite, 2 other bedrooms, main bath and den with gas fireplace. The Lower level has in-law suite

with gas fireplace, triple car garage and RV parking. 3326 Sundance Drive, West Kelowna, MLS®10086376 \$485,000. Call Paige Guernsey at 250-862-6464 or go to www.kelownahome.com for more pics.



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ROSE VALLEY

Spacious rooms, 9 foot ceilings, crown moulding, balconies, deck, and a porch. Media room, large kitchen, 4 bedrooms, 3 bathrooms, easy to suite, fully fenced, hardwood floors, 2 fireplaces,

underground sprinklers, central air conditioning, and flat driveway. 1175 Starlight Crescent, West Kelowna, MLS®10086948, \$549,900. For more information, please contact Roma Niessen at 250-860-7500 or go to www.romaniessen.com



BRAND NEW WALKOUT RANCHER

@ Tallus Ridge by Shannon Lake Golf Course. Open living/dining room, vaulted ceilings, gorgeous 2-tone kitchen with granite. Main floor master Bdrm plus bright fully finished walkout basement. Quiet cul-de-sac. 2457 Ryser Place,

West Kelowna, MLS®10087162, \$490,000. For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com



DEVELOPMENT OPPORTUNITY

Incredible 62 acre L-shaped parcel with lots of frontage on both ldabel and Paradise Roads. Divided into neighbourhood parcels or used as a resort property with 260 ft of Lakefront or retain

a portion for your own estate and develop the rest! Most lots developed on Paradise are .5 acre parcels. Transfer Station at lot line. 1920S Paradise Road, Kelowna, MLS®10086762, \$549,000. Call Ellen at 250-863-9045 to book a private showing.



SWEEPING LAKE VIEWS

Large walkout rancher 3200 sq ft approx 4 bdrms, 4 full baths, open bright, granite counters, gas stove, large in-law suite w/private entry,laundry, ceramic tile flooring, closed deck for year round use, lower level patio with beautiful low maintenance landscaping, cul-de-sac location, huge

storage area under garage, newer furnace , newer roof. 4131 3rd Avenue, Peachland, MLS®10087376, \$569,000. Call Cecile Guilbault to view at 250-212-2654 or for more info go to www.cecileguilbault.com



FIRST TIME ON MARKET

This home offers large living spaces, large covered deck to enjoy a private backyard. Home offers an oversized double garage that provides lots of space for a garage workshop, Parking

for 40 ft. RV and/or Boat, tons of extra outdoor parking. 2611 Guidi Road, West Kelowna, MLS®10086733, \$657,500. To arrange a viewing or request more photos or information, please call or email Karen at 250-575-2387 or k.stephens@shaw.ca



FANTASTIC HOLDING PROPERTY

Or act now to rezone. Great location steps to the park and beach. Corner store and restaurants nearby. Close to bus route. Quaint older

home with park like setting. You'll love the landscaped backyard. Featuring 2 beds up, one bath, wood burning fireplace. Downstairs potential in-law suite. 10490 Taiji Court, Lake Country, MLS®10086795, \$329,000. **Call Bill Raine at 250-870-6210 to view or go to www.BillRaine.Info**



TUSCAN STYLE CONDO

Original owners, live in two weeks a year. 1486 square feet, 2 bedrooms, 2 bathrooms, 5 piece ensuite, walk in closet, 9'ceilings,

gas fireplace, large laundry room with lots of storage, room for a freezer or sewing machine. Indoor parking, forced air furnace, central air conditioner, very large storage unit. #205 — 634 Leguime Road, Kelowna, MLS°10085992, \$379,000. For more information, please contact Roma Niessen at 250-860-7500 or go to www.romaniessen.com







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



antastic location overlooking park. 3 bedrooms, 2 baths up and a comfortable 1 bedroom suite down. Double garage with workshop area, fenced yard, deck up and down. Close to schools, shopping,

valking trails, university and airport. 2034 Southview Ave., Kelowna, MLS®10084285, \$445,000. Call Charlene Bertrand to view at 250-870-1870.



Rudv

250-470-2413

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Charlene **Bertrand** 250-870-1870





plenty of room, 3 main floor bedrooms, 3 full baths as well as main floor laundry. The fully finished lower level with one large bedroom, full bath and both TV and rec room will accommodate your guest and extended family. 1249 Gregory Rd, West Kelowna, MLS®10084622, \$629,900. Call Rudy at 250-862-1900 for 250-862-1900 more details.

MUST BE GONE! REDUCED TO \$235,000 •

Quick Possession. 2 bed, 3 bath+ office/den, in a premium

locker, low strata fees, newer appliances. Steps to bus,

schools, shopping and around the corner from Ben Lee Park.

24-750 Badke Rd, Kelowna. MLS®10078497. For details call

Allyn Bentz at 250-470-2413.

location. Private patio, 2 parking spaces, pet friendly, storage



A superb South East Kelowna 2 story home with suite on a large 40 acre lot. 3 bedrooms, 3 baths with new kitchen, granite, hardwood, RO system, plumbed in water cooler PLUS separate attached 1 bedroom suite with its own heating & cooling. New fence with rear access for RV parking or build a separate shop. 3835 Tillicum Crt., Kelowna, MLS®10084670. \$529,900.





RANCHER W/LEGAL SUITE - REDUCED! Impeccable inside and out. Super walk-out rancher, 3 bedroom plus office/den (or 4th bed) with family room and a gorgeous 2 bedroom Legal suite. Great family home or investment property convenient to shopping. Nestled above and between two lakes, UBCO, airport and all recreation. 12673 Driftwood Court, lakes, UBCU, airport and an recreation. 120/30 Each Allyn Kelowna, MLS®10084090, \$524,900. For details call Allyn 250-470-2413 Bentz at 250-470-2413.

RANCHER DUPLEX....

Spacious rancher has bright kitchen with patio door to private back patio. Duplex is in good shape and has new roof. This is

a simple strata duplex, each owner has own side of property fenced off. #B - 5929 Ehlers Road, Peachland, MLS® 10079337,



Wood Lake

Glenrosa

Winfield





PROPERTY & STRATA MANAGEMENT







Ellison

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here Home Begins

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39₁₈ ≧ ½ Lakeview

Heights

Okanagan Lake

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





Offers a very nice setting original home built 1971 with an addition in early 1990's. Design offers quiet secluded areas including artist studio as well as lakeviews from kitchen and living room. Bright sunroom addition offers a nice sitting area with access to private rear yard. Enjoy 3 bedroom/ 3 bathrooms, vaulted ceilings, fully finished basement, newer furnace and outside irrigation. 4354 1st Ave, Peachland.

MI \$50,0083679, \$364.900. Call Dava Collins at 250.870.1444 and 1970. MLS®10083679, \$364,900. Call Dave Collins at 250-870-1444 or 250-870-1444



\$284,500. Call Dave Collins at 250-870-1444 or go to 250-870-1444

List of improvements over last few years — 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 large fully landscaped back yard. Updated kitchen with island stove, 3 beds up, cozy family room and Ig unfinished "man" space in basement. peds up, cozy tamily room and ig uninisticul infant space in 2579,900, 3393 Mcqueen Rd, West Kelowna, MLS®10086906, \$379,900, **250-869-7983** Call Cathy Kennedy at 250-869-7983 for more details.

or go to www.BriggsOnHomes.com



1 BEDROOM IN BRISTOL GARDENS · · · · · Easy to show immaculate 1 bedroom/1 bathroom apartment Walking distance to all amenities, shopping, park, walking trails, restaurants etc. Underground heated parking and storage unit. Built in vac, laundry room, bright comfortable living. Clubhouse with pool table, kitchen and meeting rooms. 206-1963 Durnin Rd, Kelowna, MLS®10079574. Reduced to \$194,500. **Call Brian** Wright or John Mandoli to view at 250-860-7500.





Renate

Boucher





John Mandoli 250-718-1864

Quality custom built home. Incredible night views of sparkling lights! This unique huge home has the room for all your dreams. Potentially a Bed and Breakfast in the perfect central location for business, shopping or beaching. Or a 8 Bedroom, huge den/office, 5 Bathroom luxurious 5200+sf family home with a two bedroom Nanny/Guest suite complete with its own kitchen, living room with separate outdoor deck and parking/driveway. 943 Stikine Crt, Kelowna, MLS*10073283, \$949,000. Call Brian Wright or John Mandoli to view at 250-860-7500.



CASUAL LIVING ••••••• Dramatic entry, vaulted ceiling, oversized kitchen island and stainless appliances including an induction range, custom soapstone counters. 5 bedrooms, media and exercise room, triple garage. Covered patio with outdoor fireplace, BBQ area, brand new salt water pool, spacious deck, terraces, timbered pergolas, gas fire pit. 1908 Begbie Road, Kelowna, MLS®10083806, \$1,178,000. **Call Jane Hoffman for more**

details at 250-860-7500 or go to www.janehoffman.com for more pictu

This wonderful family home features a main floor master bedroom, upper level with loft and guest bedroom plus a fully finished basement with 2 more bedrooms, a full

bath and huge family room and games room areas. Covered deck, patio and upper deck all provide beautiful views. 1174 Long Ridge Drive, Kelowna, MLS®10086878, \$672,500. **Call Jane Hoffman for more details at 250-860-7500 or go to**

ning contemporary home, open concept living, 10 ft ceilings on both floors. Walk out your gournet kitchen into your dream back yard, salt water pool, hot tub, putting green, and sport court. 5 bedrooms, 5 baths, triple garage. 3181 Malbec Crescent, Kelowna, MLS*10086590, \$869,000. Call Jane Hoffman for more



along with paved parking for R.V. Basement completely finished, includes walk in cooler and walk in pantry. 3 piece bathroom in basement with possibility of development of existing room to a bedroom. 925 Fife Road, Kelowna, MLS®10087420, \$339,000. Call Darryl Dyck at 250-681-1952 for more info.



Enjoy comfort in this 2 bedroom 2 bath home, with spacious living space, modern appliances, beautifully landscaped yard, extra parking (RV or boat). Large wood working workshop, enclosed deck, irrigation, equipped for a/c and heating with a heat pump. #214 — 720 Commonwealth Road, Kelowna, MLS®10080017, Larry Guilbault \$124,500. Call Larry Guilbault at 250-826-2047 or go to 250-826-204

LAKESHORE GARDENS •

www.kelownaokanaganrealestate.com

Main level unit located on Todd Road. Ground floor level

access from the street or parking garage. Two bedroom

#129-3996 Beach Avenue, Peachland, MLS®10086654,

\$369,000. Call Larry Guilbault at 250-826-2047 or go to

two bathroom, granite kitchen countertops, very nice unit.



Larry Guilhault \$405,000. Call Larry Guilbault at 250-826-2047 or go to www.kelownaokanaganrealestate.com

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Larry

Guilbault

250-826-2047



Bright 2 bed townhome that features an open plan with kitchen, living and dining room on main. Glass patio doors lead to flat back yard. Upstairs are 2 large bedrooms, master has ensuite with spacious closets and laminate flooring. Downstairs has a bonus room waiting for your ideas. Two parking spots with a storage room perfect for bikes or freezer. #9-1250 Morgan Road, Kelowna, MLS® 10081747, \$214,900. Please call Jennifer Bregolisse for more information at 250-860-7500.



PICTURE PERFECT ACREAGE · · · · · · · · · · · · · om plus den home with 1 hedroom in-law suite features. new roof and two huge decks. The property features a detached double garage/shop with 220V wiring, carport, fencing and cross fencing, gardens with an underground sprinkler system, a fire-pit and tons of privacy. There are to many features to list. 4651 McCulloch Road, Kelowna, MI S®10083981, \$749,000. Please call Jennifer Bregolisse for more information at 250-860-7500.



Jennifer





PICTURESQUE 18 ACRES·····

The property is level with approximately 1500 feet of frontage on Mission Creek and provides an opportunity for many farm uses. The main residence provides over 3100 sq. ft. of bright living space with very generous-sized rooms. The 4 rental units have long-term tenants each with ample outdoor space. The property is serviced by Artesian well and includes water rights on Mission Creek. 2048 Parsons Road, Kelowna, MLS*10086440 S1.775.000.



Private .3 acre property, over 4000 sq. ft. family home with 5 bedrooms and 3.5 bathrooms Salt water pool positioned with south/east exposure with covered sundeck. Solid woo cabinets, granite island, new windows, hardwood flooring, Hardiplank exterior, new roof 2013, 2 new energy efficient wood burning fireplaces. Double garage w/workshop. 1431 Parkinson Road, Kelowna, MIS®10086676, \$749,000. Call Jane Hoffman for mor details at 250-860-7500 or go to www.janehoffman.com for more pictu



2 storey walk out style home with private fenced .60 acre lot, salt water pool, terrace, hickory hardwood flooring, granite island kitchen, wine cellar. Enjoy the panoramic lake views from all main living areas of the home. Triple garage with 3 overhead doors, one with 8 ft. height. 2 hot water tanks, 2 furnaces. 927 Pinewood Place, tools, one with one in legin. 2 not water dails, 2 lindades. 327 Finewood Frace, Kelowna, MLS®10086438, \$949,000. 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

FIRST TIME HOME OWNERS & INVESTOR'S ALERT! • •





IDEALLY LOCATED ACROSS FROM THE MALL •••• Access to grocery store, pharmacy, hair salon, bakery, Starbucks, McDonald's, Tim Hortons and all amenities. Spacious 2 bedroom, 2 bath condo with glassed in deck. Features include in-suite laundry, secure U/G parking with storage, exercise room, workshop, guest ceilings in the livingroom, lakeviews & open kitchen.614 Quarry Ave, Kelowna, MLS*10084560, \$729,000. For more information Jaime suite & recreation room. Quiet 50+ building, no pets or rentals allowed. 209-180 Hollywood Rd, Kelowna, MLS®10077131. Briaas on Kelowna Real Estate call Jaime Briggs at 250-215-0015 \$159,900. Call Renee to view 250-470-1388. I speak your language, English, French & German 250-470-1388









Located on a quiet street with 180 degree panoramic lake view of Okanagan Lake. Many extra's and newly updated with new hardwood, workshop/fitness room and cold room, 6174 Davies Cr. Peachland MLS®10082587, \$738,000. Call Larry Guilbault at 250-826-2047 or go to www.kelownaokanaganrealestate.com



Guilbault 250-826-2047

SOLD



HORIZON REALTY

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Mark **Boppre**



Renate **Boucher**



Gary Bowker



Jennifer Bregolisse



Jaime Briggs



Cenci



Cathy Cherka



Fllen Churchill



Carole Coleman



Dave Collins



Julia Debolt



David **Delorme**



Bob **Dirks**



Tim Down



Greg Dusik



Darryl Dyck



Glen Fraser



Mike Fredrickson



Brian Gatzke



Shirley Geiger



Walter Grapentin



Guernsey



Cecile Guilbault





Guy



Hache



Steven Hampton



Jane



Sally Hollingsworth



Kristy



Mark Kayban



Cathy



Kirschke



Klassen



Gillian



Harold Kullman



Marion Lahey



Tracey Lang



Gary Loverin



Ron Maguire



John Mandoli



Melissa McAfee



Tiffany Munsey



Mustard



Murray Neuman



Roma Niessen



Nyrose



Paterson



Marnie



Lora Proskiw



Bill Raine



Tanis



Steve Tate



Romei

Rudv Schoenfeld























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