

# WHERE HOME BEGINS

**Residential 250-860-7500**

**Commercial 250-763-4343**

**www.kelownaRealEstate.com**



## WELCOME TO BEAUTIFUL CASA LOMA

This lakeview rancher with a one bedroom self contained inlaw suite has been completely renovated. Kitchen has quartz counters, see through cabinets, 5 burner gas stove and great pantry. An 800 sq ft deck overlooking Okanagan Lake and lots of parking.

2751 Benedick Road, West Kelowna,  
MLS®10149885, \$888,000

4 3 Call 778-214-8814 for more details



Nikki Jaimes



## CRYSTAL SPRINGS

This updated 1387 sq.ft. home awaits you in a 55+ gated complex. New kitchen counters, sink, fresh paint throughout, newer hot water tank and new floors. Super cute yard with bonus storage area. Crystal Springs offers many social activities.

#85 – 1850 Shannon Lake Road, West Kelowna,  
MLS®10150359, \$318,900

2 2 Call 250-878-3605 for more details



Karen Guy



## EAGLE'S VIEW COMPLEX

A rare 1892 sq. ft. townhome on two levels. Granite counters, engineered hardwood with radiant in-floor heat, private master with walk-in closet and a large ensuite. Alarm system, central vac, built in wine cooler and Clubhouse with exercise room.

#225 – 4350 Ponderosa Drive, Peachland,  
MLS®10150066, \$689,900

3 2 Call 250-870-1444 for more details



David Collins



## CRYSTAL SPRINGS

Quiet 55+ gated complex nestled in the heart of Shannon Lake. This 1565 sq.ft. home is well laid out, has a split floor plan, sun room, walk-in closet, wine room, gas fireplace, central air, new hot water tank, 3 skylights and south facing covered deck.

#99 – 1850 Shannon Lake Road, West Kelowna,  
MLS®10150355, \$314,000

2 2 Call 250-878-3605 for more details



Karen Guy



## THE WEDGEWOOD

This spacious over 1500 sq ft ground level unit has a huge pantry, bright enclosed sunroom overlooking quiet park like area. The kitchen has granite counter top, fridge with lower freezer, laminate flooring plus crown molding in living & dining room.

#G28 – 1045 Sutherland Avenue, Kelowna,  
MLS®10150386, \$289,900

3 2 Call 250-717-6087 for more details



Mary Hamann



## FIRST TIME BUYERS OR INVESTORS

Partly finished basement has workshop, could be transformed into in-law suite. Laminate flooring throughout and new windows. Level fenced-in backyard. New concrete steps leading to front door. Close to amenities and public transit.

3436 Old Okanagan Highway, West Kelowna,  
MLS®10150626, \$349,000

6 1 Call 250-878-3605 for more details



Karen Guy



## BLUE SKY AT BLACK MOUNTAIN

This 3800 sq ft home is at the end of a cul-de-sac and has high end quality finishings on both levels. Hardwood floors, quartz countertops, wet bar, five large covered decks and patios. Legal two bedroom suite and close to Black Mountain Golf Course.

607 Barra Lane, Kelowna,  
MLS®10150300, \$1,399,000

5 5 all 250-212-6880 for more details



Roma Niessen



## MODERN, BRIGHT AND OPEN

This perfect home includes a legal 2 bedroom suite. The great room has a gas fireplace, wood laminate flooring, big kitchen island with built in wine rack and 4 s/s appliances. Huge covered deck off of the kitchen, 2 car garage and yard is fully irrigated.

520 Asher Road, Kelowna,  
MLS®10150335, \$729,000

5 3 Call 778-214-8814 for more details



Nikki Jaimes



## LAKE AND MOUNTAIN VIEWS

A lovely walkout rancher located on a quiet friendly street. Main level living with an additional 1,000 sq.ft. unfinished lower level perfect for a in-law suite with separate access or a workshop. Oversized detached heated garage and ample parking.

6075 Beatrice Road, Peachland,  
MLS®10148536, \$610,000

1 3 Call 250-212-2654 for more details



Cecile Guilbault



## LAKESHORE GARDENS

Semi waterfront luxury condo facing the water right across from Okanagan Lake, 1364 sq ft, granite counters in the kitchen, large laundry room, walking distance to amenities. In-ground heated pool, hot tub, gym, 2 guest suites and pets allowed.

#223 – 3996 Beach Avenue, Peachland,  
MLS®10143579, \$578,000

2 2 Call 250-212-2654 for more details



Cecile Guilbault



## SPY GLASS TOWNHOME

Ground level, open concept with quality finishings, attached garage and all the furnishings are included. Enjoy a steam shower and a private hot tub on your deck. Steps to Happy Valley lifts, village center, skating rink, tube town and cross country trails.

#6A 5075 Snowbird Way, Big White,  
MLS®10150131, \$389,900

2 2 Call 250-212-8552 for more details



Marnie Perrier



## THE BENCHES II 55+

Top floor unit with a good size kitchen, island, 9' ceilings, bar stools, lots of storage space including additional storage locker. Underground parking spot, walk to amenities, shopping, restaurants and transit. One pet 12" at shoulder permitted.

#406 – 265 Froelich Road, Kelowna,  
MLS®10150645, \$249,900

2 1 Call 250-212-6880 for more details



Roma Niessen



## FAMILY FRIENDLY NEIGHBORHOOD

The sought-after combination of 3 beds up & 3 beds down. The master has a 2 pce ensuite. Close to amenities and schools a short walk away. Flat land, build a workshop.

665 Tartan Road, Kelowna,  
MLS®10150126, \$499,900

6 Call Christian Kirschke at 250-863-2000  
3 Call Kraig Snaychuk at 250-215-1542



Christian Kirschke



Kraig Snaychuk



## MILLION DOLLAR NEIGHBOURHOOD

Huge .34 acre lot close to the beach with unobstructed view of Lake Okanagan. Rancher walk-out style home updated with in-law suite/mortgage helper. Plenty of parking and room for all your toys. Bright picture windows looking towards the lake.

5379 Buchanan Road, Peachland,  
MLS®10150576, \$639,900

4 2 Call 250-870-1444 for more details



David Collins

**COLDWELL  
BANKER**

**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 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**





### WATERFRONT LIVING PLUS BOAT SLIP

Stunning luxury waterfront property located directly on sandy beach in the private gated community of "Green Bay Landing". Includes your own private waterfront dock and boat slip right out your back door! 3681 Green Bay Landing, West Kelowna, MLS®10142520, \$3,898,000

4 🏠 5 🚗 Call the Briggs On Homes Group at 250-215-0015 for more details



### STUNNING CITY AND LAKE VIEWS

Bright open floor plan w/mesmerizing lake & city views from this beautiful walkout rancher! Updated kitchen & perfect entertaining area w/pool, hot tub & Synlawn putting green. 689 Arbor View Drive, Kelowna, MLS®10148573, \$1,349,000

4 🏠 3 🚗 Call the Briggs On Homes Group at 250-215-0015 for more details

**For More Details Go To: BriggsOnHomes.com**



### FABULOUS CUSTOM BUILT LAKE VIEW HOME

Situated on a private .24 acre lot. Gorgeous kitchen with maple cabinets, granite counters and Brazilian cherry hardwood floors. Large master, en-suite and walk in closet. In floor heat on the lower floor.

11878 Pretty Road, Lake Country, MLS®10150768, \$874,900

5 🏠 3 🚗 Call 250-470-2413 for more details



Allyn Bentz



### GREEN BAY LANDING

Brand new Old World and contemporary styled home, designed by Rock House Style. This home is perfect for year round living or vacation home. Situated canal side, you have the option of 2 boat lifts - Plus your own private community dock and beach access too! 3668 Green Bay Landing, West Kelowna, MLS®10141508, \$2,898,000 + GST

4 🏠 4 🚗 Call the Briggs On Homes Group at 250-215-0015 for more details



### LOVELY GLENMORE RANCHER

Loaded with updates plus full unfinished basement in prime Glenmore neighborhood walking distance to shops, restaurants and schools. New flooring, new paint, new roof/furnace/AC and more! 532 Glenmeadows Road, Kelowna, MLS®10148475, \$619,000

3 🏠 2 🚗 Call the Briggs On Homes Group at 250-215-0015 for more details



### LOWER MISSION BUILDING LOT

This 0.14 acre lot is inset at the corner of Gordon and McClure, a short stroll to OKM High School & Anne McClymont Elementary. The lot is 54 ft by 109 ft. 695 McClure Road, Kelowna, MLS®10150657, \$449,900

Call Tyler at 250-317-4558 or Pat at 250-859-6335



Tyler Bouck



Pat Klassen



### PRIVACY, PEACE & POSSIBILITIES

This 5.14 acre riverfront property with rancher and separate workshop. Updated flooring, kitchen cabinets, s/s appls, concrete countertops & concrete patios.

6130 Christian Valley Road, Westridge, MLS®10145381, \$579,000

3 🏠 2 🚗 Call 250-863-9045 for more details



Ellen Churchill



### BEAUTIFUL HOME - ALL THE EXTRAS

Gorgeous 3730 sq ft home loaded with extras! Spacious kitchen, high-end appl. 2 gas f/p, dual heating, instant hot water, C/A, C/Vac, oversized garage, beautiful view, xeriscaped yard & bonus RV lot.

2352 Tallus Ridge Drive, West Kelowna, MLS®10147800, \$835,900

4 🏠 4 🚗 Call 250-870-1870 for more details



Charlene Bertrand



### RARE OPPORTUNITY TO OWN LAKEFRONT

This two story 3500 sq ft luxury home is privately nestled between two sources of water. 2nd floor master has sweeping 180 degree views and gas f/p. 6 parking spots, shared dock with boat lift.

#1 - 4190 Lakeshore Road, Kelowna, MLS®10137984, \$2,795,000

4 🏠 3 🚗 Call 250-863-9045 for more details



Ellen Churchill



### THE BENCH 2 COMPLEX

Lots of sunlight, open floor plan and view of city. This is a 55+ building. Has storage locker, underground secured parking, clubhouse and guest suite that can be rented. Close to transit and amenities.

#204 - 265 Froelich Road, Kelowna, MLS®10149993, \$289,900

2 🏠 2 🚗 Call 250-317-5252 for more details



Gary Loverin

# STRATA MANAGEMENT

*You Can Trust*

## (250) 860-1411



### GLENMORE

Prestigious Highpointe neighbourhood. This 5220 sq. ft. home has solid oak floors, granite island kitchen and high end stainless appliances. Main floor master with luxurious ensuite and generous walk in closet. Lower level family room with wet bar and covered patio. 704 Rockcliffe Place, Kelowna, MLS®10150640, \$2,498,000

4 🏠 5 🚗 Call Jane Hoffman Group at 250-860-7500 for more details



### LAKE COUNTRY SOUTH WEST

Exquisite Lakeshore Beach House with a sandy beach on Wood Lake with boat access to Kalamalka Lake. Terrific cottage-style entertainment/family home with over 3000 sq ft of lifestyle living. 3 bedrooms plus a 2 bedroom studio. Multi level cedar decks. 11632 Seymour Road, Lake Country, MLS®10142246, \$1,999,000

5 🏠 3 🚗 Call Jane Hoffman Group at 250-860-7500 for more details



### UPPER MISSION

TO BE BUILT! Modern contemporary 4400 sq. ft. lake view home. Open concept main floor, gourmet kitchen with top appliance package and large pantry. Main floor master with private bath and walk in closet. Family room with wet bar and wine cellar. 1090 Ledgeview Court, Kelowna, MLS®10145858, \$1,599,000

5 🏠 6 🚗 Call Jane Hoffman Group at 250-860-7500 for more details



### LAKE COUNTRY SOUTH WEST

This luxurious home nestled perfectly on .26 acre property captures amazing lake views. Main floor features open concept dining, kitchen and great room. Kitchen features large centre island and pantry. Master bedroom on its own level is a truly private retreat. 1650 Lakeside Drive, Lake Country, MLS®10150607, \$2,100,000

5 🏠 4 🚗 Call Jane Hoffman Group at 250-860-7500 for more details



### LAKE COUNTRY NORTH WEST

Home is set on 1.54 acre property across the road from Okanagan Lake. Great room features a wood fireplace surrounded from floor to ceiling in stone. Kitchen has been updated and provides s/s appliances. Upper level features master complete with private bath. 12575 Pixton Road, Lake Country, MLS®10150397, \$1,898,000

3 🏠 2 🚗 Call Jane Hoffman Group at 250-860-7500 for more details



### UNIVERSITY DISTRICT

U-One is located within walking distance of the UBC Okanagan campus and right across the street from Aberdeen Hall. In suite laundry, full kitchen, the suite comes with one covered parking stall - although no vehicle is needed to get to the university. #112 - 935 Academy Way, Kelowna, MLS®10150658, \$535,000

3 🏠 3 🚗 Call Jane Hoffman Group at 250-860-7500 for more details



### LOWER MISSION TOWNHOME

This stunning contemporary home at "Brighton" boasts open concept main floor, s/s appliances and private green space. Located minutes from Okanagan Lake and many amenities.

#71 - 680 Old Meadows Road, Kelowna, MLS®10145966, \$579,000

3 🏠 3 🚗 Call 250-215-1542 for more details



Kraig Snaychuk



### CITY, VALLEY AND LAKE VIEWS

Updated family home with mortgage helper suite. Close to amenities and schools. Pool size yard features a garden, shed and pond. Updates include furnace, Rinnai instant hot water and much more.

1783 Feedham Avenue, Kelowna, MLS®10150242, \$625,000

4 🏠 3 🚗 Call 250-215-1542 for more details



Kraig Snaychuk



### REDEVELOPMENT LOT

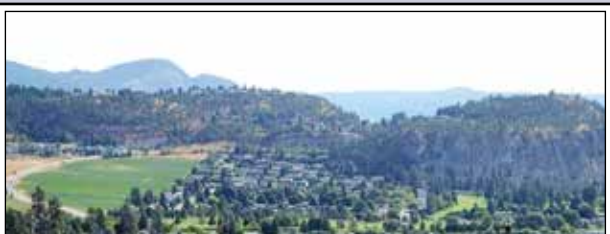
.49 acres offers 140 ft of frontage and a depth of 152 ft. Close to several amenities. Zoned RU1 with a future land designation in the cities Official Community Plan of MRL.

515 Rutland Road, Kelowna, MLS®10144907, \$1,100,000

4 🏠 1 🚗 Call 250-215-1542 for more details



Kraig Snaychuk



### BUILD YOUR DREAM HOME

New development at Highpointe Terrace. Corner lot on a cul-de-sac with plenty of room for a pool. Design guide lines focus on modern contemporary and prairie style homes. 1470 Benzer Lane, Kelowna, MLS®10143026, \$410,000

Call 250-215-1542 for more details



Kraig Snaychuk



**Pat Klassen**  
250-859-6335

**KLASSEN · BOUCK**  
REAL ESTATE TEAM

**Tyler Bouck**  
250-317-4558



### THE MADISON

The unique layout of this 1760 sq ft unit offers privacy with each bedroom wing separated by the living room, kitchen and dining room. Each bedroom has its own ensuite. The large open kitchen has granite countertops and large island. #706 - 1395 Ellis Street, Kelowna, MLS®10143557, \$995,000

2 🏠 3 🚗 Call for more details



### BRAND NEW CONSTRUCTION

This home is designed to take advantage of the lake, city, mountain & valley views from the 2 decks. No house can be built beside as it's a designated green space. 1104 sq. ft. of unfinished basement prepped for legal 2 bedroom suite. 3589 Ranch Road, West Kelowna, MLS®10148595, \$719,900

5 🏠 3 🚗 Call for more details



### TOWNHOME IN A QUIET LOCATION

This split level open floor plan has hardwood flooring, large island & granite kitchen, built-in vac and many more features. Master is on its own level w/walk-in closet & ensuite. The roof top deck offers city views w/a peak of the lake. #16 - 1170 Brant Avenue, Kelowna, MLS®10150290, \$549,900

3 🏠 3 🚗 Call for more details



### AMAZING PROPERTY IN HEART OF GLENROSA

0.73 acre lot with a grand Tudor style house with a unique layout. Upper level artist studio/office with great natural light. Private 20x40 pool, cabana house, substantial yard and the capability to subdivide into 2 lots. 2931 Lyon Road, West Kelowna, MLS®10146480, \$789,900

4 🏠 3 🚗 Call for more details



### FAMILY FRIENDLY NEIGHBOURHOOD

Open kitchen with s/s appliances and bar seating around the kitchen island. The lower level has a games room with a gas linear fireplace. Half the garage has been transformed into extra storage and laundry room. Many upgraded features. #18 - 2040 Rosealee Lane, West Kelowna, MLS®10146526, \$609,900

4 🏠 3 🚗 Call for more details



### BEAUTIFUL UNOBSTRUCTED LAKE VIEWS

Build your dream home in the Restle Ridge Development in Kettle Valley. The building envelope on this 0.23 acre lot allows the home to be built to encompass spectacular lake views. The GST has already been paid! 5556 Upper Mission Drive, Kelowna, MLS®10145519, \$499,900

Call for more details



### MCKINLEY LANDING

Park-like 8 acre setting on the shores of Okanagan Lake. Walnut floors, award winning kitchen, security system & custom media room. The master suite has steam shower, soaker tub and his/hers walk in closets. Attached double garage and detached oversized garage. 2820 Shayler Court, Kelowna, MLS®10150388, \$3,998,000

4 🏠 4 🚗 Call Jane Hoffman Group at 250-860-7500 for more details



### WEST KELOWNA ESTATES

Quality constructed in this 4000 sq ft home. Open concept combination of great room, kitchen and dining sharing wall to wall windows framing the view. Main floor master has an incredible private bath complete with walk in shower, soaker tub and his and hers sinks. 1801 Diamond View Drive, West Kelowna, MLS®10148246, \$1,480,000

5 🏠 3 🚗 Call Jane Hoffman Group at 250-860-7500 for more details



### PEACHLAND

This semi lakefront home offers over 3400 sq ft of interior living. The master bedroom is set on its own level with private bathroom and lake side balcony. The next level is open concept with kitchen, breakfast nook, formal dining and great room. Lower level a media room. 3854 Beach Avenue, Peachland, MLS®10150082, \$1,298,000

3 🏠 3 🚗 Call Jane Hoffman Group at 250-860-7500 for more details



### RUTLAND NORTH

This 4015 sq ft residence has a triple attached garage and a 20x40 inground pool. A deluxe kitchen with 2 built-in subzero refrigerators, built-in wall ovens and island. The master suite has jetted tub, his/hers sinks and a bidet. Detached heated workshop. 1135 Graf Road, Kelowna, MLS®10150353, \$2,499,000

4 🏠 5 🚗 Call Jane Hoffman Group at 250-860-7500 for more details



### LOWER MISSION

Incredible 2617 sq ft lakefront townhome, stylishly decorated interior w/upgraded furniture package! Open concept main level living. Secure covered parking. Includes a full time boat moorage plus a half time boat slip. Complex has pool, hot tub, fitness and games room. #227 - 3880 Truswell Road, Kelowna, MLS®10149906, \$1,348,000

3 🏠 4 🚗 Call Jane Hoffman Group at 250-860-7500 for more details



### WEST KELOWNA ESTATES

Over 4700 sq ft of quality craftsmanship. Main floor master has private bath and access to exterior hot tub. Gourmet island kitchen and spacious dining with access to the back private oasis. Lower level has a summer kitchen. Oversized garage w/room for RV or boat. 2034 Moonbeam Close, West Kelowna, MLS®10150156, \$929,000

6 🏠 5 🚗 Call Jane Hoffman Group at 250-860-7500 for more details





# WE ARE KELOWNA REAL ESTATE



We are your neighbours, coaches and volunteers, and we have been your trusted real estate advisors for 29 years. We love our community, and that's why we work so hard for the people in it.

Here are some of our favourite Okanagan moments.  
Let us help you create yours.

**#WeAreKelownaRealEstate**  
**WWW.KELOWNAREALESTATE.COM**

**COLDWELL  
BANKER** 

**HORIZON REALTY**