

WHERE HOME BEGINS



Vol. 13 No. 3

1



EXPANSIVE VIEWS IN GLENROSA

Many opportunities to operate a business on this acreage in Glenrosa with expansive lake & mountain views & the privacy of 14.72 acres. Main house over 3300 sq ft, 4 bdrms/3 baths, attached double garage and detached office shop is 30 X 42. RU4 zoning, lofted area for an office or carriage house potential, well water with great quantity and pressure, listed over \$100,000 under the current assessed value. 3380 Glenrosa Road, West Kelowna, MLS®10113307, \$989,500. **For more information or to view please contact Cecile Guilbault—Personal Real Estate Corporation Coldwell Banker Horizon Realty 250-212-2654 or visit www.cecileguilbault.com**



2



WATERFRONT COMPLEX IN PEACHLAND

"Jackson Cove" with only 15 residents! Ground floor with spacious patio just off the waters edge, 2 bdrm/2 bath professionally upgraded, quartz counters, under mount sink, s/s appliances, kitchen island, gas fireplace, in-floor heating, new windows, shared dock, nice beach area, licensed buoy to moor your boat just out front, 2 parking spaces, storage locker, low monthly maintenance at \$264.00 a month, sorry no rentals or pets. #103-5275 Buchanan Road, Peachland, MLS®10111743, \$659,000. **Call Cecile Guilbault—Personal Real Estate Corporation 250-212-2654 to view or for more information or visit www.cecileguilbault.com**



3



GREAT UPPER MISSION FAMILY NEIGHBORHOOD!

Beautiful like-new 5 bedroom, 3.5 bath, 3,700 sq.ft. family home - the perfect blend of urban modern and country chic located in Iron Horse Estates just across from Chute Lake Elementary School in Kettle Valley. Ideal for young families! #128-515 Wren Place, Kelowna, MLS®10112037, \$819,000. **For more information on Kelowna Real Estate please call Jaime Briggs 250-215-0015, or go to www.BriggsOnHomes.com**



4



TRUMPETER RIDGE ESTATES

Stunning lake & city views from this entry level rancher with walkout basement. Functional & beautiful 5 bedroom/4 bath home, 4241 sq ft, with high quality finishes. Travertine tile, hardwood floors & granite counters. Theater room / wet bar down & more gorgeous lake views on lower level. 373 Trumpeter Court, Kelowna, MLS®10113119, \$839,000. **Michael Fredrickson at 250-762-0007 http://vimeo.com/102880474**



5



LAKE & CITY VIEWS

High quality 5181 sq ft lakeview rancher on 11.8 acres has 4 bedrooms/4 baths. Comes with salt water pool, hot-tub, underground sprinklers, 2 fireplaces & large 3 car garage with a studio/suit. 20,000 ft paved & gardens fit for a king & queen. Property includes a 4300ft shop with overhead doors, suite, hoist & 600 amp serv. 2 heat pumps. Commercial or residential trades considered. 5757 Upper Booth Road, N Kelowna, MLS®10111737, \$1,879,000. **Michael Fredrickson at 250-762-0007 http://vimeo.com/133851916**



6



FANTASTIC HOME IN KETTLE VALLEY!

This beautiful family home is located on a fully landscaped, large corner lot with a fully fenced back yard & 3 levels of open & bright living space. 3 beds up & 1 bed in walk out basement makes for a ton of room for your family & guests. Kitchen/dining/living space is perfect for family or entertaining. Kitchen features an oversized stunning granite-top island & living room boasts a beautiful rock gas fireplace. 5769 Mountainside Drive, Kelowna, MLS®10112317, \$699,000. **For more information call Cathy Cherka at 250-215-2956**



7



TOP FLOOR VIEW

Bright, open, 2 bed/2 bath unit in Meadow Brook Estates. Amazing mountain & city views from your large southwest facing deck with Mill Creek directly below you. Includes central air conditioning, pool table & tons of storage space. Perfect for short term rentals or long term living. Unit has a full kitchen, living room, dining room, and a large bedroom. If you want a comfortable & convenient living lifestyle - this is place for you. #41 Enterprise Way, Kelowna, MLS®10112306, \$296,888. **Call Cathy Cherka at 250-215-2956 for your personal viewing.**



8



SMITH CREEK

Enjoy beautiful views with this 5 bed/3 bath home or turn an extra bedroom into a media room, or home office. Finished basement & tons of room complete with pool, hot tub, & large family/rec room. Ever wanted a wine room or workout room? There's space for that in this basement. This impressive home can be yours to share with family & friends. 3033 Bridgehill Drive, West Kelowna, MLS®10110121, \$549,999. **For more information please visit okanaganrealestate.org or call Tiffany Pare at 250-878-9621 "I Don't Collect Listings... I Sell Them!"**



LAKE VIEWS & POOL AT TOWER RANCH GOLF COURSE!

The award-winning Tower Ranch Golf Club is the ideal setting for this great 5 Bedroom Home! A lifestyle where you can golf during the day, swim in your pool in the afternoon & relax by night to the City lights & lake views from your patio. 1768 Split Rail Place, Kelowna, MLS®10112201, \$855,000. **For more information on Kelowna Real Estate please call Jaime Briggs 250-215-0015, or go to www.BriggsOnHomes.com**



9



WATERFRONT PROPERTY

Great opportunity to live on the water in a brand new home for less than market comparables. Bring your own builder or let one of ours do it for you. City says a dock is allowed. Imagine sitting on a large deck of your new home basking in the sun enjoying a view that just can't be beat. Let's get together & I will explain the whole concept. 5138 Robinson Place, Peachland, MLS®10111530, \$799,900. **For more information please call Harry Kullman 250-979-8565**



10



FAMILY HOME WITH VIEWS!

Move-in ready. 3 bed w/den. Hardwood, S/S appliances, fresh paint. Newer Furnace w/AC. 2 large bedrooms up, open concept living room. Covered deck. Lower level has large re-room - currently used as a licensed salon, full bathroom & laundry room, walkout access to rear-yard. Massive storage/workshop under deck. Sprinklers, detached garage. 0.88 acre! 1321 Ponderosa Road, Kelowna, MLS®10113224, \$525,000. **For more information please call Christian Kirschke 250-863-2000**



11



NEW HOME...GREAT PRICE!

Great opportunity to own a newer home at an affordable price. 3 bdrms/2 baths all on one level. Spacious kitchen; new s/s appliances, island, vaulted ceilings, cozy livingroom w/gas fireplace. Lots of room for play area, workshop or more living space. Central air, central vacuum, all blinds & drapes have been added in last year. Yard is fenced & fully landscaped. Convenient location close to transit, recreation, schools & shopping. Home is still under warranty and no GST to pay! 1470 Brentwood Road, West Kelowna, MLS®10113370, \$389,000. **For more information call Charlene Bertrand at 250-870-1870.**



12



FAMILY HOME IN A GREAT LOCATION

If you are looking for a family home in a great location, with a pool and large back yard this is it! 2200 sqft, 4 bdrm/2 bath home with newer windows, roof, & hot water tank. Completely renovated from top to bottom. Large patio is perfect for those Okanagan summer nights. Yard is fully fenced. This home won't last long! 55 Caramillo Road, Kelowna, MLS®10111565, \$519,000. **To view this home call Saverio Tumato at 250-862-6911 or visit www.SaverioTumato.com**



13



ROOM FOR YOUR FAMILY AND THEN SOME!

3 self contained "homes" in one! Perfect for your entire extended family. 3 bed main home, 2 bed in-law suite & 1 bed legal suite. Have a ton of toys? No problem....5 car garage - 3 w/8 foot doors & 2 w/9 foot doors. Spacious fenced area ideal for your dogs, horses, or garden. Enjoy lounging on your deck taking in the views in your 8 person hot-tub. Plumbing, electrical, septic all updated. Newer twin boilers for hot water heat. Appliances in all 3 "homes" are included. 215 Arab Road, Kelowna, MLS®10112088, \$968,000. **Call Cathy Cherka today for your personal showing at 250-215-2956.**



14



EXCEPTIONAL LAKE VIEWS AND PRIVACY

Phenomenal property - 4.45 acres of exceptional lake views. Potential to be re-zoned & developed. Adjacent property is being developed now. Most of the value is in the land. The home sits high on the property with awesome lake views & boasts 5 bedrooms/4 bathrooms, colonial style with 2 levels, a full basement & a double garage. 3660 McIver Road, West Kelowna, MLS®10100618, \$974,900. **Call Harry Kullman at 250-979-8565 to discuss the development potential here.**



15



UPPER MISSION LAKE VIEWS & 3 CAR GARAGE!

Located in the Upper Mission on a grand stately 1/3 acre lot sits this 4 Bdrm (3+1), 3 Bath, 2,904 sq.ft. beautifully updated home with a modern glamorous look, spectacular lake & mountain views, and even an additional workshop or man cave! 295 Raven Drive, Kelowna, MLS®10112943, \$818,000. **For more information on Kelowna Real Estate please call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com**



16



PRIVATE DRIVE AND ELEGANT.....
Soaring ceilings drenched in natural light. Top-floor master. Open concept kitchen/dining/living rooms. Butler pantry, triple tandem garage. Bi-fold door system to front patio. Zoned music/lights. Pool w/city & valley views. 700 Highpoint Drive, Kelowna, MLS®10108362, \$1,349,000. **Proudly Marketed by Christian Kirschke, Coldwell Banker Horizon Realty 250-863-2000**



Christian Kirschke
250-863-2000



FABULOUS VIEW LOT IN PEACHLAND ..
This is a must when looking for a lot to build your new home. An established no-through street with fabulous lake & beautiful surroundings. Only minutes to downtown Peachland, the lake & beach. Municipal water, sewer & all services are here. Mainly flat lot that is cost effective to build on without extra costs. BONUS to a buyer - there is an existing garage/workshop already there that is in good usable condition if you want. Builders or contractors welcome - this is a good one, a money maker for you or your client. 6318 Topham Place, Peachland, MLS®10083799, \$214,000. **Call Shirley 250-570-8989 or email me at gary4098@shaw.ca to get maps & your questions answered.**



Shirley Geiger
250-570-8989



CONDO AT BIG WHITE
Currently the lowest priced condo at the Inn at Big White! Fully furnished studio unit in the heart of the village. Sleeps four. Pool, exercise room, hot tub. Restaurant and pub located in the building. Secure underground parking and ski storage. Currently in rental pool and bringing in great income. This unit is priced to sell! #229-5340 Big White Road, Kelowna, MLS®10111702, \$55,900. **For more information please call Charlene Bertrand at 250-870-1870.**



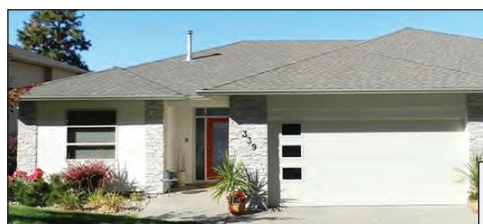
Charlene Bertrand
250-870-1870



ENDLESS LAKE VIEW!
Million dollar Okanagan lake view, 5 bed/3 bath, plus 1 bed/den/bath in-law suite. Open concept living/kitchen area, flows to a deck with endless lake views. Many upgrades: hardwood, appliances, hot tub, car/boat port, decking, landscaping & room for boat & RV. This home is on a private access road/cul de sac backing onto nature. Fantastic area for kids & on school bus route. Zoned for carriage home. Minutes to boat launches, lakeside parks, tennis. 13263 Carrs Landing Road, Lake Country, MLS®1011595, \$699,000. **Proudly marketed by Marne Perrier; call today for your private viewing at 250-212-8552 or email: marne@marneperrier.com**



Marne Perrier
250-212-8552



PRESTIGIOUS DILWORTH MOUNTAIN
You've arrived! Well cared for newer townhouse w/walk-out to Denali Ridge. Features 3 bedrooms/3 baths, + den, including 5 piece ensuite, hardwood, vaulted ceilings, convenient main floor laundry (2nd hook up in bsmt). Large, west facing covered deck to enjoy your city/lake views with a glass of wine. Gas BBQ hook up, central air/vac, alarm system. Includes all appliances and awning on upper deck. Quiet area and close to all amenities. Immediate possession available. #339-663 Denali Court, Kelowna, MLS®10112991, \$631,900. **For more information on this home please call Mary Hamann 250-717-6087**



Mary Hamann
250-717-6087



SPACIOUS TOWNHOUSE!
Spacious 3 bdrm/3 bath townhouse. School, shopping, transit, parks & most amenities just a short walk away. Golf, skiing & sports facility just a short drive away. New energy efficient sliding doors and windows on the main floor. Beautiful new floors, updated bathrooms. Wood burning fireplace and lovely deck with picturesque mountain views. Two car detached garage. You need to visit this beautiful townhouse to appreciate how large and roomy it is! Lots of updating makes this home highly desirable, yet priced right. #4-220 Priar Road, Kelowna, MLS®10112655, \$259,900. **For more information please call John Mandoli or Brian Wright at 250-860-7500.**



John Mandoli
250-718-1864



REDUCED / EXQUISITE TASTE AND DESIGN ..
Imagine PRIVACY, RELAXATION & AMAZING VIEWS with the perfect 4500 sq ft of elegance & luxury, this SAN MARC designed & built, 4 bdrm/2 den/5 bath VILLA, has a Mediterranean terrace surrounding a saltwater pool. Master Sitting Area w/spacious hot tub overlooking breathtaking views! Temperature controlled cellar, covered patio, Arbutus Fieldstone, Artisan Stucco, reclaimed barnwood, solidcraft wood-framed windows, Dray light fixtures, plantation shutters, barrel & vaulted ceilings (8'10" & 15' ft heights); triple tandem garage & room for boat parking or smaller RV, granite & Travertine kitchen finishes! Walk-in closets w/ custom shelving, heated tile baths, tankless hot water & 5.118 sound system. 1529 Vineyard Drive, West Kelowna, MLS®10107855, \$2,199,000. **PROUDLY presented by Ellen Churchill. Please call 250-863-9045 for more details.**



Ellen Churchill
250-863-9045



UNIQUE HOME IN PEACHLAND
Currently operating as a successful B&B/short term rental. Quality patio & rock-terrace garden area. Located next to the highway w/high visibility & immediate access to the beach, marina, park, downtown restaurants & shops. Country kitchen w/dining cove, large living room, 3 bdrms / 1 bath & a flex room to be used for what you want, den, office, studio, sewing, painting - your choice. There is real character and uniqueness in this home and on the property. 4510 Princeton Avenue, Peachland, MLS®10106360, \$379,000. **To view call Shirley 250-470-8989 or email me at gary4098@shaw.ca**



Shirley Geiger
250-570-8989



LAKESHORE GARDENS
Enjoy semi-lake shore living and mountain views in this modern condo overlooking the pool and Okanagan Lake. Top floor, 2 bdrm/2 bath upgraded modern design includes 11 feet elevated vaulted ceiling, granite counter-tops, hardwood floors, stone gas fireplace, maple cabinets, and a master bedroom w/large walk-in closet. Unit comes with 1 parking stall & storage unit. Amenities include fitness center, guest suites, pool/hot tub, & easy access to the lake, beach avenue walking trails, park, and walking distance of the Peachland Mall. #319-3996 Beach Avenue, Peachland, MLS®10111101, \$419,900. **For a private showing of this wonderful unit, call Larry at Coldwell Banker 250-826-2047.**



Larry Guilbault
250-826-2047



SUPERB FAMILY HOME IN GREAT NEIGHBOURHOOD ..
2368 sqft, 4 bdrm/3 bath home. Spacious kitchen w/high quality maple cabinetry & lots of storage. Great room has gas fpl and beautiful laminate flooring. Master bedroom has a large walk-in closet & en suite. Walkout basement has a large family room with theatre, 1 bdrm & potential for another, 1 bath, laundry & storage room. The 22'x20' garage has shelving, built-in workbench & 220 outlet. The professionally landscaped back yard has lots of rock work and is easy to maintain! 2088 Rose Tree Road, West Kelowna, EXCLUSIVE, \$529,000. **To view, call Larry Guilbault at Coldwell Banker 250-826-2047.**



Larry Guilbault
250-826-2047



GREAT CONDO ALTERNATIVE!
Imagine your own house with private back yard, double car attached garage and backing onto parkland. This immaculate home is steps to trails and is surrounded by a serene, quiet and scenic community. Bring your dogs of any size. Extra parking available for \$25 per year. 10 minutes to the Mall, 5 minutes to the University and Airport. Land is leased but can be purchased anytime. This is not First Nations Land. #16-6400 Spencer Road, Kelowna, MLS®10111227, \$240,000. **Please contact Sally Hollingsworth for details at 250-864-7548**



Sally Hollingsworth
250-864-7548



CLOSE TO AMENITIES!
Priced for a quick sale. This is a well appointed 2 bdrm/1 bath condo. It boasts s/s appliances, granite counter tops & a beautifully tiled kitchen & bathroom. All new carpets in the living room, dining room & bedrooms. The master bedroom has a large walk-in closet. Double decks overlook the pool, volleyball courts & mountains. Underground parking stall near the elevator & there are 2 storage areas. The condo is centrally located, close to all the amenities - schools, parks, coffee shops, groceries, drugstore, & neighbourhood pub. #204-551 Yates Road, Kelowna, MLS®10110740, \$130,900. **For more information please call John Mandoli or Brian Wright at 250-860-7500.**



John Mandoli
250-718-1864



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



CENTRAL LOCATION BARBER SHOP
The Best Barber shop in West Kelowna! Don't believe me? Talk to his customers! In business in West Kelowna for 34 years - 8 years at current location. Currently 2 chairs, room for 3rd. Owner will stay on and rent chair. 2nd chair rented for \$500/month. New lease in place to 2019. Great web site - razorbackbarbers.com. No certification needed for hairdresser of barber license. #1-2411 Drought Road, West Kelowna, MLS®10087054, \$21,900. **For more information please call Walt Reglin at 250-470-0919.**



Walt Reglin
250-470-0919



COMMERCIAL BUSINESS OPPORTUNITY IN PEACHLAND
Semi-lakeshore restaurant/pub/coffee shop for sale on the busy Beach Avenue in Peachland. Blue Rooster Cafe currently offers breakfast, lunch, dinner, coffee sales, deli items, liquor license, and ice cream sales. Large outside patio with live entertainment during the summer months, makes this an excellent investment opportunity. Great Lease terms with a prime location. #B-5866 Beach Avenue, Peachland, MLS®10107400, \$130,900. **For private tour call Larry Guilbault at 250-826-2047 or Dave Collins at 250-870-1444.**



Larry Guilbault
250-826-2047



Dave Collins
250-870-1444



STUNNING LAKE VIEWS
At the top of Bayview in the Sierras, this wonderful spacious home with over 1,500 sq ft of living space; 3 bdrms/2 baths & den w/french doors. Bright open plan with vaulted ceilings in the living room & a gas fireplace. Huge master bedroom has large closet, 4 pc ensuite featuring jetted tub, double sinks & a sliding glass door to the yard. The spacious kitchen has lots of counter space and double ovens. Great outdoor area with a patio & fully fenced; very nice yard for children. Bonus storage 9x10 shed. #1314-2440 Old Okanagan Highway, West Kelowna, MLS®10113142, \$244,900. **To view this home call Mark Kayban at 250-826-4920.**



Mark Kayban
250-826-4920



AMAZING VIEW LOT IN PEACHLAND!
Ready-to-go building lot at the top of Seymour Lane. Building lot is pre-dug for a walkout rancher style home designed to fit the set-backs of the lot. Ask me for custom building plans. Terrific panoramic lake views from this location looking east and south. All utilities ready to go at lot line. Builder consult on site can be arranged to help plan your dream home. 6109 Seymour Lane, Peachland, MLS®10111673, \$199,000. **Call Dave at 250-870-1444 to enquire or visit me at www.DaveCollins.ca**



Dave Collins
250-870-1444



THE BEST FOR LESS
This large unit boasts near 1400 sq ft, 2.5 baths, 2 bdrms plus a full 3rd space that can be for extra storage or den. Deluxe cabinetry, granite counter tops, tile backsplash, stainless steel appliances, large decks with a peak-a-boo lake view, beautiful rich hardwood floors, 5 pc ensuite with a walk in shower. Complex amenities include underground parking, outdoor pool and extra wide hallways. This is a very impressive concrete building. #302-2070 Boucherie Road, West Kelowna, MLS®10112019, \$305,000. **Please call Harry Kullman to view at 250-979-8565 or email: harrykullman@shaw.ca**



SINGLE FAMILY WITH SUITE
Clean! Great setup w/suite in lower level, walk out to a large fenced yard. Upper level has a nice oak kitchen with tile floors. Beautifully landscaped large yard with lots of parking. Some upgrades include new windows gutters and soffits. 3 bedrooms up and 2 down in the suite. Home is rented up and down with great revenue. 1265 Rutland Road, Kelowna, MLS®10109094, \$434,900. **Please call Harry Kullman 250-979-8565 or email: harrykullman@shaw.ca**



LOWER MISSION TOWNHOUSE
Upper floor unit with covered parking and in-suite laundry. 2 bedrooms and 2 baths, 5 appliances. Complex amenities include a pool, hot tub and exercise facilities. Complex has a near new roof. Close to all amenities such as golf, rec center, shopping, beach, schools and more. Very affordable unit! #2100- 735 Cook Road, Kelowna, MLS®10112020, \$225,900. **Please call Harry Kullman 250-979-8565 or email: harrykullman@shaw.ca**




PREMIER WATERFRONT RESORT!
Live right on waterfront park in downtown Kelowna & walk to restaurants, coffee shops, beaches, the boardwalk, the yacht club & more. This townhome looks over the beach to the lake, with 180° views that can be enjoyed from the huge deck with electric awning. Fully furnished and equipped for summer rentals or your own use. There are 2 bdrms/3 baths and a large loft area. Amenities include an outdoor pool & tennis court. One of the few buildings in town with the option for daily rentals providing huge revenue opportunity. #317-1128 Sunset Drive, Kelowna, MLS®10108976, \$849,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**



GORGEOUS CONTEMPORARY
3822 sq ft 5 bdrm walk-out rancher with walls of windows for full breathtaking lakeviews! Open concept floor plan has high end finishes, modern lighting, walnut flooring/cabinetry, granite counters & coffered ceilings. Master bdrm has 5pc ensuite w/soaker tub & lakeviews. Spacious family/recreation room has a wet bar, custom wine racks & 3 guest bedrooms. Heated triple garage has full workshop. Located in a quiet neighbourhood on a no-through road. Enjoy the beauty of nature and stunning lake, city & valley views! 5267 Cobble Crescent, Kelowna, MLS®10109149, \$998,897. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**



LAKEVIEW HEIGHTS
Lovely San Marc designed home in gated community is minutes to beaches, shopping, golf, dining and wineries. Covered patio at the private poolside transitions to the luxury of the interior. Gourmet kitchen has granite surfaces, hardwood, custom cabinetry, stone accents & professional series appliances. Dining room is surrounded in windows that view the pool and manicured grounds. Main floor master bath comes w/2 person soaker tub and steam shower. Upper level has lake view office, & bonus or media room. Triple garage & lots of parking. #6-3105 Thacker Drive, West Kelowna, MLS®10107671, \$1,298,000. **Call Jane Hoffman Group at 250-860-7500 or go to www.janehoffman.com**



BUILD TO SUIT
Glenrosa's newest subdivision. Beautiful lakeview lot with a quality built rancher walkout bsmt home. Construction commences in March, 2016. Quality through-out. There's still time to adjust specs and view construction plans, and choose your finishes. Let Logan Contracting professional support and internal design expertise help to ensure that the new home is just the way you like it. All covered by New Home Warranty. 3571 Ranch Road, West Kelowna, MLS®10112447, \$559,900. **Please call Harry Kullman 250-979-8565 or email: harrykullman@shaw.ca**



BEAUTIFUL SEMI WATERFRONT HOME
Built in 2008, this home has access to water and buoy for your boat! Beautiful lake views from most all areas within the home and luxurious finishing throughout. There are 3 levels with a 3 bdrm basement suite. Home boasts a full surround sound media room, 3 bay garage, travertine, marble, granite, tile and rich hardwood floors, 3 gas f/ps, steam shower, soaker jetted tub, built in vac, double laundry facility, balconies and patio all with great lakeviews, 6 bedrooms, Euro line windows and doors, high-end appliances, curved staircase and spacious rooms. 3860 Beach Avenue, Peachland, MLS®10111619, \$1,199,900. **To view call Harry Kullman at 250-979-8565 or view 3D videos online.**



Harry Kullman
If you're interested, this spot's for you!
Please call Harry Kullman
250-979-8565
or email: harrykullman@shaw.ca



UPSCALE FAMILY HOME
Surrounded in manicured grounds with a cascading water feature, this 4234 sqft home offers everything you could need. Kitchen has 3 islands, top of the line appliances, & granite counters. Great room offers gas fpl & flanking media cabinets. Master bedroom has a luxurious ensuite & walk in closets. Lower level has a separate entrance, bathroom, gym and bedroom. The backyard pool area has an outdoor kitchen w/ beverage fridge & s/s built-in grill. Triple garage, RV & boat area. Close to championship golf course and amazing Kettle Valley trails system. 3928 Flower Court, Kelowna, MLS®10110653, \$1,299,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**



BEAUTIFUL COLDSTREAM OASIS
Impeccable quality in this custom oasis. 4600+ sq ft, 3 bdrm, 4 bath home in Coldstream's most exclusive neighbourhood. Features include media room w/wetbar, butler's pantry, gourmet kitchen, open concept living, amazing master w/spa-like ensuite, infra-red sauna & the most spectacular Kalamalka Lake view! Landscaping includes a fish pond/brook, saltwater swimming pool, multiple covered decks, palapa & hot tub. 7939 Graystone Drive, Coldstream, MLS®10112348, \$1,595,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**



WATERFRONT DEVELOPMENT PROPERTY
0.59 acre with 75 feet of lake frontage and sandy beach. Presently zoned RU1. The Official Community Plan of the City of Kelowna supports "mixed use tourism" zoning. Located in the prestigious Lower Mission between Eldorado Hotel and Mission Shores. A rare LAKE SHORE development opportunity! Nearby golf courses, world class wineries, boutique shops and restaurants of the Lower Mission. 3858 Truswell Road, Kelowna, MLS®10091426, \$2,995,000. **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

Coldwell Banker Horizon Realty & Shirley Mehus would like to thank their loyal & new clients for trusting us with your businesses in 2015/2016

CONGRATULATIONS TO SHIRLEY MEHUS FOR EARNING THE PRESTIGIOUS INTERNATIONAL BRONZE CIRCLE OF DISTINCTION AWARD & NUMBER ONE COLDWELL BANKER COMMERCIAL PROFESSIONAL IN BC



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**Roma
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**Gillian
Krol**



**Darcy
Nyrose**



**Leigh
Bjornson**



**Paige
Guernsey**



**Marion
Lahey**



**Bill
Raine**



**Renate
Boucher**



**Cecile
Guilbault**



**Tracey
Lang**



**Tanis
Read**



**Jaime
Briggs**



**Larry
Guilbault**



**Gary
Loverin**



**Walt
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Mustard**



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