



1

LOCATION, LOCATION, LOCATION!

This 3bed/2.5 bath+den, two story w/level backyard has MAIN FLR living & level access to backyard playground. The upper level boasts a large family room with all BDS on same floor, & upgrades include 9 ft ceilings, tray ceiling in DEN, hardwood & laminate, island and pantry in kitchen. 2097 Rosefield Drive, West Kelowna, MLS®10095739, \$469,000. **Call Ellen at 250-863-9045 for a private showing.**



2

INVESTORS ALERT!

Ideal UBCO / Investment Property. Features - Top floor with vaulted ceilings. Popular Floor plan, appliances, in Suite Laundry, Gas Fireplace, lots of tile. Outdoor Pool, Hot Tub, Secure Entry & Secure Parking. Rentals Allowed. 1406 3168 Via Centrale, MLS®10097588, \$269,000. **For more info call Tanis Read at 250-215-2121 or Trish Cenci at 250-864-1707.**



3

AMBROSI COURT

Welcome to Ambrosi Court! This large open floor plan condo features 2 bedrooms, 2 bathrooms + 2 parking stalls. Beautiful hardwood floors. Gourmet kitchen w/granite counters & large raised eating bar. You will love the convenient location. #210 - 1933 Ambrosi Road, Kelowna, MLS®10096737, \$369,900. **For more information on Kelowna Real Estate please call Jaime Briggs 250-215-0015, or go to www.BriggsOnHomes.com**



4

NO STRATA FEES OR BYLAWS!

Own this semi detached home and have no strata fees or bylaws! Gorgeous and completely private back yard with single garage. 2 beds and 1 bathroom that shows great and is ready to move into. Great area close to schools, parks and transportation. 1399 Aldon Rd, Kelowna, MLS®10095232, \$239,000. **Call Paige Guernsey at 250-862-6464 or go to www.kelownahome.com for more pics.**



5

COUNTRY VIEW ESTATES!

Spacious walkout rancher. Well maintained 19+ community, pets welcome no size limits for dogs(2 allowed). Fabulous view, master with 3 pce ensuite up and additional bedroom/office down. the main floor has a bright cheery kitchen with a corner window overlooking the views, open dining area, cozy family room, formal living room, main floor laundry and large rec room with many built-in shelves down. 40-6400 Spencer Rd, Kelowna, MLS®10096742, \$398,900. **Call Mary Hamann for further details or to view at 250-717-6087.**



6

HUGE PRICE REDUCTION!

\$75,000 price drop on this development opportunity, Family Estate property or BOTH! Incredible 62 acre L-shaped parcel with lots of frontage on both Idabel and Paradise Roads. Could be divided into 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 are .5 acre parcels. DL19205 Paradise Rd, Kelowna, MLS®10095985, \$475,000. **Call Ellen at 250-863-9045 for a private showing.**



7

GREAT FAMILY NEIGHBOURHOOD

Are you looking for a safe environment for your kids to bike and play street hockey? This is the perfect neighborhood for them as there are dozens of kids on this street! 4 Bedrooms (3+1), 3 Baths, hardwood, open floor plan, covered back patio. 5003 Windsong Crescent, Kelowna, MLS®10096762, \$529,000. **For more information on Kelowna Real Estate please call Jaime Briggs 250-215-0015, or go to www.BriggsOnHomes.com**



8

70' OF OKANAGAN LAKESHORE PROPERTY

With a newer private and licensed 90' dock/boatlift. Current water license for water intake from the lake. Home is a ready for a makeover but has new roof and terrific lakeview. You will need to have a tram system built to access the lake for approx. \$650,000. 7196 Brent Rd, Peachland, MLS®10097068, \$650,000. **Call Dave Collins at 250-870-1444 or go to www.davecollins.ca**



9

WATERFRONT COMPLEX

With only 15 residents, ground floor 2 bdrm, 2 bath completely professionally upgraded, Carolyn Walsh designed cabinets, caesarstone quartz counters, new boiler for the in-floor hot water heating, dock, nice beach area, licensed buoy to moor your boat, 2 parking spaces, low monthly maintenance at \$264.00 a month sorry no rentals or pets. 103-5275 Buchanan Rd, Peachland, MLS®10097116, \$695,000. **Call Cecile Guilbault, PREC** to view at 250-212-2654 or for more info go to www.cecileguilbault.com**



10

QUINTESSENTIAL BC LIFESTYLE PROPERTY

Log rancher; 2 Bed/2 bath, lake view: 1 block to lake and boat launch. 3 bay garage heated workshop. Excellent spot for the whole family to hang out in the summer with extra room for RV parking. 10 mins to Predator Ridge and world renowned Sparkling Hills Resort, 20 mins to Kelowna Int'l airport. 16574 Schaad Rd, Lake Country, MLS®10097111, \$649,000. **Call Marnie Perrier at 250-212-8552 or go to marnie@marnieperrier.com**



11

TESORO ARCA END UNIT

This 2BD/3BA is the recipe for incredible Okanagan Living! An elevator is great for those with limited mobility or to aid in loading the RV! This spacious 1732 Sq Ft townhome features SS Appls, granite countertops, hardwood, gas F/P, huge master & oversized deck. You could add a BD to garage if you want more living space as the owner has already installed a powder rm there. Beautifully decorated with furniture package optional. 9-3359 Cougar Rd, Westbank, MLS®10095628, \$375,000. **Call Ellen at 250-863-9045 for a private showing.**



12

ROOM FOR WORKSHOP AND YOUR TOYS!

Large home with an oversized double garage, lots of parking and one acre of land. Formal living room and dining room. Spacious eat in kitchen with nook, island, lots of cabinets and huge family room. Gas Fireplace and free standing wood stove in the family room. Real hardwood flooring on the main floor waiting to be dressed up, high ceilings and lots of windows to take in the rural country location. Yes in the country yet close to town and lake. 5209 Silver Court, Peachland, MLS®10094673, \$545,800. **Call Shirley Geiger to view at 250-767-2744.**



13

WALK TO BEACH ON OKANAGAN LAKE

Great lake views, no step one level rancher with a detached single garage/workshop, carport 2 bedrooms, 1 1/2 baths, approx 1083 sq ft, oak hardwood and bamboo floors, wood burning stove, hot water tank replaced in 2010, C/A, underground irrigation, wonderful retirement home or first time buyers perfect condo alternative. Investors this home is easy to rent call for details. 5356 Buchanan Rd, Peachland, MLS®10096999, \$379,900. **Call Cecile Guilbault, PREC** to view at 250-212-2654 or for more info go to www.cecileguilbault.com**



14

TIMELESS ELEGANCE AND CHARM

Is found in this sprawling rancher superbly crafted with over 6,000 square feet of spacious and comfortable living space. 3 or 4 bedrooms, 2 dens and 5 bathrooms along with multiple family, living, and games rooms make up this custom gated European styled home. Enjoy the incredible and unobstructed views of Okanagan Lake and downtown Kelowna. Triple car garage with circular driveway and ample extra parking for both a boat and RV! 1791 Shaleridge Pl, West, Kelowna, MLS®10096025, \$949,000. **Call Paige Guernsey at 250-862-6464 or go to www.kelownahome.com for more pics.**



15

EXECUTIVE RANCHER WALK OUT

Great room open concept, tile floors throughout, granite, SS appliances. 3 bedrooms, 3 bathrooms featuring an ensuite which includes his/hers sinks, walk in closet, soaker tub, 1800 S.F on the main and 1653 on walk out lower level. Great potential to suite with rough in for second laundry in place. Nice valley views from the generous patio and upper covered deck. 1438 Black Mountain Cresc. Kelowna, MLS®10097471, \$609,000. **For more information, please contact Roma Niessen at 250-860-7500 or go to www.romaniessen.com**



16

NEWLY RENOVATED RANCHER

Spectacular rancher with basement with exceptional Lakeview, 3 bedrooms 3 bath, open concept, new kitchen, bath, flooring, new bosch stainless steel appliances, perfect for entertaining with large deck, games room, huge family room, and so much more. A must see, with so much to offer. Unit includes all bosch appliances, pool table, living room TV and fireplace, and window covering. 204-5300 Huston Rd, Peachland, MLS®10096863, \$499,900. **Call Larry Guilbault at 250-826-2047 or go to www.kelownaokanaganrealestate.com**



BRAND NEW IN BLACK MOUNTAIN
 Gorgeous brand new home in Black Mountain with stunning valley & lake views! Open floor plan, modern finishes, designer kitchen, 3 Bedrooms, den & 2.5 Baths. Walkout basement roughed-in in law suite. Large suspended slab. On quiet cul de sac. 1114 Oswell Drive, Kelowna, MLS®10094342, \$598,000. For more information on Kelowna Real Estate please call Jaime Briggs 250-215-0015, or go to www.BriggsOnHomes.com

Jaime Briggs
250-215-0015

AFFORDABLE RETIREMENT LIVING SHANNON LAKE
 Pinewoods Villa 45+ community. Nicely renovated, newer roof, furnace, hot water tank, flooring and decor, appliances and more. Open concept design in main living area with rock fireplace. Two of the bedrooms have an ensuite bath. Large wrap around deck offers sun & shade. Detached garden shed for extra storage. Allows 2 small dogs, strata fees \$75 per month, RV parking available. #35-1750 Lenz Road, West Kelowna, MLS®10091511, \$244,900. Call Dave at 250-870-1444 or see more pictures at www.DaveCollins.ca

Dave Collins
250-870-1444

SHANNON LAKE
 Quiet no through street, flat driveway, RV parking, nice flat pool sized back yard, 5 bedrooms, 3 bathrooms, and a just a lovely lake view from the kitchen and dining room right through to the living room. Furnace, roof and hot water tank all within the last 5 years. Don't wait on this one, you're just minutes to everything! 3238 Sundance Drive, West Kelowna, MLS®10094634, \$449,000. For more information and details go to www.connectwithkaren.com or call Karen Guy at 250-768-8001 or 250-878-3605.

Karen Guy
250-768-8001

LOCATION, LOCATION, LOCATION
 This 4 level split home has 4 bedrooms, 2 & half baths, double car garage and a sunny, south/west facing private back-side yard. Located in the cul-de-sac at the end of the road this home offers peace and quiet, and privacy while being located close to schools, parks, shopping, public transit, restaurants, recreation facilities, short distance to the lake and the heart of downtown Kelowna. This home is currently a revenue property with 4 tenants/students. Open to offers!! 1429 Alta Vista Road, Kelowna, MLS®10097360, \$499,000. Call Cathy Cherka at 250-215-2956 to set up a viewing of this prime property.

Cathy Cherka
250-215-2956

KELOWNA'S FRIENDLIEST PARK
 Immediate Possession is possible. Features 2 bedrooms plus hobby room, garage plus workshop, newer furnace, central air, vinyl windows, electrical, laminate floors. Quiet 55+ well managed park in north Rutland with the lowest pad fees in the area. Small pets always welcome. #54-1133 Findlay Road, Kelowna, MLS®10088745, affordably priced at \$52,900. Call Renee Boucher at 250-470-1388. I speak your language, English, German and French. Email: kelownarealtor@shaw.ca

Renee Boucher
250-470-1388

CAN'T AFFORD THIS AREA, WRONG!
 Located walking distance to all amenities, Mission Park Mall, medical offices and just a 5 minute drive to KGH. This meticulous 2 bedroom plus den/office mobile home has been upgraded with new kitchen, bathroom, furnace, electrical, flooring, plumbing and more...5 apps included. Quiet 55+ park, small pets welcome. Bus stop just steps away. #60-3745 Lakeshore Road, Kelowna, MLS®10097393, affordably priced at \$59,900. Call Renee Boucher 250-470-1388 to view.

Renee Boucher
250-470-1388

UPPER MISSION KETTLE VALLEY
 Exquisite 5 Bedroom, 4,000+ sq.ft. family home on quiet cul-de-sac. Open floor plan, 18' lofted ceilings, gourmet kitchen, 4 Bedrooms all on 2nd level. Finished basement w/theatre room, 5th Bedroom & Bath. In ground saltwater pool backing parkland, 429 Audubon, Kelowna, MLS®10097239, \$909,000. For more information on Kelowna Real Estate please call Jaime Briggs 250-215-0015, or go to www.BriggsOnHomes.com

Jaime Briggs
250-215-0015

GLEN PINE RIDGE WALKOUT RANCHER
 Beautiful 4 Bedroom (2+2), 3,500 sq.ft. walkout rancher w/stunning valley views located on quiet cul-de-sac just minutes to downtown and a short walk to shops. Semi-private backyard, oak hardwood floors, spa rooms and entertaining spaces. #20-452 Glen Pine Court, Kelowna, MLS®10095540, \$499,000. For more information on Kelowna Real Estate please call Jaime Briggs 250-215-0015, or go to www.BriggsOnHomes.com

Jaime Briggs
250-215-0015

EXCELLENT BUY - A MUST SEE
 This quality 3 Bedroom, 2 1/2 Bathroom townhouse is conveniently located close to all amenities including schools, shopping, bus routes and recreation. Tons of room to relax in your updated den, media room, private patio or living room. The basement has been just upgraded with a projector, screen and speakers. Single car garage with plenty of storage. Additional parking available. This home is move in ready. #105-1420 Terai Road, Kelowna, MLS®10097511, \$279,900. For more info call John Mandoli or Brian Wright at 250-860-7500

John Mandoli
250-860-7500

Brian Wright
250-860-7500

PRICED TO SELL
 Bright open concept, 1 bedroom + den. Perfect for 1st time home buyer/investment. Huge kitchen, granite counters, glass backsplash, stainless appliances, and wood flooring. Heat and water is included. Secure underground parking, large storage unit located by your parking spot. Walking distance to shops, restaurants, golf, skiing and lake. Great location. Priced to sell, move-in ready. #310-3645 Carrington Road, West Kelowna, MLS®10097871, \$209,900. For more info call Tiffany Pare at 250-878-9621.

Tiffany Pare
250-878-9621

JUST REDUCED
 Spacious 3 bed, 1 bath solid home on .41 acres surrounded by nature. Beautiful brick 2 sided wood burning fireplace between the dining room and the living room plus another wood stove in the rec room. You will love the huge fenced yard & large deck off dining room. Newer roof, windows, doors and deck. School bus stops at your front door. Would also work as a great vacation home. 8031 Alpine Road, Kelowna, MLS®10093405, \$225,000. Call Cathy Cherka at 250-215-2956 for more information or go to www.cathycherka.ca

Cathy Cherka
250-215-2956

KEEP THE DREAM ALIVE!
 This view will knock your socks off! Sweeping 180 degree view of Lake Okanagan from this choice Peachland building lot. All services at the property line. Minutes to shopping, beach, restaurants and the marina. 5816 Columbia Ave, Peachland, MLS®10098051, \$169,000. For more info contact Allyn Bentz at 250-470-2413.

Allyn Bentz
250-470-2413

Where Home Begins

COLDWELL BANKER
HORIZON REALTY

PROPERTY & STRATA MANAGEMENT

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

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 Anthony Serani Property Manager	Residential: 250-860-1411 Commercial: 250-860-1420 www.okanaganpropertymanagement.com			

MUST BE SEEN TO BE APPRECIATED!
 This solid 2 bedroom plus den home with 1 bedroom in-law suite features neutral paint colors, new roof and two huge decks. There is a wood stove, cold room, and a large country kitchen. The 2.4 acre property also features a detached double garage/ shop with wiring and a carport, fencing and cross fencing, gardens, fire-pit and tons of parking. Bring your RV and other toys! This is the perfect property if you like privacy. Several pieces of equipment are included - a snow-blower, John Deere mowing mulching tractor, and more! 4651 McCulloch Road, Kelowna, MLS®10092483, \$699,900. Call Jennifer Odorizzi at 250-860-7500 for more info.

Jennifer Odorizzi
250-860-7500

WALKOUT RANCHER WITH DETACHED SHOP/GARAGE
 This home will delight you with warm hand-hewn hardwood flooring, custom mill-work, silestone counter-tops and a new bathroom. The complete main level has been re-done to include new recessed lighting, fixtures, built-ins, duradeck with glass rail, doors and more. The roof and high-efficiency furnace have also been updated. Downstairs has a bedroom with cheater-ensuite, rec-room, utility and a sliding glass doors to the level, fenced back yard. 961 Pinewood Place, West Kelowna, MLS®10096912, \$599,000. Call Jennifer Odorizzi at 250-860-7500 for more info.

Jennifer Odorizzi
250-860-7500

LIVE THE QUIET RURAL LIFE
 45 mins from the city is this large rambling 2400 sq ft home on 2 lots. All the room you need with 3 large bedrooms, family room, a large double garage and covered RV storage. Close to West Kettle River and the kids can walk to school. Enjoy the summers with 2 large sun decks and an 18' x 36' covered patio. A 14' x 32' work shop and 3 additional garden sheds. The property has 2 wells for unlimited water, 2 garden plots and the property is fenced for your pets. 5838 3rd Street, Beaverdell, MLS®10098060, \$269,000. For more info contact Allyn Bentz at 250-470-2413.

Allyn Bentz
250-470-2413

UPDATED TOWNHOME
 2 bedroom, 2 bathroom and a single car garage. Ground floor with patio. New kitchen, new bathroom fixtures, Stainless Appliances, tile floors and ensuite laundry. On site pool and exercise room. Close to shopping, Mission Greenway, H2O Center and Capital News Center. #107-735 Cook Road, Kelowna, MLS®10097870, \$244,900. Call Gary Lovernin at 250-317-5252 for more info.

Gary Lovernin
250-317-5252

HAWTHORN PARK ON KLO
 West facing with high ceilings, 2 bedroom, 2 bath, with enclosed balcony. Small pets OK and storage locker on same floor. Available after July 20th. #101-877 KLO Road, Kelowna, MLS®10095881, \$235,000. For more photos go to www.wreglin.com

Walt Reglin
250-470-0919

LEISURE VILLAGE IN WEST KELOWNA
 Over 1500 sq. ft. of Cadillac living. Lots of up grades. Comfortable in floor heating, heated garage w/workshop area. Bright 2 bedroom 2 bath with large master w/walk in closet and large shower. New high end laminate and large island. Nothing to do but move in. #112-3360 Old Okanagan Highway, West Kelowna, MLS®10094805, \$409,000. For more photos go to www.wreglin.com

Walt Reglin
250-470-0919

EAGLES VIEW
 Unit on the level closest to the lake offering spectacular lake, town and valley views from lower and upper sun decks. Upstairs has large master bedroom with 12' ceilings plus large 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 vac. Parking for two vehicles plus RV/boat parking. #207-4350 Ponderosa Drive, Peachland, MLS®10090005, \$525,000. Call Dave at 250-870-1444 to view or see pictures on my website at www.DaveCollins.ca

Dave Collins
250-870-1444

WELCOME HOME TO THE RESORT LIFESTYLE!
 Upgraded 2 bdrm, 2 bth upper condo with gorgeous views, gated community with pools, hot tubs, golf course, on site restaurants, pool table, shuffle board, woodworking shop, plus more. Pet friendly with a fenced in off leash dog park. Cork floor in kitchen and laminate floors in other rooms. #3404-415 Commonwealth Rd, Kelowna, MLS®10095493, \$219,900. Call Marion Lahey at 250-300-3730 for more info.

Marion Lahey
250-300-3730

FULLY RENOVATED AND EXPANDED ESTATE HOME!
 4.1 acres of flat yard space. 5200sq custom home featuring: hardwood, tile, slate, kitchen, granite, oversized master bedrm & ensuite, rec-room and home-theater space. Pond, field, 60' x 30' Barn/Garage plus another outbuilding for your toys or business? Municipal water and complete newer septic system. 3131 Harold Road, West Kelowna, MLS®10093499, \$1,499,000. For more information please contact Christian Kirschke at 250-863-2000.

Christian Kirschke
250-863-2000

Homes for Sale

LOWER MISSION NEIGHBOURHOOD
 This home will delight you with warm hand-hewn h Completely renovated 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. Beautifully landscaped backyard enhances the privacy aspect of this exceptional home! 4362 Kensington Drive, Kelowna, MLS®10089868, \$1,250,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.

Jane Hoffman
250-860-7500

MEDITERRANEAN TUSCANY INSPIRED HOME
 Unique finishing details throughout from trayed ceilings with fir inlays, granite vessel sink and counters, copper counters, marble, Brazilian hardwood and handscraped hardwood. A 1 bdrm in law or nanny suite is an added bonus. Main level offers open gourmet kitchen with top of the line appliances, eating nook extends to great room. Lofted dining area off kitchen overlooks main level and provides endless vistas. Over 3600 sq ft 5 bdrms & 5 baths on 3 levels of gorgeous living. 3266 Malbec Crescent, West Kelowna, MLS®10095617, \$1,398,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.

Jane Hoffman
250-860-7500

CASA LOMA
 Spectacular lake and city views from all main living areas. 80 ft of pristine water frontage. Stunning 3377 sq ft 4 bedroom home completely renovated. Granite and corian counters, custom maple cabinetry, natural tones with aqua accents. Licensed dock with covered slip and electric lift. Large lakeside deck complete with beach cabana. Double attached garage plus detached double carport. A quiet location to enjoy the Lake Okanagan lifestyle yet minutes to the amenities in downtown Kelowna. 2371 Campbell Road, West Kelowna, MLS®10076623, \$1,595,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.

Jane Hoffman
250-860-7500

COVE LAKESIDE RESORT
 Fabulous TOP FLOOR unit with spectacular view of lake, pools, sandy beach and marina, 2 BED plus LOFT. Spacious 1179 sq ft with huge sun deck, stunning views, lots of natural light with south east sun exposure. Turn key, fully furnished and ready to enjoy! Optional rentals with professional on site management. Year round vacation destination with all the amenities of a premier lakeside resort. #419-4205 Gellatly Road, West Kelowna, MLS®10084175, \$469,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.

Jane Hoffman
250-860-7500

SE KELOWNA 3.23 ACRE ESTATE PROPERTY
 Glass flows from the great room to dining to gourmet kitchen all with 16 foot sliding doors that lead to the large lakeview deck. Over 4000 sq ft of luxury featuring 5 bedrooms and 5 baths. The front of the acreage has been lined with a newly planted privacy hedge and freshly planted Riesling grapes for future wine production. A Cabana pool side features full wet bar, sitting room and bathroom. Triple garage with one portion having 11 foot ceiling height to accommodate larger boat. 3370 Neel Road, Kelowna, MLS®10090448, \$1,895,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.

Jane Hoffman
250-860-7500

SPECTACULAR LAKESHORE SETTING
 Amazing park like private rear yard with unobstructed views. Incredible quality throughout this luxury home. 3 car garage. Outdoor living space with fireplace. Lots of natural elements granite and hardwood. All bedrooms boast own ensuite bathrooms. Wharf with boat slip and lift. #11-605 Westside Road, Kelowna, MLS®10088633, \$1,499,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.

Jane Hoffman
250-860-7500



Coldwell Banker Horizon Realty has Fundraised over \$23,500 for the Heart & Stroke BIG BIKE ride in DOWNTOWN Kelowna since 2008. Thank you to all that have supported our efforts to make this such a successful event! We could not have done this without you!

We will be riding again this year on Thursday MAY 28 at 1pm
Donate to the Heart & Stroke at <http://tinyurl.com/CBCyclones>
Or call us at 250.860.7500 to talk to Kimberly.

HOT NEW PROPERTIES



Nikki Jaimes

Growing up in Kelowna was the best experience a kid could have (thank you Mom and Dad). After more than a decade of serving Buyers and Sellers in Vancouver BC, I am so happy to do what I love, back in my hometown; while my own son gets to experience an Okanagan childhood too. Three years back to the Okanagan and selling locally, I am very excited to be joining forces with such a great company.