



SEMI WATERFRONT

Customized 2 bedrooms condo w/den, 2 full baths, 1573 sq ft approx, amazing covered patio space with a electric retractable awning and infrared heater, modern kitchen with KitchenAid SS appliances, gas range, granite island/eating bar, vaulted ceilings, 3 skylights, brazilian cherry hardwood floors, recessed pot lighting, Bose sound system. #302-4200 Beach Avenue, MLS®10099128, \$675,000. **Call Cecile Guilbault to view at 250-212-2654 or for more info go to www.cecileguilbault.com**



UBCO ALERT TOP FLOOR AT ARTISAN

2 bed 2 bath plus den condo in a fantastic building, perfect for roomates. Centrally located, near transit, shopping, airport, recreation, UBCO. Dogs and rentals okay. Immediate possession available. #308-151 Taylor Road, Kelowna, MLS®10098641, \$239,900. **Contact Marnie Perrier for more information: 250-212-8552, marnie@marnieperrier.com**



KELOWNA'S UPPER MISSION

Beautiful 4 bedroom plus den home in Kelowna's Upper Mission just down the block from Quarry park & sports fields. This two-story home features open concept kitchen & living room, walk-out basement with full in-law suite. 4819 Dillon Place, MLS®10098634, \$674,000. **For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com**



LINDEN ESTATES CONDO

Clean, well kept 2 bed 2 bath first floor condo with all contents included. Large pantry/utility room, ensuite, corner gas fireplace, enclosed deck and secure underground parking. Games room, storage and workshop in building plus RV parking. A 55+ complex close to all amenities. #104-3854 Brown Road, West Kelowna, MLS®10100336, \$199,900. **Call Charlene at 250-870-1870.**



NEW ON THE MARKET

Look at the price of this freshly painted 2 bedroom town home in a great central location. With a large private balcony, generous room sizes and a convenient galley kitchen, it's all here in this quiet age 55+ complex. New windows, newer roof, new air conditioner and it's priced right. #12-200 Gerstmar Rd. MLS®10099464 \$179,000. **Call Allyn Bentz - Coldwell Banker Horizon Realty 250-470-2413**



LUXURY LAKE VIEW HOME

CASA LOMA, "HIDDEN GEM of Kelowna"! BUILDER'S OWN HOME, very high end, 3 car garage, radiant heat, 9 ft ceilings, massive concrete deck, 180 degree panoramic lake views. American Cherry KITCHEN, GAS stove & other SS APPLS, glass railings, onsite finished HD/WD & wood/metal clad windows. Have that rural feeling 6minutes from DOWNTOWN by car or Boat! 2788 Benedick Rd, MLS®10100715, \$879,000. **Call Ellen Churchill at 250-863-9045 for a private showing.**



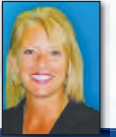
CUSTOM BUILT HOME

This 4 bed 3 bath open floor plan has walnut hardwood & porcelain tile flooring throughout. 2 extra large bedrooms on the main level, with the spacious master with direct access to private deck and hot tub. The master bathroom includes double sinks and make-up vanity, a large rain head shower and a large walk in closet. 1748 Eagle Ridge Road, Armstrong, MLS®10097183, \$799,900. **Call Trish or Tanis 250-863-8989 www.TrishandTanis.com**



PICTURESQUE LOWER FINTRY

Custom built home, added extra detail in every room. Open concept, 12' ceilings, large island kitchen. Bright living area with large windows. 4 bedrooms boast 9' tray ceilings. Master bedroom, walk-in closet, 5 pce ensuite, sliding doors to upper deck. 391 Mordan Road, MLS®10099451, \$549,900. **Call Cathy Cherka at 250-215-2956 for more information or go to www.cathycherka.ca**



MOBILE HOME IN 45+ PARK

3 Bed/2 Bath, Large open Living/Dining rooms. Well appointed Kitchen with Breakfast Nook. 2 covered patios, Pets with restrictions, and Low Pad Rent. Short drive to all major West Kelowna Amenities, 15 minute drive to downtown Kelowna. #15-1929 Hwy 97 S, West Kelowna, MLS®10098380, \$129,500. **To arrange your private viewing, or for more information, please contact Karen at (250)575-2387 or email; k.stephens@shaw.ca**



TUSCAN STYLE HOME

Beautiful 3 (2+1) bedroom home at Black Mountain. Large open floor plan, s/s appliances, covered deck with views, deluxe master suite w/deck access, steam shower and soaker tub. Energy efficient built home! 1095 Henderson Drive, MLS®10099729, \$539,000. **For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com**



HOME SWEET HOME

3 bedrm + den, 4200 sq.ft. 3 1/2 bath. Quiet cul-de-sac, in Desirable Rose Valley. In ground salt water pool, 3 car garage, chef's kitchen with island, hickory hardwood floors, and a panoramic view of the lake! A real family and entertaining home. .60 Acre, close to Rose Valley Regional Park. 927 Pinewood Pl, MLS®10100557, \$889,000. **Call Karen Guy at 250-878-3605 or visit online at www.connectwithkaren.com**



MILLION DOLLAR LAKE VIEW

Quiet no through street, quality custom built executive 3 bedrm, 3 bath home, 4000 + sq.ft, Large double garage, RV parking, salt water pool, deck, spacious master, private deck, 5 piece en-suite, steam shower, low maintenance landscaping. 6508 Sherburn Rd Peachland, MLS®10100074, \$988,000. **Call Cecile Guilbault to view at 250-212-2654 or for more info go to www.cecileguilbault.com**



LOCATION, LOCATION, LOCATION!!

Open 4 level split home has 4 bedrooms, 2 & half baths, wood burning fireplace, double car garage, sunny private back-side yard. New carpet. Located on a cul-de-sac, centrally located close to schools, parks, shopping, public transit, restaurants, recreation facilities. Fantastic family neighborhood, perfect home for your family or an investment property. 1429 Alta Vista Rd, MLS®10097360, \$498,000. **Call Cathy Cherka at 250-215-2956 for more information or go to www.cathycherka.ca**



AMAZING VIEWS

Beautiful 3,270 sq.ft. 3 bedrm walkout rancher with amazing views, RV parking & inlaw suite located in majestic Kirschner Mountain perched at the end of a quiet cu-de-sac! Wide plank hardwood, natural wood post & beam, river rock accents. 2356 Bellagio Lane, MLS® 10098509, \$719,000. **For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com**



FABULOUS BED & BREAKFAST OR YOUR OWN HOUSE?

This house has been renovated throughout. 6 bedrooms - 3 master bedrooms with ensuites, 4.5 bathrooms. 10 newer appliances, built in vacuum, high efficiency furnace, low E argon windows, skylights, a gorgeous hot tub. Lake view w/lots of parking, 24x24 garage for storage. 6093 Jackson Cres, Peachland, MLS®10098664, \$769,000. **Call Dave Collins at 250-870-1444 or go to www.davecollins.ca**



COMPLETELY RENOVATED!

Beautiful lower mission home with 4 bedrooms (2 up & 2 down) with 3 full baths, including 3 pc ensuite. New vinyl windows, roof and gutters, concrete driveway & sidewalks, kitchen cabinets and vinyl flooring and a private patio out front. 783 Kinnear Ave, MLS®10099306, \$459,900. **Call Harry Kullman at 250-979-8565 or go to www.harrykullman.point2agent.com**





LOWER MISSION LOT
 Flat site conveniently located within short walking distance to local primary, elementary and secondary schools as well as shopping and the lake. No restrictions on building time. All measurements approximate subject to final subdivision plan approvals. Seller will also consider a build to suit sale arrangement. 4578 Gordon Dr, MLS#10096283, \$265,000. Call Tim Down at 250-864-9140 for more info or to book a viewing.



Tim Down
 250-864-9140



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 marina. 5816 Columbia Ave, MLS# 10098051, \$169,000. Allyn Bentz - Coldwell Banker Horizon Realty 250-470-2413



Allyn Bentz
 250-470-2413



QUICK POSSESSION
 Wheelchair friendly & affordable 14 wide located just minutes from downtown Kelowna. Built in 1990 features bright open floor plan, 2 bedrooms, 2 full baths, lots of parking, close to shops, recreation, golf, schools and all amenities. An excellent buy at this price. Family park - small pets welcome. #233-2001 Highway 97 S, West Kelowna, MLS#10091819, \$59,900. Call Renee Boucher to view 250-470-1388. I speak your language, English, French and German.



Renee Boucher
 250-470-1388



COUNTRY VIEW ESTATES!
 Well maintained 19+ community, pets welcome no size limits for dogs (2 allowed). Fabulous view, master with 4 pre 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, BSA#10096742, \$389,000. Call Mary Hamann for further details or to view at 250-717-6087



Mary Hamann
 250-717-6087



PERFECT FAMILY NEIGHBOURHOOD!
 4 bedrooms (3+1), 3 baths. Open floor plan, white kitchen, walnut hardwood floors, gas fireplace. Front deck with peek-a-boo lakeviews. Fully finished basement with den/office (or 4th bedroom), family room with electric fireplace, covered back deck with patio, garden and wired for hot tub. 5003 Windong Crescent, MLS#10096762, \$529,000. For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com



Jaime Briggs
 250-215-0015



BRING YOUR NEW HOME IDEAS
 Summers approaching fast, now is the time to get the plans finalized for your new home for this .29 acre lot. Enjoy the stunning lake and mountain views in this rural yet close to town and water. 6210 Haker Place, Peachland, MLS#10100201, \$199,000. Call Shirley Geiger 250-470-8989 - land survey available.



Shirley Geiger
 250-470-8989



THIS IS IT!
 A 5200sf custom home featuring hardwood, tile, slate, granite, oversized ensuite, rec-room & theater space. Wrap-around deck. 4 additional bedrooms in divided lower level +4 acres of flat property. 60' x 30' barn/garage, outbuilding for your toys or business? 3131 Harold Rd, MLS#10093499, \$1,499,000. Call Christian Kirschke at 250-863-2000 or go to www.KelownaHomeChoice.ca



Christian Kirschke
 250-863-2000



AFFORDABLE RETIREMENT LIVING
 Pinewoods Villa 45+ community allows two small dogs and low strata fees. Nicely renovated and decorated unit with newer roof, furnace, hot water tank, flooring & decor, appliances & more. Open concept, gorgeous rock fireplace. 2 of the 3 bedrooms have an ensuite. Large wrap around deck, detached shed. #35-1750 Lenz Rd, MLS#10091511, 244,900. Call Dave Collins at 250-870-1444 or go to www.davecollins.ca



Dave Collins
 250-870-1444



HANDYMAN'S DELIGHT
 Windows & electrical have been upgraded but needs some updating. 55+ park located just 2 blocks from the lake. Walking distance to all amenities including shops, Mission Park Mall and a 5 minute drive to KGH. No pets, quick possession possible. #35-3535 Casorso Road, MLS#10094796, \$65,000. Call Renee to view at 250-470-1388



Renee Boucher
 250-470-1388



LOWER MISSION
 4 bedroom family home with large backyard. Short walking distance to top rated Lower Mission schools, local shopping and the lake. Recently renovated home with 2 wood burning fireplaces and rear deck. Great value for Lower Mission. 4574 Gordon Dr, MLS #10097568, \$429,000. Call Tim Down at 250-864-9140 for more info or to book a viewing.



Tim Down
 250-864-9140



EASY BUILD RESIDENTIAL LOT
 Get your new home started to move in for Christmas. Stunning lake views from this flat .20 acre lot in an established subdivision. Situate the windows to soak in the sun & views and see other homes. Bonus there is a garage on the property you may or may not want to use. 6318 Topham Place, Peachland, MLS#10083799, \$229,900. Call Shirley Geiger at 250-470-8989



Shirley Geiger
 250-470-8989



YOUR VERY OWN OASIS!
 .43 of an acre with flat and gentle sloping areas. 3bed, 2bath home with hardwood and tile throughout. 7 year old roof, newer hot water tank. Large family room in the light filled lower level. 2 large work sheds on the property. Zoned RR3 Properties like this just don't come along very often, call us to view today! 1751 Lynrick Rd, MLS#10100301, \$448,800. Call TrishorTanis 250-863-8989 www.TrishandTanis.com



Trish Cenci

Where Home Begins

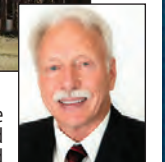
PROPERTY & STRATA MANAGEMENT

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	 Mike Makin Strata Manager	 Janet McDonald Managing Broker
 Peter McKenzie Property & Strata Manager	 Glen Mehus Commercial Property Manager	 Shirley Mehus Commercial Property & Strata Manager	 Christina Raho Property Manager	 Joy Ross Property & Strata Manager	 Anthony Serani Property Manager

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

LIVE THE QUIET RURAL LIFE
 2400 sq ft home on 2 lots. 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. 2 large sun decks and an 18'x36' covered patio. A 14'x32' work shop & 3 garden sheds. The property has 2 wells for unlimited water. 2 garden plots and the property is fenced for your pets. 5838-3rd St Beaverdel, MLS#10098060, \$269,000. Call Allyn Bentz - Coldwell Banker Horizon Realty 250-470-2413



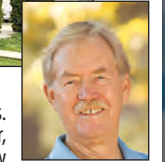
Allyn Bentz
 250-470-2413

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

RARE INVESTMENT OFFERING
 Great rental property. 2x2 bedroom units, 2x1 bdrm units. Stable tenancies. Utilities on separate meters. Sewer, 37acre lot. Loads of parking, good tenants, new roof, 2 new bathrooms, newer flooring. Keep it as is or redevelop into 2-4 Plexes, zoning in place. 140 Holbrook Rd, MLS#10100475, \$639,900. Call Michael Fredrickson at 250-762-0007 for more information.



Michael Fredrickson
 250-762-0007

HONEY STOP THE CAR
 This spectacular 1365 square foot modular home is a must see. Mr. & Mrs. Clean have it all decked out, it is a 10 out of 10. Tandem carport, quality detached workshop/studio, quiet hot tub area, private oasis back yard, large front deck and short walk to the beach. #125-2005 Boucherie Road, MLS#10072068, \$230,000. Call Shirley 250-470-8989 for your private viewing, you will not be disappointed.



Shirley Geiger
 250-470-8989



LOCATION, LOCATION, LOCATION!
 This 3bed/2.5 bath+den, two story, Quaint custom built PLAYHOUSE in level backyard with MARJOK ELEMENTARY across the street! This 3bed/2.5 bath+den, two story has MAIN FLR living. 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, \$454,000. Call Ellen at 250-863-9045 for a private showing.



Ellen Churchill
 250-863-9045



ELDORADO ESTATES
 3 bedroom, 2 bath Rare ranch style custom home in preferred Eldorado Estates area. Close to local beaches, shopping, recreation and schools. Large private lot with 149 feet of depth that would easily accommodate an in ground pool. 4561 Walker Rd, MLS#1009982, \$739,000. Call Tim Down at 250-864-9140 for more info or to book a viewing.



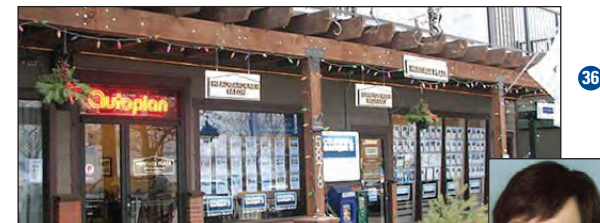
Tim Down
 250-864-9140



HERE IS YOUR DREAM ACRE OF LAND
 Complete with a family home, 3363 square feet, 4 bedrooms, 3 bathrooms, huge family room, formal living room and dining room, large eat in kitchen, surround covered deck, oversized garage and workshop area and parking for ALL the toys. 5209 Silver Court, MLS#10094673, \$519,800. Call Shirley 250-470-8989 to see the live in town with a country feel property.



Shirley Geiger
 250-470-8989



COMMERCIAL INVESTMENT OPPORTUNITY
 Peachland Plaza in the downtown core of Peachland across from the park and lake. Rare opportunity to put your dollars to work for you. Enjoy the quality location, the long term tenants as you invest in this special town. ALL VIEWINGS BY APPOINTMENT ONLY!!!!!! 5878 Beach Avenue, MLS#10075856, \$1,000,050. Call Shirley 250-470-8989



Shirley Geiger
 250-470-8989



LEISURE VILLAGE WEST KELOWNA
 Over 1500 sq. ft. of Cadillac living. Bright 2 bedroom, 2 bath with gas in-floor heating. Large master bedroom. Strata only \$150/month. 3360 Old Ok Hwy, MLS#10094805, \$409,000. For more photo's go to www.wreglin.com. Call Walt Reglin 250-470-0919



Walt Reglin
 250-470-0919



MAJESTIC VIEWS
 Popular Open design, 1 1/2 stories, 2 bath, main floor laundry, 2 + 1 bdrms, office or 4th bdrm on main. Beautiful landscaping, lots of parking, acres of privacy with potential for horses, hay, fruit trees, garden. Double carport, detached garage/workshop. 2199 Rojem Rd, MLS#10100634, \$899,000. Contact Mary Hamann at 250-717-6087 for more information.



Mary Hamann
 250-717-6087

UNOBSTRUCTED LAKE AND CITY VIEW
 Immaculate updated rancher, walk out with newer inground pool, triple car garage, 4 bedrooms + den, 3 fireplaces, large covered deck, beautifully landscaped, extra parking, hardwood, granite counters, s/s appliances, luxurious master suite. A must see. 648 Almandine Cr, MLS#10099664, \$1,395,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.



Jane Hoffman



LOVINGLY CARED FOR
 Custom designed with many recent updates including a remodeled kitchen with granite counter, SS appl, new roof, hardwood, ceramic. Renovated bathrooms with heated travertine, ensuite boasts travertine shower, granite counters, new vanities. Extra parking with separate driveway for a self-contained guest suite in the completely finished lower level. 3039 Appaloosa Pl, MLS#10099922, \$915,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.



SAN MARC HOMES LUXURY!
 Designer kitchen, brazilian granite, distressed wood cabinetry, custom lighting, natural rock backsplash. Master bedroom has luxury ensuite with claw foot tub, walk in shower, dressing rm. Walk out level for entertaining. 3000 bottle wine cellar, prof gym, guest suite, covered patio. Outdoor living areas, gas fire pit and room for pool if desired. 1821 Shalendine Pl, MLS#10095080, \$1,495,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.



IMMACULATE BUNGALOW
 2 bedroom bungalow on .39 acres in a central location. Attached carport and storage shed. 8 yr old roof, septic tank and field replaced in 2000. Great investment, first time home buyer or holding property. Zoned A1 not in ALR - adjacent properties also for sale. 2360 Benvoulin Rd, MLS#10099792, \$429,900. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.



PRESTIGIOUS PRITCHARD DRIVE
 Completely renovated 3 bdrm contemporary home. Level .24 acre lot across from the lake. Modern interior design, w/gourmet island kitchen, leathered granite counters, hand scraped walnut hardwood floors. Living room features dramatic linear fireplace and views of the lake. 1616 Pritchard Dr, MLS#10100145, \$879,000. Call Jane Hoffman for more details at 250-860-7500 or go to www.janehoffman.com for more pictures.

SOLD

COLDWELL BANKER

HORIZON REALTY

www.kelownarealestate.com



Lance Alexander



Tracy Bain



Allyn Bentz



Charlene Bertrand



Leigh Bjornson



Mark Boppre



Renate Boucher



Gary Bowker



Al Boyle



Jaime Briggs



Frank Buckland



Marcia Bufford



Trish Cenci



Cathy Cherka



Ellen Churchill



Carole Coleman



Dave Collins



Daniel Daniluck



Julia Debolt



David Delorme



Bob Dirks



Tim Down



Greg Dusik



Darryl Dyck



Kyle Eisenhut



Glen Fraser



Mike Fredrickson



Justin Gaspari



Shirley Geiger



Marcelle Goldstein



Walter Grapentin



Erin Greenwood



Paige Guernsey



Cecile Guilbault



Larry Guilbault



Karen Guy



James Hache



Mary Hamann



Steven Hampton



Jane Hoffman



Sally Hollingsworth



Kristy Huber



Nikki Jaimes



Mark Kayban



Cathy Kennedy



Christian Kirschke



Pat Klassen



Gillian Krol



Harold Kullman



Marion Lahey



Tracey Lang



Gary Loverin



Ron Maguire



John Mandoli



Melissa McAfee



Tiffany Munsey



Karen Mustard



Murray Neuman



Roma Niessen



Darcy Nyrose



Jennifer Odorizzi



Tiffany Paré



Richard Paterson



Marnie Perrier



Lora Proskiw



Jas Purewal



Bill Raine



Tanis Read



Walt Reglin



Mike Romei



Rudy Schoenfeld



Dan Sigal



Dean Simonelli



Karen Stephens



Sherrin Stewart



Ron Sutcliffe



Susan Tough



Sherry Truman



Saverio Tumato



Ken Umbarger



Barret Watson



Ian Watson



Jennifer Williamson



Brian Wright

HOT NEW PROPERTIES



Daniel Daniluck

Raised in Revelstoke B.C., Daniel has always called Kelowna his second home. Daniel is proud to hold three degrees from UBC, a Masters Degree in Management and a Bachelor's Degree in Biochemistry and Education. A former firefighter with the B.C. Ministry of Forests, he plans to be a champion in the Real Estate market helping people find their dream home. Daniel is creative, quick-thinking and courageous and has a heart for helping others.



Marcia Bufford

I wake up every morning and feel so lucky to live in this majestic part of BC. Although I spent a large part of my childhood in the Okanagan, I eventually moved to Alberta where I completed my degrees, worked in the Real Estate industry as well as raised my family. Several years later I was drawn back, doors opened and now I'm able to share the knowledge I gained from my experiences in different real estate markets. I have always had a passion for real estate and I enjoy sharing that with my clients. I am very excited to be able to offer my services as part of the Coldwell Banker Horizon Realty team.