

HORIZON REALTY

www.KelownaRealEstate.com

WHERE HOME BEGINS



Vol. 12 No. 8



COUNTRY LIVING!

Views of the lake, vineyard & mountains .89 acre, 5 minute drive to the beach and downtown. 3000+ sq ft walkout rancher. 3 bed, 3 baths, en-suite with walk through steam shower, soaker tub, double vessel sinks, Travertine floors

walk through steam shower, soaker tub, double vessel sinks, & stone counters. B/I vac, 20 X 40 in-ground pool, Tiki bar, resort feel, Gazebo, R/I for a hot tub, RV parking, 4 Car garage. Gardens, orchard with 25+ different types of fruit trees. Previous home based business with office area, outside entrance. 5153 Pineridge Rd, Peachland. MLS*10104800, \$799,000. Call Cecile Guilbault to view at 250-212-2654 or for more info go to www.cecileguilbault.com



ENTERTAINING HOME WITH LAKE VIEW'S **AND POOL!**

Welcome to 388 Rindle Court. This beautifully designed 5 Bdrm, 5 Bath,

5,039 Sq.ft. luxurious home features stunning lakeviews from three levels plus an inground saltwater pool! A perfect mix of craftsman style & modern contemporary design 388 Rindle Crt, Kelowna. MLS®10104028,\$1,325,000.
For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com



HONEY STOP THE CAR!

Prime location, to walk to the beach, park, shopping, school Clean and tidy home. Family room & living room, kitchen &

dining rooms are close to 2 decks, 4 bedrooms, 2 bathrooms. Lovely landscaped fully fenced yard, Lots of parking, bring the RV & toys, good work spaces for dad. 4153 San Clemente Ave, Peachland, MLS®10104950, \$449,000. Call Shirley right now to see this beauty. 250-470-8989



YOUR GROWING FAMILY NEEDS THIS HOME!

Gorgeous, oversized home, many features. Private yard backing on to greenspace. High ceilings, Custom kitchen, Maple cabinetry, SS appliances and island. Open concept den with Cozy fire. Watch a movie in the Living room up, have the kids in large playroom down. Cat's networking, front deck, Central A/C & Vac. Rose Valley has a Neighborhood pool and RV parking available. New Mor-Jok Elemenatry school close by. 2004 Rosealee Lane, West Kelowna, MLS®10105055, \$554,900. Call Christian Kirschke at 250-863-2000 or go to www.KelownaHomeChoice.ca



SHANNON LAKE CONDO!

2 bedroom plus den, 2 bath, 1039 sq. ft. This condo is bright and clean as a whistle. 180 degree view of Shannon Lake, surrounding mountains and golf course is breathtaking. Minutes from downtown West Kelowna, close to Shannon Lake Elementary and the Shannon Lake Regional Park. Strata fees are \$334.00 per/mth. Family and pet friendly complex, 2 parking stalls. Outdoor pool, hot tub and guest suite in complex. #1204-2210 Upper Sundance Dr, West Kelowna. MLS*10104982, \$264,800.

Call Karen Guy at 250-878-3605 or visit online at www.connectwithkaren.com.



WESTSIDE ACREAGE

WESISIDE ACKEAGE
Over 29 acres of South Facing irrigated land perfect for a future vineyard. Get involved with wine country and start your own winery. A 5 minute drive from town makes this a perfect location for agro-tourism. If wine isn't your thing, the property currently has 4 different revenue streams; Hay, Horse Boarding, Gravel and House Rental income. The property comes fully equipped with everything a horse lover needs; multiple sheds and corrals, grazing fields and enclosures. It is rare to find this much property so close to town. 3031 Elliot Rd, West Kelowna. MLS*10105444. \$2,100.000.

Savvy Investors call Bill Raine at 250-870-6210 or David Delorme at 778-821-3885.





PREMIUM LOCATION OF 55+ LIVING

2 bedroom, 2 Bath fully remodelled unit featuring laminate flooring, new paint, and light fixtures. Quiet cul-de-sac with the ambience

of a flowing Mill Creek in front. Walk-in closet. underground secured parking and walking distance to shopping, doctors office and transit nearby. #105-1170 Brookside Avenue, Kelowna, MLS®10104522, \$164,900. **For more information** please call Rudy Schoenfeld at 250-862-1900.



income. 1816 Maple St, MLS@10103705, \$649,000. Call Bill Raine at 250-870-6210 or David Delorme at 778-821-3885.

TRIPLE GARAGE, EXTRA PARKING

The home features formal living room, 4 bedrooms, 3 bathrooms; a spacious kitchen & dining area open to the covered deck. The family room off the covered patio as you enjoy

the private back yard. Great subdivision close to everything. Bring the family. 3785 Inglis Place, Peachland, MLS°10105001, \$449,900. **Allow** time for your private viewing call Shirley 250-470-8989



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INVESTMENT PROPERTY!

Good revenue. Spacious 4 Bedroom Home on a great sized lot, with updates in lower level offering a 2 Bedrooms in law suite. High Efficiency furnace, HW Tank 2012, Newer Windows downstairs- replaced 2012. Very large flat yard, backs onto horse paddocks. Home is on Septic and was completely redone 2012. Needs a little TLC so priced to sell! 3172 Smith Creek Rd, MLS*10105161, \$379,900. For more info call Tanks

\$379,900. For more info call Tanis Read or Trish Cenci at 250-863-8989.



WEST KELOWNA ESTATES

Fantastic 6 bedrooms, 3 full bathrooms home with an absolutely gorgeous kitchen, great room, 2 bedroom in-law suite and in ground salt water pool. The kitchen (brand new Samsung appliances) has a large granite island. Newly landscaped front yard, freshly painted from top to bottom with earth tone colors, new pool cover and new hot water tank. Oversized dble garage with dble doors & RV parking. 2034 Horizon Drive, Kelowna, MLS®10104977, \$628,800. For more details contact Karen Guy at 250,878.3405



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FANTASTIC FAMILY HOME!

Impressive open-design plan perfect for your family. There are 3 beds up on the main level. It has a walk-out front deck to delightful views of the neighborhood and lake. Plentiful amount of granite counter space in the kitchen. A grand entry staircase. Included is a fully-finished lower level with separate entry, currently used for extra family space. An easy potential for a 4th bedroom, makes this an easy-to-suite home for added income! 2068 Sunview, MLS®10105315, \$514,900.

Call Christian Kirschke at 250-863-2000 or go to www.KelownaHomeChoice.ca



WALKOUT RANCHER IN TALLUS RIDGE

Brand New 4 Bdrm (3+1) Walkout Rancher in Tallus Ridge. Open floor plan, vaulted ceilings, granite, hardwood floors & large windows to enjoy the scenic mountain & peek-a-

boo lake views. Fully finished walkout level. Low maintenance yard. MLS®10104277, \$529,900 + GST. For more information on Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com.



EXECUTIVE HOME!

Quiet area with wonderful lake views, well maintained 4 bedrooms & den, just under 4000 sq ft, 4 car garage with a connecting office. Great to run a home based business from, car restoration

etc, extra parking, large generous room sizes, sound system wired through, 2 gas fireplaces, hot tub room, cul-de-sac location. 6146 Gillam Cres, Peachland. MLS®10102205, \$729,000. Call Cecile Guilbault to view at 250-212-2654 or for more info go to www.cecileguilbault.com



PANORAMIC VIEWS OF CITY, LAKE & MOUNTAINS

Spectacular open concept 2700 sq ft home featuring 3 bedrooms & den (or 4th bdrm), rec room/media room, spacious foyer, large master

bdrm with luxurious ensuite, oak hardwood floors, 13' vaulted ceilings, 9' basement ceilings, 240 Sq ft covered deck overlooking landscaped yard, and 2 full ensuite bathrooms. 22x22 garage w/10x10 heated w/shop. 1600 Merlot Drive, West Kelowna, MLS®10104881, \$589,900. For more information please call Rudy Schoenfeld at 250-862-1900.



PRESTIGIOUS MAPLE STREET

Known for being one of the best neighborhoods in Kelowna. Short walk to the beach. Private inground pool! This back yard is meant for entertaining, oversized partially covered deck and swimming pool. With the Hospital and Downtown core a short walk away, this home couldn't be in a better location. The interior has had quite a bit of work done, however some finishing touches and a little TLC could get you some instant equity. Suite or Carriage house potential is an option for additional increme. 1816. Maple. St. MIS-additional increme. 1816. Maple. Maple. St. MIS-additional increme. 1816. Maple. Maple. Maple. MIS-additional increme. 1816. Maple. Maple





SEMI WATERFRONT

Spacious 1784 sq ft 3 bed, 2 bath luxury condo. Fantastic lake views, large L shaped sundeck w/gas hook-up for barbecue, recessed lighting, hardwood floors, granite countertops, large living & dining area open concept, large master for king size bed, great kitchen with SS appliances, pet friendly, secured entry and parking, guest suites, gym, outdoor pool & hot tub and right across the street to the beach. Walking distance to shops and mall. Storage locker right next to unit door. Come and find out why this unit is a great place to live. #214-3996 Beach Ave, Peachland, MLS*10105277, \$459,900. Call Dave Collins at 250-870-1444 or no to www.davecollins.ca 250-870-1444 or go to www.davecollins.ca







TOLL FREE IN NORTH AMERICA 1-888-KELOWNA (1-888-535-6962)

Kelowna 14-1470 Harvey Ave. (250) 860-7500

Westside 102-3480 Carrington Rd. (250) 768-8001

Water Street 1332 Water St. (250) 860-7500

Peachland 5878E Beach Ave. (250) 767-2744 Toll Free 1-877-856-0626

Property & Strata Management (250) 860-1411 res. (250) 860-1420 comm



Good size kitchen and eating area with French doors that lead to a large

deck and fenced yard. Laminate floors, thermo windows, freshly painted

and near new roof and gutters. 3 bedrooms and room to convert to a 4th.

Level drive way single carport and room for RV and detached shop or small garage. Great home with brand new furnace and HWT. 3638 Dunbarton

Road, Westbank, MLS®10091570, \$334,900. **Call Harry Kullman at**

2 bedroom, 2 bathroom, 882 sq ft rancher with a 3 pce ensuite.

Vaulted ceilings and dark cabintry. Near new home in a great

park. #13-8945 97 Highway N, Kelowna, MLS®10097735,

4.45 ACRES OF LAKE VIEWS AND PRIVACY • • • • •

This 5 bedroom, 4 bathroom colonial style home has 2 levels, a full

basement and double garage. The home sits high on the property with awesome lakeviews. Potential to be re-zoned and developed. Adjacent

property is being developed now. Most of the value is in the land.

3660 McIver Road, Westbank, MLS®10100618, \$1,599,000. **Call Harry**

Kullman at 250-979-8565 to discuss the development potential

\$119,000. **Call Harry Kullman at 250-979-8565.**

250-979-8565.

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250-979-8565



NEW HOME – PICK YOUR INTERIOR COLOURS • • •

Walk into the main living area to an open great room & kitchen dining areas. Upstairs has 3 bedrooms, laundry, walk-in closet, 4 pc ensuite and main bathroom. Home has a nice size front porch, single car garage. Home is fenced on 2 sides plus small patio in the rear for BBQs. 2746 Curts Street, Kelowna, MLS®10103072, \$450,000. Call Harry Kullman 250 979 8565 to view or for more info.



own Penticton, close to transportation, schools, library, walking distance to stores. Wood frame construction, built in 1964 & consists of 16 units. There are 10 - 2bdrm units, 5- 1 bdrm and 1 bachelor. Roof was redone approx. 10 years ago with flat asphalt covering a plywood sheathing The vinyl windows were installed 8 yrs ago. This is a 3 story building but no elevator. The building is in good condition and well maintained. 774 Winnipeg treet, Penticton, MLS®10091398, \$1,280,000. Call Harry Kullman at



Spacious 4000 sq. ft. home on a larger lower Mission lot Home boasts 5 bedrooms, 4 baths, 3 levels, 2 gas fireplaces. All on a great big yard with extra parking and a detached double garage with a nanny suite above. 728 McClure, MLS® Asking \$749,900. **Call Harry Kullman at 250-979-8565.**



on the quieter backside. SW covered deck w/mountain views. "Green building". 1 secure parking. Strata \$188.71/mth. #222-1550 Dickson Ave, MLS® 10102667, \$267,500. For more information on

THE MODE - URBAN CORNER CONDO! • Urban Corner Condo located at Mode. Bright funky design with 2 Bdrms/2 Baths, laminate floors/carpet & 6 appliances. Located Jaime close in location. Ideal 101 all artist white. 2.7. MLS*10100634, \$899,000. Contact Mary Hamann at 250-717-6087 Kelowna Real Estate call Jaime Briggs at 250-215-0015 or go 250-215-0015 to www.BriggsOnHomes.com



his freshly painted 2 bedroom town home in a great central location is vacant and priced right. 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 is price right. #12-200 Gerstmar Rd.

MLS® 10099464, \$174,900. For details call Allyn Bentz at 250-470-2413

e Home Begins



PROPERTY & STRATA MANAGEMENT

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













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

Fabulous open concept 4 bed/3 bath home with a view. Vaulted ceiling open living/dining room fronted by windows, valley view, peak-a-boo lake view. Kitchen with large island, huge walk-in pantry. Heated bathroom floors and radiant heat in basement. Outdoor kitchen, hot tub, stamped concrete patio. Oversized double garage with hot/cold running water. Master has access to private patio and hot tub. Large family

room with pool table and roomy sitting area for entertaining. This home will not last long. A must see! 2463 Fairlhall Rd, MLS*10104631, \$659,900. **Contact Brian Wright**

250-681-0198 or John Mandoli 250-718-1864 for further inforr







spot teeming with natural beauty! Lot#1-11950 Greystokes Rd, MLS*10104686, \$359,900.Contact Brian Wright 250-681-0198 or John Mandoli 250-718-1864 for further information.

John Mandoli





ve in a Rural setting while only being 5 minutes to shopping and nenities. You can't get that in Joe Rich, Ellison or South East Kelowna.

Two horse loafing sheds with access to individual paddocks and fields.All

weather tap, heaters, and 6 zone irrigation make it easy to manage. Giant detached workshop, basement sauna, and multiple fruit trees. Entertain on

your large patio overlooking mountain views, then ride out into the West Kelowna hillside. 3120 Elliot Rd, MLS®10102725, \$775,000. **Call Bill Raine**

nountain and golf course views and bright walkout lower level.

3969 Gallaghers Circle, Kelowna, MLS®10103650, \$749,000. For more information on Kelowna Real Estate please call Jaime

Briggs 250-215-0015, or go to www.BriggsOnHomes.com

What a location! Steps to the Capri Mall, close to hospital, restaurants and medical. Large 2 bedroom, 2 bath neat and tidy townhouse with

For details call Allyn Bentz at 250-470-2413.

numerous upgrades. Spacious rooms, water conditioner, newly poured and covered patio, central air, large laundry and all appliances. Movein ready — what more do you need. Complex is 19+ and small pets OK. #6-1167 Brookside Ave,Kelowna. MI S® 10107702 \$266.000

n ready — what hibre do you need, complete 8 27. 250-470-2413

at 250-870-6210 or David Delorme at 778-821-3885.

250-870-6210

David Delorm

Jaime

Briggs

250-215-0015

49 ACRE LOT IN PEACHLAND ••••••••



Great lakeview with down slope which would be great for a rancher with lower level walkout access. Close to peachland downtown and lake front shopping. Just a quick walk to beach. A short drive to golfing, tennis, wineries and more! Come build your home here! 4290 1st Ave. Peachland. MLS®10098977, \$295.000. Call Bill Raine at 250-870-6210 or David Delorme at



778-821-3885



garage. Lots of room for your RV and boat. Unit has a 3 bedrooms/2 bathrooms including ensuite bath, eat in kitchen, gas fireplace, large laundry room. Gas furnace. Offered at a 'sell quick' price. 5929-A Ehlers laundry room. Gas Turnace. Unitered at a Strington Brown Collins at Rd, Peachland. MLS*10104991, \$259,900. Call Dave Collins at 250-870-1444 250-870-1444 or go to www.davecollins.ca

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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



JANE HOFFMAN GROUP



3370 sq. ft. home with 3 bedrooms, 4 Bath, plus office, family room, games room, wine room. New furnace, A/C, new appliances. O/S double garage with workshop, mezzanine storage, stamped concrete driveway, lots of parking for boat/RV. Walk out to covered patio, pool and beautiful back yard. Change room, pool bathroom, hot tub, Gazebo. Resort style living in the park like back yard surrounded in mature foliage! 607 Clifton Rd, MLS*10103818. Call Jane Hoffman



Court, MLS°10104619, \$899,900, Call Jane Hoffman for nore details at 250-860-7500 or go to www.janehoffman.com for more picture



mmaculate 2667 sq. ft. rancher with fully finished walk out basement. 3 bedrooms plus an office and flex room. Master bedroom on main. Open design with 11 ft. vaulted ceilings in main living area, land kitchen, SS appliances, custom maple cabinets, maple hardwood floors. Floor to ceiling stone replace. Generous sized covered and uncovered decks off both levels to enjoy the panoramic vistas of e surrounding hills and lake.Rec room w/wet bar. Minutes to all Westside amenities and downtowr



SWEEPING PANORAMIC LAKE VIEW! • • • • • • • • •



TOMMY AWARD WINNING KITCHEN! • • • • • • • •



FOR MORE DETAILS, CALL JANE HOFFMAN AT 250-860-7500. FOR MORE PICTURES GO TO www.janehoffman.com

This view will knock your socks off! Sweeping 180deg view of Lake Okanagan from this choice Peachland building ot. All services at the property line. Minutes to shopping, beach, restaurants and marina. 5816 Columbia Ave, MLS®10098051, \$169,000. For details call Allyn Bentz

at 250-470-2413.











TUDOR MANOR APARTMENT BUILDING • • • • • • •



Beautiful rancher walkout townhouse with lakeview, quiet setting near the end of the complex. Nice high vaulted ceilings, gas FP geothermal heating system; bedrooms are on the lower level plus extra finished media room beneath the double garage 137 Trails Place, Peachland. MLS®10105236, \$529,900. Call Harry Kullman at 250-979-8565 for more information.



"GLENMORE" VIEW PROPERTY • • • • • • •

+ acres of privacy, open design, panoramic views, 2 baths + /i down, main floor laundry, 2/4 bedrooms, with full basement. Potential for grapes, horses, hav/fruit trees. Double carport + detached garage/workshop. This is a rare and unique property, close in location. Ideal for an artist/writer! 2199 Rojem Rd,



250-681-0198 or John Mandoli 250-718-1864 for further information



Rrian

Wright

250-681-0198







HORIZON REALTY

Have upu heard about Ultimate Service.?

When it comes to real estate, it seems like everybody talks about customer service. But service isn't just talk. At Coldwell Banker®, we recognize that you want more than just conversation. You want a

commitment to action. That's why we've created the Ultimate Service® system that puts you in control. For over 17 years Ultimate Service® has delivered real value and assured you the highest possible level of customer satisfaction.

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Where Home Begins...

HOT NEW PROPERTIES



Andrea Kelly

Andrea Kelly has been licensed since 2010 with a focus on new development sales. She holds a Bachelor's degree in Human Resources Management and an Associate's degree in Marketing. She is creative and outgoing and enjoys providing buyers and sellers with an exceptional experience when it comes to the purchase and sale of their property. Andrea is a multifaceted individual who enjoys constant learning and staying active. Her current interests include astronomy, painting, design, nature and travelling.



Jennifer Rose

Born and raised in Kelowna Jennifer has seen the Okanagan grow into a thriving tourist destination. She loves the Okanagan and all that it has to offer, enjoying wineries, restaurants, beaches, ski hills, and urban areas on her time off. Having two young children, she is knowledgeable about local schools and great family areas. Being an avid skier for many years she can help you find the perfect vacation home at big white or silver star. Jennifer's professionalism along with her hard work ethic and keen sense of business will make your buying or selling process seamless and worry free.