

# WHERE HOME BEGINS

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## BE YOUR OWN BOSS

High grossing and high volume with growth potential. Established franchise opportunity in prime location. 12 year franchise agreement available. You do not want to miss this! NDA required. Live your dream, love your life!

MLS®10148189, \$399,000

Call 250-212-8552 for more details



Marnie Perrier



## PEACEFUL LIVING

This mountain view walk-out rancher backs onto green space in Rose Valley and presents like a show home. Open concept living with hardwood floors, s/s appl, ensuite with double sinks and glass shower. Laundry and wet bar down. Easily suitable.

1455 Roseridge Court, West Kelowna,  
MLS®10148226, \$749,900

5 3 2 Call 250-863-9045 for more details



Ellen Churchill



## LOCATION, LOCATION, LOCATION

Ultimate privacy, centrally located, suited, extra parking... homes like this don't come along very often with private access to Mission Creek! Open floor plan upstairs and a 1 bed in-law suite with separate entrance. Unique location with private creek access.

1285 Creekside Road, Kelowna,  
MLS®10146406, \$565,000

4 3 2 Call 250-870-2124 for more details



Jennifer Rose



## CONDO AT BARONA BEACH

Stunning lake views from this immaculate 1358 sq ft condo. Has large covered deck, hardwood floors, selling with furniture, s/s appliances, F/P, secured parking and storage locker, enjoy the large outdoor pool & hot tub, gym, geothermal heating and cooling.

#4205 – 4038 Pritchard Drive, West Kelowna,  
MLS®10148097, \$535,000

3 3 2 Call 250-212-2654 for more details



Cecile Guillbault



## BEAUTIFUL UNOBSTRUCTED LAKE VIEWS

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

Call Tyler Bouck at 250-317-4558 or  
Pat Klassen at 250-859-6335 for more details



Tyler Bouck



Pat Klassen



## BEAUTIFUL VIEWS OF SHANNON LAKE

Immaculately finished 3730 sq ft home. Well appointed kitchen, high end s/s appliances, walk-in pantry & luxurious ensuite. Two bedroom self contained inlaw suite. Covered deck with views of Shannon Lake Golf and Little White.

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

4 4 2 Call 250-870-1870 for more details



Charlene Bertrand



## GREAT ONE LEVEL RANCHER

Central air, built in vacuum and gas fireplace. Located on quiet dead end street. Two car garage with plenty of room for extra vehicles or RV etc. Lovely fenced and level backyard providing privacy. Underground sprinklers School nearby.  
744 Mayfair Court, Kelowna,  
MLS®10148660, \$534,900

3 3 2 Call Frank Buckland at 250-212-5510  
2 2 Call Gary Loverin at 250-317-5252



Frank Buckland



Gary Loverin



## THE POINTE AT QUAIL

Tranquility close to lakes, parks, trails and golf. 2 separated bedrooms + den. 2 u/g parking stalls perfect for renting students or professional couple. The covered deck provides view through the pines to the 18th green and aerated pond.

#1211 – 3168 Via Centrale Drive, Kelowna,  
MLS®10148105, \$390,000

2 2 2 Call 250-864-7548 for more details



Sally Hollingsworth



## A GREAT FAMILY HOME

The main floor living has hardwood floors, oak cabinets in kitchen, back door mud room with a half bath, dining room and living room. Upper floor has 3 bedrooms and an office. Basement has large family/rec room, laundry and cold room. 22'X20' garage & extra parking.

6236 Whinton Crescent, Peachland,  
MLS®10148282, \$450,000

3 3 2 Call 250-470-8989 for more details



Shirley Geiger



## TUSCANY VILLAS

This 1,000 sq ft condo has a spacious open kitchen with granite counters, s/s appliances, darker tone cabinetry and under cabinet lighting. Hardwood flooring through the main areas and carpet in the bedrooms. Newer washer & dryer. Secured underground parking.

#309 – 2070 Boucherie Road, West Kelowna,  
MLS®10145017, \$309,000

2 2 2 Call 250-878-3605 for more details



Karen Guy



## COMPLETE WITH IN LAW SUITE

Great lake views from this updated custom built home with formal dining room, large family room, gleaming oak hardwood, rec room and summer kitchen. The gourmet island kitchen is updated and has a large nook. Detached garage/workshop and plenty of parking.

6064 Jackson Crescent, Peachland,  
MLS®10147948, \$799,000

3 3 2 Call 250-212-2654 for more details



Cecile Guillbault



## LOVELY GLENMORE RANCHER

Loaded with updates plus full unfinished basement in prime Glenmore neighborhood walking distance to shops, restaurants and schools. New flooring, new paint, new roof/furnace/AC and more!

532 Glenmeadows Road, Kelowna,  
MLS®10148475, \$635,000

3 3 Call Jaime Briggs at 250-215-0015  
2 2 Call Leon Gaba at 250-808-3384



Jaime Briggs



Leon Gaba



## NESTLED IN AN ORCHARD SETTING

Exceptional 5800 sq ft home currently operated as B&B, on 4.65 acre orchard with lake views and highway frontage. 2 kitchens & summer kitchen, potential for 2 separate suites, each with their own access, perhaps even a corporate retreat or Boutique Winery.

8949 122nd Avenue, Osoyoos,  
\$1,649,900

6 7 2 Call 250-215-2121 for more details



Tanis Read



## DEXTER LANDING TOWNHOUSE

Large living room dining room with view of the creek. Two decks for summer living. Oversize double garage with shelving. Access to garage from the front and back. Large master bedroom with ensuite. Walk to shopping, parks, entertainment and transportation.

#104 – 550 Elliot Avenue, Kelowna,  
MLS®10147790, \$499,999

3 3 2 Call 250-681-0198 for more details



Brian Wright

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**WATER STREET 9-1310 Water St. 250-860-7500**

**PEACHLAND 5878E Beach Ave. 250-767-2744**

**PROPERTY & STRATA MANAGEMENT 110-1641 Commerce Ave.**

**250-860-1411 res. 250-860-1420 comm**





### GREEN BAY LANDING

New Tuscan showpiece by Rock House Style, in a private gated community. Old World charm w/ classic luxury & contemporary finishes. Includes a boat slip, lift & beach access. 3668 Green Bay Landing, West Kelowna, MLS®10141508, \$2,898,000

4 🚗 4 📞 Call for more details



### LOW MAINTENANCE YARD

Beautiful brand new Craftsman style and contemporary home located at end of quiet cul-de-sac featuring stunning lake, mountain and valley views! Quality built by H&H Homes. 3123 Sageview Road, West Kelowna, MLS®10143721, \$769,000

4 🚗 4 📞 Call for more details



### PRIVACY, PEACE & POSSIBILITIES

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

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

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



Ellen Churchill



### STUNNING CITY AND LAKE VIEWS

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

4 🚗 3 📞 Call for more details



### OVERLOOKING SHANNON LAKE GOLF COURSE

Like-new end unit ERA townhome with double garage, main floor master, covered back deck, and even a fenced backyard! \$223.81/strata fee includes lawn maintenance. #18 – 2490 Tuscany Drive, West Kelowna, MLS®10147643, \$619,000

3 🚗 3 📞 Call for more details



### CITY HOMES TOWNHOME

Centrally located 2 story townhouse close to all amenities. Kitchen overlooks dining & living rooms, plus a den. Attached 1-car garage. Built-in vacuum. #110 – 1390 Dilworth Crescent, Kelowna, MLS®10145181, \$359,900

1 🚗 Call John Mandoli at 250-718-1864  
2 🚗 Call Jon Tober at 778-214-4501



John Mandoli



Jon Tober



### LAKE COUNTRY NORTH WEST

Views of Woods Lake. Under construction with anticipated completion for this fall but still time for your input on colors and a very flexible floor-plan. Leaving the basement available to be finished as a legal suite, guest areas or home theatre. 13331 Apex Lane, Lake Country, MLS®10146424, \$789,900

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



### LAKEVIEW HEIGHTS

A home of quality & distinction, this 3043 sq ft home has a spacious living room, separate dining room and generous sized granite island kitchen. Extra side parking for RV or boat. Triple tandem garage, can park 2 cars plus 1 smaller vehicle. 3316 Ridge Boulevard, Kelowna, MLS®10147600, \$899,000

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



### SOUTH EAST KELOWNA

Quiet Country setting! Main floor living with kitchen, dining and great room open to each other. Granite on counters and island with white cabinetry. Main floor master has private bath with soaker tub, shower with body jets and his and her sinks. 4702 McCulloch Road, Kelowna, MLS®10142593, \$1,350,000

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



### CRAWFORD ESTATES

This private estate has gated entry opens to over 1 acre of beautifully manicured grounds. Granite island kitchen open to casual lounging with patio doors to exterior dining and salt water pool. Updated master and luxurious master bath. Detached outbuilding. 1245 Mission Ridge Road, Kelowna, MLS®10140564, \$1,525,000

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



### LAKEVIEW HEIGHTS

Stunning lake views from this 3900 sq ft newly built home with in-ground pool. The spacious kitchen features quartz countertops, custom cabinets, high-end appliance package. Main level master with spa like ensuite. Professionally landscaped yard. 1635 Pinot Noir Drive, West Kelowna, MLS®10143824, \$1,595,000

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



### WEST KELOWNA ESTATES

Private gated lake view estate property on over 1 acre. Adjoining lot is available. Approximately 1400 sq. ft. newly installed lake view balcony with swim pool and fireplace. Gourmet island kitchen with transition to outdoor dining. 892 Lloyd Jones Drive, West Kelowna, MLS®10148209, \$1,995,000

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

## INTRODUCING...



### AMY ESSINGTON

Amy Essington has recently joined the team of Coldwell Banker Horizon Realty in beautiful Kelowna. Excited to take on new challenges and assist her clients with all of their Real Estate needs, Amy plans to specialize in Universal and Accessible homes. As a mom of a special needs child, Amy has the personal experience and passion behind helping others find homes that accommodate any need regardless of age or ability. Amy is understanding, creative and resourceful and brings a fresh new approach to finding the perfect home for her clients. Everyone deserves to have a comfortable place to call home, let Amy be the one to help you find it!





### SMITH CREEK HOME

This 3 level home offers 3 beds and 2 full baths on the upper level. Walk-out basement features include large rec room, 1 full bath and den. Private yard is landscaped with hot tub and irrigation system.

3058 Whispering Hills Drive, West Kelowna, MLS®10141783, \$570,000

3 🚗 4 📞 Call 250-878-9621 for more details



Tiffany Pare



### LOWER MISSION TOWNHOME

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

#71 – 680 Old Meadows Road, Kelowna, MLS®10145966, \$579,900

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



Kraig Snaychuk



### REDEVELOPMENT LOT

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

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

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



Kraig Snaychuk



### PERFECT FOR ENTERTAINING

This 55+ community home is open concept with dark cabinetry, s/s appliances, custom cellular blinds, built in irrigation and huge stamped concrete patio. #7 – 2025 Shannon Lake Road, West Kelowna, MLS®10143479, \$293,800

3 🚗 Call Nicole Joakimides at 250-300-3469  
2 🚗 Call Marion Lahey at 250-300-3730



Nicole Joakimides



Marion Lahey



### LAKE VIEW LOT

Fantastic lake and valley views from this .34 acre serviced building lot. Site is best suitable for a grade level entry style home. On site builder consultation available to plan your dream home!

6484 Renfrew Court, Peachland, MLS®10145360, \$229,900.

4 🚗 3 📞 Call 250-870-1444 for more details



David Collins



### BUILD YOUR DREAM HOME

New development at Highpointe Terrace. Corner lot on a cul-de-sac with plenty of room for a pool. Design guide lines focus on modern contemporary and prairie style homes.

1470 Benzer Lane, Kelowna, MLS®10143026, \$410,000

Call 250-215-1542 for more details



Kraig Snaychuk



### THE LOFTS DOWNTOWN

This concrete 1224 sq ft condo offers views of the lake, downtown and Knox Mountain. The unit has hardwood flooring throughout, kitchen opens up to the main living area and features granite counter tops and s/s appliances. Large corner balcony. #601 – 1329 Ellis Street, Kelowna, MLS®10148300, \$624,900

2 🚗 2 📞 Call for more details



### TOWNHOME IN A QUIET LOCATION

This split level open floor plan has hardwood flooring, large island & granite kitchen, built-in vac and many more features. Master is on its own level w/walk-in closet & ensuite. The roof top deck offers city views w/a peak of the lake. #16 – 1170 Brant Avenue, Kelowna, MLS®10145446, \$549,900

3 🚗 3 📞 Call for more details



### BRAND NEW CONSTRUCTION

This home is designed to take advantage of the lake, city, mountain & valley views from the 2 decks. No house can be built beside as it's a designated green space. 1104 sq. ft. of unfinished basement prepped for legal 2 bedroom suite.

3589 Ranch Road, West Kelowna, MLS®10148595, \$719,900

5 🚗 3 📞 Call for more details



### A MUST SEE

Meticulously cared for home with in-ground pool and FULLY self contained in-law suite. Hardwood floors in living/dining and great room. Open concept kitchen and great room opening onto a large deck overlooking the private back yard. 4948 Windsong Crescent, Kelowna, MLS®10148816, \$799,900

4 🚗 4 📞 Call for more details



### FAMILY FRIENDLY NEIGHBORHOOD

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

4 🚗 3 📞 Call for more details



### THE MADISON

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

2 🚗 3 📞 Call for more details



### LOWER MISSION

Spacious end-unit town home features over 2300 sq ft with high vaulted ceilings covered patio and park-like back yard. Heated pool and beautifully landscaped grounds. A G' basement with 1000 sq ft of storage. Double garage plus 2 extra parking outside. #4 – 607 Barrera Road, Kelowna, MLS®10146530, \$1,089,000

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



### BIG WHITE

This luxurious stand alone ski chalet includes the furniture. Situated on the ski run to the Ridge Rocket Lift. True ski-in/ski-out from the Perfection Run. Detached, heated 665 sq ft double garage with a lofted kids room above. Covered patio with hot tub. 5958 Snow Pines Crescent, Big White, MLS®10145102, \$1,200,000

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



### UPPER MISSION

Architectural detail showcased with wainscoting, unique coffered ceilings, ambient lighting, spectacular lighting fixtures, great room water feature, natural stone fireplaces & gourmet granite kitchen. Salt water pool and 4 car garage with hardwood doors. 746 Kulkens Crescent, Kelowna, MLS®10144906, \$2,280,000

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



### GLENMORE

Beautifully contemporary style with white kitchen cabinets, quartz counters, s/s kitchen appliances including gas range, Bosch dishwasher, hardwood floors in main areas, tile floors in bathrooms and laundry area. upscale lighting package and open floor plan. 1784 Broadview Avenue, Kelowna, MLS®10145628, \$1,140,000

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



### LAKE COUNTRY SOUTH WEST

Hidden Lake shore Gem in Okanagan Central! This .33 of an acre property is level to the lake and offers approx 100 feet of shoreline to enjoy. First time on the market! Well maintained 988 sq ft original homestead. Stunning location to build a lakeshore home. 1809 Lakeshore Drive, Lake Country, MLS®10142449, \$1,795,000

3 🚗 1 📞 Call Jane Hoffman Group at 250-860-7500 for more details



### KETTLE VALLEY

Timeless design, high quality finishes, theatre, wine room, gym, steam sauna and pool! Gourmet kitchen designed by Carolyn Walsh with high end finishing's and appliances. Master offers his/her closets and private luxurious bath. Complete with outdoor kitchen. 356 Quilchena Drive, Kelowna, MLS®10142051, \$2,395,000

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





# WE ARE KELOWNA REAL ESTATE



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

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

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