

WHERE HOME BEGINS

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1



CASA LOMA ESTATES ▼

Stunning 3 (2+1) bedroom luxury townhouse at Palmero Villas with prime end unit location backing onto green space. Soaring ceilings, lake and mountain views, open concept, hardwood, granite. Double car garage. FREEHOLD LAND! #1 – 2493 Casa Palmero Drive, West Kelowna, MLS®10130291, \$699,000. For more information on Kelowna Real Estate please call Jaime Briggs at 250-215-0015 or go to www.BriggsOnHomes.com



2



FAMILY FRIENDLY NEIGHBORHOOD ▼

3 story walk out w/lake view around the corner from Rose Valley Elementary School. Private landscaped yard w/underground irrigation system. 5 bedroom & 3.5 bathrooms in total; 3 bedrooms on top floor & 2 bedrooms on walk out level. Laundry room & office/den on main floor. Granny suite/large living area on lower level (potential legal suite). Vaulted ceilings in entrance, master bedroom and one other bedroom. 1531 Klein Road, West Kelowna, MLS®10131130, \$797,000. Call Bill Raine at 250-870-6210 for more information.



3



UPPER MISSION NEIGHBORHOOD ▼

Family home set on 0.30 of an acre on a quiet street w/mature landscaping. Concrete tile roof, in ground pool, 5 bdrm, 4 baths, 2 master bedrooms each w/ensuite, custom woodwork & built-in cabinetry & 2 laundry rooms. The lower level includes a large family room & in law suite. Built-in bar w/beverage fridge in kitchen, 2 bedrooms on lower level. Heated workshop, RV parking & 4 extra spots outside. 436 Curlew Drive, Kelowna, MLS®10130349, \$849,900. Call Roma Niessen at 250-212-6880 to view this property.



4



BLACK MOUNTAIN FAMILY HOME ▼

Well maintained 3 bdrm Bi-level, recently updated windows, furnace & HW tank. Kitchen has SS appliances, plenty of cabinets & cupboard space including an island & a mounted TV. The main floor has a Mountain view from the large living & dining room. The Master Bdrm incl a 2/pee ensuite, there is a large 2nd bedroom that could easily convert back to 2 smaller bedrooms. The downstairs has a 3rd bdrm, a family room, large office area, laundry & a full bathroom & connects directly to the garage. For summer fun the large fenced backyard includes a beautiful in-ground heated pool. 1854 Large Ave. Kelowna, MLS®10130958, \$559,000. Call Mary Hamann @ 250-717-6087 or Joe Uhearn @ 250-575-8022 for more details.



5



BI-LEVEL HOME WITH LAKE VIEW & IN-LAW SUITE ▼

Major renovation - new kitchen, flooring, lighting w/mostly LED lights, freshly painted, SS appliances up & down, gas stoves, most windows replaced & new front door, newer roof, furnace & A/C, new Hardi Plank siding, R/I for a hot tub, electric fireplace upstairs & new gas fireplace down, new french doors, new deck front & back, 3 bedrooms, 3 baths, single garage & single carport. 5250 Huston Road, Peachland, MLS®10131322, \$498,000. Call Cecile Guilbault PREC* at 250-212-2654 or visit www.cecileguilbault.com



6



BUILT FOR ENTERTAINING ▼

This 3400+ sq ft, 5 bedroom, 4 bath rancher has a gourmet kitchen w/top quality cabinets & granite counters, s/s appliances, & hardwood throughout. Open kitchen, dining room and living room with airy vaulted ceilings. Quality legal suite with its own entrance, full kitchen, living area, fireplace, furnace, two hot water heaters & air conditioning. The garage has plenty of storage space for your RV or boat. 12891 Apex Drive, Lake Country, MLS®10130263, \$829,000. Call John Mandoli at 250-718-1864 or Brian Wright at 250-681-0198 for more details.



7



CORNER UNIT ONE LEVEL TOWNHOUSE ▼

Centrally located & complete w/its own community garden this 2 bedroom / 2 bathroom townhouse is a gem. Nice size kitchen w/bay windows, large living area w/gas fireplace & laminate flooring. Some updates. 5 appliances included. Single carport w/lots of storage cupboards. Conveniently located, close to public transit & Costco. Pets welcome, no age restrictions. Nice sitting area & deck off the living room. #12 – 215 Taylor Road, Kelowna, MLS®10131314, \$369,000. Call Karen Guy at 250-878-3605 to book a viewing.



8



POPULAR MIRA VISTA COMPLEX ▼

This 1 bedroom plus den unit is on the 2nd floor. Great open design w/high ceilings. Features include granite & tile kitchen, shaker cabinets, stainless steel appliances, pot lights. Patio (11x10) off the living room offers a great view of Mission Hill Winery, Boucherie Mtn & a bit of a lake view! The complex offers underground secure parking, outdoor pool & hot tub, clubhouse & workshop. A guest suite available to rent for visitors to use! One cat or dog allowed, up to 18 inches. #1212 – 3833 Brown Road, West Kelowna, MLS®10130965, \$288,888. Call Frank Buckland at 250-212-5510 to view property.



ELEGANT LAKE VIEW CONDO ▼

This 1200 sq ft (2 beds + den / 2 full bath) condo has a split floor plan. Nice large kitchen w/granite counters, upgraded appliances & additional counter return for extra counter space. Granite counters in both bathrooms, hardwood flooring, upgraded lighting package & closet organizers. The master bedroom has walk-through his/hers closets w/mirrored doors. Enjoy the beautiful lake view while enjoying your coffee or tea! Don't wait too long, this one won't last. #3211 – 3832 Old Okanagan Highway, West Kelowna, MLS®10130940, \$359,000. Call Karen Guy at 250-878-3605 to book a viewing.



9



FIVE STARS! DESIGNER QUALITY ▼

Open concept kitchen, granite counter tops, center island, living area w/hardwood floors, gas fireplace & 9' ceilings. 2 beds plus a den/office or third bed. The master bedroom w/ensuite. The flooring tiles & light fixtures have been upgraded. An large west facing patio protected by an electrically controlled, wind protected, awning. Separate patio for your BBQ w/gas hookup. This is an end unit in a 55+ complex w/a clubhouse. Two small pets allowed. #146 – 4035 Gellatly Road, West Kelowna, MLS®10131030, \$594,900. Call Roma Niessen at 250-212-6880 for further information.



10



VIEWS OF WOOD LAKE & KALAMALKA LAKE ▼

160 acres with an opportunity to build 3 homes w/carriage homes on 3 different titled lots. Close to Vernon & Kelowna airport. Good shopping in Lake Country which is only 10 minutes away. Was a Pink Shale Rock Quarry w/an old mines permit. Possibly able to renew the permit & look at the possibility of sand and gravel as well. Has a 48' by 24' shed/workshop on the property that is currently rented for \$1150/month. NW ¼ Sec Highway 97N Road, Lake Country, MLS®10130546, \$1,350,000. Call John Mandoli at 250-718-1864 or Brian Wright at 250-681-0198 for more details.

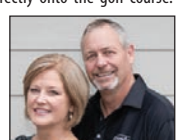


11



GOLF COURSE LIVING AT ITS BEST ▼

Executive walk-out rancher w/in-law suite. Property backs directly onto Shannon Lake Golf Course Hole #3. Three bay garage, third bay for additional tenant parking or drive thru w/your golf cart directly onto the golf course. Newly renovated kitchen in 2015 w/SS appliances, white cabinets, glass tile back splash & white porcelain tile flooring. New roof 2016. 2161 Golf Course Drive, West Kelowna, MLS®10130982, \$789,900. Call Harry Kullman at 250-979-8565 or Sandy Saunders at 250-859-2353 for more information



12



SEMI LAKESHORE PENTHOUSE ▼

This 1591 sq ft condo boasts premium lake views. Open concept living, kitchen w/island, granite, hardwood, gas fireplace, 2 full bathrooms & 2 large bedrooms. The master bedroom has a walk-in closet, jetted tub in the spa ensuite plus deck access. The building & parking has secured access. There's an outdoor pool, hot tub, BBQ area, fitness center, guest suite & visitor parking. #309 – 3996 Beach Avenue, Peachland, MLS®10129639, \$799,000. Call Shirley Geiger at 250-470-8989 for more information.



13



VIEWS ARE SPECTACULAR ▼

Elegant, modern, 3080 sqft home w/beautiful lake view, 5 bedrooms, 3 full bathrooms, 2 livingrooms, 2 large sun decks, & a 1 bedroom basement suite. Home has been updated w/new appliances, new flooring & landscaping. Luxury yard w/beautiful conversation areas. The home is close to the new Okanagan Landing Shopping Centre & 5 minutes to Downtown Kelowna. Strata with long term prepaid lease. Quick possession possible. #2 – 1525 Bear Creek Road, West Kelowna, MLS®10130609, \$559,000. Call Bill Raine at 250-870-6210 to view this property.



14



TERRAVITA CONDO ▼

Ground floor unit, 2 bedrooms, 2 full bathrooms, luxurious ensuite w/ heated floors/under cabinet lighting & walk-in closet. Kitchen has high end s/s appliances & granite counter tops, built in wine rack, large pantry, laundry room, rock fireplace, energy efficient windows, & roughed in built-in vac. One designated underground parking stall & room above ground for 2nd vehicle. Storage locker in secured area of underground parking. #108 – 2750 Auburn Road, West Kelowna, MLS®10131286, \$372,900. Call Jennifer Rose at 250-870-2124 for more details



15



CENTRALLY LOCATED ▼

This beautiful 3 bedroom home has been updated and renovated inside and out. Freshly painted exterior with fenced yard, newer roof & hot water tank was replaced recently. New laminate flooring throughout and the kitchen features tiled floors, maple finishes and newer appliances. Bathrooms have also been recently updated. This lovely home is ready for you to just move in and start enjoying life. 1317 Richter Street, Kelowna, MLS®10130901, \$629,900. Call John Mandoli at 250-718-1864 or Brian Wright at 250-681-0198 for more details.



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GCI & #7 for Total Units, 4+ members
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Marion Lahey

#1 IN CANADA
Sales Representative,
Total Units

Cecile Guilbault Group

#4 TEAM IN CANADA
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1-3 members

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4+ members

TEAM
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#1 ULTIMATE SERVICE®
TEAM IN CANADA
1-3 members (tie)

Kara and Associates

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#1 ULTIMATE
SERVICE®
SALES
REPRESENTATIVE
IN CANADA

Renate Boucher

Jaime Briggs

Cathy Cherka

Ellen Churchill

David Collins

David Delorme

Robert Dirks

Erin Greenwood

Paige Guernsey

Larry Guilbault

Karen Guy

Mary Hamann

Sally Hollingsworth

Nikki Jaimes

Mark Kayban

Cathy Kennedy

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Gillian Krol

Harry Kullman

Gary Loverin

John Mandoli

Murray Neuman

Roma Niessen

Richard Paterson

Bill Raine

Walt Reglin

Jennifer Rose

Rudy Schoenfeld

Saverio Tumato

Joe Uhearn

Brian Wright

Jason Zecchel

17

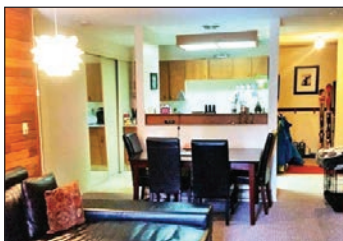


COZY LITTLE COTTAGE BY THE LAKE ▼

In quiet 55+ park. Spotless, cute, updated & walking distance to all amenities. Newer kitchen, bathroom, siding, windows & more. New water heater & upgraded electrical. Small pets welcome. Exclusive \$69,900. **Call Renee Boucher for details 250- 470-1388 - I speak your language, English, German & French. Email: kelownarealtor@shaw.ca**



18



TAMARACK BUILDING AT BIG WHITE ▼

Bright 1 bedroom plus large den condo in a great location, close to village. Cozy up by the wood burning fireplace w/a hot drink & gaze at the snow covered trees out the large living room windows. The deck was closed off to add extra square footage to master bedroom. Den is setup as a 2nd bedroom & is large enough to fit a double/twin bunk bed w/lockable storage cupboards. Private sauna in unit. #204 – 6375 Whiskey Jack Road, Big White, MLS®10130826, \$189,900. **Call Jennifer Rose at 250-870-2124 to book a viewing.**



19



EXCEPTIONAL LAKESHORE LIVING ▼

This mobile with addition is in a dream location, complete with 2 beds plus a den, 2 baths, big deck/patio, well maintained, a must see! It does not get better than this. #132 – 2035 Boucherie Road, West Kelowna, MLS®10124355, \$215,000. **Contact Larry Guilbault at 250-826-2047 for a tour of this property.**



20



WELL MAINTAINED HOME IN OLD GLENMORE ▼

Four level split, large family room w/fireplace & access to patio. Living room w/wood fireplace & fre doors dining room, both rooms have hardwood floors. Master bedroom w/ensuite & full bath. 3 bedrooms, 3 new bedrooms w/roofs, newer kitchen & appliances. The property is .21 acres & has been recently fenced. 1122 Centennial Crescent, Kelowna, MLS®10131141, \$549,900. **Call Gary Loverin at 250-317-5252 for a viewing**



21



GOLF COURSE LIVING AT ITS FINEST ▼

This home is over 4100 sqft, 6 bedrooms, 4 bathrooms & has an oversized 3 car garage. The kitchen contains granite counter tops, wine fridge, dual oven & convection cook top w/optional gas hookup. Hardwood throughout the main level & livingroom has a stunning gas fireplace. The master has a 5 pce ensuite & walk-in closet. Grab some wine from the wine cellar & walk right out to the hottub. 2153 Golf Course Drive, West Kelowna, MLS®10129050, \$998,800. **Call David Delorme at 778-821-3885 to book a showing.**



JANE HOFFMAN
GROUP

22



WATERFRONT HOME IN TRADERS COVE ▼

This updated walkout rancher takes full advantage of the views over Okanagan Lake & the lights of downtown from the large decks & windows. 80 feet of shoreline w/easy access to a dock & lakeshore. The new maple kitchen & hardwood floors welcome you as you enter over 2700 sq ft, 4 bedrooms & 2 baths. Trader's Cove is nestled in a quiet bay, just past Bear Creek Park, and only minutes to downtown Kelowna. This property will make a wonderful summer retreat or a year round home in a setting that is a real Okanagan gem! 25 Traders Cove Road, West Kelowna, MLS®10129893, \$1,395,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**

23



UNOBSTRUCTED VIEWS OF THE LAKE AND CITY ▼

Upper Mission neighbourhood at the end of a cul de sac on .31 acre lot. Main living areas walk out to the back yard, POOL, & hot tub. Circular driveway, lots of extra parking plus RV parking pad & hook up. Heated double garage w/separate workshop. 3 bedroom, 3 bathroom, 2900 sq. ft. home overlooking vineyards. Kitchen has amazing views, Corian counters, glass mosaic back splash & newer s/s appliances. 455 Avery Road, Kelowna, MLS®10127315, \$929,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**

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GREAT INVESTMENT ▼

The home borders the Hospital District with transit nearby! RU6 lot, perfect for a carriage home. Solid 2000 sq. ft. rancher with basement and separate entry. Laundry hookups on main floor, can also have basement laundry. The home is clean and bright, move in or rent without significant upgrades. 588 Royal Avenue, Kelowna, MLS®10129988, \$661,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**



BRAND NEW LAKEVIEW HOME ▼

Brand new single detached home w/panoramic lake views in Island View Villas! Currently under construction. Rancher style home w/a fully finished walk out basement, both levels will have lake views. See pictures taken from sundeck under construction. Enjoy this well designed & constructed Jazel Homes project featuring open concept style layout boasting all the latest new home features. Included s/s appliance pkg, gorgeous floors & tile backsplash. Large master w/ ensuite & walk-in closet. Large 25'x20' double garage & also a theatre or games room fully finished under the garage as well. NO BC land transfer tax save \$14,000 in tax. Includes 2-5-10 New Home Warranty. #209 – 5165 Trepanier Bench Road, Peachland, MLS®10129329, \$699,900 plus GST. **Call Dave Collins at 250-870-1444 to pick colours and options!**



25



PERFECT FAMILY HOME IN WEST KELOWNA ESTATES ▼

Close to Rose Valley Elementary & Rose Valley Regional Park. The higher end furnace & AC are quiet & efficient. Formal living room & dining room plus family room. The eat-in kitchen has high quality appliances. On the main a den, laundry & 2-car garage. 3 bedrooms & 2 bathrooms up. Downstairs has a one bedroom plus den in-law suite w/separate entrance. Use the suite for the in-laws or use the whole space for yourself. 2096 Spyglass Way, West Kelowna, MLS®10129538, \$679,900. **Call Jon Tober at 778-214-4501 for more information on this property.**



26



GORGEOUS LAKE VIEWS ▼

This split level home is a well-laid out traditional family home. Stroll to the beach across from the General Store. Handyman's triple car garage with pit (29'x24') & 2nd covered shop attached out back for the ATV's or other toys. Take the scenery in on the 28'x24' concrete patio. 15882 Old Mission Road, Lake Country, MLS®10126801, \$629,000. **Call Christian Kirschke at 250-863-2000 or Paige Guernsey at 250-862-6464 for more information.**



27



GREAT BUSINESS OPPORTUNITY ▼

FASHIONISTAS REJOICE!! Great fashion consignment opportunity. Well established and systems in place. Good renewable lease. MLS®10131287, \$59,000. **Call Marnie Perrier at 250-212-8552 for more information**



28



MOBILE IN KELOWNA WEST ESTATES ▼

Completely renovated mobile home in one of the best parks on the Westside. This 3 bedroom, 2 full bath mobile home features a split bedroom floor plan. New flooring throughout, new doors, freshly painted, new roof, new backsplash in kitchen w/ cabinet & counter refresh. Deck was refinished last spring & new front fence was installed. This is ready to move in and you cannot beat the price! #14 – 610 Katherine Road, Kelowna, MLS®10131093, \$159,900. **Call Jennifer Rose at 250-870-2124 to book a viewing.**



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LAKEVIEW RESIDENCE IN CASA LOMA ▼

Main floor provides two living rooms, island kitchen, breakfast nook, dining and bedroom. Upper level has an oversized master bedroom positioned lake view side & provides a full ensuite. 2 further bedrooms on this level. A triple garage and a detached garage and the rear yard borders the detached garage. A tiered water feature is incorporated into the backyard private oasis. The location offers lake access within walking distance, hiking trails nearby & the city of Kelowna is 5 minutes away. 580 Casa Grande Road, Kelowna, MLS®10129354, \$998,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**

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SUNNYSIDE NEIGHBOURHOOD ▼

Custom 2200 sq. ft. rancher set on .28 acre lot. Main living areas seamlessly engage with the covered patio, hot tub and back yard surrounded in mature emerald cedars. Spacious great room w/vaulted ceiling & partial lake view features a gas fireplace and dramatic wall of natural quartz. Granite island kitchen with copper accents & s/s appliances. Attached double garage with extra parking for boat or RV. New roof, new furnace, new hot water tank, newer air conditioner. Access to waterfront park, beach & boat launch dedicated to Sunnyside home owners. 1118 Kelly Drive, West Kelowna, MLS®10130412, \$715,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**

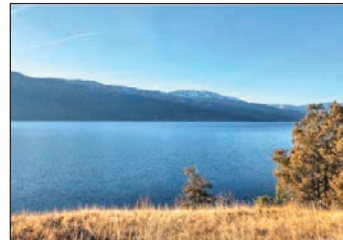
31



GORGEOUS LAKEFRONT LOT ▼

This waterside neighbourhood offers uninterrupted views of the sparkling waters of Okanagan Lake. An extraordinary area of tranquil lakes, bountiful orchards, vineyards and plenty of sun. This amazing 0.25 acre waterfront building lot offers approx. 92 ft of lakefront. Boat dock w/ option to purchase a slip. A \$3.5 million clubhouse offers pool, hot tubs, fitness centre, BBQ area, outdoor kitchen, covered terraces & so much more. Close to YLW, award-winning wineries & golf, this waterfront lot is perfect to build your lakeshore home & start living the Okanagan dream! 1783 Lakestone Drive, Lake Country, MLS®10128999, \$599,000. **Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com**

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INTRODUCING...

Sheila Dieterich

Sheila Dieterich developed a passion for real estate and connecting with those going through the journey after several corporate relocations with her own family. After moving across Canada and down to the southern United States her family has now found their home in the Upper Mission of Kelowna since 2014.

Having experienced a wide array of Realtors and a variety of transaction types, Sheila understands the value in finding a professional who will listen to your needs, understand the importance of communication, and fight for your best interests. She has a solid understanding of real estate practices and principles and is a graduate of the Sauder School of Business. Her background also includes management, insurance, homeowners' associations

and landscape enhancement. All this combined has given Sheila a unique perspective that is professional and personable where no question or aspect is too niche.

She is excited to use her love of the Okanagan and beyond to help with your next steps. From start to finish, selling or buying, each step of the process is smooth with her upbeat personality and attention to detail.

Whether starting this real estate journey for yourself or your family, let Sheila help you sell your house and find your home.

