

WHERE HOME BEGINS

Residential 250-860-7500

Commercial 250-763-4343

www.kelownaRealEstate.com



GREAT INCOME PROPERTY ▼

Centrally located near hospital, schools and OK College. Very well maintained, 4 bedrooms + den, 2 bathrooms, laminate flooring, wood fireplace. Bright 2 bedroom in-law suite in walk-out basement. Beautiful back yard, fully fenced. Newer hot water tank and furnace. 970 Raymer Avenue, Kelowna, MLS®10125131, \$525,000. **Call Cecile Guilbault—Personal Real Estate Corporation 250-212-2654 for more information or visit www.cecileguilbault.com**



ONE LEVEL RANCHER IN GLEN OAKS ▼

Well cared for 2 bedroom and 2 bath home. Very open floor plan, kitchen has large eat-in area. Gas fireplace and central air. Large covered deck off the living room with a private yard. Single car garage w/additional parking in front. Close to shopping, schools and other amenities. #124 – 160 Celano Crescent, Kelowna, MLS®10125509, \$348,500. **Call Gary Loverin at 250-317-5252 for more information.**



TRUE RANCHER IN THE HEART OF THE LOWER MISSION ▼

Located on a quiet cul de sac, this home has 2 bedrooms and 2 baths. High vaults throughout, hardwood floors and tons of natural light. All living areas open up to the large private irrigated backyard surrounded by 15' cedars. Freshly painted exterior trim, new H/W tank, and serviced furnace. 4290 Simeon Court, Kelowna, MLS®10125596, \$695,000. **Call Joe White at 250-571-6334 for more information.**



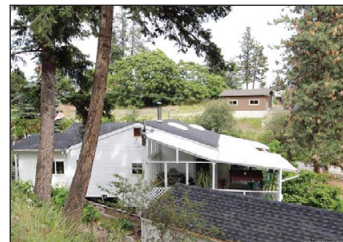
MODERN OPULENCE! ▼

UM Kelowna estate. Expansive Lake Okanagan views. Commanding presence offers a European mansion style plan. Perfect for entertaining! Impressive foyer, wide hallways, soaring ceilings, 18th century f/places. Chef-inspired kitchen w/gorgeous double island. Dual master bedrooms. There is no other property like it. 419 Viewcrest Road, Kelowna, MLS®10125745, \$4,450,000. **Call Christian Kirschke at 250-863-2000 or Paige Guernsey at 250-862-6464 for view this property.**



ATTENTION BUILDERS & DEVELOPERS ▼

Rural Lake paradise. 2.79 acres-Options??? RR2 zoning. Fantastic views & neighbourhood in Carrs Landing across from 50 Parallel Winery. Blank canvas; main home was placed with subdivision in mind. Some items unfinished, master en-suite, can still add customization. 1900 sq feet unfinished basement. Walking path that leads to Coral Beach Park is behind property. Acreage on 2 sides of this property and across from regional district park land. 16852 Terrace View Road, Lake Country, MLS®10113496, \$998,700. **For a private showing call Marnie Perrier at 250-212-8552 or marnie@marnieperrier.com**



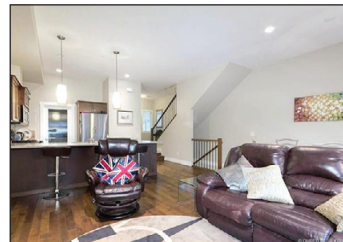
CHARACTER HOME ▼

This home is on a large double lot .68 acre with views, already legally zoned R-2 Duplex with plans to expand. Enjoy is or expand structure, no sewer required - allowed to add a second septic field. Current home has a one bedroom suite with tenant. 5832 Brown Place, Peachland, MLS®10123756, \$416,900. **For more information call Dave Collins at 250-870-1444.**



YOU ARE GOING TO LOVE THIS HOME ▼

Totally renovated rancher features 4 bedroom & 2 full bathrooms. The large gourmet kitchen features, shaker style cabinets, tile floors, dining area & large windows. Spacious main floor master bedroom has access to deck. 2nd bedroom and bathroom are also on the main floor. The fully finished lower level features family room with full kitchen, 2nd bedroom & 4 pce bath/laundry room (great for in-law suite). A fully fenced, private and landscaped yard with detached oversized heated double garage/shop with 2 pc bathroom and 220 power. 854 Paret Road, Kelowna, MLS®10125490, \$639,000. **Contact Saverio Tumato at 250-862-6911 to view this home.**



ONE OF KELOWNA'S BEST TOWNHOMES ▼

This 3 bed 2 full and 2 half bath home has an open main floor with large kitchen and eating bar. All stainless kitchen appliances with gas range. Hardwood flooring covers the main floor, stairs & 2nd storey including bedrooms and hallways. Large master suite w/walk-in closet & ensuite. Laundry on 2nd floor. Basement has a half bath, huge open family room & storage. Geothermal heating and cooling, on-demand gas hot water, excellent sound proofing and fully fenced rear yard complete this wonderful home. #55 – 600 Boynton Place, Kelowna, MLS®10125925, \$495,000. **Call Pat Klassen at 250-859-6335 for more details.**



ENJOY THE LAKE VIEW ▼

3 bedroom/3 bathroom home on a mature .25 acre lot offering RV parking and a totally fenced backyard. Front deck partially covered, back deck off kitchen for barbecue. Good size 20 x 20' double garage. Master bedroom has ensuite and faces lake. Quiet neighbourhood. Good size rec room. Upper den could be converted to a bedroom. 6160 Davies Crescent, Peachland, MLS®10125790, \$459,900. **Call Dave for your private viewing at 250-870-1444.**



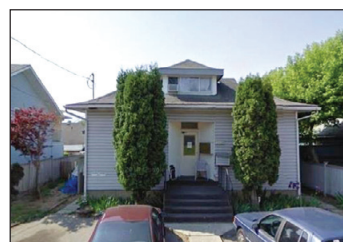
THIS HOME WILL NOT LAST ▼

Beautifully updated townhome with new floors throughout! Bright open living room with sliding doors to the patio. Charming kitchen with an abundance of white cabinets and adjoining dining area. Features 3 bedrooms with the master bedroom & 4 pc bathroom on the main. Also on the main floor is powder room & laundry. Upstairs is an additional 2 bedrooms & full bathroom. Single car garage plus 1 extra stall. Centrally located close to schools, shopping and transit plus this complex has a Clubhouse & kids playground! #7 – 1120 Guisachan Road, Kelowna, MLS®10124528, \$382,500. **Call Saverio Tumato at 250-862-6911 for a private viewing.**



FAMILY HOME IN GLENROSA ▼

This home has 2 bedrooms and a bathroom on the main plus a huge master bedroom with a 5'x12' patio and ensuite. Living room on one side of the house through the kitchen to the open dining room to family room. Double garage, plenty of parking for trailer or RV. Garden shed in back for extra storage. The backyard is split in 2 by a huge deck on two sides of the house. 3371 Tarragon Court, West Kelowna, MLS®10125734, \$420,000. **Call Tiffany Pare at 250-878-9621 or Job Tober at 778-214-4501 for more information.**



GREAT INVESTMENT OPPORTUNITY ▼

Own this property operating as a six unit complex, each unit contains a bath, kitchen and living area, the complex has a shared laundry and storage area for residents use. This complex is an older 1.5 storey single family dwelling that had been converted to a 2 family dwelling and then 4 additional suites were completed at a later date (no permits). 4 of the 6 units have been recently renovated and painted. Complex is completely rented. 3404 35th Avenue, Vernon, MLS®10124872, \$489,900. **Call Mary Hamann at 250-717-6087 or Joe Uhearn at 250-572-2383 for more information.**



We Remember...



COLDWELL BANKER

HORIZON REALTY

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 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

LUXURY LIVING AT THE PRESTIGIOUS 'RADIUS' ▼
This beautiful 1450 sq ft top floor two bed, two bath plus den & loft condo is nestled in a quiet area, yet centrally located near many amenities such as boutique shops, grocery stores, fitness gym, entertainment facilities, great restaurants and coffee shops. Enjoy the extra space, granite counters, hardwood floors and vaulted ceilings. Safe, heated parking stall. #402 - 2142 Vassie Road, Kelowna, MLS#10123068, \$449,900. Call John Mandoli at 250-718-1864 or Brian Wright at 250-681-0198 to view this property.

Brian Wright
250-681-0198

John Mandoli
250-718-1864

ULTIMATE SKI IN SKI OUT SILVER STAR CHALET ▼
This 2 storey 6 bed 3 bath home plus 1 bedroom legal suite has a fabulous view of the Monashee Mountains. 9 ft ceilings, 2 hot tubs, 2 gas fireplaces, in floor heat, built in vac, security system, fully furnished, 10 appliances, 5 TVs and 6 paved parking spots. 740 Monashee Court, Vernon, MLS#10119601, \$689,000. Call Mike Fredrickson at 250-762-0007 to view this property.

Mike Fredrickson
250-762-0007

SOLD

CENTRALLY LOCATED & CONVENIENT ▼
This 3 bed / 2 bath townhome is family friendly & in a park-like setting. Schools & shopping close-by. Small Pets allowed. Patio areas in the front & rear with large balcony off of the master upstairs. Ready for you to move-in and enjoy home-ownership! #152 - 1050 Springfield Road, Kelowna, MLS#10125510, \$324,900. Contact Christian Kirschke at 250-863-2000 or Paige Guernsey at 250-862-6464 to view this property.

Christian Kirschke
250-863-2000

Paige Guernsey
250-862-6464

MUST BE SOLD ▼
Terrific Investment or holding property. Corner lot in area designated for Multi Family. Currently rented for \$1300 per month. Tenant would like to stay. Bring us an offer! 160 Taylor Road, Kelowna, MLS#10123968, \$369,900. Call Mary Hamann at 250-717-6087 or Joe Uhearn at 250-572-2383 for more information on this property.

Mary Hamann
250-717-6087

Joe Uhearn
250-572-2383

NEWER MANUFACTURED HOME ▼
2 bedroom/2 bathroom open design with an awesome kitchen and well appointed living room. Huge deck with an awning that overlooks flowers and a vegetable garden. Close to the lake with access to a private beach and wharf. Has 2 portable air-conditioners but could add air to existing furnace. Two skylights to create lots of light. Still under warranty, owners have made this home very comfortable. Large shed for storage. #71 - 2035 Boucherie Road, West Kelowna, MLS#10122091, \$138,900. Call Brian Wright 250-681-0198 or John Mandoli 250-718-1864 for showings or enquiries.

Brian Wright
250-681-0198

John Mandoli
250-718-1864

PEACEFUL & QUIET RURAL ACREAGE ▼
5 acre hobby farm with solid 3 bedroom plus den home, large shop, triple carport, workshop, chicken coop, tack shop and other outbuildings. Raise chickens, pigs, cows or horses. Large outdoor wood burner that carries warm air to house and shop. Spring fed water source. Many hiking, ATV and snowmobile trails, minutes to mountain lakes and 1 hour from Kelowna. All this and creek fronts the property offering rainbow trout and a water fun. 20 Graff Road, Beaverdell, MLS#10122389, \$449,900. Call Allyn Bentz at 250-470-2413 for more information.

Allyn Bentz
250-470-2413

NEW HOME AT THE PONDEROSA DEVELOPMENT ▼
Craftsman style 2 bedroom, 2.5 bathroom walkout rancher town home. Over 1,600 sq.ft., open floor plan w/vaulted ceilings, huge walk-in closet, double car garage & potential for media or crafts room. Granite, stainless steel appliances, hard wood floors, geothermal heating & cooling. No expense has been spared! #152 - 4000 Trails Place, Peachland, MLS#10121306, \$464,900. Call Cecile Guilbault at 250-212-2654 for more information or visit www.cecileguilbault.com

Cecile Guilbault
250-212-2654

UNOBSTRUCTED LAKE VIEWS ▼
Large 0.33acre lot is ready for your ultimate home-build. See the sun set from your walk-out rancher! Lot site is ready to build. Ask about the current Plans available. 5570 Trestle Ridge Drive, Kelowna, MLS#10125169, \$399,900. Contact Christian Kirschke at 250-863-2000 for more information on the property.

Christian Kirschke
250-863-2000

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.

 Liz Bennett Property Manager	 Dave Collins Property & Strata Manager	 Christie Fisher Property Manager	 Judith Gregson Strata Manager	 Carey Johnson Strata Manager	 Mike Makin Personal Real Estate Corporation Property Strata Manager	 Janet McDonald Managing Broker
 Peter McKenzie Personal Real Estate Corporation Property Strata Manager	 Glen Mehus Commercial Property Manager	 Shirley Mehus Commercial Property & Strata Manager	 Christina Gaspari Property Manager	 Joy Ross Property & Strata Manager	 Anthony Serani Property Manager	

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

OWN YOUR OWN BUSINESS ▼
This is a great opportunity to purchase your own restaurant but can be easily converted. Great location for breakfast, steakhouse or Chinese buffet. Location on highway 97 near a large hotel and golf course. 3480 Carrington Road, West Kelowna, MLS#10114148, \$238,900. Call Bill Raine at 250-870-6210 or Marnie Perrier at 250-212-8552 for more information.

Bill Raine
250-870-6210

Marnie Perrier
250-212-8552

OVERLOOKING SHANNON HILLS GOLF COURSE ▼
Beautifully maintained 2 bed + den walkout corner unit w/stunning finishing & great room concept Custom cabinetry, blt-in wine rack, granite in kitchen & bath, motion-sensored under-cabinet lighting, hardwood floors, rock f/p, enste w/d/dl sinks & heated tile flrs & large master w/ast walk-in closet. Large covered private patio w/picturesque views of golf course, valley & mountains! #110 - 2750 Auburn Road, West Kelowna, MLS#10125660, \$399,000. Contact Ellen Churchill at 250-863-9045 for more info.

Ellen Churchill
250-863-9045

CAN'T AFFORD THIS AREA, WRONG! ▼
LOCATION, LOCATION across from the lake! Walk everywhere. Doublewide 2 bedroom, 1 bath in excellent 55+ park. New laminate floors, vinyl windows, paint, front deck and more. Workshop & lots of great storage. Fenced yard for your small pet. Quick possession. #120 - 3745 Lakeshore Road, Kelowna, MLS#10124156, \$99,900. Call Renee for more information at 250-470-1388. I speak your language, English, German & French. Email: kelownarealtor@shaw.ca

Renee Boucher
250-470-1388

BUSINESS OPPORTUNITY ▼
Here's an opportunity to own your own fashion boutique. Profitable women's fashion store with a good lease in place. Great location downtown Kelowna. Bring your own style to this thriving business. MLS#10107685, \$110,000. Call Bill Raine at 250-870-6210 or Marnie Perrier at 250-212-8552 for more information.

Bill Raine
250-870-6210

Marnie Perrier
250-212-8552

PRIVACY, ACREAGE & PANORAMIC LAKE VIEWS! ▼
This 4 bed/3 bath walkout rancher is perched on 2.49 serene acres in McKinley Landing w/180 degree views. Great curb appeal w/gated entry, 60' partially covered deck & long driveway leading to expansive parking area. Vaulted ceilings in livingroom & foyer, open concept living, wood burning f/p up & gas fireplace down. Master bedroom boasts deck access, w/closet & ensuite. The lower levels has a media room, 2 more bedrooms, & family room. 2328 Arthur Court, Kelowna, MLS#10124186, \$1,295,000. Contact Ellen Churchill at 250-863-9045 for more info.

Ellen Churchill
250-863-9045

CALLING ALL CHEFS OR FOODIES! ▼
European Catering known for their PIG ROSTERS. Excellent reputation and database of clients. Potential for more income and year round business. Owners motivated, they want to retire and will train. Support staff available to hire to assist with large events, turn key business, client list, European family recipes and all the equipment required to make money. MLS#10125534, \$75,000. Call Marnie Perrier at 250-212-8552 for more information.

Marnie Perrier
250-212-8552

JANE HOFFMAN GROUP

OWN FOR THE SKI SEASON! ▼
This chalet is located next to the slopes that lead to the Ridge and Plaza chair. Main entrance offers ample room to remove gear & storage. The kitchen is in the centre of this open concept & features granite island, counters, ample cabinetry & s/s appliances. The living room is adjacent to the kitchen with a gas fireplace. A covered hot tub deck is provided. The mezzanine upper level has a media room, wet bar & pool table game room that overlooks the living room & takes advantage of the amazing views. The bedrooms are on this level - 1 queen sized bedroom, 2nd bedroom is oversized & has a double sized bunk bed & single sized bunk bed. The master bedroom is open concept to bathroom with a soaker tub & large shower. #1 - 5925 Snow Pines Way, Kelowna, MLS#10124609, \$650,000. Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com

JUST A COUPLE OF UNITS REMAINING ▼
Great family floor plan in this 3 bedroom 2.5 bath home with huge view deck and plenty of parking. Granite counters and stainless steel appliances in kitchen. Appliance includes washer and dryer plus built in vacuum system! Single garage plus 2 outdoor parking spots right in front of your home. Investors - note rentals are allowed, and the town homes are walking distance to all levels of schools, plus just a short walk to the direct bus to UBCO! Open and bright floorplans with pleasant valley and sunset views. #13 - 695 Webster Road, Kelowna, MLS#10125203, \$415,900. Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com

BEST VIEWS IN KELOWNA ▼
This 3.23 acre estate property perched atop the East Kelowna Bench. Glass floors 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 divided with a privacy hedge fronting 2.5 acres of beautiful grapes. The lot is currently being used for wine production by award winning Kitchi Wines. The pool side features full wet bar, sitting room & bathroom. Triple garage with one portion having 11 foot ceiling height to accommodate boat storage. The positioning of the home offers expansive lake views and city lights by night. 3370 Reid Road, Kelowna, MLS#10125124, \$1,895,000. Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com

INTRODUCING...

Brandon Grass

I am ecstatic to embark on a real estate career with such a tremendous brokerage, in a city I absolutely love. For the past decade I have ran a restaurant cleaning company servicing some of the highest volume restaurants across Canada. This has taught me the skills and art of negotiating a deal that will work for both parties, to service a client better than anyone else, to really go the extra mile and Wow them every time! I have lived in Kelowna for the past 6 years with my family, having fell in love with the rolling hills, vineyards, lake, and snow. I spend much of my free time in the outdoors and am an avid snowboarder, golfer and mountain biker.

Amar Grewal

Amar moved to Okanagan in 2010 from Winnipeg. He grew up in a Real Estate oriented family. He works with homebuyers, home sellers, property investors and families relocating into or within Central Okanagan region, helping them understand the values of homes, schools and neighbourhoods. Whether you're buying or selling, new to Kelowna or have lived here your whole life, there is a lot to know. Amar's goal is to take the stress and mystery out of the home buying and selling process. Amar is fluent in 3 languages: English, Punjabi and Hindi.

Crystal Ratzlaff

Integrity, dedication and drive are the foundation of Crystal's work ethic. With years of experience doing research in law firms and Interior Health, she has the research skills to find you the home of your dreams and also provide proper valuation. In addition, as a home designer, Crystal has a wealth of knowledge regarding construction and staging. Above all, she is devoted to providing the best service for her clients and looks forward to them being lifelong friends.

Sandy Saunders

I have lived and worked in the West Kelowna for the past 30 years, mostly in the sales, service and the Insurance Industry. I have raised two beautiful daughters and have 6 grandchildren. I love to golf and take in the great outdoors. I recently became partners in Real Estate with my husband Harry Kullman and we are looking forward to serving many buyers and sellers in our great community. Look for our signs.

HARRY & SANDY "BOOMERS" you can TRUST

DENALI RIDGE NEIGHBORHOOD! ▼
Breathtaking views of the Glenmore Valley, the city lights & Okanagan Lake to Peachland. Custom designed home on a unique lot with only 11 immediate neighbor and ALR land below and to the North. The home features an accessible design with low-sill exterior doors, elevator & barrier-free living spaces that provide access to the view-side view decks with amazing views. Top quality finishing with the best of materials and craftsmanship. Huge, 3 bay garage with glass doors, tool alcoves and finished floors - even this area features full baseboards and crown moldings. 536 Denali Drive, Kelowna, MLS#10124393, \$1,695,000. Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com

PRIME DOWNTOWN LOCATIONS! ▼
Walk to shops, doctors and dining! Bus stop right outside the complex and near the bike route to UBCO! Walk to the sandy shores of Okanagan Lake! Bernard square is a well maintained complex. Immaculate 1 bedroom 1 bath apartment with open concept galley styled kitchen, dining and living room combination. 2 patios to enjoy the incredible weather. Nearly 1000 square feet on ground floor. Parking is steps away. Common area on 3rd floor with kitchen and games area. Carefree living to pursue all that the pursuits that Kelowna has to offer. #110 - 983 Bernard Avenue, Kelowna, MLS#10119148, \$265,000. Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com

PRICE REDUCED

NEW LISTING

SURROUNDED IN NATURE WITH INSPIRING WATER VIEWS! ▼
Main house design is open concept living with wall to wall windows framing the views. Spacious island kitchen with top of the line appliances, adjacent to dining and living room. Large main floor master bedroom with walk in closet that features a convenient pass thru to laundry, full private bath! Lower level provides a kitchen complete with appliances to utilize for guests or as summer kitchen or wet bar for entertaining. 2 additional bedrooms and a 2nd laundry. Detached double garage with 1 bedroom suite above complete with own laundry. 597 Still Pond Lane, Kelowna, MLS#10125302, \$999,000. Call Jane Hoffman Group for more details at 250-860-7500 or go to www.janehoffman.com

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

THIS IS HOME.
**THIS IS WHERE
AWESOMENESS
HAPPENS.**



Your home is likely your most valuable asset. Not only is it a large financial investment, it's where you live your life, raise your family and create memories. At Coldwell Banker Horizon Realty, we recognize this. That's why you are not just a transaction to us, you are a valued client. We take the trust you give us in dealing with the purchase and sale of your home very seriously. For over 20 years, we have guaranteed our service, and 98% of people would use us again or refer us to a friend or family member.

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