



# GALLERY



DISCOVER KELOWNA'S REAL ESTATE

Coldwell Banker Horizon Realty • Jane Hoffman Group



# *Meet Our Team*

Extensive experience, intimate local market knowledge and personalized attentive service puts clients at complete ease. Collectively, this diverse award winning team delivers year after year exceptional results that their clients and their properties deserve.



*Left to Right: Greg Dusik, Kristy Huber, Jane Hoffman, Monika Holst, Carole Coleman, Sherry Truman, Jodi Huber, Meaghan Moshansky, Joanne Côté, Melissa McAfee, Sherrin Stewart, Bev Huber. Missing from Photo: Dean Simonelli*



A NOTE FROM

# Jane Hoffman

The GALLERY magazine is the perfect compliment to [janehoffman.com](http://janehoffman.com).

This spring, we are proud to introduce our 5th edition of Gallery, a fabulous showcase of our listings from across the Okanagan. With each edition, we build upon the previous, garnering more exposure. After carefully analyzing market conditions, we increase distribution to trending markets allowing us to connect our inventory to prospective buyers to achieve the best possible results for our clients.

New in 2016 is the opening of the exceptional Coldwell Banker Previews® Luxury Real Estate Lounge at the freshly upgraded Grand Okanagan Resort. Offering ease of access to visitors and discovery by new clientele, this convenient location on Kelowna's waterfront will provide more opportunities for our listings to be showcased in a luxurious way to those looking to invest in our slice of heaven.

While the sun heats up all around us, so does the local real estate market. Locals are aware they live in paradise and it would seem the secret has finally slipped out as many Vancouver investors make decisions to sell in their high-priced market and head for the greener pastures of the Okanagan Valley. With residential home sales up nearly 35% over April 2015, housing demand is incredibly strong this spring.

As summer quickly approaches, buyers will be tempted to visit Kelowna with the lure of the cool waters of Okanagan Lake and the dream of escaping to the lush vineyards and surrounding valley, we would be pleased to assist you in any stage of your home relocation process.



# STUNNING GRANITE CHATEAU AMIDST AN *Okanagan*



## GRANITE CHATEAU ESTATE 3330 NEID RD

MLS®10101266

Set on 18.77 acres in South East Kelowna overlooking private vineyards, Okanagan Lake and the valley beyond, rests an exquisitely designed and expertly crafted home like no other. Welcome to Granite Chateau Estate, where modern luxury is complemented by majestic and traditional elements in perfect harmony.

Well positioned with sweeping panoramic views, this Tommie Award winning home offers accented 23 ft. ceiling height, solid 14 ft. doors, marble, granite and quartz surfaces, incredible lighting, unique accents and extensive use of stone throughout.

The hearth room is unparalleled and offers hidden visual elements, embossed copper, Bubinga high gloss wood walls, and an illuminated onyx & leather bar, while the fireplace in the great room is over-the-top impressive with floor-to-ceiling stone. The kitchen beckons and inspires the epicurean inside to get creative with ample counter space of granite & quartz, blush toned

birdseye cabinets surrounding professional series appliances and an oversized island that comfortably seats 10-12 people. The formal dining room is defined by the intricate ceiling and 4 point crystal lighting, with the center chandelier draped in necklace steel & crystal beads, creating the feeling of lacy elegance.

The master suite is fit for royalty! Over 1000 sq. ft. and set privately on its own wing, this room offers stunning vistas off the private balcony, an exceptional oversized dressing room with beautiful cabinetry & chandelier, and a spa-like ensuite with all the features one could desire.

Spending the hot summer days around the saltwater pool makes the Okanagan lifestyle and with the vineyards producing their first vintage in 2017, life is that much better. This remarkable residence is truly extraordinary, such a rare find in an absolutely stunning setting. **\$9,800,000** (H)



# *Vineyard*







**KRISTY HUBER**

VP Sales, Associate Broker,  
Realtor® since 1992



**JANE HOFFMAN**

President, Realtor® since 1985



**SHERRIN STEWART**

Buyers Agent, Realtor® since 2003

# MEET *Our Team*



**DEAN SIMONELLI**

Buyers Agent, Realtor®



**GREG DUSIK**

Buyers Agent, Realtor®



**SHERRY TRUMAN**

Buyers Agent, Realtor®



**MELISSA MCAFEE**

Buyers Agent, Realtor®



**JODI HUBER**

Listing Coordinator, Realtor®



**CAROLE COLEMAN**

Office Manager, Realtor®



**MEAGHAN MOSHANSKY**

Marketing Administrator, Unlicensed



**MONIKA HOLST**

Office Administrator, Unlicensed



**JOANNE CÔTÉ**

Office Administrator, Unlicensed



**BEV HUBER**

Website Administrator, Unlicensed



An aerial photograph of a coastal town and a large marina. The town is built on a hillside, with a mix of residential and commercial buildings. The marina is filled with numerous boats and yachts. The water is calm, and the sky is clear.

# TABLE OF *Contents*

A NOTE FROM JANE HOFFMAN	03
STUNNING GRANITE CHATEAU AMIDST AN OKANAGAN VINEYARD	04
MEET OUR TEAM	06
MEET SHERRY TRUMAN MELISSA MCAFEE & JODI HUBER	08
LAKESHORE OVER \$4 MILLION	11
LAKESHORE \$2 - \$4 MILLION	33
LAKESHORE UP TO \$2 MILLION	39
ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION	47
HOMES OVER \$2 MILLION	61
HOMES \$1 - \$2 MILLION	65
HOMES UP TO \$1 MILLION	77
STRATA & CONDOS	81
LOTS & ACREAGES	83
COMMUNITY MAP	87

# MEET *Sherry Truman*

BUYERS AGENT, REALTOR®



**Q: What motivates/inspires you in your job?**

A: I am a driven & passionate individual, both personally and professionally. When it comes to Real Estate, helping clients find the special spot they are searching for or selling their home is what drives me. Whether a first-time home-buyer or a seasoned seller, they are welcomed with energy and integrity. It's a privilege to be invited into someone's life for a moment in time to assist them with their Real Estate adventure. I get great satisfaction out of being able to put my energy into helping people find what it is they are looking for.

**Q: What is life outside of work like for you?**

A: Life in the Okanagan is spectacular! A beautiful climate, gorgeous setting to live & work in, an area with so many things to do - every day I gain a greater appreciation for all that this valley has to offer. When I'm not working, I can be found in the gym, boating or enjoying time with my husband and family; with four children and nine grandchildren, free time is always filled with family activities.

# MEET *Melissa McAfee*

BUYERS AGENT, REALTOR®



**Q: What does a normal day look like for you?**

A: I have two young kids so multi-tasking takes on a whole new meaning in my house, which I think is one of my strengths. I'm able to focus, and provide priority service on a minute-to-minute basis. I have to be 'on my game' 24/7 and that keeps me current and connected with all things in real estate. My life is active - but it's efficient... And it's not unusual for me to be drawing up contracts at 9pm.

**Q: Who is the most influential person in your life?**

A: Jane. I think a large part of Jane's success is about 'who she is' as a person. Ever since I've known her, she's always been genuinely humble, authentic and kind; increasingly rare qualities in the corporate world. She genuinely cares about her clients and works tirelessly. She's compassionate, knowledgeable, honest, savvy, AND she somehow manages to keep some semblance of balance in her busy life! She's truly an amazing person and it's a huge part of her success.





Left to Right: Jodi Huber, Sherry Truman, Joanne Côté, Bev Huber, Meaghan Moshansky, Monika Holst, Jane Hoffman, Kristy Huber, Melissa McAfee, Sherrin Stewart, Greg Dusik, Carole Coleman. Missing From Photo: Dean Simonelli

# MEET *Jodi Huber*

BUYERS AGENT, REALTOR®



**Q: What is the most rewarding aspect of your job?**

A: I still believe after many years that Real Estate is fascinating and rewarding. You spend the majority of your life working, and being able to love what I do is incredible. This year seems to be about bringing families together and fulfilling some lifelong dreams for clients. In essence, I love being a part of this process. Who wouldn't want to take hopes & dreams and help make them realized?

**Q: What does a perfect day look like to you?**

A: I was born and raised in the Okanagan. Hmmmm so a perfect day... Morning coffee on my patio in the warmth of the sun... a hike perhaps, overlooking Okanagan Lake and Rose Valley are two of my favourites... lunch at one of the many waterfront patios... sail boats as a back drop would be perfection... then an evening spent listening to music at one of our award winning wineries... I don't think I could top this kind of day anywhere in the world. We are so fortunate to live where we do and every year I still come across some new adventures, even after 43 years.

# PROVEN *Excellence*

When choosing a real estate professional, the decision should be based on track record of results, a stellar reputation, and the comfort of a strong relationship. Jane Hoffman Group is confident their experience will speak for itself.



**2015 - TOP ULTIMATE SERVICE AGENT  
IN CANADA**

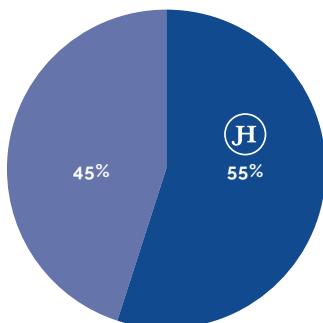
**2015 - #1 TEAM IN KELOWNA FOR  
COLDWELL BANKER HORIZON REALTY  
(YEAR-TO-DATE)**

**2015 - DESIGNATED INTERNATIONAL  
PRESIDENT'S PREMIER TEAM**

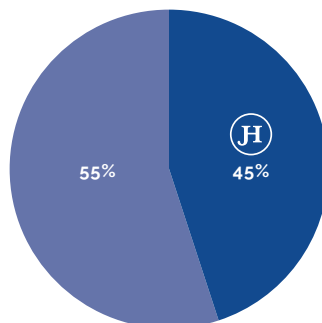
## JANE HOFFMAN GROUP MARKET SHARE

Over the years, the Jane Hoffman Group has firmly established their presence in the Okanagan marketplace by providing high level service, best-in-class talent, innovation, local knowledge and global connections. We have demonstrated a clear competitive advantage in the marketing and selling of our luxury properties.

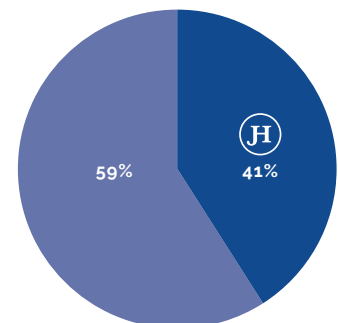
**MARKET SHARE FOR  
ALL PROPERTY SALES  
OVER \$2 MILLION**



**VOLUME OF ACTIVE  
SINGLE FAMILY HOMES  
OVER \$2 MILLION**



**MARKET SHARE FOR  
LAKESHORE SINGLE FAMILY  
HOME SALES**



■ Jane Hoffman Group\*

■ Other Agents\*

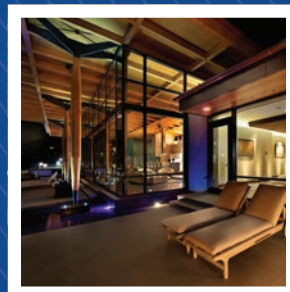
\*Based on MLS sales in Central Okanagan May 2015 to May 2016





# *Lakeshore*

OVER \$4 MILLION



## LAKESHORE OVER \$4 MILLION



### 8888 LAKESHORE ROAD

**NEIGHBOURHOOD:** Upper Mission

**WATER FRONTAGE:** 1,469 ft.

The ideal property for an estate, family compound or corporate retreat. Located at the end of Lakeshore Road, surrounded by Okanagan Mountain Park with over 1400 ft. of water front on 124 acres including a creek and waterfall. This exceptional build site has many possibilities for a primary lakeside residence. The property also features a 1600 sq. ft. dock with berths for several large boats & personal watercrafts, a guest house located by the waterfall and a second guest house by the lake. Offers for smaller parcels will also be considered given zoning flexibility for 4 lots. Enjoy nature at its best with ease of access to the limitless park trails & 20 miles of undeveloped shoreline! MLS®10101932 **\$19,999,000**







## 4800 LAKESHORE ROAD

**NEIGHBOURHOOD:** Upper Mission  
**WATER FRONTAGE:** 410 ft.

A rare 17.8 acre waterfront offering on the shores of Okanagan Lake. This dazzling home has gorgeous lake views from nearly every angle, over 400 ft. of pebbled shoreline, lakeside lounging deck, licensed boat dock with lift & slide. The main home offers 11,000 feet of luxury living with post and beam style interior and generous sized living areas all enjoying access to the lakeside setting. Picture perfect white picket fencing defines the oversized horse paddocks. The main horse barn has three separate stalls, tack room, living room, bath, laundry and horse washing area with heat. A large riding arena features bay doors that open to the lake views. A horse enthusiasts dream property! MLS@10107521 **\$13,995,000**





## LAKESHORE OVER \$4 MILLION



### 4514 ELDORADO ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** 192 ft.

An exquisite marriage between traditional elegance and complete privacy defines this one-of-a-kind grand offering of a Lower Mission lakeshore oasis. This property provides a breathtaking outdoor experience throughout its 1 acre setting with 192 ft. frontage, deep water moorage dock and two legal titles. Landscaped to perfection with a grove of old growth cedar trees, meandering creeks, bridges, a secret garden and conservatory/green house, this quality built home offers 5900 sq. ft. of exquisite living with 4 bedrooms, 4 bathrooms and 4 car garage. An exceptionally peaceful property filled with character & warmth in a setting designed to create lasting memories. MLS®EXCLUSIVE **\$10,900,000**







## 15510 WHISKEY COVE ROAD

**NEIGHBOURHOOD:** Lake Country North West  
**WATER FRONTAGE:** See Listing Broker

The craftsmanship and quality throughout this lakefront home will be sure to impress. Offering nearly 9000 sq. ft. of luxury living on over 1 acre with a full children's wing above the 6 car garage. Soaring ceilings and glass extending from the floor showcases the lake & mountain views. Amazing & spacious games room features a stylish wet bar with numerous beverage refrigerators, 4 TV's and opens completely to the poolside & lake beyond. An outdoor built-in kitchen is adjacent to covered lounging/dining complete with fireplace. At the lakeside, a licensed wharf with 2 boat lifts, pontoon boat lift and jet ski lift. This gated waterfront estate presents a lifestyle of idyllic splendour, sense of enchantment to everyday living, entertaining & relaxing. MLS®10105786 **\$8,995,000**





## LAKESHORE OVER \$4 MILLION



### 19 - 180 SHEERWATER COURT

**NEIGHBOURHOOD:** Glenmore  
**WATER FRONTAGE:** See Listing Broker

Exceptionally stunning views from the Tommie Award winning masterpiece 'Luminescence'. A contemporary styled residence, full of light and intimately connected with its magnificent setting. Concrete, glass and heavy timber combine to create over 10,000 sq. ft. of luxury living connected to the Okanagan lakeshore lifestyle and boat moorage. Providing 4 bedrooms & 7 bathrooms, this property has received awards for Master Suite design, Single Family Home design and 2013 Pinnacle award for Luxury Pool design. Boasting a remarkable 7 car garage with 1545 sq. ft. on the lower level and 1440 sq. ft. on level 2 with car lift to the upper garage. Truly a work of art. MLS®10107481 **\$8,500,000**







## 1475 PRITCHARD DRIVE

**NEIGHBOURHOOD:** Lakeview Heights  
**WATER FRONTAGE:** 284 ft.

To reside on this property is a dream realized! 13.3 level acres on the sparkling waters of Okanagan Lake offering pristine beachfront, boat dock & lift and deluxe 3 bedroom guest cottage. A grand entertainment sized lakeside patio complete with saltwater pool, hot tub, outdoor kitchen & living spaces. This custom, architecturally designed home enjoys a private gated entry, timber beam accents, vaulted ceilings, open concept design, gorgeous island kitchen, great room, family room and triple garage. The extensive use of glass throughout brings the beauty of nature & the views inside. Residences are set on 5.3 acres and farm status is held for the balance of the land. A stunning waterfront estate in the heart of wine country! MLS®10114637 **\$7,995,000**





## LAKESHORE OVER \$4 MILLION



### 15686 WHISKEY COVE ROAD

**NEIGHBOURHOOD:** Lake Country North West  
**WATER FRONTAGE:** 119.67 ft.

Incredible lake front estate! This breathtaking, private gated 135 acre level lakeshore property in prestigious Whiskey Cove offers unparalleled panoramic lake views and easy, level access to the waters of Okanagan Lake including a licensed boat dock with lift & ski doo lifts. Floor to ceiling and wall to wall windows open to an expansive lakeside patio, outdoor kitchen and lake beyond. Main home features expansive main floor living areas, huge great room with two-way fireplace, spacious dining area, chef worthy island kitchen with top of the line appliances and lakeside master bedroom enjoying a luxurious spa styled bathroom. 2 additional guest homes are on the property and boast over 2200 sq. ft. of guest living. MLS®10107614 **\$7,995,000**







## 6620 LAKESHORE ROAD

**NEIGHBOURHOOD:** Upper Mission  
**WATER FRONTAGE:** 345 ft.

Eagle Mountain Estate - perched on 16.63 acres with endless lake views, tennis court, infinity pool plus dock with electric boat lift! Custom built by Edgecombe, this sprawling 12,800 sq. ft. timber frame home has 5 bedrooms, 7 bathrooms, 5 fireplaces, geothermal heating/cooling system plus in-floor heating throughout. Soaring 30 ft. ceilings, granite counters, double island kitchen loaded with stainless steel appliances, gorgeous dining room with floor to ceiling windows, plus dream master bedroom & luxurious ensuite with the lake and city as your backdrop. Home office, private terraces and guest quarters with everything they need for their enjoyment. Downstairs features a home theatre, temperature controlled wine room, home gym, wet bar & billiards area. MLS®10107678 **\$7,495,000**





## LAKESHORE OVER \$4 MILLION



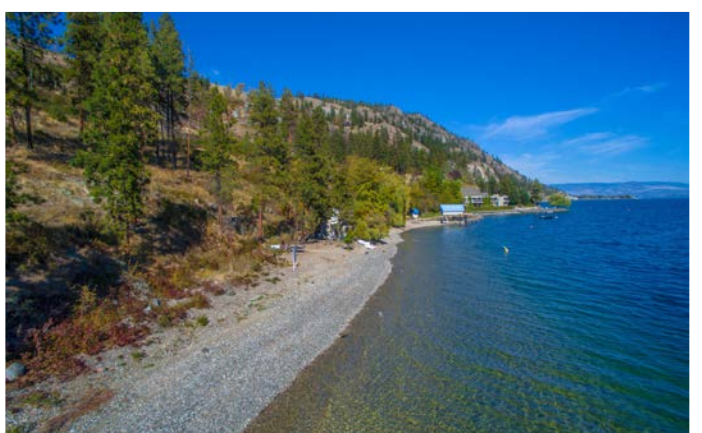
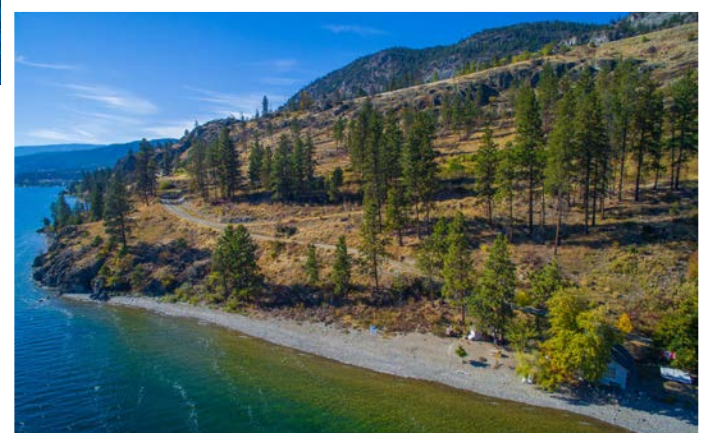
### 8312 KALAVISTA DRIVE

**NEIGHBOURHOOD:** Mun of Coldstream  
**WATER FRONTAGE:** 170 ft.

Prime level lakeshore on the "Lake of Many Colours"! Gated estate sized 0.64 acre property with crystal clear waterfront on Kalamalka Lake. Dramatic open design offering 4885 sq. ft. of living area with spectacular lake side patio forming an indoor/outdoor ambiance like no other! Manicured gardens, elaborate water feature, licensed dock with electric lift, 4 car garage, 1 bedroom nanny suite with separate entrance. A fabulous exercise room overlooks the lake, while the gourmet chef's kitchen with impressive island, sensational master suite and spa like ensuite also enjoy expansive views. Truly a unique property in a breathtaking setting! MLS®10114730  
**\$6,998,000**







3100 HIGHWAY 97

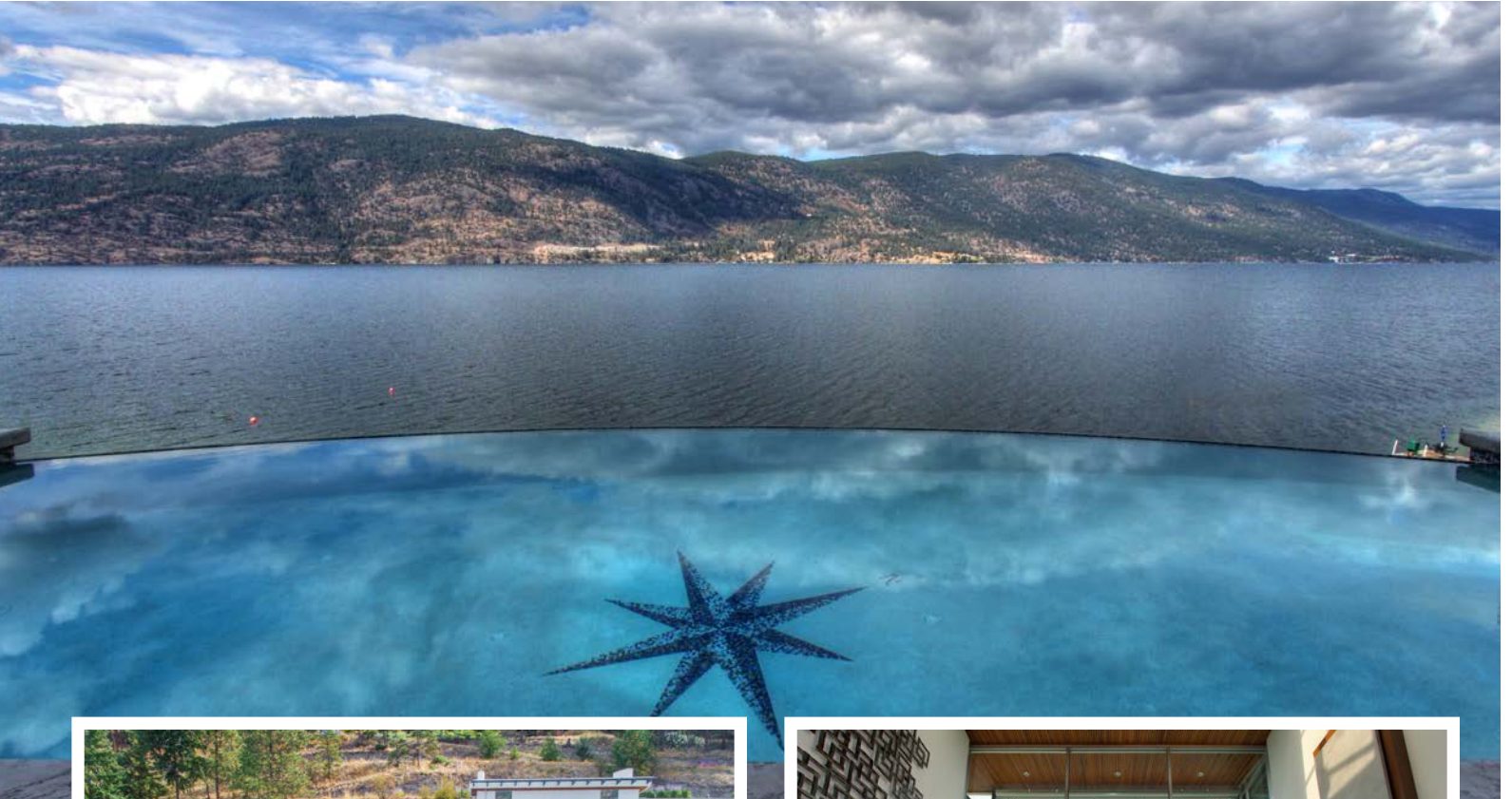
**NEIGHBOURHOOD:** Peachland  
**WATER FRONTAGE:** 1100 ft.

A family waterfront retreat in picturesque Peachland. Over 22 acres adjacent to an established and quiet lake front community known as Seclusion Bay. This property offers over 1100 feet of pebbled shore-line with a 1 bedroom cabin located on a level building site. Cabin offers galley styled kitchen with 2-person island, vaulted living room featuring floor to ceiling lake view windows and an upper level lofted bedroom. Excellent get away location or holding property for future development. MLS®10103232 **\$6,995,000**





## LAKESHORE OVER \$4 MILLION



### 2600 DUBBIN ROAD

**NEIGHBOURHOOD:** McKinley Landing  
**WATER FRONTAGE:** 231 ft.

"House of Concrete and Glass." A bold architectural statement is achieved from this modern & sleek waterfront home with deep moorage dock & lounge area to enjoy the waterfront. An amazing view is offered from nearly every room of this outstanding residence. Adjoining the main home through a glass hallway is the guest quarters complete with living room, kitchen and upper level master suite. Cascading water walls & a negative edge pool creates seamless transition to the lake view. Truly an entertainers dream with spacious outdoor decks including outdoor kitchen. From the moment you open the secure gated entry you know you have found a home like no other! MLS®10106635 **\$6,900,000**







## 2463 WHITWORTH ROAD

**NEIGHBOURHOOD:** Westbank Centre  
**WATER FRONTAGE:** 93 ft.

Waterfront luxury on the shores of Okanagan Lake! This one-of-a-kind open concept residence blends both modern contemporary elements with natural materials to create an inviting atmosphere which blends seamlessly to the amazing outdoor bar and expansive lakeside patio. Gated and private, this high quality home offers over 6000 sq. ft., 5 bedrooms, 6 bathrooms and an oversized 4-car garage. A private lakeside yard to enjoy the ever changing vistas of the lake along with deep water moorage for your boat. MLS®10116667  
**\$6,795,000**





## LAKESHORE OVER \$4 MILLION



### 5570 LAKESHORE ROAD

**NEIGHBOURHOOD:** Upper Mission  
**WATER FRONTAGE:** 512 ft.

A piece of paradise along the shores of Okanagan Lake with over 500 ft. of private, pristine waterfront. 2 architecturally designed and timelessly styled homes set on 3.18 acres, both complete with 3-car garages. The main home takes full advantage of the lakeside setting with floor to ceiling windows in an open concept design. The second home is nestled apart from the main house and is ideal for visiting family & guests. Sandy beach with licensed dock, boat moorage and areas to relax in the Okanagan sunshine. Enjoy the lakeside breeze, picturesque sunsets and nature at your doorstep in this peaceful lakeside location. MLS®10115890 **\$6,495,000**







## 4200 SHORT ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** 105 ft.

One of Lower Mission's finest jewels! Located in the sought after Hobson Road community, you'll love this private & quiet waterfront home set on 0.49 acres with manicured grounds and winding pathways leading to the shoreline and dock. Boasting 5500 square feet of modern day luxury, quality materials & craftsmanship with 4 bedrooms, 2 dens and 6 baths, the extensive use of glass in great room & kitchen not only showcases the lake view vistas, but allows easy access to outdoor living spaces. A generous lakeside covered patio leads to raised greenspace and Okanagan Lake, while the oversized triple car garage is perfect for parking all the toys. Quality & lifestyle combine to create this exceptional waterfront masterpiece. MLS®10112207 **\$5,995,000**





## LAKESHORE OVER \$4 MILLION

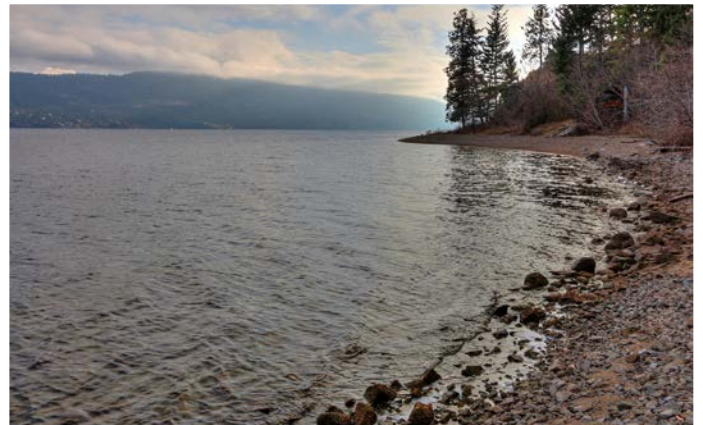
---



### 3792 WESTSIDE ROAD

**NEIGHBOURHOOD:** Westside Road  
**WATER FRONTAGE:** 1428 ft.

A rare opportunity to own 24+ acres on Okanagan lake! Offering over 1400 ft. of pristine waterfront shoreline, the stunning beach area provides absolute privacy and there is an incredible bench not too high from water to build your dream residence or vacation get-away. Located just south of the Jenny Creek subdivision, with a portion of the property bisected by Westside Road, this lakeshore acreage is only 20-minute drive to downtown Kelowna. MLS®10109683  
**\$5,900,000**







## 5432 LAKESHORE ROAD

**NEIGHBOURHOOD:** Upper Mission  
**WATER FRONTAGE:** 197 ft.

Exceptional and elegant gated Okanagan Lake waterfront estate situated on 1.28 acres. This private and quiet location is only steps from world-class CedarCreek Estate Winery and minutes to quality schools, quaint boutiques & dining. At the waters edge, a licensed dock and boat lift are provided, as well as cabana complete with washroom & kitchen. The home itself is over 5,000 square feet of beautifully designed open concept layout featuring 5 bedrooms and 4 bathrooms with high quality fine finishes. Sweeping lake views are provided from nearly every room, capturing the essence of the Okanagan. Ample space on all levels provides room for family, friends & entertaining. A lakeside masterpiece waiting to be enjoyed! MLS®10114617 **\$5,795,000**





## LAKESHORE OVER \$4 MILLION



### 3130 SHAYLER COURT

**NEIGHBOURHOOD:** McKinley Landing  
**WATER FRONTAGE:** 300 ft.

Gold medal Tommie Award winning post & beam extraordinary dream home set on 2.84 acres with spectacular views of Okanagan Lake! Enjoying approx. 300 ft. of lake frontage with dock and tram to lakeside for a seamless transition to the waters edge. Over 4300 sq. ft. of open living space, triple car garage with lots of parking for your toys, there is also an award winning negative edge salt water pool that is beyond compare. Located in the gated neighbourhood of McKinley Landing, only 12 minutes north of Kelowna's downtown, this home exudes Okanagan lifestyle living. MLS®10116665  
**\$5,495,000**







## 2677 WESTSIDE ROAD N

**NEIGHBOURHOOD:** Westside Road  
**WATER FRONTAGE:** 395 ft.

Family friendly waterfront paradise on the shores of Okanagan Lake. Nestled within 3.4 acres of the stunning landscape, this estate property offers 2 newly constructed guest homes and an original cabin at the lakeside. The design of the main home seamlessly integrates the exterior beauty with the interior by expansive windows and sliding glass walls that open completely. Featuring an open concept main floor with a vaulted great room & traditionally finished fireplace adjacent to dining and a kitchen that you would expect from any high end luxury home. A licensed boat dock with lift is also provided on the waterfront. MLS®10115622 **\$4,995,000**





## LAKESHORE OVER \$4 MILLION



### 4214 HOBSON ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** 129 ft.

Prestigious Hobson Road, one of Kelowna's top addresses. A unique offering of level waterfront, providing 0.84 acre home site with over 120 feet of shoreline including boat dock and lift. The property offers a quiet sandy bay that is dotted with mature tall standing trees for both privacy and shade. The original home was built in 1923 with additions in 1992 to accommodate a growing family. Wood lined walls and ceiling in the 4 bedroom, 2 bath home create a cabin feel in combination with the recent updates allowing for modern living. A stunning property to build your dream home or use as a vacation retreat for family. MLS®10110874 **\$4,995,000**







## 1719 PRITCHARD DRIVE

**NEIGHBOURHOOD:** Lakeview Heights  
**WATER FRONTAGE:** 103 ft.

An exquisite San Marc masterpiece on level estate sized 0.52 acre waterfront lot. Spectacular lake frontage and sandy beach, licensed dock with 10,000 lb hydraulic lift. Custom 5898 sq. ft. 5 bedroom, 5 bath home offers grand spaces with a cozy family atmosphere, white oak hardwood, Carerra marble flooring, "washed" cedar decked ceilings and main floor master bedroom with spa like ensuite leading to hot tub. The large lakeside lawn creates privacy with beautiful old growth trees and covered patio integrates luxury & casual beachside living. Oversized double garage plus deep single garage, both heated, gives options for parking up to 4 vehicles. High quality materials and craftsmanship is evident throughout this exceptional lakeshore home! MLS®10109078 **\$4,995,000**





## LAKESHORE OVER \$4 MILLION



### 210 - 440 CASCIA DRIVE

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** 88.8 ft.

"South Bay Landing", an exclusive waterfront gated community in the Lower Mission with a complex boasting a saltwater pool, hot tub, & clubhouse complete with gym & games room. This architecturally designed 3700 sq. ft. luxury residence has 3 bedrooms plus office, 3 bathrooms, triple garage and full time boat moorage plus lift. Featuring quality millwork, a gourmet granite island kitchen, an abundance of maple cabinetry & walnut hardwood flooring, the open concept design and floor to ceiling windows take full advantage of this spectacular lakefront setting by capturing the stunning views. The outdoor fireplace & 2 fabulous lakeside patios engage the endless vistas! MLS®10099708 **\$4,295,000**

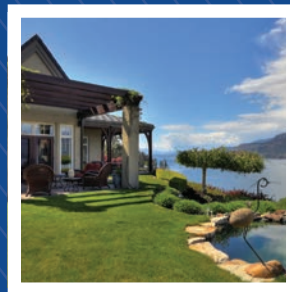
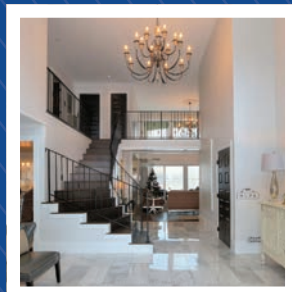






# *Lakeshore*

\$2 – \$4 MILLION







### 16750 MAKI ROAD

**NEIGHBOURHOOD:** Lake Country  
**WATER FRONTAGE:** 188 ft.

Perfectly positioned on 3.14 acres, this private gated waterfront home enjoys West Coast classic post and beam architecture. Over 2900 sq. ft. with 4 bedrooms, 4 baths and expansive lake view windows creating a sun dappled interior. Numerous outdoor balconies and patio that showcase the spectacular views. At the lakeside, enjoy the warm sunny Okanagan days in comfort with a beach cabana and dock complete with boat lift & lounging area. Stunning manicured grounds feature a selection of fruit trees for your enjoyment. MLS#10097658 **\$3,995,000**



### 388 BRAELOCH ROAD

**NEIGHBOURHOOD:** Upper Mission  
**WATER FRONTAGE:** 90 ft.

From the moment you enter, you will be in awe of the breathtaking views. This stunning 4 bedroom, 5 bath beach home is set on a beautiful 0.39 acre level waterfront property with private bay & sandy beach. This amazing package boasts a modern kitchen with marble island, theater room, home gym, extraordinary sunroom, upper level wrap around deck and exceptional guest or in-law quarters. Not to mention a wharf with boat lift and circular drive. Lakeshore at its finest! MLS#10109605 **\$3,898,000**



### 2930 SHAYLER COURT

**NEIGHBOURHOOD:** McKinley Landing  
**WATER FRONTAGE:** 224 ft.

Breathtaking views of Okanagan Lake from stunning French Country lakeshore home, set privately on 2.7 acres! Meticulous attention to detail & traditional finishes adds to the architectural elegance of this impressive 5200 sq. ft. residence with 4 bedrooms & 5 bathrooms. Seamless integration of the outside and interior living spaces, surrounded by patios enjoying all sun exposures and magnificent lake views. Triple garage, licensed dock with deep water moorage. Designed in complete harmony with the spectacular waterfront setting! MLS#10107854 **\$3,895,000**



### 3040 SHAYLER COURT

**NEIGHBOURHOOD:** McKinley Landing  
**WATER FRONTAGE:** 132 ft.

Home to a handful of luxury homes in a prestigious gated neighbourhood, this custom designed San Marc home is nestled close to the shoreline on 5 acres of tranquil setting. Timeless in style and quality, with 5 bedrooms, 5 bathrooms, open concept living and walls of windows that capture stunning lake views. Covered and open entertainment patios lead to beachside hot tub, dock and deep water moorage. Room for detached guest/garage if desired. MLS#10106220 **\$3,595,000**





## 1075 WESTSIDE ROAD

**NEIGHBOURHOOD:** Westside Road  
**WATER FRONTAGE:** 163 ft.

"Waters Edge" A spectacular waterfront home on the shores of Okanagan Lake situated on over 0.5 acre with over 160 feet of water frontage. Panoramic views of the lake, city and mountains are presented from nearly every room of this exquisite newly constructed home with 4-car garage. Featuring unparalleled luxury, technology and breathtaking finishing details, a comfortable warm interior offers 3 bedrooms & 3 baths, 5 fireplaces, soaring ceilings and wonderful entertaining areas. Hot and cold water with electricity at the lake-side. Only 10 minutes to Kelowna! MLS®10108423 **\$3,500,000**



## 3689 GREEN BAY LANDING

**NEIGHBOURHOOD:** Lakeview Heights  
**WATER FRONTAGE:** 48.6 ft.

Elegant French country style home on the sparkling waters of Okanagan Lake. Located in the exclusive gated community of Green Bay Landing, this exceptional 3 bedroom, 4 bath residence boasts beautiful lake views, boat moorage & lift. Set on a sandy beachfront featuring high quality finishing, Kettle Valley granite, luxurious kitchen, exceptional master suite, natural gas outdoor fire pit and saltwater hot tub. An oversized double garage with ample work/storage space. This grand property is a definite must see! MLS®10115158 **\$3,395,000**



## 4174 LAKESHORE ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** 50 ft.

This waterfront home is sure to please with exceptional design & style. Located in Lower Mission, the 3 bedroom, 5 bathroom home combines luxury and beachy elegance that blends perfectly with the stunning lakeside setting. Relax and enjoy the lakeside pool & hot tub, sandy beach, licensed dock and boat slip with electric boat lift. For the car enthusiast, there is a heated 4 bay, 8-car garage. Secure gated entry with a privacy fence that lines the property. MLS®10110545 **\$3,295,000**



## 2365 GEORGE COURT

**NEIGHBOURHOOD:** Westbank Centre  
**WATER FRONTAGE:** 100 ft.

Magnificent waterfront location! Prime level estate sized 0.46 acre property in quiet, established West Kelowna neighbourhood with 100 ft. of water frontage including a licensed dock with electric boat lift plus 2 sea doo lifts and deep water moorage. This completely renovated 3 bedroom, 4 bath rancher with 400 sq.ft. guest suite, also has a heated 3000 sq.ft. detached shop/7-car garage, complete with vehicle lift and loft. A beautiful lake front home waiting to be yours! MLS®10112747 **\$2,999,000**





### 160 SWICK ROAD

**NEIGHBOURHOOD:** Upper Mission  
**WATER FRONTAGE:** 197 ft.

Breathtaking lake views from private gated estate! Situated in tranquil setting, the park-like property includes a pool, wharf complete with boat lift and lakeside storage shed. The generous use of glass allows for abundance of natural light to transcend throughout the nearly 6000 sq. ft., 4 bedroom, 3 bath home. Self-contained 2 bedroom, 1 bath in-law or nanny suite with patios to enjoy the surroundings. With ample parking & a spacious interior, this estate was built for family, friends & entertaining. MLS®10114213 **\$2,995,000**



### 6850 LAKESHORE ROAD

**NEIGHBOURHOOD:** Upper Mission  
**WATER FRONTAGE:** 300 ft.

5000 sq. ft. of carefully crafted living space with lake views from Peachland to Kelowna & beyond! This stunning home integrates seamlessly with the outdoor environment by the extensive use of wood, stone & glass, combining to create a warm and inviting interior. The private 2.5 acre waterfront residence includes a deep water dock with lift, and is only short ride to Provincial park with miles of hiking & biking trails. Truly a lakeside retreat, built to enjoy the expansive beauty of the Okanagan. MLS®10110770 **\$2,995,000**



### 3858 TRUSWELL ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** 75 ft.

Presently zoned RU1, this 0.59 acre waterfront development property with 75 feet of lake frontage and sandy beach is located in the prestigious Lower Mission between Eldorado Hotel & Mission Shores. The Official Community Plan of the City of Kelowna supports "mixed use tourism" zoning. Nearby golf courses, world-class wineries, boutique shops and activities, this is a rare lakeshore development opportunity! MLS®10091426 **\$2,995,000**



### 5251 BUCHANAN ROAD

**NEIGHBOURHOOD:** Peachland  
**WATER FRONTAGE:** 52 ft.

Situated in the picturesque town of Peachland, this new lakefront home offers quality craftsmanship and incredible finishing details throughout. The 4500 sq. ft., 4 bedroom, 4 bath main home provides expansive lake views, open concept, a wall of glass that extends from side to side, lakeside pool and detached triple garage. Located over the triple garage is a 1000 sq. ft guest house providing 4 bedrooms, 2 baths & full kitchen. Beautiful pebbled shoreline complete with dock & electric boat lift. MLS®10107400 **\$2,795,000**





## 3592 LAKESHORE ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** 73.19 ft.

Great opportunity to own prime level 0.47 acre lakeshore property with 73 ft. of water frontage, sandy beach and wharf. Well maintained, renovated home with granite kitchen, stainless appliances, and laminate wood flooring enjoys southwest exposure with commanding views of the lake, mountains and city. Providing a detached double garage, lots of parking and a low maintenance lakeside yard with rock landscaping walls & mature foliage. Central location, only minutes to all amenities! MLS® **\$2,595,000**



## 5 - 901 WESTSIDE ROAD

**NEIGHBOURHOOD:** Westside  
**WATER FRONTAGE:** 95 ft.

Welcome to the gated waterfront community of Sailview Bay. Located on Westside Rd, 10 minutes from Kelowna's downtown, Sailview Bay offers exceptional privacy and stunning lake, city & valley views. This 3480 sq. ft., 4 bedroom, 3 bathroom award-winning home features his & her garages, 3-floor elevator, moorage for the boat & toys, as well as a spacious lakeside outdoor kitchen/living area with 95 ft. of water frontage. Tastefully styled, this waterfront home includes furnishings. Just steps to the lake! MLS®10111814 **\$2,495,000**



## 501 ZDRALEK COVE

**NEIGHBOURHOOD:** Lakeview Heights  
**WATER FRONTAGE:** 76 ft.

Magnificent lakefront location with 76 ft. of sandy beach in Casa Loma. Warm and inviting, executive styled 5 bedroom home, situated on large, level 0.44 acre estate like lot. Expansive views of the lake and city! Granite island kitchen, quality finishing with crown mouldings, oak detail, marble flooring and skylights flood this home with natural light. Hot tub, licensed boat dock. Oversized double garage with workshop, ample room for RV parking. MLS®10116787 **\$2,450,000**



## 2210 ABBOTT STREET

**NEIGHBOURHOOD:** Kelowna South  
**WATER FRONTAGE:** See Listing Broker

Unsurpassed quality and elegance is what will be achieved from this 'To Be Built' lakeshore luxury home. Extensive use of glass is carried throughout the home to maintain a bright & open appeal and the use of a variety of natural materials & modern elements inspire this stunning home. Offering 4 bedrooms, including 2 master suites, spectacular views of the lakeside setting and level access to the sandy beach. This modern contemporary home will gracefully co-exist with the sparkling waters of Okanagan Lake. MLS®10107585 **\$2,398,000**





### LOT 5 LAKESHORE ROAD

**NEIGHBOURHOOD:** Upper Mission  
**WATER FRONTAGE:** 623 ft.

The perfect private acreage to build your dream vacation or full time home on the shores of Okanagan Lake is here. Offering 623 ft. of pristine waterfront on this 5.21 acre property with several amazing building sites to create that one-of-a-kind home to flank Kelowna's shoreline. A quiet area providing impressive views, only a short distance to nearby Provincial park for hiking & biking trails. A rare offering! MLS®10092948 **\$2,395,000**



### 2 - 3300 WATT ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** 393 ft.

An exceptional "Lock and Go" lifestyle for the homeowner on the move. The premium waterfront Mission Bay complex, a gated enclave of luxury homes in the Lower Mission within strolling distance to South Pandosy Village. This desirable community offers a lakeside pool, nearly 400 ft. of sandy beach, dock with boat lift and private patio. An exceptional 3000 sq. ft. home with 3 bedrooms + den, 3 full bathrooms & unobstructed lake views. MLS®10085688 **\$2,395,000**



### 5000 LAKESHORE ROAD

**NEIGHBOURHOOD:** Upper Mission  
**WATER FRONTAGE:** 92 ft.

Breathtaking lake views from this private 5500 sq. ft. waterfront home on 0.79 acre lot with 97 feet of pristine lake frontage. Enjoy a 2200 sq. ft. entertainment sized deck, bonus area with full gym or nanny suite, 5-person steam room, bar, beach house, boat dock and lift! Professional renovations include: all Hunter Douglas blinds throughout, extensive use of granite & travertine, high end appliances - Sub Zero, Fisher Paykel, Dacor and a Meile built in coffee maker. MLS®10109063 **\$2,350,000**



### 200 - 440 CASCIA DRIVE

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** See Listing Broker

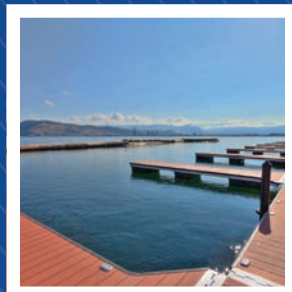
Prestigious waterfront community on Okanagan Lake, South Bay. First class complex with fabulous lakeside saltwater pool & spacious patio, hot tub, exercise & games room, private sandy beach area and boat moorage with lift. The stunning residence features 2 story great room with traditional fireplace, gourmet island kitchen and spacious dining area that fully opens to the outdoor patio. Enjoy the tiered media room & full temperature controlled wine room. Exceptional master bedroom has lake view deck and an opulent ensuite! MLS®10111237 **\$2,295,000**





# *Lakeshore*

UP TO \$2 MILLION







### 202 - 440 CASCIA DRIVE

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** Shared

Prestigious waterfront community South Bay. Secure gated entry, sandy beach, clubhouse with games room, gym, in-ground pool & hot tub, and private dock with electric boat lifts. This luxurious home offers over 3600 sq. ft. of open concept living with 4 bedrooms & 5 baths, lending itself to uncompromising quality from the custom wood work, to granite counters, vaulted ceilings & top of the line appliances. Live in luxury & style and play in the sparkling waters of Okanagan Lake from your door! MLS®10110141 **\$1,995,000**



### 346 LOCHVIEW ROAD

**NEIGHBOURHOOD:** North Glenmore  
**WATER FRONTAGE:** 200 ft.

A rare opportunity to own premium waterfront land! Private 6.23 acre lakefront property situated only minutes from downtown Kelowna with over 200 ft. of lakeshore including its own secluded beach. An excellent property in an area of luxury estates with southwest exposure & several building sites. Opportunities are nearly endless to create your dream estate! MLS®10108379 **\$1,895,000**



### 3278 SHAYLER ROAD

**NEIGHBOURHOOD:** McKinley Landing  
**WATER FRONTAGE:** 150 ft.

Amazing 3 acre lot with over 150 ft. of prime Okanagan waterfront. A dock with boat slip and tram to access the sparkling lake waters are a part of this fantastic parcel. Great flat building site takes advantage of the fabulous views of Okanagan Lake. Only ten minutes to Kelowna for all amenities - it's a rare location so close to town! MLS®10112726 **\$1,895,000**



### 5 - 3300 WATT ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** Shared

Truly embrace the quintessential Okanagan lifestyle! This exclusive Mission Bay residence, perfectly situated in the heart of Kelowna's Lower Mission, offers exceptional quality throughout the entire 2746 sq. ft. home with natural slate & Brazilian cherry floors, custom cabinetry and a 100k sound system. Lose yourself on the expansive private balcony & terrace that provides panoramic views from sunlight to twilight. Only steps to the pool, hot tub, lush gardens and private boat lift. Unsurpassed luxury and breathtaking views! MLS®10112896 **\$1,848,000**





## 445 HIGHRIDGE ROAD

**NEIGHBOURHOOD:** Commonage  
**WATER FRONTAGE:** 400 ft.

Amazing 7.9 acre lakeshore estate property overlooking Kalamalka Lake. Known as "The Lake of Many Colours", Kalamalka Lake offers many beaches & Provincial Parks to enjoy. Moorage is in place, and utilities are to the approved private building location. Located in area of other estate properties, this acreage is only 30 minutes to Kelowna airport and 10 minutes to Predator Ridge Golf Resort. Exceptional spot for dream home or vacation retreat! MLS®10102128 **\$1,550,000**



## 11 - 695 WESTSIDE ROAD

**NEIGHBOURHOOD:** Westside Road  
**WATER FRONTAGE:** Shared

Spectacular lakeshore setting at the gated waterfront neighbourhood of Pine Point. Incredible quality resonates throughout this luxurious 3 bedroom, 4 bath home with lots of natural elements, granite, hardwood, temperature controlled wine cellar, built-in surround sound, triple garage and 2000 sq. ft. outdoor living space with fireplace. All bedrooms boast own ensuite bathrooms. Wharf with 15,000 lb boat slip and lift. An amazing park-like private rear yard with unobstructed views. MLS®10106899 **\$1,499,000**



## 52 - 9845 EASTSIDE ROAD

**NEIGHBOURHOOD:** Okanagan Landing  
**WATER FRONTAGE:** Shared

Situated on a quiet bay with a Hawaiian-like sandy beach, this luxurious residence is well-positioned to capture panoramic lake and mountain views. Located within the lakeside community, The Outback Resort, this beautiful 3 bedroom, 3 bath home capitalizes on its setting with floor to ceiling glass, open concept living and an outdoor kitchen. Complex boasts a lakeside swimming pool, hot tub, tennis courts, club house and gym. Wake up everyday to amazing views! MLS®10098299 **\$1,495,000**



## 17738 JUNIPER COVE ROAD

**NEIGHBOURHOOD:** Lake Country  
**WATER FRONTAGE:** 117 ft.

Delightful getaway from city life! Secure gated waterfront 4 bedroom, 3 bathroom home set amidst the beauty of the Okanagan landscape with modern day luxuries & fully equipped granite island kitchen. The warmth and extensive use of wood in the interior truly complements the wooded private location. 117 feet of pebbled beach plus a spacious cabana with bathroom. Full wharf system with boat lift and jet ski lift. Double detached garage plus exterior parking. MLS®10116056 **\$1,495,000**





### 322 - 3880 TRUSWELL ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** Shared

Mission Shores, a waterfront townhome community! Complex offers a wide range of amenities, exercise room, meeting area, in ground pool, hot tub and dock system. Positioned lakeside with 3 bedrooms, 3.5 baths and over 2700 sq. ft., enjoy easy access to the sandy beach and wharf. Bright sunny interior with outstanding lake & valley views, open concept living, lakeside balcony. A great location, within walking distance to dining and area shops. Live & love a carefree lake-front lifestyle! MLS®10096001 **\$1,450,000**



### 25 TRADERS COVE ROAD

**NEIGHBOURHOOD:** Westside Road  
**WATER FRONTAGE:** 80 ft.

Waterfront residence in Traders Cove offering easy access from the home to the dock and lakeshore. The freshly updated 2700 sq. ft. walkout rancher takes full advantage of the views over Okanagan Lake and to the lights of downtown with large decks & plenty of windows. With 4 bedrooms and 2 baths, there is plenty of room for summer guests & family. This property will make a wonderful retreat or a year around home in a beautiful Okanagan setting! MLS®10112679 **\$1,395,000**



### 1670 PRITCHARD DRIVE

**NEIGHBOURHOOD:** Lakeview Heights  
**WATER FRONTAGE:** 70 ft.

Exceptional waterfront home on the Pritchard canal with private boat moorage. Completely renovated 3 bedroom walkout rancher with over 4000 sq. ft. of luxury living. Bright open design with granite island kitchen, custom cabinetry, stainless appliances, maple hardwood, main floor master, office and art studio and spacious family room. Guest or in-law suite with own laundry and private entrance. The lot is positioned to enjoy the full expanse of the canal waterway. Beautiful landscaping! MLS®10112139 **\$1,325,000**



### 20 - 2368 ABBOTT STREET

**NEIGHBOURHOOD:** Kelowna South  
**WATER FRONTAGE:** Shared

Nearly 2100 sq. ft. of prime Okanagan living! 2 bedroom plus den, 2 bath, single storey detached townhome in Kelowna's premier waterfront gated community, Le Chateau. Located along the sought-after Abbott Corridor, near sandy beaches, Pandosy Shopping District and downtown. Gorgeous hardwood, granite island kitchen, 10 ft. ceilings, spacious open living, personal hot tub and boat slip with lift. Complex offers a lakeside pool, hot tub, outdoor shower & private poolside washrooms. Only 20 homes in this elegant neighbourhood! MLS®10110048 **\$1,250,000**





## 5 - 180 SHEERWATER COURT

**NEIGHBOURHOOD:** North Glenmore  
**WATER FRONTAGE:** 353 ft.

Sheerwater, a distinguished lakefront community. Located on seventy acres of forested hillside sweeping up from the shores of Okanagan Lake, this exclusive sanctuary comes complete with tram to a wharf system. Impressive secure gated entry with meandering roadway and amazing lake views lead to this incredible property. Build your dream home on this 2.5 acre waterfront lot with all utilities at the lot line. Build luxury in harmony with the beauty of the natural Okanagan landscape. MLS@10108817 **\$1,249,900**



## 226 - 3880 TRUSWELL ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** Shared

Prestigious lakefront resort! Mission Shores, a waterfront location with amazing unobstructed lake views situated in sought after Lower Mission, steps to fine dining and short drive to shopping. Stunning 2500 sq. ft., 3 bedroom and 4 bath positioned right on sandy beach with easy access to dock. The complex offers professional gym, in-ground pool and hot tub. Live on the lake on picturesque grounds and enjoy the waterfront lifestyle. MLS@10089336 **\$1,195,000**



## 24 - 901 WESTSIDE ROAD

**NEIGHBOURHOOD:** Westside Road  
**WATER FRONTAGE:** 100 ft.

View the city lights in the quiet and secure gated community of Sail-view Bay! Premium waterfront neighbourhood only 10 minutes to downtown Kelowna. Offering 0.45 acre build site, the largest building lot in the community, with approximately 100 ft. of shoreline. No restriction on time frame to build. Stunning, unobstructed views! MLS@10095134 **\$987,000**



## 18 - 180 SHEERWATER COURT

**NEIGHBOURHOOD:** Glenmore  
**WATER FRONTAGE:** Shared

Stunning lakefront building lot surrounded by nature's splendour. Located on seventy acres of forested hillside sweeping up from the waters edge. Exceptional value for this 2+ acre home site in the one-of-a-kind Sheerwater Development, a gated waterfront community. Shared tram and boat moorage. Carl Scholl building plans completed for property. Dramatic lake and mountain views! MLS@10112279 **\$899,000**





### 1520 HARBOUR POINTE LANE

**NEIGHBOURHOOD:** Westside Road  
**WATER FRONTAGE:** Shared

Best lakefront, corner lot in West Harbour with panoramic views of the bridge, city and mountains! Private location within a high-end master planned, Mediterranean-style development which includes community pool, hot tub and boat slip. 124 properties now sold, 117 now built out. Bring your own builder. Lease land includes a unique legacy fund - which insures your investment. No GST. House plans available! MLS®10115186 **\$865,000**



### 426 - 3880 TRUSWELL ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** Shared

South facing townhome in one of Canada's top resorts! Luxury lake-shore living with white sandy beach, shared boat slip and lift. 2575 sq. ft., 3 bedrooms, 3.5 baths with modern interior, island kitchen and all bedrooms boasting amazing ensuites. Furniture is included. Relax and enjoy the lake views on the sundecks! MLS®10100550 **\$799,999**



### 524 - 3880 TRUSWELL ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** Shared

Luxury living at Mission Shores Resort, minutes to all amenities of the Lower Mission! Bright south facing, lake view unit with 3 bedrooms and 3.5 bathrooms. All bedrooms have stunning tiled ensuites. One of the best sandy beaches along the Okanagan Lake shoreline with a shared boat slip and lift. Large 20 x 75 ft. pool, hot tub, meeting facility, games room and fitness centre. Furniture included. MLS®10108199 **\$799,000**



### 1305 - 4014 PRITCHARD DRIVE

**NEIGHBOURHOOD:** Lakeview Heights  
**WATER FRONTAGE:** Shared

Stunning unobstructed views of the lake! Perfect recreational or year round resort living found in this lakefront condo with private boat slip, 2 parking stalls & sandy beach. Spacious 1942 sq. ft., 2 bedroom and main floor den/office plus loft/flex space. Loft could be used as 3rd bedroom. Granite island kitchen, stainless appliances, hardwood floors. Property amenities include pool, hot tub and exercise gym. MLS®10098313 **\$799,000**





## 434 - 4205 GELLATLY ROAD

**NEIGHBOURHOOD:** Westbank Centre  
**WATER FRONTAGE:** Shared

Top floor unit with outstanding park and lake views! This lakeside home offers 3 bedrooms with private bathrooms plus den and upper lofted area. Exceptionally bright with floor to ceiling windows, vaulted ceilings and open concept combination with kitchen, dining & living room. French doors lead to the lake view balcony. Complex offers gym, spa, restaurant, sandy beach, in-ground pool & hot tub. Use as your personal summer/winter retreat with the option to rent out when not in use. MLS®10100870 **\$769,900**



## 7192 BRENT ROAD

**NEIGHBOURHOOD:** Peachland  
**WATER FRONTAGE:** 70 ft.

The perfect getaway location, quiet and serene! A terrific condo alternative, a true cottage retreat on the lake with 70 ft. of lake frontage. Enjoy the warmth of the wood walls, ceilings and wood burning stove. Generous outdoor deck surrounds a private pool space and the incredible view is your back drop. Located between Peachland and Summerland, a short drive to both peaceful waterfront communities. MLS®10107847 **\$749,999**



## 1562 GRANITE ROAD

**NEIGHBOURHOOD:** Lake Country South West  
**WATER FRONTAGE:** 96.42 ft.

Build your dream home at Lakestone, an exclusive enclave of custom homes! Spectacular lakefront 0.54 acre building site with 96 ft. of crystal clear water frontage. \$3.5 million clubhouse under construction to offer pool, hot tubs, fitness centre, BBQ area, outdoor kitchen, covered terraces & so much more. Only minutes to Winfield, Kelowna International Airport, UBCO, and Kelowna town centre with golf and wineries close by. Perfect for full-time residence or summer getaway! MLS®10103242 **\$729,000**



## 1783 LAKESTONE DRIVE

**NEIGHBOURHOOD:** Lake Country South West  
**WATER FRONTAGE:** 92 ft.

A gorgeous lakefront lot in the exceptional master planned community of Lakestone. This waterside neighbourhood is 550 acres set on granite outcrops that offer uninterrupted views of the sparkling waters of Okanagan Lake. Amazing 0.25 acre waterfront building lot offers approximately 92 ft. of water frontage. Boat dock to be built and this lot comes with the option to purchase 1 of the 5 slips that will be available. MLS®10111875 **\$699,000**





### 227 - 4205 GELLATLY ROAD

**NEIGHBOURHOOD:** Westbank Centre  
**WATER FRONTAGE:** Shared

The Cove Lakeside Resort, a premier waterfront retreat! Stunning lakefront unit, 2 bedroom/2 bath condo, 1072 sq. ft., fully furnished and ready to enjoy the Okanagan lifestyle. Brand new laminate hardwood floors and bedroom carpets. Lots of natural light, granite counters, spacious sundeck overlooking the lake, beach and the lush foliage of the Regional Park & Gellatly Nut Farm. Lakeside getaway offering tennis court, pools, hot tub, spa, fitness centre, restaurant, lounge, on site marina, sandy beach. Full hotel amenities. MLS®10114478 **\$429,000**



### 151 - 1288 WATER STREET

**NEIGHBOURHOOD:** Kelowna North  
**WATER FRONTAGE:** Shared

The most prestigious vacation residences on the waterfront in Kelowna's downtown! Very hard to find full ownership vacation home in the Royal Private Residences. These rentals are completely managed for a worry free, revenue producing property when you are not using it for yourself. A private concierge, roof top patio with pool & lounge area, and fully equipped gym in the heart of Kelowna's waterfront parks and cultural districts. MLS®10112600 **\$349,000**



### 266 - 1288 WATER STREET

**NEIGHBOURHOOD:** Kelowna North  
**WATER FRONTAGE:** Shared

1/3 ownership of 1500 sq. ft., 3 bedroom suite with 5-star amenities and concierge service at the Royal Private Residence Club in Kelowna's wonderful downtown! Fully furnished and equipped for your personal use or rental should you desire. The roof top pool & lounge area, the fully equipped gym and the fabulous location in the heart of Kelowna's waterfront parks and cultural & entertainment districts are a must see if you are considering a vacation home in the Okanagan. MLS®10109436 **\$245,000**



### 352 - 1288 WATER STREET

**NEIGHBOURHOOD:** Kelowna North  
**WATER FRONTAGE:** Shared

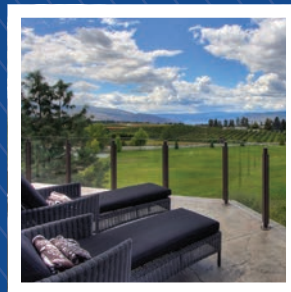
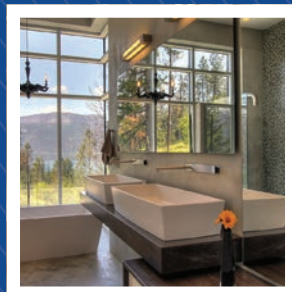
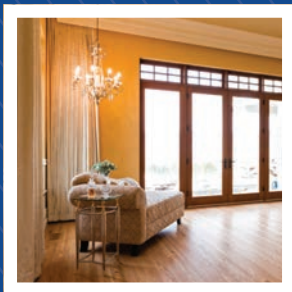
1/6th ownership of this downtown 1170 sq. ft., 2 bedroom suite at the Royal Private Residence Club, with 5-star amenities & private concierge. The roof top pool & lounge area, the fully equipped gym and the fabulous location in the heart of Kelowna's waterfront parks and cultural & entertainment districts is a must see if you are considering a vacation home in the Okanagan. Fully furnished and equipped for your personal use or rental should you desire. MLS®10111447 **\$97,500**





# *Estate Properties & Acreages*

OVER \$2 MILLION





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 3330 NEID ROAD

**NEIGHBOURHOOD:** South East Kelowna  
**LOT SIZE:** 18.77 acres

Sweeping panoramic views of the valley & lake from this exquisitely designed and expertly crafted Tommie award winning estate. The over 8000 sq. ft. home is perfectly positioned on 18.77 tranquil acres surrounded by vineyards with the best views imaginable. The majestic street appeal of Granite Chateau opens to the warmth of traditional elements with modern luxury. Notable features of this estate include: accented 23 ft. ceiling height, solid 14 ft. doors, marble surfaces, granite & quartz surfaces, exotic woods, wine room & bar, elevator, hand-forged iron staircase, roof top observation deck, salt-water pool and triple garage. A one-of-a-kind estate, sure to take your breath away. MLS®10101266 **\$9,800,000**







### 2295 KLO ROAD

**NEIGHBOURHOOD:** South East Kelowna  
**LOT SIZE:** 35.086 acres

Exclusive luxury offering an outstanding view of lake, city and valley! This architecturally stunning home blends with over 35 acres of rolling orchards and an extensive use of glass gracefully captures the beauty of the orchards and vistas. Showcasing every luxury, this spacious residence offers wonderful fluid transition to the outdoor pool side patio and the upper lake view balcony, complete with a cozy fireplace. Offering 6 bedrooms, wine room, entertaining area with bar, sauna, guest or in-law suite, tennis court and oversized 4 car garage with ample room for all the toys. A caretaker's home is also on the property with upper & lower suites. A private gem, yet close to all amenities. MLS®10107442 **\$6,800,000**





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 3591 HART ROAD

**NEIGHBOURHOOD:** South East Kelowna

**LOT SIZE:** 11.03 acres

Hawk's View Estate - Where contemporary meets comfort in this iconic Charles Stinson inspired home, elevated above the Harvest Golf Course with expansive 180 degree views from Peachland to Knox Mountain. This custom-built 5950 sq. ft. walk-out rancher boasts 4 bedrooms complete with ensuites, plus 2 half bathrooms, high ceilings, an exquisite kitchen, floor to ceiling windows, wine room, gym area & wet-bar. 4,455 sq. ft. of outdoor living to enjoy with a hot tub, gas lamps, 690 sq. ft. covered cabana, BBQ, gas & beverage cooler, tiled sports pool and putting green. Farm-status property, 1 acre paddock, 5 acres apples & 130 peach trees. Private & serene country living only minutes from downtown! MLS®10112005 **\$6,495,000**







### 3691 HART ROAD

**NEIGHBOURHOOD:** South East Kelowna  
**LOT SIZE:** 11.292 acres

The Setting. The Location. The View. Kelowna's finest & most exquisite view of the valley, city and Harvest Golf Course. Complete privacy is offered from this exceptional residence featuring over 9000 sq. ft. of elegant living area expertly crafted with 8 bedrooms & 5.5 baths, full games room, gym, media room and an indoor pool. The pool and hot tub area features 2 storey ceilings & sliding glass doors that open to seamlessly connect with the outdoor park-like setting and tennis court. A 6 car attached garage plus detached 2640 sq. ft. workshop enjoys a 22 ft. ceiling height and 3 bay doors. There is also additional residence on the property, perfect for guests & extended family! MLS®10114305 **\$5,500,000**





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 774 BARNABY ROAD

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 1.342 acres

Within the gated grounds of this private setting, you will be captivated by the beauty of the natural Okanagan landscape and astounding lake & city views. Stepping into this luxurious 6517 sq. ft. home, the key architectural component carried throughout is apparent with the transparency to incredible vistas. The stylish modern interior interacts with the exterior dining, lounging & pool areas. Every bedroom in this energy efficient masterpiece has its own ensuite bathroom & walk-in closet, while being bright & spacious. Boasting a large unfinished basement, this home is ready for you make your own. With a heated 4-car garage, there is ample room for all the toys. MLS®10113340 **\$3,695,000**







### 14198 MIDDLE BENCH ROAD

**NEIGHBOURHOOD:** Lake Country North West  
**LOT SIZE:** 9.265 acres

Gated entry opens to an incredible Tuscan inspired home with beautiful views of Wood and Kalamalka Lakes from this 9.25 acre estate. Offering over 4700 sq. ft. of luxury living, the interior finishing details include Knotty Alder 9 ft. interior doors, Hickory stained hardwood flooring, extensive use of granite, custom cast concrete fireplace surrounds, distressed timber beams and stone. Delight in the wine tasting, games and exercise rooms. A triple garage with 600 sq. ft. bonus room comes complete with wet bar and full bath. Another residence also on property features 6 bedrooms and 3 baths, used for agritourism rentals. Luxury estate showcasing the views to perfection! MLS®10105287 **\$3,495,000**





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 4160 JUNE SPRINGS ROAD

**NEIGHBOURHOOD:** South East Kelowna  
**LOT SIZE:** 6.55 acres

Private estate property in desirable South East Kelowna! Offering nearly level land, luxurious main house, attached 3 car garage, detached double garage plus a 2400 sq. ft. detached garage/workshop. The main home provides over 5200 sq. ft. of quality finished living. An open concept main floor, vaulted great room, granite island kitchen, and a stunning, private pool side setting complete with wet bar. In the evening, enjoy relaxing by the outdoor free-standing rock fireplace, in the media room or the wine cellar, traditionally finished in Cedar. A secondary home on the property offers 3 bedrooms plus den & 2 baths. Landscaped to perfection, this prestigious property is a car lovers dream! MLS®10106634 **\$3,395,000**







## 4300 TAKLA ROAD

**NEIGHBOURHOOD:** South East Kelowna  
**LOT SIZE:** 2.59 acres

Exquisite blending of view, location and architectural design on this private 2.59 acre estate property! Breathtaking panoramic vistas of the lake, city and surrounding orchards. This outstanding 5730 sq. ft. home exudes quality from the 1400 sq. ft. wrap around upper deck to the expansive entertainment sized 3200 sq. ft. patio and saltwater pool. Gourmet island kitchen with solid wood cabinetry, vaulted ceilings in great room, huge recreation room with fabulous bar leads to pool and rear yard. 2 heated oversized triple garages with parking for 6 cars. Beautiful rural setting only minutes to all amenities! MLS®10112733 **\$2,950,000**





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 16233 COMMONAGE ROAD

**NEIGHBOURHOOD:** Lake Country North West  
**LOT SIZE:** 2.47 acres

Dramatic geometric form and minimalist styling make a bold architectural statement. Perfectly perched in natural wooded surroundings, glass walls provide uninterrupted views of the picturesque mountains and panoramic lake view. The great room combines 4 rooms in one: the living dining, kitchen, and outdoor sitting area, all defined by thoughtful positioning of the floor to ceiling rock fire-place. The rear of the home opens up to the park-like setting complete with linear fire pit. Consistency of the interior style flows to the lower level as two sets of Nana doors access the saltwater pool with the stunning view of Okanagan Lake as the backdrop. A true masterpiece! MLS®10109294 **\$2,900,000**







## 2798 KLO ROAD

**NEIGHBOURHOOD:** South East Kelowna  
**LOT SIZE:** 4.35 acres

Expansive lake, city and valley views from gated 4.35 acre country estate with custom designed 6609 sq. ft. rancher with 4 bedrooms & 7 full bathrooms. Dramatic vaulted white-washed wood plank ceilings accented with beams, scraped wide plank oak hardwood, porcelain tile floors, dream kitchen with custom quality cabinetry, large functional butler pantry and high-end appliances. The covered patio seamlessly integrates the indoors with the pool terrace, giving way to comfortable outdoor living areas. A stunning 20 x 40 UV pool is positioned to enjoy the privacy and serenity of the acreage & orchard. Oversized triple garage plus 2,754 sq. ft. unfinished area with overhead door access. MLS®10109408 **\$2,895,000**





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 4213 BEDFORD ROAD

**NEIGHBOURHOOD:** South East Kelowna  
**LOT SIZE:** 2.5 acres

Enjoy the Okanagan sunshine in style! Dramatic lake views from the great room with 16 ft. beamed ceiling, floor to ceiling view windows and fireplace. Traditional & modern elements blended to perfection in the kitchen. The dining room is framed in windows and seamlessly flows to the covered patio. From here, savour the views in comfort from the outdoor fireplace or the gracious master suite with full sitting room and luxurious master bath. Delight in the full theatre, wine room, exercise room and pool. In addition to style, this 2.5 acre property is unique with an indoor basketball court! Parking galore with 7 indoor stalls. MLS®10091184 **\$2,795,000**







### 3911 BROWN ROAD

**NEIGHBOURHOOD:** Westbank Centre

**LOT SIZE:** 19.17 acres

Panoramic view acreage that offers a magnificent setting for future vineyard estate or agricultural holding land. This spectacular 19.17 acre property is currently in the Agricultural Land Commission zoning and is suitable for horses. A well-cared for 3 bedroom, 2400 sq. ft. rancher with attached double garage is situated on the property, located only minutes to dining, shopping, golf, beaches, yacht club, schools & world-class wineries. A rare opportunity as a holding property or opportunity to create an Okanagan estate vineyard! MLS®10108242 **\$2,295,000**





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 299 CLIFTON ROAD N

**NEIGHBOURHOOD:** Glenmore

**LOT SIZE:** 9.89 acres

Architecturally designed with a contemporary flair, this spectacular custom residence is set privately on forested 9.89 acres with outstanding views of the lake. Created so that all main living areas engage seamlessly with the outdoors, saltwater pool and magnificent views, the location offers exceptional privacy yet minutes to town. Boasting a gourmet kitchen with dual islands, open concept to dining and great room, custom cabinetry and floor to ceiling fireplace, this home also features a luxurious main floor master bedroom suite, temperature controlled wine room, media room, 750 sq. ft. workshop, gym or storage. A heated driveway leads to triple heated garage, a luxurious touch come winter! M L S® 10117050  
**\$2,198,000**

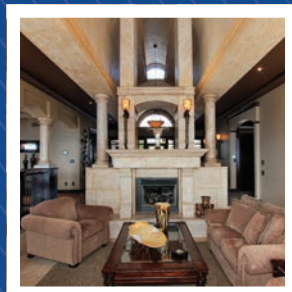
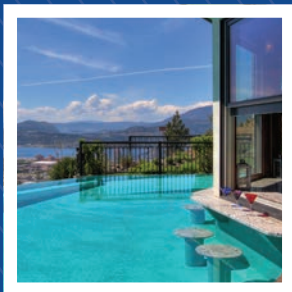






*Homes*

OVER \$2 MILLION







### 205 AMBRIDGEFELD ROAD

**NEIGHBOURHOOD:** Upper Mission

**LOT SIZE:** 10 acres

Inspirational unobstructed view of lake and valley from Peachland to Lake Country from this truly magnificent home perched on 10 acre private setting in desirable Upper Mission. This luxury home is complimented by amazing landscape, meandering paved driveway that leads to a Man's dream detached workshop (will accommodate a full size RV +) and attached triple garage. Open floor plan, master bedroom offering spa-like ensuite, media room, exercise room, bar /pool table area and entertainment-sized covered decks. MLS®10117363 **\$3,495,000**



### 1113 PARKBLUFF LANE

**NEIGHBOURHOOD:** Glenmore

**LOT SIZE:** 0.37 acre

Luxurious gated neighbourhood Highpointe leads to this majestic Villa perched upon a unique site that affords spectacular, panoramic views of the lake & city. This home is designed to capture the setting and offer an entertainers delight with grand patios, pool with bar access, home theatre, wine display room, walls of windows to frame the breathtaking vistas and comfortable guest accommodations. A spacious master bedroom with spa-like ensuite and triple garage satisfies both his & her needs. Nestled within an amazing neighbourhood of executive architectural homes. MLS®10100846 **\$3,495,000**



### 3221 VINEYARD VIEW DRIVE

**NEIGHBOURHOOD:** Lakeview Heights

**LOT SIZE:** 0.37 acre

Stunning views of Okanagan Lake from this magnificent residence offering breathtaking architecture, purposeful design and superior finishing throughout. Some of the artisan details featured are custom cast limestone pillars, fireplaces and soaring, barrelled ceilings. True entertaining is found on the lower level with media & games room that opens to a professionally finished bar and wine room. The exterior boasts stamped concrete decking surrounding an in-ground pool with a cascading waterfall and hot tub, as well as an outdoor kitchen & 2nd bar. An exquisite masterpiece! MLS®10113384 **\$2,890,000**



### 2943 LAKEVIEW COVE ROAD

**NEIGHBOURHOOD:** Lakeview Heights

**LOT SIZE:** 0.51 acre

This entertainer's dream home captures stunning lake and valley views! With over 7400 square feet, 4 bedrooms & 6 baths a few of attributes of this exceptional home include a gourmet island kitchen, professional theatre with full bar, indoor pool, home gym and wine room. The open concept great room opens to spacious lake view balcony complete with sound system. Oversized triple garage with 400-amp service and heated floors. A masterpiece in finishing & design! MLS®10115357 **\$2,595,000**





## 2533 LUCINDE ROAD

**NEIGHBOURHOOD:** Lakeview Heights  
**LOT SIZE:** 0.52 acre

Located in prestigious Casa Loma, this new custom 7270 sq. ft. home boasts spectacular lake & city views, quality construction and superbly finished open living spaces. This stunning residence offers 4 bedrooms plus den & 7 bathrooms with a heated triple garage. Enjoy the chef's island kitchen with an eating nook & walk thru butler pantry, media room, games room, wine room and the impressive indoor kidney-shaped saltwater pool with streaming water jets. MLS®10109157 **\$2,385,000**



## 5115 CEDAR CREEK COURT

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 0.66 acre

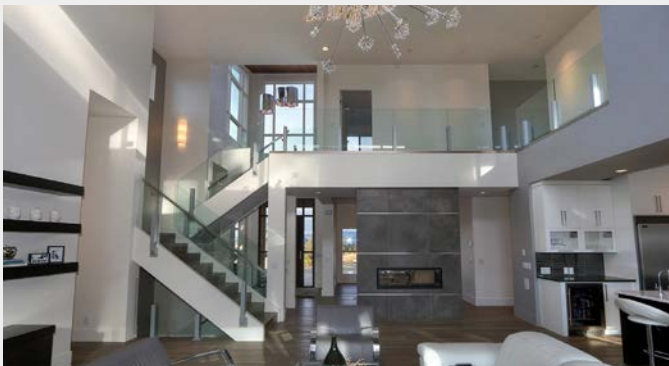
Unobstructed views of the lake from the bridge to Peachland! Set on 0.66 acre, this stunning home offers over 4500 sq. ft. of grand living space, 4 bedrooms, with a bonus room that could be 5th bedroom & 5 bathrooms. Outstanding custom craftsman style with fir timber accents, open design, vaulted ceilings, granite island kitchen, library and rec room with rough in for wet bar. Mature landscaping surrounds level yard with room for a pool, set on a beautiful tree lined cul-de-sac. MLS®10117231 **\$2,375,000**



## 1049 WESTPOINT DRIVE

**NEIGHBOURHOOD:** Lower Mission  
**LOT SIZE:** 0.314 acre

Beautiful & innovative! Newly constructed modern contemporary home in the prestigious Woodland Hills neighbourhood. This home offers a unique balance between modern design & functionality, using cutting edge lines mixed with conventional forms and top notch quality finishing & appliances. This luxury home features an outdoor pool oasis, floor-to-ceiling glass to capture the gorgeous lake views, amazing kitchen, media living room, open games area, casual living & wet bar. Expansive triple garage with natural illumination from the glass bay doors. MLS®10113410 **\$2,195,000**







# THE FARM

AT GALLAGHER'S CANYON



## FULLY SERVICED SMALL ACREAGE ESTATES HAVE ARRIVED THE FARM AT GALLAGHERS CANYON KELOWNA

Featuring 108 modern fully serviced small acreage estates with irrigation district water, community sewer and underground power. Get back to the land within this terraced development featuring diverse views of Layer Cake Mountain, Kelowna, Okanagan Lake, The Valley and more. Whether you're looking for some space and privacy or even a small hobby vineyard, this is the the perfect place for your dream home. Just a short cart ride away from your next round at Gallagher's Canyon Golf Course and steps from your next hike or bicycle ride.

### EXPERIENCE LIFE ON THE FARM | [www.JaneHoffman.com](http://www.JaneHoffman.com)

\*Please arrange an appointment to visit the development in person.

Starting in the low \$300,000's. Your opportunity for growth will never be better.  
Call today to find out more about this unique investment. 250-868-7500

### BUY NOW TO TAKE ADVANTAGE OF PRE-SALE DISCOUNTS!



JANE HOFFMAN  
GROUP

[www.janehoffman.com](http://www.janehoffman.com)

Jane Hoffman Group  
Coldwell Banker Horizon Realty  
14-1470 Harvey Avenue, Kelowna, BC  
250-868-7500 | [jane@janehoffman.com](mailto:jane@janehoffman.com)

\* DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES WITHOUT NOTICE E&O



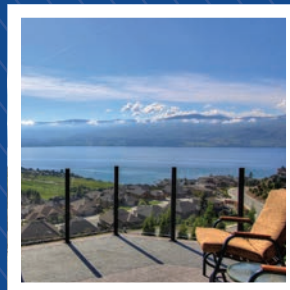
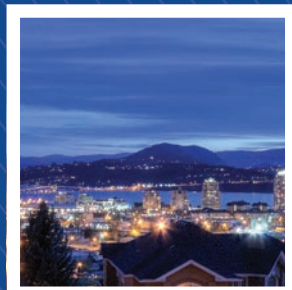
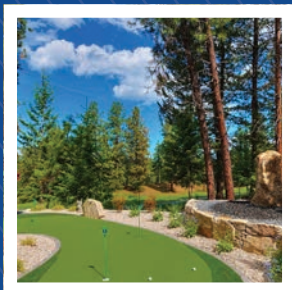
Each Office is Independently Owned & Operated





# *Homes*

\$1 – \$2 MILLION







### 2523 LUCINDE ROAD

**NEIGHBOURHOOD:** Lakeview Heights

**LOT SIZE:** 0.487 acre

Timeless elegance! This stunning 5853 sq. ft. home is perfectly positioned on 0.487 acre to capture the panoramic lake, city & valley views. Located in sunny Casa Loma with 5 bedrooms & 6 baths, there is plenty of room for the entire family. An oversized double garage set on a circular stamped concrete driveway, Brazilian cherry hardwood, 21 ft. ceilings, coffered detail, solid alder interior doors & custom millwork features. Gorgeous granite island chef's kitchen, formal dining, office, library and a private master retreat. MLS®10111450 **\$1,988,000**



### 4326 GALLAGHERS FAIRWAY S

**NEIGHBOURHOOD:** South East Kelowna

**LOT SIZE:** 0.23 acre

Captivating elegance in this timeless masterpiece filled with a wealth of luxuries. Set privately on the 15th fairway enjoying a sanctuary of outdoor living, this open concept 4480 sq. ft. residence offers 3 bedrooms plus office/den and a 4 car garage. Featuring master suite on main level with spa-like ensuite, exotic wood doors, stunning custom kitchen, recreation room with wet bar and a fabulous temperature controlled wine cellar. Enjoy the relaxed lifestyle at Gallagher's Canyon and be a part of a world class Golf Community! MLS®10113555 **\$1,950,000**



### 16710 MAKI ROAD

**NEIGHBOURHOOD:** Lake Country North West

**LOT SIZE:** 2.53 acres

Lake view luxury home in Carrs Landing! A picturesque setting with gated entry leads to the 5000 sq. ft. home with 4 bedrooms and 5 baths, as well as a self contained guest suite with full kitchen and 3 bedrooms. Situated on 2.53 acres of park-like grounds, the oversized lake view balconies are nestled among the pines and provide outstanding lake & mountain vistas. There is ample covered parking in the 5 car garage with additional parking for RV and boat if desired. MLS®10097499 **\$1,895,000**



### 2255 BRIDGEVIEW ROAD

**NEIGHBOURHOOD:** Lakeview Heights

**LOT SIZE:** 0.51 acre

A view you will remember! From the twinkling lights of the city to the panoramic lake view so close, it feels like you could reach out and touch the water. You'll truly love the exceptional recent remodel from floor to ceiling on this outstanding 5300 sq. ft. + home. Capturing all the natural sunlight, bright and open design features walls of windows, entertainment sized decks and patios that surround the swimming pool. Additional parking complete with room for RV or boat. MLS® **\$1,849,000**





## 2062 MORRISON ROAD

**NEIGHBOURHOOD:** Rutland North  
**LOT SIZE:** 10 acres

Country estate! The main house is bright with an open floor-plan, country kitchen, sunroom, fully finished basement and attached garage, as well as a detached double garage & workshop area. The original farmhouse is approx. 1470 sq. ft. on the main with extra living space in the basement. The 8 pad RV park has its' own septic system and the pads have separate electrical meters for worry-free income. The 10 acres includes irrigation rights and is currently used for boarding horses as well as a small orchard. MLS®10114390  
**\$1,825,000**



## 4855 SWALLOW COURT

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 1.86 acres

Set on 1.86 acres overlooking Okanagan Lake, city lights and the mountains beyond, is this timeless ranch-style home that has been thoughtfully updated and redesigned. With over 4400 sq. ft. of living space, this home offers spacious rooms, floor to ceiling windows, vaulted ceilings, beautiful kitchen, family room, games area plus media room. Enjoy warm summer days swimming in the pool or lounging on the oversize patio enjoying the views. This estate property offers lots of parking and even comes with its own volleyball/ice skating area! MLS®10113418 **\$1,799,000**



## 2425 ARTHUR COURT

**NEIGHBOURHOOD:** McKinley Landing  
**LOT SIZE:** 2.47 acres

Incredible lake view estate situated on 2.47 acres of exquisite, private park-like beauty in the heart of McKinley Landing. This luxurious home has 3 generous sized bedrooms, all with private baths, spacious living areas, exceptional kitchens, expansive decks & lounging spots, lake view pool, high ceilings & an extensive use of glass throughout. An oversized triple garage provides plenty of room for work or storage. The lower level was designed for entertaining with open media area & casual living with adjacent wet bar. Views that inspire you to linger! MLS®10114915 **\$1,788,000**



## 1547 PINOT NOIR DRIVE

**NEIGHBOURHOOD:** Lakeview Heights  
**LOT SIZE:** 0.29 acre

This Tuscan inspired masterpiece is so captivating and unique it will exceed your expectations of a luxury home. A stunning 21 ft. cathedral opening to the lower level with ceiling features that will take your breath away, large bar area, games room, wine tasting room, home theatre room and deluxe oversized triple garage. Enjoy the Okanagan lifestyle in an abundance of outdoor living space with pool, hot tub, outdoor kitchen and fire. Designed with entertaining in mind, this home captures elegance, style, views and innovation within a dramatic design. MLS®10107445 **\$1,698,000**





### 2457 SELKIRK DRIVE

**NEIGHBOURHOOD:** Dilworth Mountain  
**LOT SIZE:** 0.23 acre

Designed to blend the interior space with exterior living areas through wall to wall windows and nana doors, this 4 bedroom, 4 bath home boasts exquisite craftsmanship and finishing details. Open concept main floor living areas and vaulted ceilings, with the master bedroom secluded on its own level. The walk out lower level features a spacious family room & wet bar. A stamped concrete deck surrounds the pool, with numerous outdoor areas to enjoy the mesmerizing lake and city views. MLS®10102623 **\$1,695,000**



### 4629 PONDEROSA DRIVE

**NEIGHBOURHOOD:** Peachland  
**LOT SIZE:** 0.34 acre

Quality and detail throughout this gorgeous contemporary home! Over 5600 sq. ft. with 5 bedrooms & 6 bathrooms, polished heated concrete floors, high-end appliances, walls of windows and impressive entry with timbered arches. An entertainer's dream with 4 spacious terraces, timbered pergolas, a putting green, separate gym, large hot tub and covered patios totaling 2100 sq. ft. of outdoor living space. Spectacular 180 degree lake views from the lights of Kelowna thru to Peachland and Squally Point! MLS®10102218 **\$1,695,000**



### 2376 SAUCIER ROAD

**NEIGHBOURHOOD:** South East Kelowna  
**LOT SIZE:** 4.25 acres

A beautiful forested natural landscape surrounds this modern farm-style home set on 4.25 acres. With substantial renovations including an in-ground saltwater pool & \$12k commercial water filtration system, this 5 bedroom, 4 bath home is bright & open, with many areas to gather and enjoy friends & family. A fantastic double island kitchen, spacious walk-in pantry, 12' vaulted ceilings, wrap around patio and heated double garage. The spacious lower level has lots of room to entertain with family/media room, wine room & bonus area. MLS®10113607 **\$1,649,000**



### 24 - 18451 CRYSTAL WATERS ROAD

**NEIGHBOURHOOD:** Lake Country East/Oyama  
**LOT SIZE:** 0.133 acre

"Crystal Waters" a lakefront gated community on the turquoise waters of Kalamalka Lake. Neighbourhood offers a dock, community beach and volleyball court. Private boat slip with power. Open concept layout with a chef's dream kitchen. Lower level features the entertaining area, full wet bar, games area, family room and a professionally installed media room. This level walks out to a privately set covered patio complete with hot tub. Double garage with additional parking. Perfect for lock and go living! MLS®10115805 **\$1,629,000**





## 5738 GOUDIE ROAD

**NEIGHBOURHOOD:** Black Mountain  
**LOT SIZE:** 20 acres

On 20 acres of picturesque gently sloping land, with rolling lawns and access to trails leading to Crown Land & unlimited recreational possibilities, rests a custom designed, Canadian-built log home with several landscaped patio/entertaining areas. The home has been perfectly maintained and recently updated with a gourmet kitchen and geothermal heating & cooling system. The detached, oversized garage and shop are heated as well. The second residence has been completely updated so there is plenty of room for guests or extended family. MLS®10111225 **\$1,625,000**



## 5741 MOUNTAINSIDE DRIVE

**NEIGHBOURHOOD:** Kettle Valley  
**LOT SIZE:** 0.34 acre

This luxury residence is positioned and designed to capitalize on the unobstructed lake views. Offering quality construction & the highest standard of finishing, every detail of this home was supervised with passion & refined vision. 4120 sq. ft. with 4 bedrooms + den and 4 baths, pool, triple garage and numerous oversized patios & decks showcase ever-changing views of the lake. True entertainment is found on the lower level showcasing a full wet bar, beautiful wine room with flanking sipping area and family room. MLS®10111805 **\$1,499,000**



## 734 DENALI DRIVE

**NEIGHBOURHOOD:** Dilworth Mountain  
**LOT SIZE:** 0.206 acre

Exceptionally stunning views of the lake and city add to this true family paradise. At over 6,000 sq. ft., with 4 bedrooms, 7 bathrooms, this home features an impressive natural granite 2-way fireplace that separates a dream kitchen from the spacious living area, as well as a home theatre room with bar & built-in custom bank seating, wine cellar, sports bar, and summer kitchen on the lower level, walking out to an infinity saltwater pool that overlooks the valley. Enjoy the sunsets & uninterrupted views! MLS®10108698 **\$1,495,000**



## 959 REGAL ROAD

**NEIGHBOURHOOD:** Lakeview Heights  
**LOT SIZE:** 0.36 acre

Panoramic lake, mountain and valley views! Custom built 4300 sq. ft., 5 bedroom, 6 bath home privately set on 0.36 acre park-like grounds with amazing landscaping and a saltwater pool. Featuring an oversized double garage with carport & legal 1 bedroom suite, and a detached workshop/pool house with a 500 sq. ft. guest suite that walks out to the pool & patio. This spectacular home is designed to take full advantage of the expansive views and sun exposure! MLS®10095620 **\$1,495,000**





### 742 KUIPERS CRESCENT

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 0.326 acre

Spectacular views of the lake, city and mountains from this well-appointed contemporary home. The interior boasts a layout and design that seamlessly transitions to the beauty of the outdoors and view. Natural materials include walnut doors, wide plank oak flooring and quartz surface counters. 3800 sq. ft. of finished area with 3 bedrooms and 4 baths plus 724 sq. ft. of unfinished space to complete your family needs. Ample parking is provided by the heated triple garage and paved parking flanks. Lovely luxurious home! MLS®10110752 **\$1,489,000**



### 660 DEVONIAN AVENUE

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 0.2 acre

A beautiful custom built home with exceptional high end finishes! As you enter the elegant 3 bedroom, 4 bath residence, the grandeur of details is immediately apparent. From the Pella windows capturing stunning lake, city & valley views, the designer kitchen and luxurious master ensuite, to the lower level entertaining spaces including a billiards room, theatre room, wet bar, wine cellar and spacious family room, there is great attention to detail in this builder's own home. MLS®10115222 **\$1,450,000**



### 1903 SCOTT CRESCENT

**NEIGHBOURHOOD:** West Kelowna Estates  
**LOT SIZE:** 0.272 acre

Incredible lake and city views from this luxury home in Diamond View Estates! Constructed with the highest of quality and attention to detail, the finishes include intricate tile with artisan mosaic inlays, etched designs incorporated into the stair millwork and elaborate ceiling applications. Open concept great room, kitchen and dining all positioned to enjoy the stunning lake views. Lower level is nearly completed and ready to create what you desire. Impressive entry with idyllic cascading water feature & oversized triple garage. MLS®10115810 **\$1,449,000**



### 3231 VINEYARD VIEW DRIVE

**NEIGHBOURHOOD:** Lakeview Heights  
**LOT SIZE:** 0.39 acre

Stunning custom 5360 sq. ft. home with spectacular unobstructed views of lush rolling vineyards and the sparkling waters of Okanagan Lake beyond. Open design and amazing quality from the detailed millwork, arches, coffered, tray ceilings, to the tumbled travertine & hardwood flooring, clay tile roof and level paver driveway with extra parking & triple garage. 2 bedroom legal suite with its own laundry also enjoys the views of the lake and vineyards. MLS®10112741 **\$1,398,000**





## 1079 WESTPOINT DRIVE

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 0.211 acre

New and stylishly constructed home in sought after Westpoint neighbourhood situated on large 0.21 acre property and offers the ability for a pool. A bright interior is achieved by the floor to ceiling glass that rises 19 ft., open concept main floor incorporates a large great room complete with fireplace, spacious dining and a gourmet kitchen with professional series appliances. The rear yard backs onto greenspace and will ensure future privacy. Oversized double garage with frosted glass doors naturally illuminate. MLS®10116879 **\$1,395,000**



## 5399 HEDEMAN COURT

**NEIGHBOURHOOD:** Kettle Valley  
**LOT SIZE:** 0.7 acre

Craftsman styled retreat that exudes authenticity from its design to finishing details. Positioned to embrace the amazing lake view, this home was created for family enjoyment. Over 3100 sq. ft., 4 bedrooms, 3 full baths and 2 half baths, the interior features reclaimed Douglas fir from the flooring to the distressed beam details. The exterior provides plenty of parking, as well as a heated detached double garage. Concrete surrounds the saltwater pool with fountain deck jets next to a spacious covered lounging area with fire pit and hot tub. MLS®10102636 **\$1,395,000**



## 381 PHILPOTT ROAD

**NEIGHBOURHOOD:** Joe Rich  
**LOT SIZE:** 2.9 acres

A magnificent home, in a beautiful and peaceful setting, surrounded by trees and nature. With direct access onto Crown Land, the 4 bedroom, 3 bath home is perfectly complimented by the rugged beauty of the outdoors. The energy-efficient contemporary-styled home has heated polished concrete & black walnut floors, an incredible home theatre, plus a mud-room complete with dog bath. The 3000+ sq. ft. heated shop includes a hoist, spray booth, 400 amp service, 16 ft. ceilings on one side and a compressed air system to run your tools. MLS®10113829 **\$1,387,000**



## 1138 GREGORY ROAD

**NEIGHBOURHOOD:** Lakeview Heights  
**LOT SIZE:** 0.67 acre

Panoramic lake view from this private 0.67 acre estate set on a circular driveway with beautiful mature landscaping. Substantial renovations & tasteful updates completed on this 5 bedroom, 4 bath home with 2 laundry rooms, open designed great room flooded with natural light, vaulted cedar ceilings, gourmet double island kitchen and French doors that lead to the expansive terrace surrounding the saltwater pool. Over 4800 sq. ft. with hardwood floors throughout and heated tile in the bathrooms. MLS®10112416 **\$1,345,000**





### 3309 SHIRAZ COURT

**NEIGHBOURHOOD:** Lakeview Heights

**LOT SIZE:** 0.33 acre

Gorgeous custom built home in Mission Ridge Estates! This luxurious 4100 sq. ft., 4 bedroom, 4 bath lake view home has been constructed with the finest finishing details & quality craftsmanship. From the 22 ft. great room ceiling, granite, hand-scraped hardwood and gourmet island kitchen to the top of the line home theatre & games room, music area and an in-law/nanny suite with private entrance, no detail has been overlooked. The oversized triple garage has ample room for the car & boat, as well as storage space. MLS®10115892 **\$1,325,000**



### 12820 TREWHITT ROAD

**NEIGHBOURHOOD:** Lake Country South West

**LOT SIZE:** 10.75 acres

Picture Perfect! Rare opportunity to own 10.75 lake view acres in peaceful Lake Country. Property is currently planted in the newer varieties of fruit. 2 beautiful building sites to build your dream home. Double wide trailer currently on site vacant and utilized by the fruit pickers in the season. Minutes to the fresh waters of Wood and Kalamalka Lakes, shopping and dining too! MLS®EXCLUSIVE **\$1,300,000**



### 3928 FLOWER COURT

**NEIGHBOURHOOD:** South East Kelowna

**LOT SIZE:** 0.4 acre

Celebrating, entertaining, or throwing an impromptu pool party, this home will be a delight to enjoy with your guests! The backyard pool area is a delightful haven, surrounded in manicured grounds with a cascading water feature and outdoor kitchen complete with everything you need. The beauty of the lower level is the 1550 sq. ft. of unfinished area: easily suited if desired or transformed into games or media and does have a separate entrance, finished bathroom, gym and bedroom. MLS®10110653 **\$1,299,000**



### 6 - 3105 THACKER DRIVE

**NEIGHBOURHOOD:** Lakeview Heights

**LOT SIZE:** 0.262 acre

Located in a secure gated community, this lovely San Marc designed home boasts a beautiful, private poolside setting with ample lounging areas and a covered patio at poolside transitions to the luxury of the interior. Granite surfaces, hardwood, custom cabinetry, stone accents and stunning lighting with a gourmet kitchen and an outstanding main floor master bath complete with 2-person soaker tub and steam shower. The upper level provides a lake view office, large bonus or media room. MLS®10116468 **\$1,298,000**





## 2469 THACKER DRIVE

**NEIGHBOURHOOD:** Lakeview Heights  
**LOT SIZE:** 1.231 acres

One of a kind lake view property! Park-like 1.23 acre paradise, suitable for an amazing estate build site overlooking Okanagan Lake and the city of Kelowna. Currently, there is a 3 bedroom home with a detached double garage on site. The adjacent 0.81 acre property at 2489 Thacker Drive is also available for sale creating a great opportunity for development or magnificent estate home on prestigious Thacker Ridge. Breathtaking views of lake, mountains and city lights! MLS@10110136 **\$1,295,000**



## 449 KNOWLES ROAD

**NEIGHBOURHOOD:** Lower Mission  
**LOT SIZE:** 0.32 acre

Immaculate quality custom built rancher with bonus room over triple garage and ample parking for RV or boat. The residence is situated on large private 0.32 acre property with front courtyard and fully fenced pool-sized rear yard with mature trees that grace the skyline and offer complete privacy. Quality finishing from oak flooring, maple cabinetry, granite counters, geothermal system and commercial grade windows. Upper level bonus room can easily be converted to nanny or in-law quarters. MLS@10112264 **\$1,295,000**



## 421 EDMONT COURT

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 0.68 acre

Magnificent example of West Coast Contemporary with breathtaking lake views over Okanagan Lake, the sunset or the night lights of the City. Designed and built by Worman Homes, the 3000 sq. ft. home is nestled on an oversized and naturally treed lot that is the perfect backdrop for this inviting home. Island kitchen opens into the main living areas, large family room with fireplace and games room that has an area originally designed for a wine room. Full workshop area under the garage! MLS@10116393 **\$1,295,000**



## 892 LLOYD JONES DRIVE

**NEIGHBOURHOOD:** West Kelowna Estates  
**LOT SIZE:** 1.164 acres

Beautiful gated estate nestled among the trees on 1.164 acres with panoramic lake, city & mountain views. This custom built San Marc home is over 5300 sq. ft. and features 5 bedrooms, 5.5 baths, main floor master, open concept living with a Carolyn Walsh designed kitchen, oak hardwood and 17' vaulted ceiling, plus upper level den and an office with separate entrance. The lower level is perfect for entertaining with recreation room & bar! A pool and tennis court can be accommodated on the property. MLS@10115597 **\$1,288,000**





### 3282 MALBEC CRESCENT

**NEIGHBOURHOOD:** Lakeview Heights  
**LOT SIZE:** 0.234 acre

Dramatic open design in this upscale 5652 sq. ft. 5 bed, 5 bath custom walk out rancher with stunning lake views. 18 ft. vaulted great room ceilings, granite counters, oak hardwood, 600 bottle temperature controlled wine cellar with commissioned artist mural, 1930's style theatre room and 7 balconies & decks. An 800 sq. ft. in-law suite over the triple garage with RV parking. Charming back yard with timbered covered patio and hot tub plus room for a smaller pool. Exceptional quality & finishing! MLS®10102589 **\$1,285,000**



### 850 HORIZON COURT

**NEIGHBOURHOOD:** West Kelowna Estates  
**LOT SIZE:** 1.6 acres

Commanding views of the lake and city on private 1.60 acre estate property with over 5200 sq. ft., 5 bedrooms & 5 bathrooms. A stunning kitchen, generous sized living spaces, recreation room with wet bar, fitness room, sauna, saltwater pool and hot tub. Detached oversized double garage and lots of room for RV parking. Beautiful landscaping, mature trees, cedars, perennials & fruit trees surround the property. Spectacular lake view location offering the privacy of a large lot! MLS®10107667 **\$1,249,000**



### 5342 SIGNET CRESCENT

**NEIGHBOURHOOD:** Kettle Valley  
**LOT SIZE:** 0.22 acre

Dramatic, geometric forms and minimalist interior! Contemporary, stylish home with 4400 sq. ft., 4 bedrooms & 3 baths with an exceptional rooftop deck. Lake views from every room, clean lines & linear fireplace, white granite, deluxe media room and state-of-the-art garage space. Stamped concrete surrounds saltwater pool. Crisp & Clean! Seller is open to leaving behind gas fire table on the rooftop deck, along with outdoor furniture & all high-end electronics. MLS®10108505 **\$1,215,000**



### 234 LOST CREEK LANE

**NEIGHBOURHOOD:** Wilden  
**LOT SIZE:** 0.17 acre

Ideally located in the award winning Wilden neighbourhood! Spectacular lake, mountain and city views are provided by the extensive use of glass throughout this Rykon-built custom home with every detail finished to perfection. The luxurious 3 bedroom + den residence features an open concept dramatic foyer, grand great room, casual dining & gourmet island kitchen, and Nana doors that allows seamless transition to an over 530 sq. ft lake view deck. State-of-the-art smart home with family room, professional gym and large storage rooms. MLS®10115920 **\$1,199,000**





## 1229 GREGORY ROAD

**NEIGHBOURHOOD:** Lakeview Heights  
**LOT SIZE:** 0.2 acre

Lake view luxury! Arriving at this spectacular home the tranquil sounds of the beautiful water feature relax and unwind the senses. Open concept great room, dining and island kitchen with a wall of windows providing continuous views of the lake & vineyards. 3870 sq. ft. rancher walkout with 4 bedrooms plus den/office, 3 baths and triple garage. Lower walkout level with family room, wet bar & wine cellar. Putting green and hot tub take full advantage of the setting. MLS®10116881 **\$1,179,000**



## 2330 BELLA VISTA STREET

**NEIGHBOURHOOD:** Black Mountain  
**LOT SIZE:** 0.222 acre

Incredible quality, design & views from this newly-completed, custom built home. Open concept, 2 bedroom rancher with 10 - 12 ft. ceilings, high-end finishing, walls of glass and covered deck. Fully finished basement featuring a legal, 1-bedroom suite with quartz counters, gas range and radiant in-floor hot water heating, plus a separate studio suite ideal for guests/extended family. 3 car garage, high-efficiency heating/cooling systems with heat recovery ventilation. Every detail has been considered! MLS®10112420 **\$1,175,000**



## 3547 BEMROSE ROAD

**NEIGHBOURHOOD:** South East Kelowna  
**LOT SIZE:** 5.68 acres

Bordering on a hillside that captures sun and sensational panoramic mountain & Mission Creek views, this idyllic combination of natural beauty is enjoyed from all spots in the home. This orchard oasis offers over 2400 sq. ft. with 3 bedrooms, 2.5 baths and the ability to suite if desired. A detached artist studio/workshop, 60 x 30 ft. on the main level, with high ceilings, drive in capabilities, unfinished basement and is complete with a suite overlooking the main floor. Multi-purposes can be achieved with this property! MLS®10101871 **\$1,149,000**



## 713 ROYAL PINE DRIVE

**NEIGHBOURHOOD:** Glenmore  
**LOT SIZE:** 1.255 acres

Exceptional lake, city & valley views from a beautiful Knox Mountain property. Spacious, bright and well positioned on the 1.255 acre lot to take advantage of the views & sun exposure, this 5 bedroom, 3 bath home has a legal 2 bedroom, 1 bath suite above the double garage. With ample room, there is space for everyone! The basement has 1 finished bedroom, additional storage and is roughed in for a 4-piece bathroom, while the rest of the area is waiting for your special touches to be completed. MLS®10113974 **\$1,089,000**





THE GARAGE SALE  
LUXURY AUCTION HOUSE

THE WAIT IS OVER

ABSOLUTE LUXURY  
OPTIMUM RESULTS  
COMPLETE FREEDOM

IN PARTNERSHIP WITH



JANE HOFFMAN  
GROUP



HORIZON REALTY

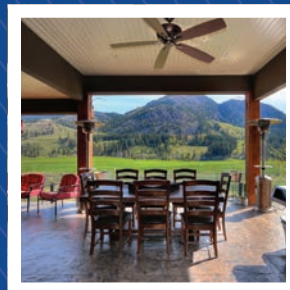
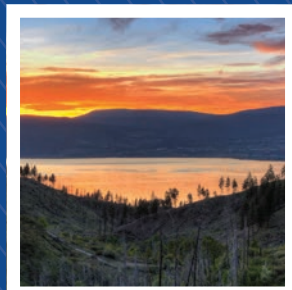
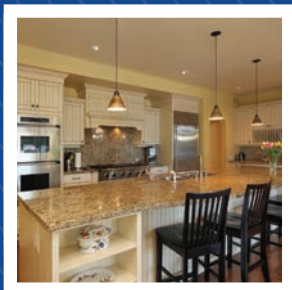
[www.luxuryauctionhouse.com](http://www.luxuryauctionhouse.com)





# *Homes*

UP TO \$1 MILLION





## HOMES UP TO \$1 MILLION



### 5267 COBBLE CRESCENT

#### UPPER MISSION

Gorgeous contemporary 3822 sq. ft. 5 bedroom walk-out rancher with walls of windows for full breathtaking lake views! Amazing open concept with high end finishing, modern lighting, walnut flooring/cabinetry & granite. Heated triple garage with workshop underneath or potential home theatre. MLS®10109149 **\$998,897**



### 3385 RIDGE BOULEVARD

#### LAKEVIEW HEIGHTS

Stunning design in a private setting! Featuring 3 bedrooms & 3 bathrooms with fabulous pool & outdoor living areas. Dream kitchen enjoys 15 ft. granite island, oversized walk-in pantry and temperature controlled wine room. Fir hardwood, vaulted ceiling and spacious rooms. MLS®10115858 **\$969,000**



### 5958 SNOW PINES CRESCENT

#### BIG WHITE

Magnificent stand alone chalet at Big White Ski Resort. This luxurious true ski-in/ski-out chalet comes fully furnished with expansive windows to take full advantage of the endless views. Detached, heated double garage with lofted kids room, covered patio & hot tub. MLS®10090073 **\$965,000**



### 5437 FARRON STREET

#### KETTLE VALLEY

Upscale Family Home! This 0.33 acre corner property is situated to enjoy the sunsets & green space with saltwater pool, great room, family room & exercise area. Heated, detached triple garage with in-law suite, media room and bar. MLS®10115536 **\$949,000**



### 779 LONG RIDGE DRIVE

#### WILDEN

"Wilden Excellence" The showcase of the home is the Tommie Award winning kitchen featuring an abundance of cabinetry, granite surfaces and oversized island. Upper and lower outdoor living focuses on the professionally designed waterfall & pond overlooking the beautiful valley below. MLS®10114557 **\$929,000**



### 2489 THACKER DRIVE

#### LAKEVIEW HEIGHTS

Spectacular estate sized lake view building site set on prestigious Thacker Drive! 0.81 acre lot ensures total privacy. Fantastic location for those wanting something special with million dollar Okanagan Lake views and sparkling city lights. MLS®10110142 **\$899,000**



### 5745 MOUNTAINSIDE DRIVE

#### KETTLE VALLEY

Exceptional tranquility from this beautiful setting where modern living meets peaceful serenity with stunning lake & valley views. 5 bedroom, 3 bathroom quality crafted walkout rancher with open concept design, granite, hardwood, recreation room & wet bar. Suite potential! MLS®10114556 **\$898,000**



### 556 CARRIAGE COURT

#### LOWER MISSION

"Carriage Court" A hidden gem location! Perfect family home set on large 0.36 acre level property with tall cedars lining the property and providing incredible privacy to the outdoor pool oasis. 3800 sq. ft. with 4 bedrooms and 5 baths. MLS®10116052 **\$885,000**



### 6 - 3415 CHANCELLOR PLACE

#### LAKEVIEW HEIGHTS

4700 sq. ft. original San Marc custom home with too many features to list! Overlooking a sea of vineyards with expansive views of Okanagan Lake, this 3 bedroom, 4 bath luxury residence is privately set in gated Vineyard Estates. MLS®10103959 **\$869,000**





## 2851 LAKEVIEW ROAD

### LAKEVIEW HEIGHTS

One of West Kelowna's best view lots for building a new home. Over 1 acre of prime magnificent lake and city views, perfect to build new or enjoy the modest & spacious 2 storey home. Private setting surrounded in mature landscaping. MLS®10104813 **\$849,000**



## 5506 LEE LANE

### KETTLE VALLEY

Gorgeous 4642 sq. ft., 5 bedroom, 4 bath home with a comfortable & stylish interior boasting quality finishes & craftsmanship throughout. Spacious eat-in island kitchen, lower level entertaining, workshop, hot tub and pool-sized yard. Double garage plus parking for RV/Boat. MLS®10112758 **\$839,900**



## 1070 STOCKLEY STREET

### BLACK MOUNTAIN

Overlooking the Black Mountain Golf Course, this exceptional 4 bedroom, 4 bathroom family home provides remarkable views in a peaceful setting with suite potential. Over 3600 sq. ft. of open concept living, home theatre room, workshop, and spacious outdoor living spaces. MLS®10115458 **\$774,900**



## 3430 PATSY ROAD

### LOWER MISSION

0.27 acre property across from Gyro Beach! Official Community Plan allows multi family build. Charming 3 bedroom country home with unobstructed views to the lake. Wood fireplace, huge sundeck, detached single garage plus lots of space for your cars/RV's. MLS®10116817 **\$768,500**



## 1108 RAY ROAD

### BLACK MOUNTAIN

Breathtaking lake & city views! 4 bedroom, 3 bath residence with total rear yard privacy to take advantage of the vistas. Main floor living, deluxe ensuite, his & hers walk-in closets in master. Open games/entertaining area, detached workshop. MLS®10116835 **\$749,900**



## 2455 MAQUINNA ROAD

### SOUTH EAST KELOWNA

Park-like setting in South East Kelowna! Quiet, private west coast contemporary home on 1.79 acres. 4 bedrooms, 3 baths with brick work, vaulted ceilings and spacious open concept layout. Double garage and close to all the amenities of the city. MLS®10107832 **\$749,000**



## 610 GLENWOOD AVE

### KELOWNA SOUTH

Walk to the heart of Kelowna or Lower Mission and short stroll to Sandy beaches. Main floor office, open concept living, kitchen and dining, private fenced rear yard. Upper level features a bonus living/media room over double garage. Immaculate inside and out! MLS®10116931 **\$729,000**



## 12812 EAST RIDGE COURT

### LAKE COUNTRY NORTH WEST

Quality constructed 4 bedroom, 3 bath home in "The Lakes", nestled amongst the beautiful Okanagan landscape. Positioned on a quiet cul-de-sac with open concept dream kitchen, oversized wet bar & sound proofed media room. Could easily be suited with own entrance! MLS®10115607 **\$698,000**



## 607 CLIFTON ROAD S

### GLENMORE

Perfect for the entertainer! 3370 sq. ft. open design home with 3 bedrooms plus office & flex room, 4 baths. Exceptional privacy, pool & saltwater hot tub. Spacious lower level with family room, games room & wine cellar. MLS®10103818 **\$679,900**



## HOMES UP TO \$1 MILLION



### 5030 SOUTH RIDGE DRIVE

#### UPPER MISSION

Lovingly maintained home in perfect condition inside and out. Very flexible floorplan, with 2 master bedrooms, vaulted ceilings, enclosed view deck that provides a wonderful sunroom. Fully finished basement, private yard with water feature. Great family neighbourhood, across street from park! MLS®10114775 **\$679,000**



### 3067 LAKEVIEW COVE ROAD

#### LAKEVIEW HEIGHTS

Beautiful 3 bedroom home in Lakeview Heights on a quiet street with exceptional lake, city & valley views. Open concept, bamboo hardwood, slate & travertine with ample room for gatherings. Spacious lower level perfect for entertaining! Double garage with small workshop. MLS®10113982 **\$648,800**



### 13053 SHORELINE DRIVE

#### LAKE COUNTRY NORTH WEST

Open & bright, brand new 2 bedroom, 2 bathroom rancher with full walk-out basement. Granite counters, hardwood floors in main areas, deluxe appliance package. 20 x 12 covered deck on upper level. Opportunity to finish legal suite in basement. MLS®10114091 **\$594,900**



### 1362 TANEMURA CRESCENT

#### BLACK MOUNTAIN

Suite deal! Well maintained home in Black Mountain with lovely lake views. Quality constructed in 2011 and amazing layout that offers a full legal suite. Open concept main living perfect for entertaining and a growing family while lower level provides income! MLS®10115086 **\$579,000**



### 1169 STARLIGHT CRESCENT

#### WEST KELOWNA ESTATES

Immaculate 3268 sq. ft. rancher with walk out basement and 1 bedroom legal suite. Located in quiet cul-de-sac offering panoramic views of the valley and mountains. Vaulted ceilings in great room, separate dining room, island kitchen. Beautiful mature landscaping! MLS®10115678 **\$579,000**



### 2548 SHANNON VIEW DRIVE

#### SHANNON LAKE

Great family home in Shannon Lake with suite potential! Lovely 4 bedroom, 2 bath residence plus den & office with separate entrance in fully finished basement. Bright open concept kitchen, dining & living room, spacious mountain view deck, fenced yard. MLS®10115928 **\$549,900**



### 2074 SHANNON RIDGE DRIVE

#### SHANNON LAKE

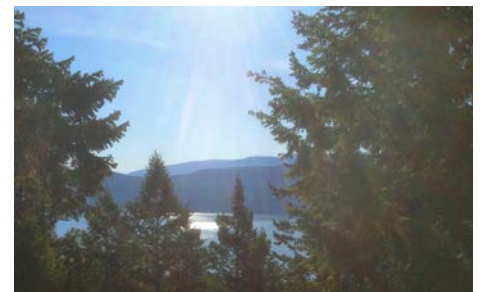
The most flexible floor plan in a family home! 4 bedrooms on upper level, basement can add additional 732 sq. ft. with 5th bedroom & games room, and suspended slab in oversized garage provides an additional 529 sq. ft. for legal suite. MLS®10114064 **\$549,000**



### 1496 SCOTT CRESCENT

#### WEST KELOWNA ESTATES

Unique floor plan in this West Kelowna Estates lake, city, and mountain view home. Soaring ceiling from the entry and living room open to upper level kitchen. 3 bedrooms, 2 baths plus flex area. Space to add your personal touches! MLS®10115820 **\$425,000**



### 9333 WINCHESTER ROAD

#### FINTRY

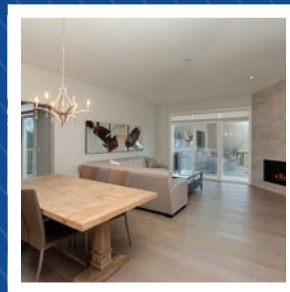
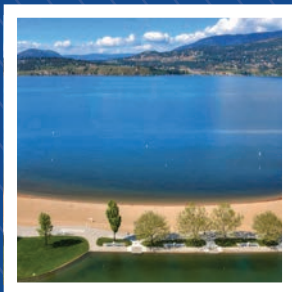
Classy country charmer with incredible Okanagan Lake views! Located near Killiney Beach on the scenic Westside Road, private and park-like, on quiet no thru road. Completely renovated, cedar sided 3 bedroom cottage with vaulted ceilings, wrap around deck and custom island kitchen. MLS®10116958 **\$314,900**





# *Strata*

## AND CONDOS





## STRATA AND CONDOS



### 1704 - 1128 SUNSET DRIVE

#### KELOWNA NORTH

Stunning views of Okanagan Lake, the downtown waterfront and cultural district from the two decks and floor to ceiling windows. Two bedroom plus den/office and two parking stalls make this suite a rare find. Moorage is available. MLS@10116267 **\$849,000**



### 22 - 2775 WESTSIDE ROAD

#### WESTSIDE ROAD

4,600 sq. ft., 7 bedroom, 6.5 bath chalet in Lake Okanagan Resort waterfront community with 2 kitchens, 2 laundry rooms in 3 separate accommodation units. Private, fenced yard with sunny exposure, patio and grass area for private use. MLS@10110225 **\$849,000**



### 1075 - 2501 SUNSET DRIVE

#### KELOWNA NORTH

Breathtaking views from this open concept 25th floor 2 bedroom + den, 2 bath premier condo in Waterscapes - Skye! Secure underground parking & storage unit. Amenities include in-ground pool, hot tubs, exercise & games room, and guest suites. MLS@10116706 **\$799,999**



### 59 - 595 YATES ROAD

#### NORTH GLENMORE

Wonderful adult-oriented living in a beautifully landscaped setting! Recently updated 2 bedroom plus family room open plan rancher. Enjoy Eastern exposure and morning sun in the sun-room and private patio area, or walk to the clubhouse for the pool and amenities. MLS@10114989 **\$488,500**



### 213 - 2377 SHANNON WOODS DRIVE

#### SHANNON LAKE

Stunning full renovation on this exceptional 2 bedroom townhouse. 1553 sq. ft. of beautiful modern living overlooking Shannon Lake Golf Course. Attractive level entry sprawling end unit townhome with open concept design, soaring vaulted ceilings, generous balcony with glass sliding doors. MLS@10114486 **\$465,000**



### 251 - 4035 GELLATLY ROAD

#### WESTBANK CENTRE

Beautiful 2 bedroom, 2 bathroom rancher in the premier adult community of Canyon Ridge. 1243 sq. ft., open concept living, double garage. Close to the lake, world class wineries, walking trails, golf, shopping and more. MLS@10113915 **\$429,900**



### 345 - 2330 BUTT ROAD

#### WESTBANK CENTRE

Welcome to Sun Village...an adult (45+) gated community. This meticulously maintained one owner rancher is on the waterscape. 2 bedrooms, 2 full bathrooms with skylights and a family room complete with gas fireplace off the kitchen. MLS@10113790 **\$349,900**



### 3307 - 3832 OLD OKANAGAN HWY

#### WESTBANK CENTRE

Beautiful 1130 sq. ft., 3rd floor unit in Miravista with 2 bedrooms + den and 2 bathrooms near the heart of West Kelowna. Featuring an open concept floor plan, spacious kitchen and a covered deck offering lovely lake & city views. MLS@10116293 **\$295,000**



### 306 - 200 HOLLYWOOD ROAD

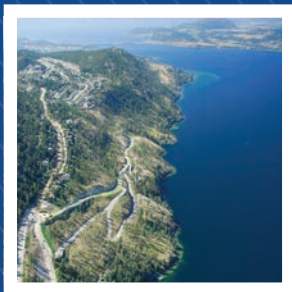
#### RUTLAND NORTH

Spacious 2 bedroom, 2 bath apartment centrally located close to amenities. Immaculate 3rd floor unit with modern updates and great city & mountain views, large sliding glass doors to enclosed, carpeted balcony, lots of natural light. MLS@10114346 **\$245,000**



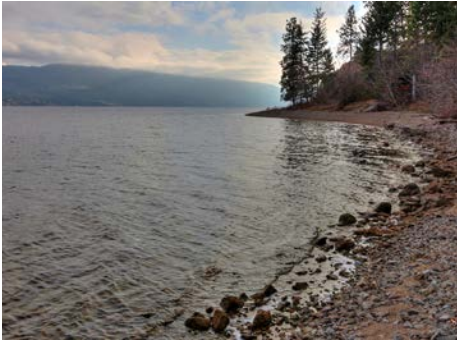


# *Lots* AND ACREAGES





## LOTS AND ACREAGES



### 3792 WESTSIDE ROAD

\$5,900,000 MLS®10109683

**NEIGHBOURHOOD:**

Westside Road

**LOT SIZE:** 24.85 acres



### LOT 5 LAKESHORE ROAD

\$2,395,000 MLS®10092948

**NEIGHBOURHOOD:**

Upper Mission

**LOT SIZE:** 5.209 acres



### 3278 SHAYLER ROAD

\$1,895,000 MLS®10112726

**NEIGHBOURHOOD:**

McKinley Landing

**LOT SIZE:** 2.89 acres



### 346 LOCHVIEW ROAD

\$1,895,000 MLS®10108379

**NEIGHBOURHOOD:**

North Glenmore

**LOT SIZE:** 6.23 acres



### 445 HIGHRIDGE ROAD

\$1,550,000 MLS®10102128

**NEIGHBOURHOOD:**

Commonage

**LOT SIZE:** 7.9 acres



### 539 VALLEY ROAD

\$1,499,000 MLS®10099247

**NEIGHBOURHOOD:**

Glenmore

**LOT SIZE:** 12.3 acres



### 527 VALLEY ROAD

\$1,369,000 MLS®10099246

**NEIGHBOURHOOD:**

Glenmore

**LOT SIZE:** 11.3 acres



### 5 - 180 SHEERWATER COURT

\$1,249,900 MLS®10108817

**NEIGHBOURHOOD:**

North Glenmore

**LOT SIZE:** 2.595 acres



### LOT 24 - 901 WESTSIDE ROAD

\$987,000 MLS®10095134

**NEIGHBOURHOOD:**

West Kelowna Estates

**LOT SIZE:** 0.45 acre





**1532 HARBOUR POINTE LANE**

\$924,000 MLS®10115809

**NEIGHBOURHOOD:**  
Westside Road  
**LOT SIZE:** 0.107 acre



**1536 HARBOUR POINTE LANE**

\$924,000 MLS®10116113

**NEIGHBOURHOOD:**  
Westside Road  
**LOT SIZE:** 0.233 acre



**18 - 180 SHEERWATER COURT**

\$899,000 MLS®10112279

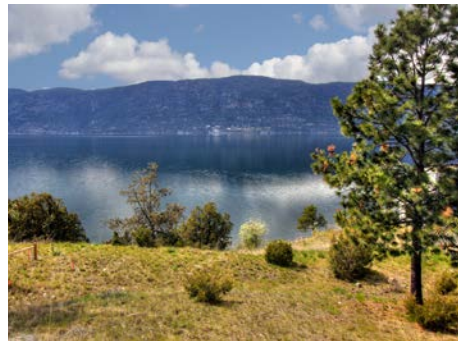
**NEIGHBOURHOOD:**  
Glenmore  
**LOT SIZE:** 2.217 acres



**1520 HARBOUR POINTE LANE**

\$865,000 MLS®10115186

**NEIGHBOURHOOD:**  
Westside Road  
**LOT SIZE:** 0.107 acre



**1562 GRANITE ROAD**

\$729,000 MLS®10103242

**NEIGHBOURHOOD:**  
Lake Country South West  
**LOT SIZE:** 0.54 acre



**1783 LAKESTONE DRIVE**

\$699,000 MLS®10111875

**NEIGHBOURHOOD:**  
Lake Country South West  
**LOT SIZE:** 0.24 acre



**4357 HOBSON ROAD**

\$699,000 MLS®10115600

**NEIGHBOURHOOD:**  
Lower Mission  
**LOT SIZE:** 0.198 acre



**4840 CARMEL CRES**

\$649,900 MLS®10116391

**NEIGHBOURHOOD:**  
Upper Mission  
**LOT SIZE:** 0.57 acre



**1735 GRANITE ROAD**

\$588,000 MLS®10113508

**NEIGHBOURHOOD:**  
Lake Country South West  
**LOT SIZE:** 0.62 acre



## LOTS AND ACREAGES



### 4219 HOBSON ROAD

\$549,000 MLS®10110188

**NEIGHBOURHOOD:**

Lower Mission

**LOT SIZE:** 0.32 acre



### 386 UPLANDS COURT

\$459,000 MLS®10109755

**NEIGHBOURHOOD:**

Upper Mission

**LOT SIZE:** 0.3 acre



### 4948 BUCKHAVEN COURT

\$379,000 MLS®10108758

**NEIGHBOURHOOD:**

Upper Mission

**LOT SIZE:** 0.23 acre



### 713 FORESTRIDGE LANE

\$365,000 MLS®10115816

**NEIGHBOURHOOD:**

Glenmore

**LOT SIZE:** 0.68 acre



### 5157 MORRISON CRESCENT

\$335,000 MLS®10114464

**NEIGHBOURHOOD:**

Peachland

**LOT SIZE:** 1.03 acres



### 1799 SHALERIDGE PLACE

\$299,000 MLS®10102593

**NEIGHBOURHOOD:**

West Kelowna Estates

**LOT SIZE:** 0.472 acre



### 898 LLOYD JONES DRIVE

\$250,000 MLS®10115681

**NEIGHBOURHOOD:**

West Kelowna Estates

**LOT SIZE:** 0.474 acre



### 1434 MENU ROAD

\$229,000 MLS®10115201

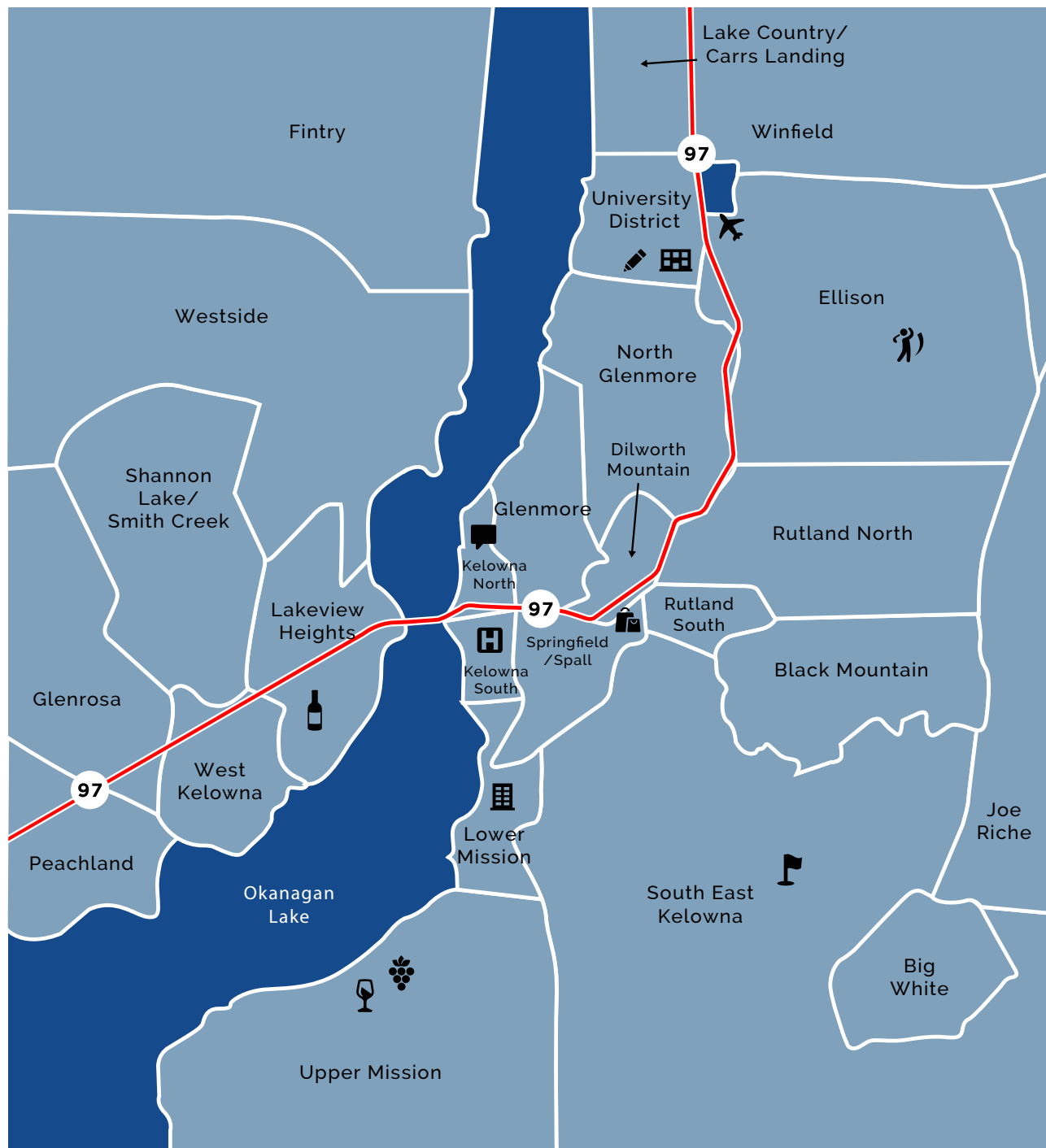
**NEIGHBOURHOOD:**

Lakeview Heights

**LOT SIZE:** 0.28 acre



# Community MAP



- |                                  |                          |  |
|----------------------------------|--------------------------|--|
| Aberdeen Hall Preparatory School | Downtown Kelowna         | Eldorado Hotel                         |
| UBC Okanagan                     | Kelowna General Hospital | Gallagher's Canyon Golf & Country Club |
| YLW International Airport        | Orchard Park Mall        | Summerhill Estate Winery               |
| Tower Ranch Golf & Country Club  | Mission Hill Winery      | Cedar Creek Estate Winery              |





# JANE HOFFMAN GROUP

Kelowna's Luxury Real Estate Specialists since 1985



JANE HOFFMAN GROUP  
COLDWELL BANKER HORIZON REALTY

14 - 1470 Harvey Avenue, Kelowna, BC  
250-860-7500 • jane@janehoffman.com  
janehoffman.com

**COLDWELL  
BANKER**

**HORIZON REALTY**