



# GALLERY



DISCOVER KELOWNA'S REAL ESTATE  
COLDWELL BANKER HORIZON REALTY • JANE HOFFMAN GROUP



GLOBAL  
LUXURY





**FEATURED HOME** 4880 TUSCANY LANE  
SEE LISTING ON PAGE 6



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.

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.

INTERNATIONAL SOCIETY OF EXCELLENCE TEAM

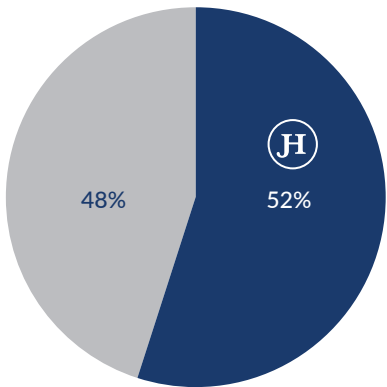
TOP ULTIMATE SERVICE TEAM IN CANADA

#1 TEAM IN CANADA & B.C. FOR COLDWELL BANKER

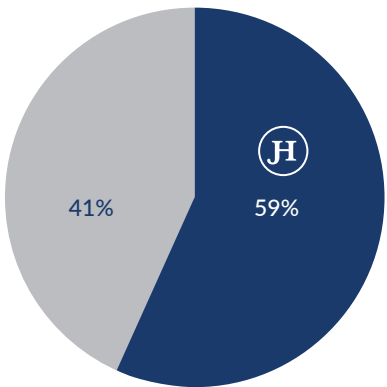
#4 TEAM IN NORTH AMERICA FOR COLDWELL BANKER

GLOBAL LUXURY SPECIALIST

MLS WATERFRONT  
SINGLE FAMILY HOME SALES  
EXCEEDING \$2 MILLION



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



Jane Hoffman Group \*    Other Agents \*

\*Based on MLS sales in Central Okanagan January 2016 to November 2017

MEET Jane Hoffman

Meet Jane Hoffman, founder of Canada’s #1 Real Estate Team for Coldwell Banker “The Jane Hoffman Group”. Born in Revelstoke BC, Jane has called Kelowna home since 1980 and has worked as a realtor in the area for over 35 years.

Jane names Kelowna the “most idyllic community in Canada,” hailing it as a world-class paradise offering year-round recreation. When she’s not busy selling some of the area’s most prime real estate, she enjoys spending time by the lake, enjoying winters at Big White with her family and friends and going to concerts at Mission Hill Winery.

Jane Hoffman Group continuously evolves to provide leading real estate services and stay ahead of the dynamic Kelowna market. By dedicating team members to different Kelowna neighbourhoods and to different market niches like luxury, waterfront, condo, commercial and agricultural lands Jane Hoffman Group is specialized to meet the various needs of its clients. With flexibility like this it is no wonder Jane Hoffman Group remains the #1 Team in Canada for Coldwell Banker year after year.

Actively involved with her team’s work, Jane oversees all the group’s transactions. Known as the Okanagan’s Lakeshore Specialist, Jane and her group are responsible for selling over half of Kelowna’s lakeshore residences each year, many of which she has sold multiple times. Jane loves her work because it allows her to meet and work with many fascinating people, as well as be an advocate for the region’s most amazing properties.





# A MODERN *Masterpiece*

4880 Tuscany Lane

## Luxury Lives Here

Perched high above Okanagan Lake where panoramic vistas of the valley, water and city unfold below in dramatic fashion, sits 4880 Tuscany Lane - a true masterpiece of modern design. Located in an exclusive gated enclave of luxury homes in Upper Mission, this three-bedroom residence is truly one-of-a-kind.

From the moment you first arrive, the contemporary, stone, glass exterior and the Zen-inspired landscaping make an immediate impression. Extending across two levels and over 4,440 sq ft, the generous interior layout is highlighted by open spaces, clean lines and smooth finishings throughout.





Floor-to-ceiling glass windows occupy almost every wall so the living spaces are enveloped by natural light and stunning views. The centrepiece of this custom-built home is the vaulted ceiling great room, complete with a double-sided fireplace, and the adjoining chef's kitchen with integrated appliances and dual-toned granite. From here, paneled patio doors open up to a large outdoor terrace, perfect for entertaining on those hot Okanagan summer nights. In the expansive rear yard below is a heated, salt-water pool and covered patio space.

On the lower level, you'll find two bedrooms, three bathrooms, a theatre room, exercise area, barrel ceiling wine room, two wet bars and another living room with copper feature wall and tons of ambiance. This home is capped off with a heated triple-car garage with epoxy floor, built-ins and dog wash.

Designed for entertaining and built for a modern lifestyle, every amenity is covered here. 4880 Tuscany Lane caters to the highest echelon of design, quality and comfort, embodying the pinnacle of Okanagan living.





## CONTENT

- 04 PROVEN EXCELLENCE
- 05 MEET JANE HOFFMAN
- 06 FEATURE LISTING - 4880 TUSCANY LANE
- 11 SUCCESS THROUGH TEAMWORK
- 12 OUR TEAM
- 14 KELOWNA ON THE RISE
- 16 WELCOME TO WATERFRONT LIVING
- 18 KELOWNA'S WESTSIDE WINE TRAIL
- 20 JANE'S PICKS - THE BEST OF KELOWNA

## PROPERTIES

- 21 LAKESHORE OVER \$4 MILLION
- 41 LAKESHORE \$2 - \$4 MILLION
- 49 LAKESHORE UP TO \$2 MILLION
- 54 LAKESHORE LOTS & ACREAGES
- 58 ACREAGES OVER \$2 MILLION
- 72 HOMES OVER \$2 MILLION
- 80 HOMES \$1 - \$2 MILLION
- 88 HOMES UP TO \$1 MILLION
- 96 LOTS & ACREAGES
- 98 COMMUNITY MAP



## SUCCESS THROUGH TEAM WORK

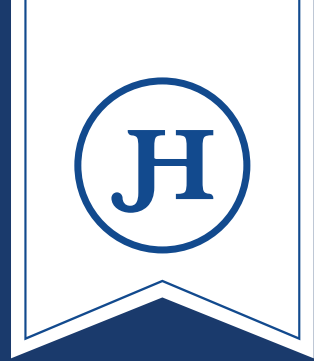
Extensive experience, intimate local market knowledge and personalized attentive service puts clients at complete ease. Collectively, this diverse award winning team delivers year after year exceptional results that their clients and their properties deserve



GLOBAL  
LUXURY

For over 80 years, the Coldwell Banker Global Luxury<sup>SM</sup> program has redefined the world of luxury real estate marketing. The Jane Hoffman Group is proud to be part of the distinguished Coldwell Banker Global Luxury<sup>SM</sup> brand, as a true leader in representing the world's finest luxurious estates. Founded in 1906, by Colbert Coldwell, the iconic brand is synonymous with a gold standard of service. Their status has been cemented as a premier real estate authority for present and future generations of buyers and sellers all over the globe.





# Our Team



**MELISSA MCAFEE, B.com**  
Realtor®



**JODI HUBER**  
Realtor®



**JANE HOFFMAN**  
President, Realtor®



**KRISTY HUBER**  
VP Sales, Associate Broker, Realtor®



**MANNY BRAR**  
Realtor®



**BEV HUBER**  
Website Administrator - Unlicensed



**SHERRIN STEWART**  
Realtor®



**DEAN SIMONELLI**  
Realtor®



**KIRSTEN FOWLER**  
Marketing Coordinator - Unlicensed



**AMBER RUTLEDGE**  
Office Administrator & Listing Coordinator - Unlicensed



**GREG DUSIK**  
Realtor®



**SHERRY TRUMAN**  
Realtor®



**MELISSA COOK**  
Executive Assistant to Jane & Kristy - Unlicensed



**ANGELA ROY, LL.B MBA**  
Managing Director + Legal Counsel



# KELOWNA ON THE RISE



## POPULATION GROWTH

"Cultural diversity in the Kelowna CMA is on the rise, with an increase in Mandarin (166%) and Cantonese (119%) speakers from 2011-2016."

\* Numbers for Kelowna Census Metropolitan Area (Central Okanagan)  
\* Statistics Canada Census

↑ **8.4%**

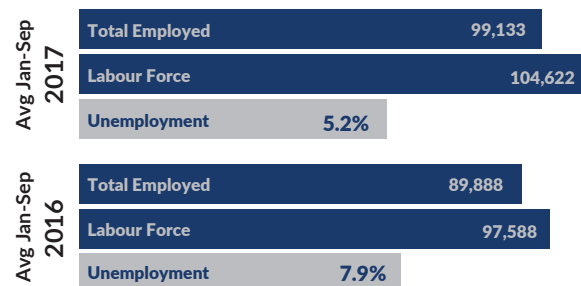


## LABOUR FORCE

"Kelowna CMA's labour force is up 7.2% and the average unemployment rate is 5.2% in Jan-Sep 2017."

\* Numbers for Kelowna Census Metropolitan Area (Central Okanagan)  
\* Statistics Canada Census

↑ **7.2%**

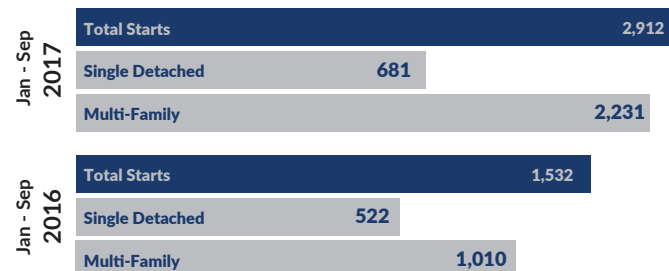


## HOUSING STARTS

"There were 1,945 apartment unit starts in the first 3 quarters of 2017, a 180% increase from the 695 apartments built in the same period in 2016."

\* CMHC New Housing

↑ **90%**



## BUILDING PERMIT VALUES

"Residential building permit values in Kelowna CMA continue to increase - up 36% compared to 2016 - with 80% of total value coming from residential building permits."

\* BC Stats, Building Permits (\$000)  
\* Data used is Jan-Aug 2015/2016/2017. Most up to date numbers from BC Stats as of Oct 23, 2017

↑ **36%**

|          | Total   | Residential | Non-Residential |
|----------|---------|-------------|-----------------|
| J-A 2017 | 701,214 | 562,471     | 138,743         |
| J-A 2016 | 517,672 | 386,745     | 130,927         |
| J-A 2015 | 374,610 | 233,290     | 141,320         |

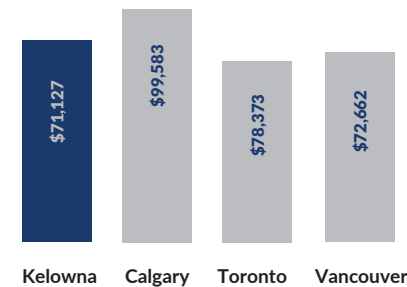


## HOUSEHOLD INCOME

"The Kelowna CMA saw a 41% increase in median household income between 2005 and 2015 - above the provincial increase of 33% and national increase of 11%."

\* Numbers for Kelowna Census Metropolitan Area (Central Okanagan)  
\* Statistics Canada Census

↑ **41%**



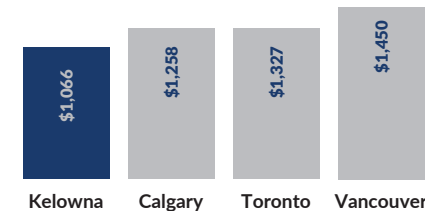
## AVERAGE RENT

(2 Bedroom apartment)

"The surge in apartment rental construction in 2017 is expected to ease Kelowna CMA's vacancy rate from the current 0.6% to 2.1% in 2018."

\* CMHC Average Rent 2 bedroom apartment - Oct 2016  
\* Next Data Release Scheduled for November 2017

↑ **6%**

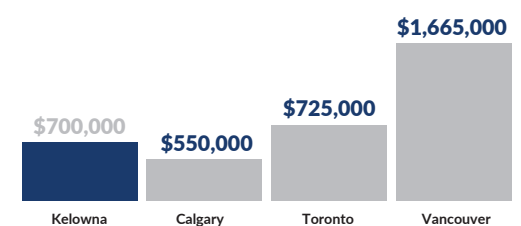


## MEDIAN HOME PRICE

"Prices in Kelowna CMA are keeping up with the notable increase in residential construction, with a 19% increase in 2017 compared to 2016."

\* Data Jan-Sep 2017 - CMHC Housing Single / Semi-Detached

↑ **19%**

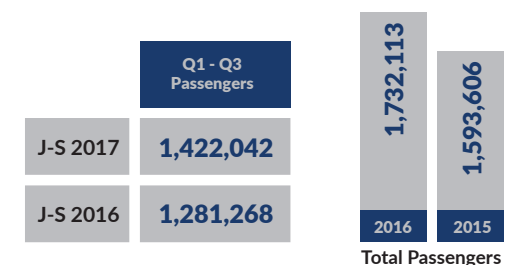


## AIRPORT PASSENGERS

"Record-breaking numbers continue for passenger traffic at YLW, with an 11% increase from Jan-Sep this year compared to 2016."

\* YLW stats

↑ **11%**







# Welcome Home to Waterfront Living



Sunsets reflecting over the lake, refreshing dips in cool waters, connecting with nature - when it comes to buying waterfront property, you aren't just buying a home, but rather a lifestyle. Whether as a vacation spot, retirement goal or primary residence, for many, owning a waterfront property is the opportunity of a lifetime. But like any major investment, when it comes to buying a waterfront home there are many important considerations prior to purchase.



When making your dream of homeownership on the water a reality, here are some helpful tips to get you started.

## 1 Pick Your Priorities

Dream of summers spent lounging on the beach? Days exploring nature and taking long walks along the shoreline? Or active afternoons taking on water sports? Whatever your pursuits are, not all waterfront property is created equal. Nailing down what kind of lifestyle you want to enjoy on the water will help narrow down your search. Most importantly, consider what the main function of your property will be, as year-round residences will have much different needs than vacation homes.

## 2 Do Your Research

Waterfront properties come with their own special set of bylaws and regulations, unique to each lake. Zoning bylaws often include regulations on dock size, building requirements and shoreline restrictions, among others. Familiarize yourself with these protocols so there are no surprises when dreaming up plans for that epic dock. It's also wise to learn about the lake itself. Read up and ask locals about things like waterline fluctuations, weather conditions, transport regulations, seasonal differences and other information that may impact your purchase decision.

## 3 Choose the Property, Not the Structure

Location, location, location - if there's anywhere that this popular real estate mantra rings true, it's on the water. When checking out waterfront properties, you'll need to consider both the property and the home. However, remember that structures can be renovated or rebuilt to fit your needs, whereas things like the lot, the view, water quality, water access and privacy can't be easily changed. Also ensure to do a thorough walk-through of every edge of the property so you know what exactly you are buying into.

## 4 Work With a Waterfront Real Estate Specialist

It's clear that with all these special considerations, waterfront property requires more thought than just a regular real estate purchase. That's why it's best to have experts on your side that have been through it all before. There's no one that has more expertise in Okanagan waterfront properties than the Jane Hoffman Group. Our skilled and knowledgeable agents know which questions to ask, what to look out for and how to land you that perfect waterfront spot that you and your family can enjoy for ages.







# Kelowna's Westside

## WINE TRAIL - ICEWINE EDITION

By Maxine Blennerhassett

Nestled on the rolling hillsides overlooking the crystal-clear waters of Okanagan Lake, Kelowna's Westside is renowned for its stunning natural beauty and picturesque views. Looks aside, this area is also an oasis for grape-growing and winemaking, boasting some of the oldest and most established wineries throughout the Okanagan Valley.

At its centre is Mount Boucherie, a now extinct volcano that left rich deposits of fertile volcanic rock and clay in the soil. When combined with the hot and dry climate, long daylight hours and growing season, you have the perfect conditions to produce premium quality grapes.

Dubbed the Westside Wine Trail, Kelowna's Westside now features over a dozen wineries. The passionate vintners and proprietors here have produced many

award-winning selections and are coming up with new creations every season. The region is home to many kinds of wines, like luscious reds, crisp whites and refreshing rosé wines. One of its signature styles, however, is icewine.

Harvested during ideal Canadian winter conditions, icewine is made from grapes that are naturally frozen on the vine and picked at a cold temperature. Freezing temperatures causes the grapes to sweeten, while the acidity mellows, making for a taste unlike any other wine. Characterized by intense aromas and sweet flavours like honey, spices and florals, icewines are traditionally a dessert wine. But these complex and balanced wines can also be served as a starter, pairing well with cheese and fruit, or can simply be enjoyed on their own.

For a taste of something sweet this winter, try one of these five icewines from the West Kelowna Wine Trail.



### Riesling Icewine Quail's Gate Winery

Hand-harvested and part of a small lot production, the Riesling icewine is a perfect example of Quails' Gate Winery's family traditions. Offering intense aromas of ripe mango and pineapple, this icewine is lusciously sweet yet perfectly offset by citrus acidity, pairing well with crème brûlée or blue cheese.

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



### Chardonnay Icewine Kalala Organic Estate Winery

Beating out nearly 800 other wines, Kalala's certified organic Chardonnay icewine was recently awarded the coveted title of "Best Chardonnay in the World" at the Chardonnay du Monde Competition in France. This first-class icewine delivers semi-sweet flavours of honeysuckle, lemon meringue and apricot, with a lengthy finish of nuttiness and candied orange peel.

[www.kalala.ca](http://www.kalala.ca)



### Gewürztraminer Icewine Grizzli Winery

Carefully harvested at the optimum temperature, the Gewürztraminer icewine from Grizzli Winery is distinctive in flavour, yet versatile as both a starter or sweet dessert finish. With a balance of flavours like lychee, mango and melon, plus a mild finish of vanilla, this wine pairs well with strong cheeses or rich cheesecake.

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



### Pinot Noir Icewine Volcanic Hills Estate Winery

One of five icewines produced by Volcanic Hills Estate Winery, the Pinot Noir icewine is 100% estate grown and 100% delicious. Bursting with aromas and flavours of strawberries, honey, tangerine, lemon and spices, this icewine goes well with ice cream, fresh berries or nuts.

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



### Merlot Icewine Mt. Boucherie Winery

Hot off a win as the "Best in Show" at the Okanagan Life Best of BC Wine Awards 2017, Mt. Boucherie Winery's Merlot icewine is an award-winning treat for your palate. Exhilarating aromas of black cherry, honey and toffee with a spicy undertone, this wine is divine with berry-based desserts or chocolate.

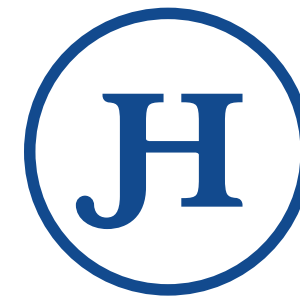
[www.mtboucheriewinery.com](http://www.mtboucheriewinery.com)





# Jane's Picks

the best of Kelowna



## Best Place for Winter Activities? Big White Ski Resort

I enjoy heading to my chalet at Big White to relax and spend time with family and friends. Only 45 minutes from Kelowna, Big White Ski Resort offers skiing, snowboarding, snowshoeing, tubing, skating, snowmobiling, dogsledding, sleigh rides and cross-country skiing. If outdoor activities aren't your thing, the village also features world-class dining, lively pubs and shopping.



## Best Day Out Excursion? Wine Tasting Tours

Known as "Napa North", the Okanagan valley is a mecca for fruitful vineyards and world-class wineries. Surrounding Kelowna alone, there are over 40 wineries within a 20 minute drive. Tastings are often free with a purchase of wine. I like to enjoy an afternoon getaway of sipping and savouring delicious wine.



## Best Place to Shop? Alchemy, Lexi & Lake and The Lakehouse

These stores are my favourite places to shop! They all carry great local and international lines. Because they are locally owned, there is something special about knowing the proprietors of the store.

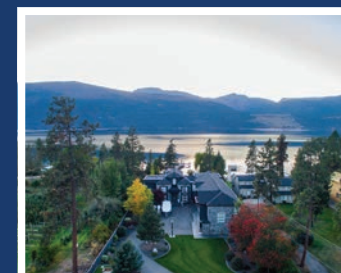


## Best Place to Eat? La Bussola Restaurant

My favorite dish is the "Scampi Bussola Style" with sweet Icelandic laced scampi! La Bussola is a warmly decorated restaurant with many wines & a meat- and seafood-focused Italian menu.

# LAKE SHORE

## OVER \$4 MILLION



GLOBAL  
LUXURY





4800 LAKESHORE ROAD

MLS® 10140336 | \$13,995,000



**LOCATION:** UPPER MISSION | **WATER FRONTAGE:** 410 FT. | **SQUARE FOOTAGE:** 11,001 SQ. FT.  
**LOT SIZE:** 17.8 ACRES | **BEDROOMS:** 6 | **BATHROOMS:** 8



17.8 acres on the shores of Lake Okanagan offering over 400 ft of pebbled shoreline. The main residence offers 11,000 sq ft of luxury living. Post and beam style interior with generous sized living areas. Warm and inviting elements of traditional styling are perfectly balanced with modern appliances in the double island kitchen. Outdoor dining off the kitchen features a traditional wood fireplace. Large riding area and heated horse washing area. Rare to find this large of a property on the lake and only minutes to town!



15510 WHISKEY COVE ROAD

MLS® 10105786 | \$8,995,000



**LOCATION:** LAKE COUNTRY NORTH WEST | **WATER FRONTAGE:** 98 FT. | **SQUARE FOOTAGE:** 8,457 SQ. FT.  
**LOT SIZE:** 1.1 ACRES | **BEDROOMS:** 10 | **BATHROOMS:** 9



Luxury home located on a rare level 1.1 acre lot in charming Lake Country. Upon arrival, the charm of this estate property is immediately evident, as the interior gracefully and effortlessly integrates with the outdoor beauty. Soaring ceilings with walls of glass showcase the lake and mountain views. Offering nearly 9,000 square feet of luxury living, the open concept living, dining and kitchen take full advantage of the lakeside setting. Beautiful dock with 2 boat lifts, pontoon boat lift and jet ski lift. 8 car garage.





19-180 SHEERWATER COURT

MLS® 10126087 | \$8,995,000



**LOCATION:** GLENMORE | **WATER FRONTAGE:** SEE LISTING BROKER | **SQUARE FOOTAGE:** 11,446 SQ. FT.  
**LOT SIZE:** 2.15 ACRES | **BEDROOMS:** 4 | **BATHROOMS:** 7



Award-winning masterpiece, perfect for the Okanagan lakeshore lifestyle complete with boat moorage. The contemporary design is full of light and intimately connected with the magnificent setting. Concrete, glass and heavy timber beams combine to create over 10,000 sq ft of luxury living. This home has received awards for its master suite design, single family home design and the 2013 Pinnacle award for luxury pool design. Comes complete with an exceptional 7 car garage with 2 levels and a car lift to the upper garage.



6620 LAKESHORE ROAD

MLS® 10126037 | \$7,999,999



**LOCATION:** UPPER MISSION | **WATER FRONTAGE:** 345 FT. | **SQUARE FOOTAGE:** 12,794 SQ. FT.  
**LOT SIZE:** 16.6 ACRES | **BEDROOMS:** 5 | **BATHROOMS:** 7



Custom-built by Edgecombe and perched on 16.63 acres with endless lake views is Eagle Mountain Estate - welcome home. The sprawling 12,800 sq ft timber frame home has 5 bedrooms, 7 bathrooms plus 5 fireplaces, geothermal heating/cooling system and in-floor heating throughout. There's also castle rock and board siding and Douglas fir timbers with an impressive porte-cochere to welcome guests. Take a short stroll to your private deep water moorage. Convenient access to Okanagan Mountain Provincial Park.





LAKESHORE OVER \$4 MILLION

165 SWICK ROAD

MLS® 10141710 | \$7,850,000



LOCATION: UPPER MISSION | WATER FRONTAGE: SEE LISTING BROKER | SQUARE FOOTAGE: 10,613 SQ. FT.  
LOT SIZE: 1.9 ACRES | BEDROOMS: 5 | BATHROOMS: 6



165 Swick Road



Luxury lives here, this rare lakefront offering is truly one of a kind. The landscaped grounds on this 1.9 acre property create a private oasis with a cascading waterfall, natural rock outcropping and easy care perennials. Experience the most incredible views you surely will find in the Okanagan. This newly modernized home offers over 10,000 sq. ft. of quality with 5 generous sized bedrooms and 6 full bathrooms. Attached is a triple garage plus a detached heated garage that accommodates up to 10 cars! If you've ever dreamed of lakeshore living, this is truly the ideal property.





245 SWICK ROAD

MLS® 10140196 | \$7,750,000



**LOCATION:** UPPER MISSION | **WATER FRONTAGE:** 325 FT. | **SQUARE FOOTAGE:** 7,874 SQ. FT.  
**LOT SIZE:** 5.4 ACRES | **BEDROOMS:** 4 | **BATHROOMS:** 5



Situated on the sparkling waters of Okanagan Lake, this one-of-a-kind property provides 5.4 acres of manicured grounds that are infused with ever-changing seasonal plantings and 325 ft of water frontage. Offering a luxurious main residence that features over 7,800 sq ft, a 1 bedroom, 1 bathroom beach house with full kitchen, and an additional 2 bedroom, 2 bathroom guest home - there's plenty of space for all the ones you love! Nearly every room of this French Renaissance-inspired home embraces the delightful lake breeze.

2600 DUBBIN ROAD

MLS® 10129662 | \$6,900,000



**LOCATION:** MCKINLEY LANDING | **WATER FRONTAGE:** 231 FT. | **SQUARE FOOTAGE:** 5,360 SQ. FT.  
**LOT SIZE:** .67 ACRES | **BEDROOMS:** 3 | **BATHROOMS:** 7



This architecturally designed contemporary home is one of Kelowna's landmark properties, where you can capture the ever-changing vistas of Okanagan Lake from the walls of windows. This home features over 5,300 sq ft of interior living, including a self-contained guest home. Extras include a wine cellar, cascading water feature wall, outdoor kitchen, negative edge pool and numerous high-end finishes. The pebbled shoreline offers 230 ft of privacy, deep moorage and cozy lounging to enjoy the sparkling waters of the Okanagan.





4264 HOBSON ROAD

MLS® 10142055 | \$6,798,000



**LOCATION:** LOWER MISSION | **WATER FRONTAGE:** 96 FT. | **SQUARE FOOTAGE:** 4,485 SQ. FT.  
**LOT SIZE:** .84 ACRES | **BEDROOMS:** 4 | **BATHROOMS:** 4



Set on .84 acres with 96 feet of shoreline, this waterfront estate offers exceptional views. The home features a bright, sunny interior, with over 4400 square feet, 4 bedrooms and 4 bathrooms. The main floor master bedroom includes a fireplace and luxury ensuite. A spacious, unfinished basement provides future potential as whatever you desire. A spacious, unfinished basement provides further potential to whatever you desire. This property offers an outstanding lakefront lifestyle in a park-like oasis on prestigious Hobson Road.



2463 WHITWORTH ROAD

MLS® 10116667 | \$6,795,000



**LOCATION:** LAKEVIEW HEIGHTS | **WATER FRONTAGE:** 93 FT. | **SQUARE FOOTAGE:** 6,008 SQ. FT.  
**LOT SIZE:** .448 ACRES | **BEDROOMS:** 6 | **BATHROOMS:** 6



Waterfront luxury home on the shores of Okanagan Lake. This high-quality home is situated on level 0.5 acre lot on one of the most desirable streets on the lake. Inside, a soft contemporary design with stone and wood elements create over 6,000 sq ft of luxury living space. Gated and private, this home also offers 6 bedrooms, 6 bathrooms and an oversized 4-car garage with ample additional parking available, plus a 1 bedroom self-contained suite beside the garage, and dock.





4664 FULLER ROAD

MLS® Exclusive | \$6,295,000



**LOCATION:** LOWER MISSION | **WATER FRONTAGE:** 104.49 FT. | **SQUARE FOOTAGE:** 3,869 SQ. FT.  
**LOT SIZE:** .853 ACRES | **BEDROOMS:** 5 | **BATHROOMS:** 4



When only the best will do, a Fuller Road property is presented on the market. Old growth trees and over 100 feet of water frontage make this Lower Mission lot a private oasis on the shores of Okanagan Lake. This luxurious home has been completely updated and includes details by award winning designer Deb Berard. An open concept in the main living area includes dining, living room and kitchen. The main floor master bedroom features sliding glass doors to the lake, and a claw-foot tub beside the generous lakeside deck. The exterior boasts a hot tub and tennis court. The property also has a guest house.



16838 MAKI ROAD

MLS® 10141448 | \$5,995,000



**LOCATION:** LAKE COUNTRY NORTH WEST | **WATER FRONTAGE:** 214 FT. | **SQUARE FOOTAGE:** 4,054 SQ. FT.  
**LOT SIZE:** 2.41 ACRES | **BEDROOMS:** 5 | **BATHROOMS:** 5



This lake front acreage offers nearly 2.5 acres of privacy on the shores of Okanagan Lake. With shimmering lake views, the charming rancher offers 3 bedrooms and 2.5 bathrooms, and boasts bamboo flooring, a granite island kitchen, and 6 car covered parking. The guest home features 2 bedrooms with ensuites and a full living room. Secure with a gated entry, the property is fully fenced, with manicured grounds and lake access. The waterfront boasts a level grassy area, a beach cabana with BBQ patio, and wharf.





3130 SHAYLER COURT

MLS® 10137912 | \$4,995,000



**LOCATION:** MCKINLEY LANDING | **WATER FRONTAGE:** 300 FT. | **SQUARE FOOTAGE:** 4,364 SQ. FT.  
**LOT SIZE:** 2.84 ACRES | **BEDROOMS:** 3 | **BATHROOMS:** 4



Extraordinary, award-winning post and beam dream home set on 2.84 acres with spectacular views of Okanagan Lake! Enjoy approximately 300 ft of lake frontage with a dock and new tram to the lakeside. This spectacular home offers over 4,300 sq ft of open living space, plus an award-winning negative edge salt water pool that is beyond comparison. Comes complete with a triple car garage with lots of parking for your toys.



4214 HOBSON ROAD

MLS® 10128607 | \$4,995,000



**LOCATION:** LOWER MISSION | **WATER FRONTAGE:** 120 FT. | **SQUARE FOOTAGE:** 2,000 SQ. FT.  
**LOT SIZE:** .89 ACRES | **BEDROOMS:** 4 | **BATHROOMS:** 2



Okanagan level lake shore property with 120 feet of water frontage on prestigious Hobson Road. This large 0.89 acre level lot has a sandy beach, plus boat dock and lift. The wood-lined walls and ceiling in this 4 bedroom home create an inviting feel. The current home would accommodate the vacation lifestyle until you're ready to build your dream lake shore home!





2677 WESTSIDE ROAD N

MLS® 10132205 | \$4,995,000



**LOCATION:** WESTSIDE ROAD | **WATER FRONTAGE:** 395 FT. | **SQUARE FOOTAGE:** 3,660 SQ. FT.  
**LOT SIZE:** 3.4 ACRES | **BEDROOMS:** 4 | **BATHROOMS:** 5



Waterfront retreat boasting approximately 395 ft of water frontage on Okanagan Lake. This magnificent estate is perfect for a family with room for the extended family, complete with a luxurious main home, 2 brand new studios and a beach cabana with sleeping quarters. The stunning level lakefront access is set in a private bay with licensed wharf. There are so many exterior wonders, including a cascading water fall adjacent to the home that meanders past the outdoor kitchen to the pebbled shoreline and sandy beach. Property offers a total of 9 bedrooms to accommodate all your family and guests!



2553 WHITWORTH ROAD

MLS® 10142066 | \$4,798,000



**LOCATION:** LAKEVIEW HEIGHTS | **WATER FRONTAGE:** 98.6 FT. | **SQUARE FOOTAGE:** 4,473 SQ. FT.  
**LOT SIZE:** .558 ACRES | **BEDROOMS:** 5 | **BATHROOMS:** 5



Quiet waterfront location on the prestigious Whitworth Road. This prime level lakeshore home is nestled on an estate-sized 0.558 acre property with 98.6 ft of lake frontage. The luxury home is surrounded by established landscaping and a magnificent maple tree lined driveway. Inside, you'll find a main level with many access points to the covered patio. There's also a triple car garage with extra parking, and a 20 ft x 60 ft saltwater pool to complete the magic of the lakeside setting.





5432 LAKESTORE ROAD

MLS® 10139705 | \$4,795,000



**LOCATION:** UPPER MISSION | **WATER FRONTAGE:** 197 FT. | **SQUARE FOOTAGE:** 5,263 SQ. FT.  
**LOT SIZE:** 1.28 ACRES | **BEDROOMS:** 4 | **BATHROOMS:** 4



Okanagan Lake waterfront home set on 1.28 acres with 197 ft of water frontage. Upon entering this gated estate, you are greeted by the magnificent views of the lake and valley. This private and quiet location is only steps from world-class Cedar Creek Estate Winery and just minutes to quality schools, quaint boutiques and dining. Sandy beach front greets you at the water's edge plus a beach side cabana complete with washroom and kitchen.



4514 ELDORADO ROAD

MLS® 10142683 | \$4,700,000



**LOCATION:** LOWER MISSION | **WATER FRONTAGE:** 82 FT. | **SQUARE FOOTAGE:** 5,945 SQ. FT.  
**LOT SIZE:** .43 ACRES | **BEDROOMS:** 4 | **BATHROOMS:** 4



This world-class property is commonly referred to as one of the most beautiful and spectacular in the Lower Mission area of Kelowna. With 5,945 sq ft of living space in a magnificent private, lakefront setting, this estate comes complete with 0.43 acres and 82 ft of water frontage. The pebbled shoreline is the place for young and young at heart to enjoy the fresh waters of Okanagan Lake. Live amidst a mature landscape offering the ultimate in privacy.





2331 CAMPBELL ROAD

MLS® 10142158 | \$4,295,000



**LOCATION:** LAKEVIEW HEIGHTS | **WATER FRONTAGE:** 82 FT. | **SQUARE FOOTAGE:** 4,294 SQ. FT.  
**LOT SIZE:** .34 ACRES | **BEDROOMS:** 4 | **BATHROOMS:** 5

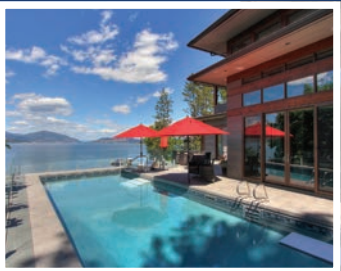


With unobstructed lake, city and bridge views from every room, this luxury rancher is one of a kind. The home boasts nano doors, soaring ceilings, and transom windows to allow for natural lighting. The sleek entertainer's kitchen features a large centre island, and all bedrooms have ensuites. The master bedroom offers a huge walk-in closet and spa ensuite. Other features include a triple garage, a large entertaining area complete with full bar, and a two-level beach house on sandy beach. This home is a must-see.



# LAKESHORE

\$2 - \$4 MILLION



GLOBAL  
LUXURY





3-3745 WEST BAY ROAD

**LOCATION:** Lakeview Heights  
**WATER FRONTAGE:** See Listing Broker

Paradise Estates is an exclusive gated waterfront community on Okanagan Lake, featuring 21 stunning homes. Lot 3 is a lakefront home with 3 bedrooms and 4 bathrooms, open concept living space, and an elevator. The rooftop patio and hot tub offer expansive lake views. Built with steel and concrete for longevity, each home comes with 36 ft boat slip. Photos are of show home; all units under construction similar.

**MLS® 10143760 | \$3,999,000**



1059 SUNNYSIDE ROAD

**LOCATION:** Lakeview Heights  
**WATER FRONTAGE:** 102 FT.

Set on nearly half an acre with private shoreline, this lakeshore home boasts an elegant kitchen with a granite island and counters, and a master bedroom with spa-like bathroom and large walk-in closet. All bedrooms have en-suites and sliding glass doors to the exterior. Additional features include wine cellar, media room, a gorgeous heated and air conditioned detached gym, and a dock with lifts for personal watercraft.

**MLS® 10142669 | \$3,998,000**



3681 GREEN BAY

**LOCATION:** Lakeview Heights  
**WATER FRONTAGE:** 47 FT.

Level lakefront living with style! This completely updated home is located in a gated lakefront neighbourhood – Green Bay Landing. The home offers serene views from nearly every room, plus a soaring 2-storey entry leading to the open concept main living areas. This very functional design layout also offers walls of glass with two access points to the outdoor patio and an entertainment sized patio with fireplace, plus a boat moorage and lift.

**MLS® 10142520 | \$3,898,000**



394 BRAELOCH ROAD

**LOCATION:** Upper Mission  
**WATER FRONTAGE:** 89 FT.

Located on a quiet road on the shores of Okanagan Lake, this .33 acre site features silestone surfaces in the open-concept kitchen, hardwood flooring, and gas fireplace. The spacious master suite has lounging seating area, access to private patio, and an en-suite with a heated floor, soaker tub, his and hers vanities, and privacy toilet with third sink. The upper level boasts 3 additional bedrooms and bathroom.

**MLS® 10138451 | \$3,795,000**







1049 SUNNYSIDE ROAD

**LOCATION:** Lakeview Heights  
**WATER FRONTAGE:** 105 FT.

Enjoy breathtaking lake, city and mountain views from this waterfront Kelowna home on a private 0.63 acre setting with 105 ft. of lakeshore. Inside, you'll find stunning architectural open concept design, walls of windows to enjoy the expansive views. Also features a main floor master with luxurious spa-like ensuite and travertine shower. Water side you will find a boat dock and beach cabana.

**MLS® 10142937 | \$3,395,000**



4174 LAKESHORE ROAD

**LOCATION:** Lower Mission  
**WATER FRONTAGE:** 50 FT.

This waterfront home is sure to please with exceptional design and style. Relax and enjoy the lakeside swimming pool that captures the stunning view of the lake and mountains. Features a sandy beach, heated 8 car garage, licensed dock, plus a boat slip with electric boat lift. Situated in Lower Mission, just minutes to fine dining, boutiques and a community centre.

**MLS® 10128477 | \$3,295,000**



4096 LAKESHORE ROAD

**LOCATION:** Lower Mission  
**WATER FRONTAGE:** 63 FT.

Set in the desirable Lower Mission area, this prime level .51 acre lakeshore property offers 63 feet of water frontage and a sandy beach. The home has a spacious great room, high ceilings, hardwood floors, and both an attached and a detached double garage. The property boasts southwest sun exposure, has commanding views of the lake, mountains and city, and is conveniently close to amenities, schools, shopping.

**MLS® 10141953 | \$3,295,000**



3668 GREEN BAY

**LOCATION:** Lakeview Heights  
**WATER FRONTAGE:** See Listing Broker

Waterfront home in the picturesque and prestigious Green Bay Estate community in West Kelowna. It can be described in many ways: soft, romantic and traditional with an edge. The elegant interior celebrates the inherent charm found in natural objects and materials with character. Triple garage, plus a boat moorage included.

**MLS® 10141508 | \$2,898,000**







5251 BUCHANAN ROAD

**LOCATION:** Peachland  
**WATER FRONTAGE:** 52 FT.

Lakeshore home situated in the picturesque town of Peachland, offering quality craftsmanship and incredible finishing details. The manicured grounds surround the home and line the easy transition to the lakeside. Outside you'll find an extensive use of stamped concrete on decks, pathways and around the inground pool. A guest house over the garage offers 1,000 sq ft, 4 bedrooms, 2 bathrooms and full kitchen.

**MLS® 10131026 | \$2,895,000**



5180 ROBINSON

**LOCATION:** Peachland  
**WATER FRONTAGE:** 256 FT.

Picturesque lakefront retreat offering 256 ft of lake frontage with 4 natural waterfront coves. The 5 bedroom, 6 bathroom residence has been substantially renovated and features a private outdoor deck space with hot tub. At the lakeside, you'll find a newer deck with power lift plus an outdoor beach kitchen. All of this located in a gated and peaceful setting just minutes to town.

**MLS® 10133177 | \$2,499,000**



1528 HARBOUR POINTE

**LOCATION:** Westside Road  
**WATER FRONTAGE:** See Listing Broker

Set in the Mediterranean-style, lakeshore community of West Harbour, this home offers over 6000 square feet with 4 bedrooms, a den, 5 bathrooms, and boat moorage. Its bright, airy interior has expansive use of glass, and boasts a gourmet kitchen, spacious eating area, and large living room. The master bedroom has a private bath with marble and heated floors. The family room offers a wet bar with stainless appliances.

**MLS® 10140848 | \$2,490,000**



207-440 CASCIA DRIVE

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

Set in the prestigious waterfront community of South Bay Landing, this 4 bedroom, 4 bathroom home is in an exclusive gated community in desirable Lower Mission. The home is open-concept, and features a covered patio and gas fireplace, with a stacked floor to ceiling rock fireplace, and a granite island. Other features include remote-control window coverings in great room and master bedroom. Triple garage.

**MLS® 10139402 | \$2,375,000**







5000 LAKESHORE ROAD

**LOCATION:** Upper Mission  
**WATER FRONTAGE:** 97 FT.

Contemporary waterfront home on 0.79 acre lot with 97 feet of pristine lake frontage and a beach house. Enjoy breathtaking lakeviews from the home and from the 2,200 sq ft entertainment sized deck. Inside, you'll find high-end renovations done by Enns and Quiring, vaulted ceilings and extensive use of granite and travertine. Comes complete with a wharf with covered electric lift!

**MLS® 10109063 | \$2,495,000**



2-3300 WATT ROAD

**LOCATION:** Lower Mission  
**WATER FRONTAGE:** See Listing Broker.

Lakeshore townhouse in a secure, gated complex in the sought-after neighbourhood of Lower Mission. Features a vaulted 2-storey entry leading to the spacious main floor living areas, upper-level open mezzanine, bright island kitchen with eat-in nook, and master bedroom with endless views and ensuite. Completing this amazing home is boat slip with automatic lift. Enjoy this lakefront setting this summer!

**MLS® 10137060 | \$2,345,000**



# LAKESHORE

UP TO \$2 MILLION



GLOBAL  
LUXURY





11632 SEYMOUR ROAD

**LOCATION:** Lake Country South West  
**WATER FRONTAGE:** 60.69 FT.

Situated on the waters of Wood Lake, this home offers 4 bedrooms in the main house and a 1 bedroom studio over the garage. Features include a Carolyn Walsh designed kitchen which transitions easily to the exterior and provides stunning views. The property has an expansive decking system at the lakeside with an outdoor kitchen. The location also provides access to Kalamalka Lake.

**MLS® 10142246 | \$1,999,000**



4163 WESTSIDE ROAD

**LOCATION:** Westside & Area  
**WATER FRONTAGE:** 398 FT.

Located right on Okanagan Lake, these 2 side-by-side lakefront properties are the perfect opportunity for your dream getaway. The charming primary residence is 2,000 sq ft with 4 bedrooms and 3 bathrooms, plus stunning lake, mountain and valley views. Here, you can create a total of 1.5 acres of lakefront living with approximately 398 ft of pebbled shoreline. Tranquility found!

**MLS® 10129003 | \$1,988,000**



1809 LAKESTONE DRIVE

**LOCATION:** Lake Country South West  
**WATER FRONTAGE:** 100 FT.

A hidden lakeshore gem in Okanagan centre, this .33 acre property is level to the lake and offers approximately 100 feet of shoreline to enjoy. The original homestead is well-maintained, and has 2 bedrooms and 1 bathroom. The property is part of a private 3-home enclave, adjacent to the Lakestone community.

**MLS® 10142449 | \$1,795,000**



24-18451 CRYSTAL WATERS ROAD

**LOCATION:** Lake Country East / Oyama  
**WATER FRONTAGE:** See Listing Broker

Perfect lock and go living at the Crystal Waters, a gated lakefront community set by the turquoise waters of Kalamalka Lake. This luxurious rancher with walk-out basement features soaring ceilings, superb finishing, custom craftsmanship, top-of-the-line appliances, covered balcony, main floor master, stunning lighting, plus a private boat slip.

**MLS® 10135041 | \$1,750,000**



321-3880 TRUSWELL DRIVE

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

Luxury, family-sized waterfront townhome located in the sought-after Lower Mission area of Kelowna. This townhome offers 4 bedrooms and 4 full bathrooms, and just over 3,000 square feet of spacious open concept living with full-time boat slip, 2 parking stalls and 2 storage units. Located on the lakeside offering views from nearly every room and easy access to the shoreline.

**MLS® 10131395 | \$1,595,000**



3-5235 BUCHANAN ROAD

**LOCATION:** Peachland  
**WATER FRONTAGE:** 200 FT. Shared

Located in the beautiful community of Peachland, by Okanagan Lake, this 3 bedroom, 3.5 bathroom home offers 2146 square feet of luxury living and boasts spectacular lake and mountain views. Interior features include walnut flooring and cabinetry, and a master bedroom with stunning lake views and a spa-like ensuite. Outside, enjoy a covered patio, 200 feet of beach, and boat moorage.

**MLS® 10137103 | \$1,595,000**



4-2589 WHITWORTH ROAD

**LOCATION:** Lakeview Heights  
**WATER FRONTAGE:** See Listing Broker

This spacious 3 bedroom, 3 bathroom home in the gated complex of Pebble Beach offers spectacular lake views. The home boasts a king-sized master suite with sitting area, deck, and a luxurious 5-piece en-suite. Features include Carrera marble in bathrooms, new kitchen appliances, and beautiful landscaping. With southern exposure and skylights, the home has ample natural light.

**MLS® 10136789 | \$1,498,000**



221-3880 TRUSWELL ROAD

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

Luxury lakeside townhome at Mission Shores! This prime corner unit has been exquisitely decorated, with extra windows for a sun-filled interior and captivating lake views. The complex offers outstanding amenities including dock and lift, pool, hot tub, exercise and meeting/games room. All of this located just minutes to dining, shopping and the Capital News Centre.

**MLS® 10124188 | \$1,295,000**





1404 GREEN BAY ROAD

**LOCATION:** Lakeview Heights  
**WATER FRONTAGE:** 51 FT.

This 4 bedroom, 3 bathroom waterfront home on Green Bay boasts panoramic vistas of the lake and vineyards. Features include vaulted ceilings, oak kitchen cabinets, covered lakeside patio, and master bedroom with a balcony offering lakeside views. The property is minutes away from world-class wineries, golf courses and driving range, schools, shopping, and all Westside amenities.

**MLS® 10137399 | \$1,239,000**



9B-18451 CRYSTAL WATERS ROAD

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

Situated in a lakefront community on Kalamalka Lake, this 3 bedroom home comes with a boat slip to enjoy the lakefront lifestyle. The luxurious interior boasts granite, hardwood, and elegant lighting. The home's features include a master bedroom with private lake view balcony and en-suite, soaker tub and his and her vanities, and a studio guest suite.

**MLS® 10142431 | \$1,199,970**



3854 BEACH AVENUE

**LOCATION:** Peachland  
**WATER FRONTAGE:** See Listing Broker

Imagine, just a stones throw to the lake! Nestled perfectly to capture some of the best uninterrupted lakeviews, this home offers over 3,300 sq ft of interior living with 3 bedrooms, 3 bathrooms and den. Located in the town of Peachland, well known for its beauty and proximity to the lake, there are shops, homes & dining so everyone can enjoy the shoreline.

**MLS® 10130968 | \$1,198,000**



1305-4014 PRITCHARD DRIVE

**LOCATION:** Lakeview Heights  
**WATER FRONTAGE:** See Listing Broker

This lakefront condo boasts stunning lakeside views, a private boat slip, 2 secure parking stalls, and a sandy beach. The spacious 2 bedroom main floor has a den, and loft could be used as third bedroom. The kitchen offers a granite island kitchen, stainless appliances, and hardwood floors. Other amenities include a pool, hot tub, exercise gym. Just minutes to golf and wineries.

**MLS® 10133739 | \$799,000**



123-4205 GELLATLY ROAD

**LOCATION:** Westbank Centre  
**WATER FRONTAGE:** See Listing Broker

This 1,120 sq. ft. ground floor lakefront unit at the Cove Lakeside Resort has spectacular views of the lake and Kelowna's city lights. The spacious 2 bedroom, 2 bathroom unit offers a patio and easy walk to beach. The suite comes fully furnished, with lots of natural light. Optional rentals with professional on-site management. A year-round vacation spot, and all in the heart of wine country.

**MLS® 10141811 | \$629,000**



6-4215 WESTSIDE ROAD

**LOCATION:** Westside & Area  
**WATER FRONTAGE:** See Listing Broker

Okanagan Cottage living at its best! This fully furnished 2 bedroom, 2 bathroom home is in pristine condition, complete with custom upgrades. Offers main floor living with fabulous views and a lower level with access to the deck that leads to the lake. Comes with 1 private slip & lift on the community dock and 1 buoy situated directly in front. You'll love this gated community!

**MLS® 10131844 | \$539,900**



93-9845 EASTSIDE ROAD

**LOCATION:** Okanagan Landing  
**WATER FRONTAGE:** See Listing Broker

This lakefront community offers so many opportunities for adventures within the tranquil beauty of the Okanagan. Featuring a quiet sandy bay, pool, hot tub and tennis court, plus a clubhouse complete with games room and exercise gym. The home offers 2 bedrooms and 2 baths, with open concept dining, kitchen and living room, plus walk-out access to covered patio. Great summer getaway! 919 sq. ft. All furniture included!

**MLS® 10129579 | \$299,900**







# LAKE SHORE

## LOTS AND ACREAGES



GLOBAL  
LUXURY



LAKE SHORE LOTS & ACREAGES



### DL 3792 WESTSIDE ROAD

**LOCATION:** Westside Road  
**WATER FRONTAGE:** 1428 FT.

Don't miss this rare opportunity to own 24+ acres on Okanagan Lake with 1,400 ft of pristine shoreline. The stunning beach area, absolute privacy and incredible bench not too high from water make for the perfect setting to build your dream residence or vacation get-away. Located just south of the Jenny Creek subdivision, a portion of the property is bisected by Westside Road. There's also power, phone and water available.

**MLS® 10127577 | \$5,900,000**



### 4510 ELDORADO COURT

**LOCATION:** Lower Mission  
**WATER FRONTAGE:** 110 FT.

This private lakeshore property in desirable Lower Mission area offers the rare opportunity to build your dream lakeside home. Situated in a private setting, the gated entry and cobblestone driveway lead to your future building site. The property offers .62 of an acre, and has a small cottage, water ponds, and a bridge over the man-made creek. Truly a property like no other, the sellers have created a "Stanley Park" in the middle of this exclusive neighbourhood.

**MLS® 10142689 | \$5,250,000**



### 204 POPLAR POINT DRIVE

**LOCATION:** Kelowna North  
**WATER FRONTAGE:** 110 FT.

Don't miss this rare opportunity for the last remaining lot in a desirable location only minutes to downtown amenities. This location is so wonderfully unique! Bordering on Knox Mountain Park with miles of hiking and biking trails, but also within walking distance to boutiques, dining and the Kelowna Cultural District. This waterfront building site is nearly half an acre, offering 110 ft of private shoreline.

**MLS® 10126204 | \$2,498,000**



### 16225 BUTTERWORTH ROAD

**LOCATION:** Lake Country East / Oyama  
**WATER FRONTAGE:** 168 FT.

This rare .73 acre lot on Kalamalka Lake offers 168 feet of frontage along the picturesque Rail Trail and Kalamalka Lake. The property is quiet and private with its no-thru access road. The gentle slope is perfect for a level entry home, with ample room for a garage/shop and parking. A private buoy is ready for your boat. This superb location is close to schools, shopping and dining.

**MLS® 10143840 | \$2,495,000**





LOT 5 LAKE SHORE ROAD

**LOCATION:** Upper Mission  
**WATER FRONTAGE:** 623 FT.

This 5.21 acre property on the shores of Okanagan Lake offers the ultimate privacy, with 600 feet of crystal-clear waterfront, and spectacular expansive views of the lake extending from the bridge to Peachland. The property provides access to miles of walking and biking trails from Kelowna to Naramata. Build your dream home on this magnificent estate-sized waterfront property.

**MLS® 10134321 | \$2,395,000**



9-180 SHEERWATER COURT

**LOCATION:** Glenmore  
**WATER FRONTAGE:** 226 FT.

This lot, set in Sheerwater Estates, a prestigious gated community on the shores of Okanagan Lake, offers 2.595 acres with over 200 feet of lake frontage. The property comes with tram access to shared dock with private slip. Located on 70 acres of forested hillside with sweeping views of the lake, the lot provides access to miles of walking trails, and is just minutes away from all amenities.

**MLS® 10142237 | \$2,195,000**



6550 LAKE SHORE ROAD

**LOCATION:** Upper Mission  
**WATER FRONTAGE:** 404 FT.

Rare offering on the shores of Okanagan Lake! Don't miss this incredible opportunity to build your dream home on this 22 acre property with over 400 ft of crystal clear deep water lake frontage. Plus as it's zoned RU2, there is the ability to build a separate suite. All this located near miles of walking and biking trails from Kelowna to Naramata, as well as wineries and regional parks.

**MLS® 10124992 | \$2,195,000**



3278 SHAYLER ROAD

**LOCATION:**  
**WATER FRONTAGE:** 150 FT.

Amazing 2.89 acre lot with 150 ft of lake frontage on Okanagan Lake. The dock and boat slip with tram access to the lake are part of this fantastic parcel. Just ten minutes to Kelowna for all amenities, it's rare to find such a location. Take advantage of the fabulous views of Okanagan Lake with this great flat building site. Building concepts and sun studies are available too.

**MLS® 10143733 | \$1,598,000**



1520 HARBOUR POINTE

**LOCATION:** Westside & Area  
**WATER FRONTAGE:** See Listing Broker

The best lakefront, corner lot in West Harbour with panoramic views of the bridge, city and mountains. Located within a high-end master-planned, Mediterranean-style development that includes community pool, hot tub and boat slip. Bring your own builder, and house plans are available! Lease land includes a unique legacy fund – which ensures your investment. Plus no GST!

**MLS® 10115186 | \$925,000**



1536 HARBOUR POINTE

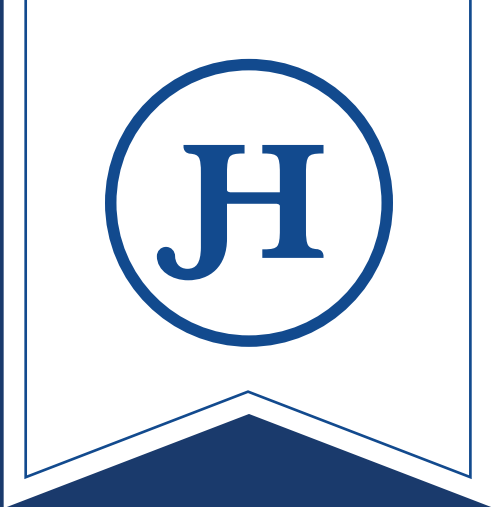
**LOCATION:** Westside & Area  
**WATER FRONTAGE:** 45.72 FT.

Beautiful lakefront, corner lot in West Harbour with panoramic views of the bridge, city and mountains. This private location is within a high-end master-planned, Mediterranean-style development that includes community pool, hot tub and boat slip. Lease land includes a unique legacy fund – which ensures your investment. Plus no additional GST and house plans are available.

**MLS® 10116113 | \$889,000**







4040 CASORSO ROAD

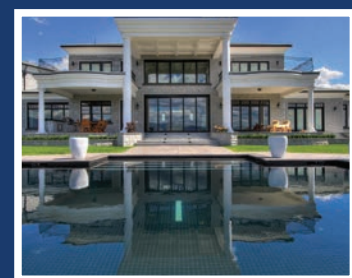
MLS® 10132331 | \$12,998,000



**LOCATION:** SOUTH EAST KELOWNA | **SQUARE FOOTAGE:** 10,093 SQ. FT.

**LOT SIZE:** 40 ACRES | **BEDROOMS:** 4 | **BATHROOMS:** 8

# ESTATE PROPERTIES AND ACREAGES OVER \$2 MILLION



A rare, outstanding opportunity exists with this scenic estate property. Surrounded by manicured gardens, the poolside setting is positioned to capture the lake and city views. Two properties have been combined to design this winery dream, with the main property that boasts a 10,000 sq. ft. luxury home with attached 3 car garage plus lower level 12 car garage and detached workshop. Plus guest house and an adjacent property that has two further homes to house the workers or provide a winery bed and breakfast experience. All of this on nearly 40 acres and within 10 minutes to the heart of Kelowna!





3330 NEID ROAD

MLS® 10127513 | \$9,800,000



**LOCATION:** SOUTH EAST KELOWNA | **SQUARE FOOTAGE:** 8,025 SQ. FT.  
**LOT SIZE:** 18.77 ACRES | **BEDROOMS:** 4 | **BATHROOMS:** 6



Perfectly positioned to afford the best views imaginable, this 18.77 vineyard estate is nestled in a tranquil and rural setting. The 8,000 sq. ft. home is exquisitely designed and expertly crafted like no other. Some of the remarkable features include the accented 23 ft. ceiling height, 14 ft. doors, marble, granite and quartz surfaces, incredible lighting, unique accents and extensive use of stone. Entertainers dream offering a tile pool overlooking the vineyard. Vineyard with pinot noir, pinot gris and chardonnay grapes.



3960 TODD ROAD

MLS® 10119812 | \$4,995,000



**LOCATION:** SOUTH EAST KELOWNA | **SQUARE FOOTAGE:** 7,105 SQ. FT.  
**LOT SIZE:** 7.85 ACRES | **BEDROOMS:** 6 | **BATHROOMS:** 6



Sure to please the most discerning tastes, this private and gated property in South East Kelowna offers breathtaking 360 degree views of the lake, city and valley. Truly a one-of-a-kind offering, features include a state-of-the-art workshop for him, quaint workshop/cottage for her, 2 luxury residences, saltwater pool, hot tub, tennis court, 4-car garage and a man-made lake with ample space to run & play. There's also nearly 2 acres of vineyard planted in Gewurztraminer grapes, enough to supply nearly 1,000 bottles of wine.





4920 Chute Lake Road



4920 CHUTE LAKE ROAD

MLS® 10142547 | \$4,798,000



LOCATION: UPPER MISSION | SQUARE FOOTAGE: 5,558 SQ. FT.  
LOT SIZE: 2.05 ACRES | BEDROOMS: 4 | BATHROOMS: 7



Set on 2.05 acres, this award winning home has spectacular views of Okanagan Lake and your own vineyards. An expansive flagstone patio and pool create a resort-like backyard. High ceilings and sliding wall system create a seamless extension to the outdoors. The kitchen features a granite island, and high-end appliances. The master bedroom includes an en-suite with a frameless glass shower, and a soaker tub. The lower level boasts a wine room, media room and games room. Enjoy your private sanctuary just minutes to Summerhill winery.





1595 DEHART ROAD

MLS® 10138680 | \$4,295,000



**LOCATION:** LOWER MISSION | **SQUARE FOOTAGE:** 6,571 SQ. FT.  
**LOT SIZE:** 10.304 ACRES | **BEDROOMS:** 7 | **BATHROOMS:** 7



Positioned on 10.3 acres viewing the surrounding orchard and sparkling waters of Okanagan Lake, this home has a cozy interior. The main floor features walls of windows, gleaming hardwood floors, and granite and stone accents. On this floor, the master suite comes with a fireplace, and an en-suite featuring a tiled steam shower with bench, soaker tub, and his and her sinks in granite. The upper level features 5 bedrooms, 3 bathrooms, and 2 bonus rooms. Outside enjoy the manicured grounds, surrounding orchard, and view. One of the most exclusive sought after benches in the Okanagan valley.



2715 HEWLETT ROAD

MLS® 10135145 | \$4,150,000



**LOCATION:** SOUTH EAST KELOWNA | **SQUARE FOOTAGE:** 6,162 SQ. FT.  
**LOT SIZE:** 19.07 ACRES | **BEDROOMS:** 6 | **BATHROOMS:** 6



This acreage in Southeast Kelowna boasts over 19 acres and a beautiful home. The property offers an indoor and outdoor pool, and hot tubs. The kitchen boasts a granite island and easily transitions to the outdoor park setting. Outside, a full equestrian centre with 15,500 square foot barn is rented and operated independently, and produces good income. A second home on the property also produces income. This rare offering has the easy ability to be converted to winery if desired. 1 acre of table/wine grapes, 4 acres of cherry trees and 12 acres of apples.





4160 JUNE SPRINGS ROAD

MLS® 10127601 | \$3,395,000



**LOCATION:** SOUTH EAST KELOWNA | **SQUARE FOOTAGE:** 5,284 SQ. FT.  
**LOT SIZE:** 6.55 ACRES | **BEDROOMS:** 4 | **BATHROOMS:** 4



Stunning 6.55 acre estate property located in South East Kelowna, surrounded by prestigious properties. This dream property offers nearly level land, luxury main house, attached 3 car garage, detached double garage, 2,400 sq ft detached garage/workshop and a caretaker's home. The interior boasts over 5,200 sq ft of quality finished living. You'll love the open concept main floor that includes vaulted great room, granite island kitchen, breakfast nook and formal dining room that transitions to the private poolside setting. Only minutes away you will find world-class mountain biking, horse and hiking trails!



2555 SAUCIER ROAD

MLS® 10143016 | \$3,388,000



**LOCATION:** SOUTH EAST KELOWNA | **SQUARE FOOTAGE:** 6,763 SQ. FT.  
**LOT SIZE:** 12.5 ACRES | **BEDROOMS:** 5 | **BATHROOMS:** 7



This estate property is situated on level 12.5 acres and boasts a 5 bedroom, 6.5 bathroom modern French colonial-style home. Vineyards line the drive, and a pool and manicured grounds surround the home. The master suite has his and her closets and an en-suite. Other features include a media room and wet bar, a triple garage, and ample room for numerous toys and vehicles. You could easily make separate accommodation for B&B or guests. A property that commands your attention!





14198 MIDDLE BENCH ROAD

MLS® 10127120 | \$3,295,000



**LOCATION:** LAKE COUNTRY NORTH WEST | **SQUARE FOOTAGE:** 5,394 SQ. FT.  
**LOT SIZE:** 9.265 ACRES | **BEDROOMS:** 3 | **BATHROOMS:** 5



Enjoy Oyama and Kalamalka Lake views from this incredible 9.265 acre property located in the picturesque community of Lake Country. Upon entering the gated entryway, you'll be satisfied on every level by the incredible Tuscan-inspired home. The interior finishing details include hickory-stained hardwood flooring, extensive use of granite, two custom cast concrete fireplaces, distressed timber beams and stone. Not to mention, there's a triple garage with 600 sq ft bonus room complete with wet bar and bathroom. Additionally a secondary residence is found on the property, plus 3 acres of vineyard!



105 TIMBERLINE ROAD

MLS® 10134609 | \$3,295,000



**LOCATION:** UPPER MISSION | **SQUARE FOOTAGE:** 7,166 SQ. FT.  
**LOT SIZE:** 9.883 ACRES | **BEDROOMS:** 4 | **BATHROOMS:** 6



Private oasis with panoramic views of the lake offered from nearly every room. This exceptional residence is situated on nearly 10 acres in the prestigious Rim Rock subdivision. All of the acreage is usable with trails and stone staircases and is completely connected to the beauty of the natural Okanagan landscape. Once inside this custom-built home, you are immediately embraced in the warmth and comfort of the design. With 4 bedrooms + den and 6 bathrooms, every room is finished to perfection. For the recording artist this home offers a fully insulated music room that transitions to a sound proof recording studio.





2834 BELGO ROAD

MLS® 10134094 | \$2,995,000



**LOCATION:** BLACK MOUNTAIN | **SQUARE FOOTAGE:** 7,102 SQ. FT.  
**LOT SIZE:** 17.9 ACRES | **BEDROOMS:** 5 | **BATHROOMS:** 6



Your very own private hilltop retreat on 17.9 acres with 360-degree views of both the Okanagan and Gallaghers Canyon. This 7,100 sq ft home has two separate and complete living quarters under one roof separated by a common courtyard. The home was creatively designed with a European Tuscan inspired flair and built by European craftsman Enns & Quiring to accommodate a multi-generational extended family or even a corporate retreat.



1584 GOLDEN VIEW DRIVE

MLS® 10141258 | \$2,695,000

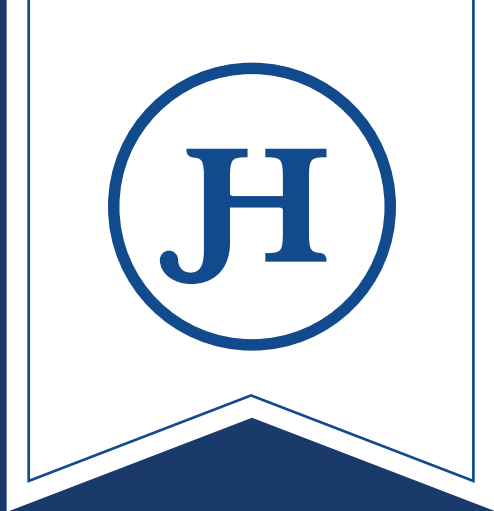


**LOCATION:** LAKEVIEW HEIGHTS | **SQUARE FOOTAGE:** 5,738 SQ. FT.  
**LOT SIZE:** 1.05 ACRES | **BEDROOMS:** 6 | **BATHROOMS:** 6



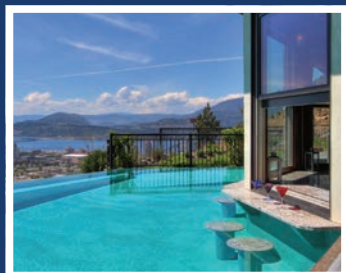
Set privately on 1.05 acres with gated entry, this 6 bedroom, 6 bathroom home boasts outstanding vineyard and lake views. The home features a 24 x 42 UV pool, an award-winning Carolyn Walsh kitchen, a main floor master suite with spa-like ensuite, and 12 foot ceilings. The heated triple garage is finished with Checkmate aluminum cabinetry, and includes skylights. Exterior features include a park-like terraced yard with timbered pergola, a lounging area, fire pit, green house and raised garden beds, and lots of parking for a boat or an RV. Boat slip available for purchase.





# HOMES

## OVER \$2 MILLION



COLDWELL  
BANKER

GLOBAL  
LUXURY



HOMES OVER \$2 MILLION

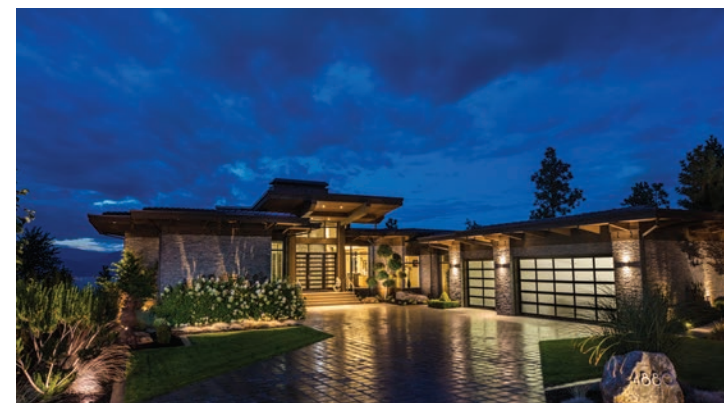


### 4880 TUSCANY

**LOCATION:** Upper Mission  
**LOT SIZE:** 0.554 acres

This modern, 3 bedroom, 4.5 bathroom lake-view home offers over 4400 square feet of luxury living. Highlights include oak hardwood floors, hardwood maple cabinets, granite, Nano doors, and a remote access Lutron home automation system. Additional features include a pool, and a triple garage with epoxy floor, ceiling mount gas heater, and a dog wash. Loads of natural light.

**MLS® 10135633 | \$3,975,000**



### 419 VIEWCREST ROAD

**LOCATION:** Upper Mission  
**LOT SIZE:** 0.76 acres

Evocative of a European mansion, this 5 bedroom luxury home looks out on an in-ground pool, with Lake Okanagan views. With an impressive foyer, wide hallways, soaring ceilings, and 18th century fireplaces. Features include a chef-inspired kitchen with a double island, two master bedrooms with en-suites and a wine room. Priced WELL BELOW replacement cost!

**MLS® 10125745 | \$3,290,000**







1113 PARKBLUFF

**LOCATION:** Glenmore  
**LOT SIZE:** 0.37 acres

Majestic villa perched upon a unique site in the gated community of Highpointe, affording panoramic views of lake and city. Recently built, this home was designed to capture the surrounding setting and offer an entertainer's delight from the grand patios to the pool complete with bar access, as well as the home theatre, wine display room, luxury guest accommodations with private ensuites. Comes complete with a triple garage.  
**MLS® 10141015 | \$2,785,000**



1701-1160 BERNARD AVENUE

**LOCATION:** Kelowna North  
**LOT SIZE:** Penthouse

This 4,011 sq. ft. penthouse boasts sweeping views of Kelowna's lights, and Okanagan Lake. With a roof top pool and hot tub, this home evokes an ambiance of luxury. The kitchen features a large centre island and professional appliances. The home offers hardwood floors with artisan inlay, and interior copper cascading water feature. The master suite features walk-in closets and an en-suite.  
**MLS® 10136490 | \$2,758,000**



2943 LAKEVIEW COVE ROAD

**LOCATION:** Lakeview Heights  
**LOT SIZE:** 0.51 acres

Fantastic Okanagan Lake views are captured from this entertainer's dream home that is truly a masterpiece in finishing and design. The home is perfectly positioned on a 0.52 acre site to showcase the panoramic vistas of the lake and valley. Offering over 7,400 sq ft with 4 bedrooms and 6 bathrooms, this stunning home features a theatre with full bar, indoor pool, home gym and wine room. Close to award-winning wineries.  
**MLS® 10115357 | \$2,595,000**



1010 WESTPOINT

**LOCATION:** Lower Mission  
**LOT SIZE:** 0.28 acres

With lake and vineyard views, this 4,173 sq. ft. home's finishing features glass, steel, concrete and barn wood elements, creating a warm atmosphere. The kitchen offers a large centre island with waterfall edge. The main floor master suite includes a deluxe private bathroom. Other fabulous features include a wine cellar, and a pool with an automatic cover. Tommie Award winning home!  
**MLS® Exclusive | \$2,495,000**







704 ROCKCLIFFE PLACE

**LOCATION:** Glenmore  
**LOT SIZE:** 0.353 acres

Located in the prestigious Highpointe neighbourhood, this magnificent lake-view home is full of rustic charm, yet with modern convenience. The home features 4 bedrooms and 5 bathrooms, 18 foot ceilings, a Carolyn Walsh granite island, and high-end appliances. Outdoor features include a deck with a gas fireplace and screens to create an outdoor living oasis.

**MLS® 10134811 | \$2,495,000**



356 QUILCHENA DRIVE

**LOCATION:** Kettle Valley  
**LOT SIZE:** 1.037 acres

Lakeview home, triple garage, swimming pool. Breathtaking Panoramic lake views from this outstanding family home. Situated near quality schools, shopping, dining and minutes to the shores of Okanagan Lake. Perfectly positioned on 2 premier lake view lots creating a master piece. A salt water pool is located in the professionally landscaped rear yard and the lake view is never ending!

**MLS® 10132622 | \$2,495,000**



746 KUIPERS CRESCENT

**LOCATION:** Upper Mission  
**LOT SIZE:** 0.28 acres

With panoramic views of the lake, valley, and city lights, this home boasts relaxed elegance. Unique features include coffered ceilings, ambient lighting, spectacular lighting fixtures, a great room water feature, natural stone fireplaces, and a gourmet granite kitchen. The exterior boasts a salt water pool with amazing patio deck, and a waterfall and stream leading to a pond.

**MLS® 10144906 | \$2,280,000**



1602 VINEYARD DRIVE

**LOCATION:** Lakeview Heights  
**LOT SIZE:** 0.45 acres

Located in the sought-after Mission Hill Winery neighbourhood, this 5 bedroom, 6 bathroom home offers luxury living. The chef-inspired kitchen boasts a massive centre island. All bedrooms have en-suites. Set in own wing, the master bedroom offers a sitting room with gas fireplace, steam shower, and soaker tub. The exterior boasts a private poolside setting with outdoor kitchen.

**MLS® 10142189 | \$2,178,000**







507 METCALFE AVENUE

**LOCATION:** Lower Mission  
**LOT SIZE:** 0.31 acres

Custom-built home by Rick Serani and designed by Schuster Home Design, located on a quiet cul-de-sac in a desirable Lower Mission neighbourhood, minutes from beaches, shopping and schools. This 4 bedroom, 5 bathroom home offers modern luxury with old world character. Boasting over 4, 400 sq ft of living space, there's beautiful custom millwork throughout and unique features. Great attention to detail.

**MLS® 10140106 | \$2,125,000**



492 KNOWLES ROAD

**LOCATION:** Lower Mission  
**LOT SIZE:** 0.34 acres

Set on a .34 acre lot in one of the most desirable Lower Mission neighbourhoods, this home was built by award-winning architect Peter Hildebrand. The Interior boasts natural light. The main floor master bedroom with opulent en-suite offers counter-length vessel sinks and waterfall faucets. Upper level features include a 400 square foot rooftop deck with views of Okanagan Lake. Short stroll to nearby beach.

**MLS® 10143860 | \$2,100,000**



343 PHOEBE COURT

**LOCATION:** Upper Mission  
**LOT SIZE:** 0.46 acres

One-of-a-kind lakeview home in the prestigious neighborhood of Upper Mission. This architecturally inspiring home radiates warm and modern West Coast allure and sophistication. Set behind a private gate with lush landscaping and manicured boxwood hedges is this 0.46 acre hidden jewel. Inside, the tasteful and stylish updates received a Tommie Award in 2012 for design. The quality is truly evident throughout the entire interior of the home.

**MLS® 10123714 | \$2,099,000**



2553 LUCINDE ROAD

**LOCATION:** Lakeview Heights  
**LOT SIZE:** 0.28 acres

Located in Casa Loma, only minutes from downtown, this 4 bedroom, 4 bathroom home features lake and city views. Exceptional details include travertine stone and hickory engineered hardwood floors, a wine cellar, and a travertine gas fireplace. The kitchen boasts solid cherry cabinets, and the master bedroom has a spacious walk-in closet, and a luxurious 5 piece en-suite. Minutes to nearby beaches and walking trails.

**MLS® 10133965 | \$2,098,000**

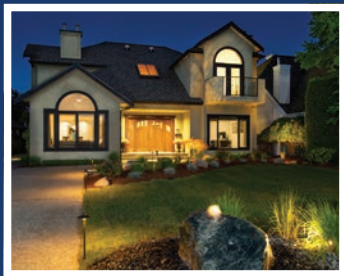






# HOMES

\$1 - \$2 MILLION



GLOBAL  
LUXURY



HOMES \$1 - \$2 MILLION



## 130 SKY COURT

**LOCATION:** Wilden  
**LOT SIZE:** 0.292 acres

Located in the award-winning Skylands Wilden neighbourhood, this stunning 4 bedroom, 3 bathroom home boasts unobstructed lake views. Featuring a saltwater pool, Carolyn Walsh designed kitchen, and a main level master bedroom with luxurious 5-piece en-suite, the home also offers an additional bakers' height island, and Carrera marble heated floors in the bathrooms.

**MLS® Exclusive | \$1,998,000**



## 2259 ARTHUR COURT

**LOCATION:** McKinley Landing  
**LOT SIZE:** 2.82 acres

Situated in the quiet rural setting of McKinley Landing with spectacular views of Okanagan Lake, this private gated oasis boasts a saltwater pool, detached double garage/workshop, plus attached double garage. Offering 6,225 sq. ft. 5 bedrooms and 7 bathrooms, this beautiful custom-built home is set on 2.82 acres and has been lovingly maintained inside & out.

**MLS® 10117970 | \$1,998,000**



## 2969 GRIEVE ROAD

**LOCATION:** South East Kelowna  
**LOT SIZE:** 6.74 acres

Award-winning home positioned perfectly on nearly 7 acres to capture the city, mountain and lake views. The location offers golf, wineries, hiking or biking nearby, yet is only minutes to the centre of the city. The grounds that surround the home consist of mature trees, raised rock beds, zen garden and 1 acre currently planted in Riesling grapes. The home itself resonates the love of wood mixed with modern with an open concept.

**MLS® 10125706 | \$1,995,000**



## 892 LLOYD JONES DRIVE

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

This recently updated 5 bedroom, 6 bathroom home is set on a gated lake-view estate. The main floor master bedroom features his and her closets, a private bathroom, and exit to the lake-view balcony. The upper level offers a spacious office with separate entrance, 2 built-in work stations, and 3 additional bedrooms. The lake-view balcony boasts a pool and fireplace.

**MLS® 10140394 | \$1,995,000**





4639 JUNE SPRINGS ROAD

**LOCATION:** South East Kelowna  
**LOT SIZE:** 12.45 acres

Sitting on 12.5 acres, this 5,184 sq. ft. home offers a natural forest setting. The spacious great room and dining room open to a dramatic 25 foot vaulted ceiling, and the main floor master suite boasts a spa-like en-suite. The upper level offers 2 more bedrooms, and there is a 2 bedroom guest suite above the garage. This beautiful estate is also adjacent to miles of biking and hiking trails.

**MLS® 10141415 | \$1,895,000**



4342 ULEY

**LOCATION:** Lower Mission  
**LOT SIZE:** 0.208 acres

Contemporary new build in highly desirable Lower Mission area. Offers 4 bedrooms, 5 bathrooms and deluxe triple garage. Open kitchen features five burner stove, double oven, and oversized island. Neutral palette, natural light and wood beams accent extra high ceilings. Perfect backyard for summer entertaining with UV saltwater pool and wet bar.

**MLS® Exclusive | \$1,870,000**



16710 MAKI ROAD

**LOCATION:** Lake Country North West  
**LOT SIZE:** 2.53 acres

Luxury home in Carrs Landing situated on 2.53 acres of park-like grounds. Enjoy a picturesque setting from this 6,987 sq. ft. home with an entertainment layout. Offering 4 bedrooms and 5 bathrooms, there is also a self-contained guest suite with full kitchen and 3 additional bedrooms. Complete with oversized balconies that are nestled among the pines with outstanding vistas. Short stroll to nearby beach and winery.

**MLS® 10127282 | \$1,849,000**



3274 MALBEC CRESCENT

**LOCATION:** Lakeview Heights  
**LOT SIZE:** 0.24 acres

Mediterranean inspired luxurious home offering over 6,400 sq ft of quality and stylish living with 5 bedrooms and 6 bathrooms. This incredible home was designed for entertaining, with a games and media room, as well as a spacious kitchen with two granite islands. Outside, you'll find ample outdoor lounging around the poolside and a triple garage that's nearly 1,000 sq ft in size.

**MLS® 10124318 | \$1,795,000**



277 MATHISON PLACE

**LOCATION:** Kelowna South  
**LOT SIZE:** 0.15 acres

This Colonial Revival home was rebuilt in 2015-16. Notable features include a spacious foyer, large quartz counters in the kitchen, and an upper-level master bedroom complete with an opulent en-suite, his and her inset quartz sinks, a floating cabinet with floor lighting, and a seamless glass shower. Lower level features include a large fireplace, and a wine room. Beautifully landscaped complete with pool. Walking distance to many amenities.

**MLS® 10143326 | \$1,748,000**



654 ALMANDINE COURT

**LOCATION:** Upper Mission  
**LOT SIZE:** 0.279 acres

This lake-view Tommie Award winning home in Upper Mission features manicured landscaping and a privacy hedge surrounding the pool. The crisp white kitchen features oversized stainless steel hardware and a newly created butler's pantry. Dining is easily extended to the exterior through sliding glass doors. Master bedroom with luxury ensuite, gym, media and triple garage.

**MLS® 10143704 | \$1,595,000**



1635 PINOT NOIR DRIVE

**LOCATION:** Lakeview Heights  
**LOT SIZE:** 0.22 acres

Enjoy stunning lake views from this luxurious 3,900 sq. ft. home by Ashbury Homes. Designed by interior designer Lynn Archibald, this newly built home embraces modern, contemporary style and is expected to be completed by the end of November. Boasting 4 bedrooms and 3 bathrooms, this exceptional home also features an in-ground pool with dramatic views.

**MLS® 10143824 | \$1,595,000**



734 MARIN CRESCENT

**LOCATION:** Upper Mission  
**LOT SIZE:** 0.249 acres

This exquisite family home offers unobstructed lake views from every floor. Low maintenance landscaping allows more time for you to enjoy family nights in the open area games room, and rainy evenings watching a movie in the tiered theatre room. 5,600 sq. ft. home built by Frame Custom Homes. Close to the lake, parks, schools, and local wineries, this beautiful oasis won't last long.

**MLS® 10134494 | \$1,548,000**





1245 MISSION RIDGE ROAD

**LOCATION:** Crawford Estates  
**WATER FRONTAGE:** 1.04 ACRES

This 4 bedroom, 3 bathroom home sits on a private, gated estate and opens on manicured grounds that back onto crown land. The one-level living offers easy access to the backyard pool and entertainment area. The updated master bedroom boasts a steam shower, and walk-in closet with centre island. Other features include a pool cabana with sink, cabinets and refrigerator. Attached garage and detached 25x50 outbuilding.  
**MLS® 10140564 | \$1,525,000**



893 HEWETSON AVENUE

**LOCATION:** Upper Mission  
**LOT SIZE:** 0.231 acres

This 4 bedroom, 4 bathroom home exudes modern style. With an open concept defined by stainless appliances and granite counters, the home's features include a fireplace with beautiful stonework, saltwater pool, and lake-view balcony. Upper level bedrooms offer spectacular views while the lower level provides a 1 bedroom, 1 bathroom self-contained suite with private entrance. Backs onto green space.  
**MLS® 10139738 | \$1,395,000**



5652 JASPER

**LOCATION:** Kettle Valley  
**LOT SIZE:** 0.26 acres

This 4 bedroom, 3 bathroom home offers panoramic lake and city views. The interior offers open-concept dining, kitchen, and great room area with wall-to-wall windows and a gas fireplace. The kitchen boasts a quartz island, and stainless appliances. The master suite includes a luxurious en-suite and lake view. Other features include a theatre room, wet bar, gym and private location offering a salt water pool!  
**MLS® 10138206 | \$1,369,000**



4702 MCCULLOCH ROAD

**LOCATION:** South East Kelowna  
**LOT SIZE:** 6.92 acres

Located in a quiet country setting, this family home is set on nearly 7 acres. The home borders the scenic Canyon Regional Park where hiking trails abound. The exterior is finished in plank with pergolas, and is wired for a pool and hot tub. The interior features modern light fixtures and granite counters. The master suite boasts high ceilings and en-suite with soaker tub. Walkout basement for future development.  
**MLS® 10142593 | \$1,350,000**



17-4524 ELDORADO COURT

**LOCATION:** Lower Mission  
**LOT SIZE:** 0.25 acres

Just steps from Okanagan Lake, this magnificent 4 bedroom 5 bathroom home is located in the prestigious gated community Eldorado Arms. The kitchen features top-notch appliances, cappuccino wood cabinetry, and a butler's pantry. The master suite boasts a fireplace, and an en-suite with soaker tub and seamless shower. Outside, enjoy the salt water pool complete with pool side guest cottage.  
**MLS® 10135501 | \$1,298,000**



475 CASCIA DRIVE

**LOCATION:** Lower Mission  
**LOT SIZE:** 0.26 acres

Located on a quiet cul-de-sac, this beautiful 5 bedroom home is in the prime Lower Mission on a Creekside private setting. Tastefully updated in 2017, the home blends traditional with contemporary. The interior boasts bright, open concept living areas, a 2-story foyer, white oak hardwood floors, and a master bedroom with en-suite. The exterior offers a covered patio and yard with room for a pool.  
**MLS® 10143059 | \$1,295,000**



1045 BARTHOLOMEW COURT

**LOCATION:** Upper Mission  
**LOT SIZE:** 0.88 acres

Contemporary designed home with expansive Okanagan Lake views set on a 0.88 acre lot located just minutes to all Lower Mission amenities. This spacious rancher offers 4 bedrooms, 5 bathrooms and was completely renovated in 2007. Features include white maple flooring, a chef's kitchen, stainless countertops, indoor pool, tiled sundeck and panoramic views from all main living areas. Quiet cul-de-sac location.  
**MLS® 10132473 | \$1,275,000**





5958 SNOW PINES CRES

**LOCATION:** Big White  
**LOT SIZE:** 0.175 acres

This standalone chalet at Big White Ski Resort, rated #1 for families, is set near the Ridge Rocket lift. This luxurious ski chalet comes furnished and boasts plentiful windows, offering views of the Monashee mountains and valley. Perfect for families, this amazing chalet has a lofted kids' room above the garage. Other features include a covered patio with a large hot tub and a luxury guest suite in walkout basement.

**MLS® 10145102 | \$1,200,000**



3159 SADDLEBACK PLACE

**LOCATION:** Smith Creek  
**LOT SIZE:** 0.41 acres

An open-concept main floor living area with wall-to-wall glass give this rancher an unobstructed lake view. The main floor master bedroom features a full walk-in closet and stunning en-suite. Indoor features include an open-concept games and family area with massive wet bar. A fully fenced rear yard with covered patio, hot tub, and stamped concrete pool provides ample lounging.

**MLS® 10141286 | \$1,175,000**



3309 SHIRAZ COURT

**LOCATION:** Lakeview Heights  
**LOT SIZE:** 0.33 acres

Set in a desirable location on a quiet cul-de-sac with lake views, this luxurious 4 bedroom, 4 bathroom home in Mission Ridge Estates boasts the finest finishing details. The home features a top-notch home theatre, hand-scraped hardwood, amazing ensuites, and an in-law nanny suite with private entrance. The property is beautifully landscaped with rock wall gardens and lush trees.

**MLS® 10145054 | \$1,159,000**



4-3121 THACKER DRIVE

**LOCATION:** Lakeview Heights  
**LOT SIZE:** 0.19 acres

Nearly new home with unlimited views of Okanagan Lake. This quality constructed home borders Kalamoir Park with walking trails and beach access. Inside, you'll love the elegant styling throughout, plus the main floor layout perfect for entertaining with a seamless transition to the open concept living, dining and kitchen space and access to covered outdoor lounging area.

**MLS® 10137956 | \$1,098,000**



1502-1947 UNDERHILL STREET

**LOCATION:** Springfield/Spall  
**LOT SIZE:** Penthouse

Enjoy resort-like living in this sub-penthouse sky home with sweeping views. The home features a master bedroom with a 6-piece ensuite, and a covered deck with hooded electric fireplace. Expansive windows allow for maximum light. Amenities include a theatre room and furnished library with fireplace. Numerous walking trails, shops, theatres, restaurants and more are nearby.

**MLS® 10144986 | \$1,099,000**



2789 THACKER DRIVE

**LOCATION:** Lakeview Heights  
**LOT SIZE:** 0.46 acres

On prestigious Thacker Drive, this gorgeous luxury home offers lake views, and is set on large, park-like grounds. The residence boasts a designer kitchen with new cabinetry, hardware, appliances, and quartz counters. Adjacent to the kitchen, the lakeside dining room has sliding glass doors leading to a balcony. The upper level master suite boasts a spa-like en-suite.

**MLS® Exclusive | \$1,098,000**







# HOMES

## UP TO \$1 MILLION



GLOBAL  
LUXURY



HOMES UP TO \$1 MILLION



### 1675 SMITHSON PLACE

**LOCATION:** Glenmore  
**LOT SIZE:** 0.18 acres

This 5 bedroom, 3 bathroom rancher is centrally located close to downtown, the lake, and all amenities. With a heated in-ground pool, exotic gardens, and ample outdoor living space, notable features include shaker-style interior doors, and a gas fireplace with BBQ hook up on the balcony. A lower-level summer kitchen is easily accessed from the media room and pool patio.

**MLS® 10138058 | \$949,000**



### 3095 THACKER DRIVE

**LOCATION:** Lakeview Heights  
**LOT SIZE:** 0.226 acres

Enjoy amazing lake and vineyard views from the front veranda and living room of this beautiful 5 bedroom, craftsman-style home in Thacker Ridge Estates. In addition to its splendid vistas, the residence boasts plank hardwood floors, a white linen kitchen, a triple car garage, and much more. Thinking ahead, there is also room for a pool.

**MLS® 10142734 | \$998,000**



### 1945 BENNETT ROAD

**LOCATION:** McKinley Landing  
**LOT SIZE:** 0.83 acres

Located in a peaceful natural setting, this rancher boasts vaulted ceilings, wood accents, French doors, and a lake-view balcony. The home also features an elevated triple-sided glass fireplace, and engineered hardwood floors. A separate lower level entrance is suitable as a secondary suite. Additionally, the home has a security system, below-ground sprinkler system, and hot-tub. Brand new roof just installed.

**MLS® 10136041 | \$977,000**



### 570 CASA GRANDE DRIVE

**LOCATION:** Lakeview Heights  
**LOT SIZE:** 0.24 acres

This lakeview home is nestled in the quiet community of Casa Loma, a unique location that is a mere 5 minute drive to Kelowna yet feels rural and serene. The community has miles of hiking and the biggest bonus is walking from your door to beach access. This lakeview stunner has been tastefully updated and has a 2-storey entrance accented with a glass chandelier, plus amazing kitchen.

**MLS® 10142065 | \$959,000**





3316 RIDGE BOULEVARD

**LOCATION:** Lakeview Heights  
**LOT SIZE:** 0.25 acres

This bright 3 bedroom, 3 bathroom is designed to offer stunning lake, valley, and city views from all main living areas. The home boasts a Carolyn Walsh kitchen, a spacious living room with vaulted ceilings and a fireplace, and a master bedroom with en-suite. Professional landscaping provides maximum privacy in the backyard, with low maintenance perennials and fruit trees.

**MLS® 10142904 | \$915,000**



2034 MOONBEAM CLOSE

**LOCATION:** West Kelowna Estates  
**LOT SIZE:** 0.277 acres

Boasting over 4700 square feet of living space, this 6 bedroom, 5 bathroom family home in West Kelowna Estates offers a bright interior, soaring ceilings, hardwood flooring, granite surfaces, and lower-level summer kitchen. The main floor master bedroom has an en-suite, and access to exterior hot tub. The upper level houses 4 bedrooms and a cozy loft for casual lounging.

**MLS® 10142193 | \$948,000**



1132 GOLDFINCH PLACE

**LOCATION:** Upper Mission  
**LOT SIZE:** 0.167 acres

This lake-view home is well-designed with contemporary finishing. The master suite features a private lake-view deck and a beautiful en-suite with slipper tub, double vanity, and glass-walled shower. The island kitchen boasts a deluxe appliance package, including a wine fridge. Additional features include an in-wall vacuum system, extensive exterior lighting, and sound system.

**MLS® 10142788 | \$899,000**



5422 TANAGER COURT

**LOCATION:** Upper Mission  
**LOT SIZE:** 0.3 acres

Situated in a quiet neighbourhood, this 3 bedroom, 3 bathroom lake-view home in Upper Mission is well-maintained and is near schools, shopping, hiking, and beaches. Both living rooms feature gas fireplaces, and the master bedroom boasts a lake view, private bathroom and a walk-in closet. The fully-fenced rear yard has a large patio dining area, and room for pool.

**MLS® 10142297 | \$839,900**



13331 APEX

**LOCATION:** Lake Country North West  
**LOT SIZE:** 0.167 acres

Offering beautiful views of Wood Lake, surrounding hills and night lights, this 3 bedroom, 2 bathroom home is under construction with anticipated completion this fall, but there is still time for your input on colours if you act quickly! The basement will be available to finish as a legal suite, guest area, or home theatre. The home is set in the growing Lake Country town centre.

**MLS® 10139999 | \$799,900**



698 WESTPOINT COURT

**LOCATION:** Lower Mission  
**LOT SIZE:** 0.26 acres

Situated in the sought-after Lower Mission area, this 5 bedroom, 4 bathroom home boasts immaculate lake views. Open concept main living areas facilitate entertaining. The master suite offers a spa-like bathroom. There is ample parking space, with a double attached garage and detached garage. The home is walking distance to schools, quaint boutiques, and amenities. Cul-de-sac location.

**MLS® 10140330 | \$798,000**



19-570 SARSONS ROAD

**LOCATION:** Lower Mission  
**LOT SIZE:** See Listing Broker

This 3 bedroom upscale townhome is the perfect spot for empty nesters, retirees, or young families. Amenities include a pool, gym, and hot tub. The home features beautiful walnut cabinetry, maple hardwood floors, a vaulted, double height great room, and main-floor master bedroom. Upstairs offers an additional two bedrooms and bathroom. The site is great for walking and biking. Full unfinished basement.

**MLS® 10135038 | \$778,000**



1030 BARTHOLOMEW COURT

**LOCATION:** Lower Mission  
**LOT SIZE:** 0.31 acres

Situated in a quite cul-de-sac and just minutes to all amenities, this home in Mission features beautiful city, lake and valley views. Although in need of updating, you won't want to miss out on the great potential found here. 4 bedrooms and 3 full bathrooms. Island kitchen, vaulted ceilings, wood & gas fireplaces. Oversized attached double garage with separate access to lower level workshop. Large view deck and lower level covered patio.

**MLS® 10133879 | \$749,000**





3057 BURTCH ROAD

**LOCATION:** Springfield/Spall  
**LOT SIZE:** 0.11 acres

Built by Belsera Homes, this non-strata 4 bedroom rancher is in a convenient location, and features quartz counters, crown moldings, a fireplace with stone surround, and hardwood and tile floors. It also boasts a heated ensuite floor, a high-efficiency gas furnace, and a fully finished basement. With an over-sized double garage and RV pad, the property offers ample parking. Photo is of our show home.

**MLS® 10138997 | \$749,000**



269 AVONLEA

**LOCATION:** Glenmore  
**LOT SIZE:** 0.187 acres

This Magic Estates executive home offers 5 bedrooms and 4 bathrooms in 2 storeys with a basement in-law suite. Private exterior lounging backs onto natural landscaping with a tranquil patio-side waterfall. Interior features include aged barn wood flooring in office and antiques lighting fixtures. The master suite includes an en-suite. The lower level boasts a separate entrance.

**MLS® 10136792 | \$735,000**



156-4450 GORDON DRIVE

**LOCATION:** Lower Mission  
**LOT SIZE:** 0.095 acres

A rare find in Lower Mission, this 4 bedroom, 3 bathroom rancher is suitable for the active retired or a family. Featuring a low-maintenance exterior with tiled roof, the home is freshly updated and boasts refinished hardwood floors, geo-thermal heating and cooling with the option of in-floor heating in the basement, and 9-foot ceilings with large windows.

**MLS® 10141693 | \$729,000**



1604 RUTLAND ROAD N

**LOCATION:** Rutland North  
**LOT SIZE:** 0.82 acres

This beautiful .82 acre property offers a modest ranch-style home with numerous updates, including roof, water tank, AC unit, and more. The basement fully updated as well. This prime piece of property is centrally located, and has a private rear yard large enough to operate as a small hobby farm.

**MLS® 10144879 | \$725,000**



1322 MENU ROAD

**LOCATION:** Lakeview Heights  
**LOT SIZE:** 0.31 acres

This 4 bedroom, 3 bathroom lake-view home sits on .31 acres with a fully fenced back yard. The entry boasts wide plank oak flooring, the cozy sitting room offers amazing views, and a fireplace, and the master suite has an en-suite and walk-in closet. Set in the desirable Lakeview Heights location, the home is only a short drive to golfing, beach access, and award winning wineries.

**MLS® 10142275 | \$720,000**



2205 TERRERO PLACE

**LOCATION:** Westbank Centre  
**LOT SIZE:** 0.117 acres

This one-year-old rancher offers views of the lake and Mission Hill Winery. Features include travertine tile in the spacious foyer, hardwood floors, and granite counter-tops. The beautiful master bedroom offers an en-suite. The lower walkout level includes a great room, a bedroom with 4 piece bathroom, and a craft room. The property boasts plenty of parking.

**MLS® 10143328 | \$710,000**



3087 BURTCH ROAD

**LOCATION:** Springfield/Spall  
**LOT SIZE:** 0.084 acres

Conveniently located, this 2 bedroom family home offers high-end finishings, including quartz counters and back-splash in kitchen, bathroom and laundry room, hardwood and tile floors, heated en-suite floors, high-end cabinets and appliances, and a large crawl space with a full sized staircase. The yard is low maintenance, and is fully landscaped and fenced. Photo is of our show home.

**MLS® 10134087 | \$689,000**



3093 BURTCH ROAD

**LOCATION:** Springfield/Spall  
**LOT SIZE:** 0.084 acres

This is a maintenance-free home in a single-family detached neighbourhood with no strata. Features include quartz counters, hardwood and tile floors, heated floors in en-suite, and high-end cabinets and appliances. The yard comes fully landscaped with vinyl fencing for minimal yard work. The deep crawl space has a full-sized staircase for easier access to storage. Photo is of our show home.

**MLS® 10133995 | \$685,000**





18-3416 SCOTT ROAD

**LOCATION:** Lower Mission  
**LOT SIZE:** See Listing Broker

A stones throw to the waterfront, this spacious townhome has a great interior layout. Granite surfaces, hardwood floors, modern lighting, and top-end Viking appliances will please any chef. The home features an open-concept main floor with access to the lake-view balcony. The upper level features more bedrooms including a spacious master bedroom with en-suite and walk-in closet.

**MLS® 10142759 | \$630,000**



280 ADVENTURE ROAD

**LOCATION:** Rutland South  
**LOT SIZE:** 0.21 acres

This 4 bedroom, 2 bathroom family home sits on quiet street. The main floor boasts a spacious sunroom allowing for lots of natural light. The lower level includes 2 bedrooms and a bathroom. The home offers a detached double garage and single carport, and a fully fenced backyard encased in cedars for complete privacy. The property is a walk to shopping and Belgo Elementary School.

**MLS® 10142620 | \$615,000**



3675 MORNINGSIDE DRIVE

**LOCATION:** Glenrosa  
**LOT SIZE:** 0.11 acres

A spacious 3 bedroom, 3 bathroom rancher, this home has lake, mountain, and valley views. The main floor boasts vaulted ceilings a gas fireplace, and a covered deck. The home conveniently includes a double garage, huge storage room, and a landscaped yard. It is also in a great location, with walking distance to schools, and only minutes by car to all amenities.

**MLS® 10141815 | \$499,900**



6-3370 CASORSO ROAD

**LOCATION:** Lower Mission  
**LOT SIZE:** See Listing Broker

This 2 bedroom, 2 bathroom rancher in Mission Estates offers complete privacy and backs onto a creek. The large master bedroom includes a 3 piece en-suite and walk-in closet. The second bedroom is perfect for guests, and the bright den makes a fabulous office. On the quiet side of Mission Estates backing onto a wildlife reserve, the home is walking distance to all amenities.

**MLS® 10142134 | \$499,000**



215-2288 BENVOLIN ROAD

**LOCATION:** Springfield/Spall  
**LOT SIZE:** See Listing Broker

Conveniently situated in a well-maintained complex with secure parking, outdoor pool, hot tub, exercise room and games area, this home boasts modern updates, including lighting, flooring and paint. Features include a master bedroom with en-suite, and an open-concept. Centrally located, you can walk to shops, dining, or the scenic walking trails on the Mission Greenway.

**MLS® 10142614 | \$335,000**



102-3521 CARRINGTON ROAD

**LOCATION:** Westbank Centre  
**LOT SIZE:** See Listing Broker

This desirable 2 bedroom, 2 bathroom ground-floor unit in the heart of wine country offers access to a spacious patio from both the master bedroom and living room. The patio has expansive views of the golf course, mountains and a small lake view. The home features a granite kitchen with stainless appliances, open concept living room with fireplace, and wood flooring.

**MLS® 10142085 | \$275,000**



34-3481 OLD VERNON ROAD

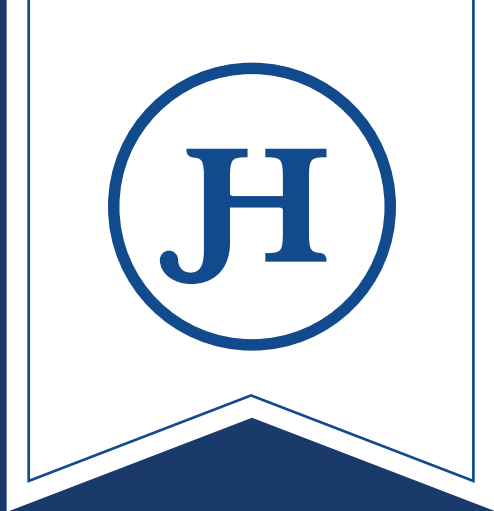
**LOCATION:** Ellison  
**LOT SIZE:** See Listing Broker

This bright and well-maintained home boasts a quiet rural setting in a senior community in Country Lane. Backing onto pasture, the community has an active clubhouse that holds events such as card or dart nights. With over 1000 square feet of living space, the home offers 2 bedrooms and 2 bathrooms, a covered rear patio, and a double garage which easily parks 2 more vehicles.

**MLS® 10140642 | \$250,000**







# LOTS AND ACREAGES



GLOBAL  
LUXURY



LOTS AND ACREAGES



**2840 FENWICK ROAD | NORTH GLENMORE**

**MLS® 10137396 | \$1,750,000 | LOT SIZE: 2.15 acres**

2.15 acre lot suitable for a variety of commercial or industrial uses. The lot is located near major shopping and industrial centres.



**104-5650 THE EDGE PLACE | UPPER MISSION**

**MLS® 10143691 | \$795,000 | LOT SIZE: 0.58 acres**

Build your dream home in this incredible setting with lakeside views. The lot provides easy access to hiking trails and area beaches.



**79&80-685&695 FEATHERTOP WAY | BIG WHITE**

**MLS® 10132899 | \$625,000 | LOT SIZE: 0.25 acres**

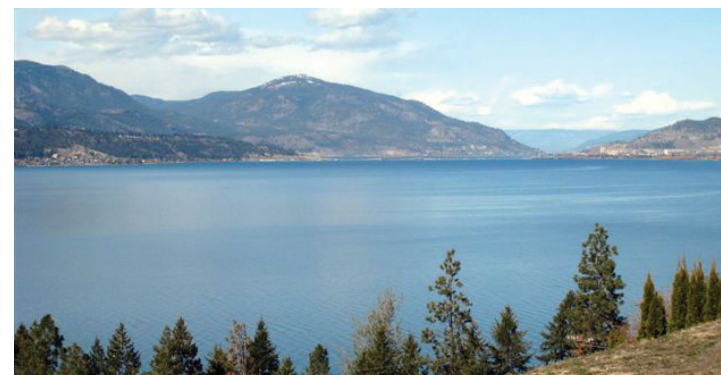
With stunning mountain and valley views, these two side by side lots are ready for development with all utilities at the lot line.



**455A CURLEW DRIVE | UPPER MISSION**

**MLS® 10143008 | \$589,000 | LOT SIZE: 0.71 acres**

.71 acre level building site with incredible lake and mountain views. Just a short drive to sandy beaches, wineries, and amenities.



**386 UPLANDS COURT | UPPER MISSION**

**MLS® 10128126 | \$459,000 | LOT SIZE: 0.30 acres**

Situated in a quiet cul-de-sac, this 30 acre lot sits near the lakeshore with amazing views of Okanagan Lake, and is close to amenities.

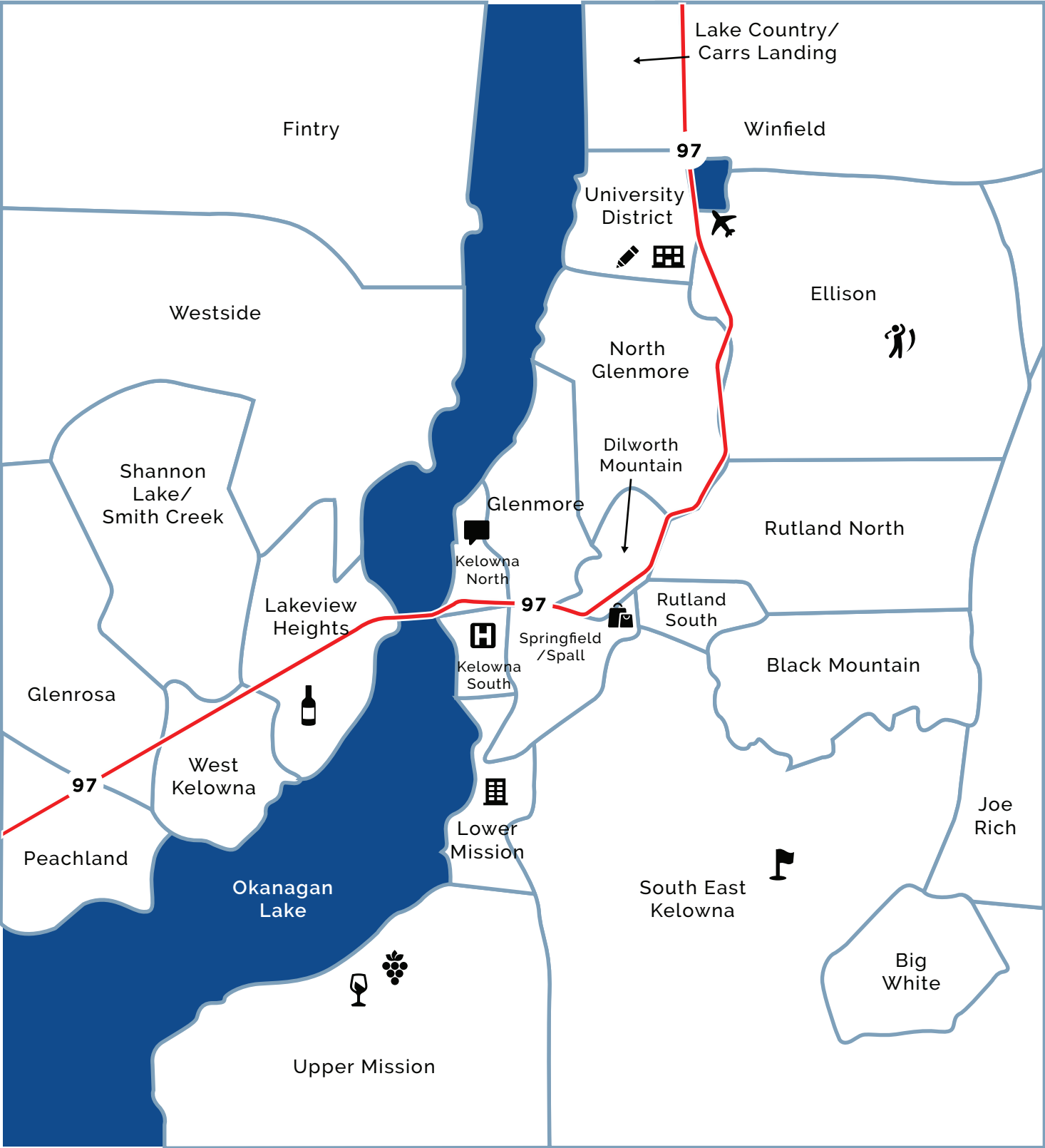



**392 STELLAR DRIVE | UPPER MISSION**

**MLS® 10131334 | \$389,000 | LOT SIZE: 0.27 acres**


Outstanding .27 acre lake view lot in sought after location. Close to the shores of Okanagan Lake, schools, and amenities.






 Aberdeen Hall Preparatory School

 UBC Okanagan

 YLW International Airport

 Tower Ranch Golf & Country Club


 Downtown Kelowna


 Kelowna General Hospital


 Orchard Park Mall

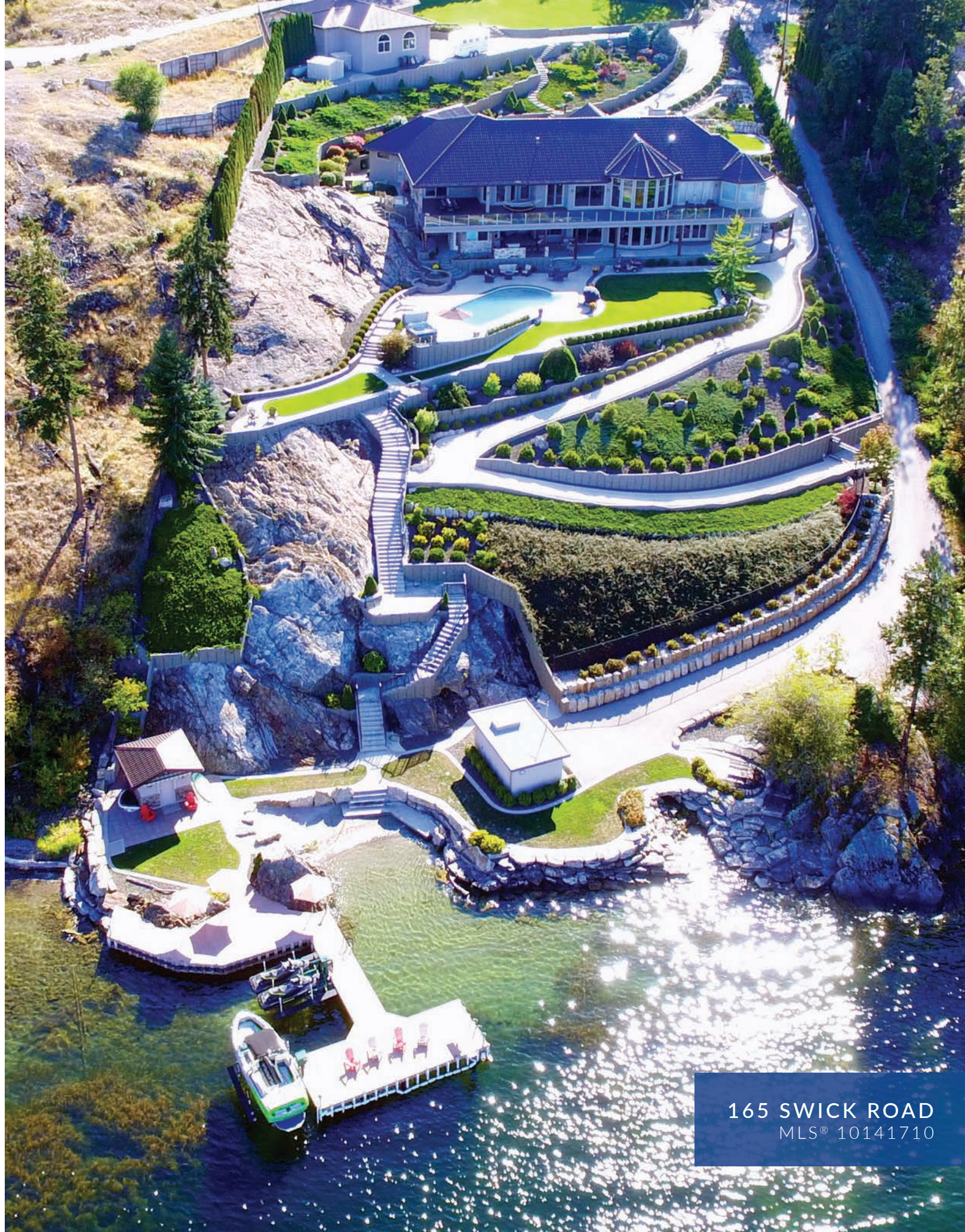
 Mission Hill Winery

 Eldorado Hotel

 Gallagher's Canyon Golf & Country Club

 Summerhill Estate Winery

 Cedar Creek Estate Winery



165 SWICK ROAD  
MLS® 10141710





# JANE HOFFMAN

## GROUP

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