

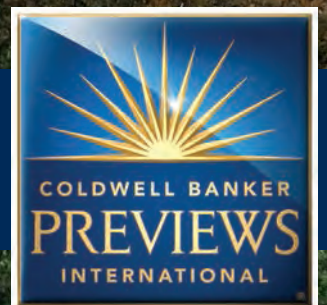


# GALLERY



DISCOVER KELOWNA'S REAL ESTATE

Coldwell Banker Horizon Realty • Jane Hoffman Group









A NOTE FROM

# Jane Hoffman

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

As we say goodbye to the long summer days and fall ushers in the cool, crisp weather, we anticipate the winter ahead. The changing seasons are always beautiful in the Okanagan, the leaves go through their beautiful array of changing colors for us to enjoy and the snow begins to fall on the surrounding mountains. We open our hearts and homes at this time of year, and eagerly await our friends & family who travel from near & far to be with us.

It's also at this time of year, we reflect on the year that was, and what the upcoming year will bring. We have seen many changes in 2015, the challenges for Alberta with the lower oil pricing, the change in government, and the unpredictable world events. We are so fortunate to live in the Okanagan Valley and have seen such growth in our community throughout 2015. Our downtown core is transforming with so many positive reviews received by new prospective buyers coming to Kelowna. Our University, private and public school systems are winning accolades from our clients who praise the merits of these institutions. Kelowna General Hospital meets the growing demand with increased high level services and drawing the best & brightest physicians to the area. Furthermore, we see the burgeoning tech sector in the Okanagan continue to grow rapidly, which is also bringing in young professionals & investors alike. Nearby, Big White Ski Resort is excitedly gearing up for the new ski season and building another day lodge to further entice guests to stay & enjoy a break, all while taking in the views and Okanagan sunshine.

Looking towards 2016, we prepare ourselves for a busy year, full of excitement & prosperity. We continue to see modest strength in our market moving into 2016, as the Bank of Canada is forecasting a 2% increase in Canada's economy for the new year and low interest rates continue to be forecasted. We are delighted for what it brings, and look forward to assisting you & your family in your relocation to our lovely piece of paradise.

I have travelled to many beautiful places world-wide, however, landing back in Kelowna, I always say..."How can I be so lucky to call Kelowna my home?"

Warm wishes and all the Best for 2016.





A FRENCH COUNTRY OASIS ON

# *Okanagan*





# an Lake

A scenic view of Okanagan Lake, with a large pine tree in the foreground and a mountain in the background. The lake is calm and blue, reflecting the sky. The mountain is covered in green trees and has a small town visible at its base. The pine tree in the foreground is large and green, with its branches extending over the lake.

**A**s you slowly meander out of the city, past the lush farmland, a few turns off the main road, leads you towards the lake through a forest of pine trees & serenity. Winding down the mountain, you find yourself amazed at the views when the trees give way and you arrive at McKinley Estates, a gated enclave of luxurious lakeshore homes. Looking up to Vernon in the north or down the lake back at the city, the sight is absolutely breathtaking.

Resting above the shores of Okanagan Lake is the stunning French Country styled home of 2930 Shayler Court. Set privately on 2.727 acres, this impressive residence is designed with all the grandeur & warmth of a traditional French Country home. The 5,200 sq.ft. interior is full of charm & elegance with spacious living areas and high ceilings, accented with natural

elements such as Fir timbers, wood beams, shutters, and distressed alder hardwood flooring.

Designed by Richard Hewitt and built by Neil Miller Homes, 2930 Shayler Court welcomes you and your guests in with a timber framed front entry verandah and a solid knotty alder front door. Stepping around the corner, the Grand Room has a 19 ft. ceiling and wall of windows, allowing natural light to cascade throughout the open design of the main living areas.

Pulling out of the driveway, watching the gates close in your rear-view mirror, you savour the leisurely drive up to the main road, just thinking to yourself, how amazing it is that you found this beautiful lakeshore estate... and how you can't wait to get back home to enjoy it.





**KRISTY HUBER**

VP Sales, Associate Broker,  
Realtor® since 1992



**JANE HOFFMAN**

President, Realtor® since 1985



**SHERRIN STEWART**

Buyers Agent, Realtor® since 2003

MEET

# *Our Team*



**DEAN SIMONELLI**

Buyers Agent, Realtor®



**SHERRY TRUMAN**

Buyers Agent, Realtor®

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.



**GREG DUSIK**

Buyers Agent, Realtor®



**MELISSA MCAFEE**

Buyers Agent, Realtor®



**CAROLE COLEMAN**

Office Manager, Realtor®



**BEV HUBER**

Website Administrator, unlicensed



**JODI HUBER**

Listing Coordinator, Realtor®



**TRACY CORSI**

Office Assistant, unlicensed





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# MEET *Sherrin Stewart*

BUYERS AGENT, REALTOR®



**Q: What are the benefits of moving to Kelowna?**

A: I love the fact that once you make the move and live here, you will likely not move again- it's a wonderful feeling of being "settled" - a safe & comfortable home and community. The weather & climate are fantastic creating an all season playground with golf, skiing, and the lake. The city continues to grow with amenities, such as the new Interior Heart and Surgical Centre at Kelowna General Hospital, and Kelowna International Airport is undergoing an expansion & renovation. With all that's here, and a simple one hour flight to Calgary, Vancouver or Seattle for easy world-wide connections, or a short 3 ½ hour drive to Vancouver, there is no other city that I would rather live in!

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

A: I am proud to be a part of the Jane Hoffman Group. Working alongside Jane and with such an extraordinary team of individuals is rewarding and motivating, as we push each other to exceed our own expectations. Year after year, our group earns the well deserved position as Coldwell Banker's #1 Team in BC & Canada for Total Production, and one of the top 10 teams in all North America, which is an achievement beyond itself! With extensive knowledge of our local market in a variety of properties, including In depth understanding of the luxury lakefront market, we dedicate the time & effort it takes to finding the most suitable property for all our clients. Working tirelessly to provide the highest level of professional and knowledgeable advice to those considering selling or acquiring a home, awards me with continued satisfaction in my work.

# MEET *Greg Dusik*

BUYERS AGENT, REALTOR®



**Q: When did you become a Real Estate Agent & Why?**

A: I went straight into Real Estate after graduating from the University of British Columbia, where I was an outdoor adventure guide - white water rafting and fishing in central/northern BC and Alaska. I did that for another year after university, meanwhile deciding on a career and working on my Real Estate licensing. Having always wanted to own my own business, and at the time I graduated from UBC, building a real estate office was an excellent option. I became fully licensed as a Real Estate Agent in 1985 and then completed my Managing Brokers' license in 1993.

**Q: What separates you from your competition?**

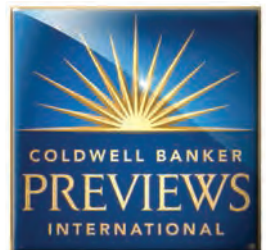
A: Experience (knowledge), Team (service) and Sales Performance. I am always confident when dealing with new clients that I can provide a level of competence, service and performance that I am comfortable saying is the best in our market place. I have been with the JHG for just over a year, but worked with Jane and team on many co-lists over the past years and it is impressive to see the systems, the support staff and the success that comes from the incredible market reach that Jane has developed.





# *Lakeshore*

OVER \$4 MILLION





## LAKESHORE OVER \$4 MILLION



### 210 - 440 CASCIA DRIVE

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

Southbay Landing lakeshore home in exclusive gated neighbourhood in the Lower Mission District of Kelowna. This luxury lifestyle home offers secure gated entry, first class clubhouse with swimming pool, hot tub, gym, boat moorage and a sandy beach. This 3700 sq. ft. home has private patio with hot tub, outdoor living room, triple car garage, master bedroom features floor to ceiling windows that capture a commanding view of Okanagan Lake. Enjoy the ease of biking, walking and nearby amenities. Lakeside home offers that "lock and go" lifestyle for the travelling homeowner. MLS® **\$4,295,000**







## 388 BRAELOCH ROAD

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

Mission District level lakeshore location for this stunning beachfront home. Over 5200 sq. ft. design exudes luxury and chic modern features through out. 4 bdrms, 4.5 baths, separate 1 bedroom guest suite, triple car garage, circular driveway. Stunning lakeside kitchen with marble island, a home theater room, home gym, private sandy beach offering 90 ft of Okanagan Lakeshore and private boat moorage with boat lift. This desirable Mission location is a short walk to nearby wineries and parks. MLS® **\$4,295,000**





## LAKESHORE OVER \$4 MILLION



### 3130 SHAYLER COURT

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

EXTRAORDINARY!! Gold medal Tommie Award winning post & beam dream home set on 2.84 acres with spectacular views of Okanagan Lake! Gated secure neighborhood in McKinley Landing district only 12 minutes North of downtown Kelowna and new access to airport coming soon. You'll love the design and quality through out this 4700 sq. ft home that offers the ultimate private setting. Award winning vanished edge pool is truly beyond compare. Lakeside tram for easy transition from home to water's edge. MLS® **\$4,395,000**







## 1998 ABBOTT STREET

**NEIGHBOURHOOD:** Kelowna South  
**WATER FRONTAGE:** 68.88 ft.

Lakeshore in the heart of Kelowna, level 0.89 acre site of park-like mature landscape complete with sandy beachfront and dock. Character and charm exudes through out this Georgian revival styled home. Extensive and stylish renovations were completed with careful attention to the history of the home while providing modern day luxuries. 8 full bedrooms, 6 bathrooms and over 7600 square feet. In 2007 a deluxe wing was created that features a self contained 2 bedroom guest suite that includes a full kitchen, living and laundry room. Lakeside flagstone patio to relax and enjoy the beauty of the Okanagan. Secure gated entry leads you to this lakeshore paradise in the Hospital district. MLS® **\$4,495,000**





## LAKESHORE OVER \$4 MILLION



### 2677 WESTSIDE ROAD

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

Waterfront Retreat! This 3.4 acre estate is perfect for the buyer wanting privacy and the unique offering of two detached cottages accommodating friends or family in private quarters. Careful planning created this exceptional lakeside 3700 sq. ft home designed to integrate seamlessly indoor and outdoor beachside living. Features include main floor master bedroom, dream butler's kitchen with access to outdoor living room, cascading waterfall, stunning landscape, quaint beach cabana with additional guest accommodations. Privacy & tranquility in the perfect setting with 395 ft on the Lake. Deep water moorage to accommodate large boats. MLS® **\$4,495,000**







## 4458A LAKELAND ROAD

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

Idyllic lakeshore home set at end of private lane offering 105 feet of pristine shoreline complete with boat dock. 1/2 acre level property is expertly landscaped and is graced by a tree lined driveway. This luxurious rancher boast over 3600 square feet of living space. Easy transition from nearly every room to the entertainment sized outdoor paradise complete with automated awnings/kitchen area. Detached guest casita with bedroom and bath perfect for out of town guests or family. Triple car garage. The opportunity to own a home in this location is a rare offering. MLS® **\$4,950,000**





## LAKESHORE OVER \$4 MILLION



### 13210 MCCREIGHT ROAD

**NEIGHBOURHOOD:** Lake Country North West  
**WATER FRONTAGE:** 136.21 ft.

Architectural modern Tuscan design newly constructed by San Marc, is unquestionably a masterpiece. Nestled on the shores of Okanagan Lake this home has magnificent indoor and outdoor living spaces. Set on private 1.2 acre lot with 136 feet of pebbled shoreline. Over 7900 square feet of world class luxury with nearly every room embracing the commanding lake views. 5 bedrooms with en-suite baths. Outdoor entertaining offers pool, generous lounging areas, full dining and outdoor living room. Enjoy lakeside activities from the beach cabana complete with power water, bathroom and deck. Deep water moorage with boat lift and 2 sea doo lifts. MLS® **\$5,998,000**







## 2463 WHITWORTH

**NEIGHBOURHOOD:** West Kelowna  
**WATER FRONTAGE:** 93 ft.

Soft contemporary design with stone and wood elements to create over 6000 sq. ft. High quality home is situated on level ½ acre on one of the most desirable streets on Okanagan Lake. Gated and private, the home offers 5 bedrooms, 6 bathrooms and an oversized triple car garage with ample additional parking available. This one of a kind open concept home blends both modern contemporary elements with natural materials creating an inviting atmosphere which blends seamlessly to the amazing outdoor bar and expansive lakeside patios. Private lakeside yard to enjoy the everchanging vistas of lake Okanagan and deep water moorage for your boat! **MLS® \$6,795,000**





## LAKESHORE OVER \$4 MILLION



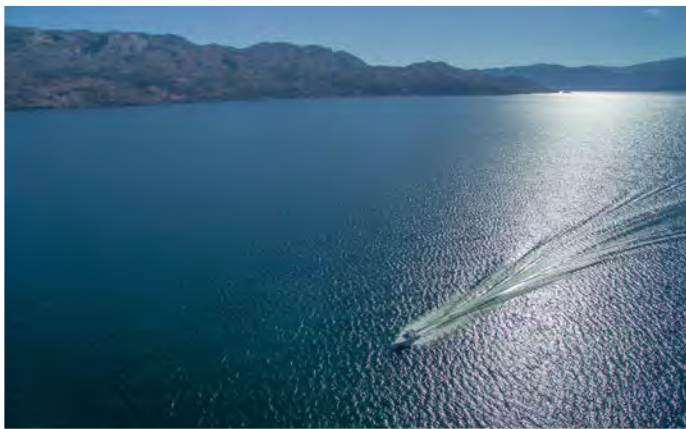
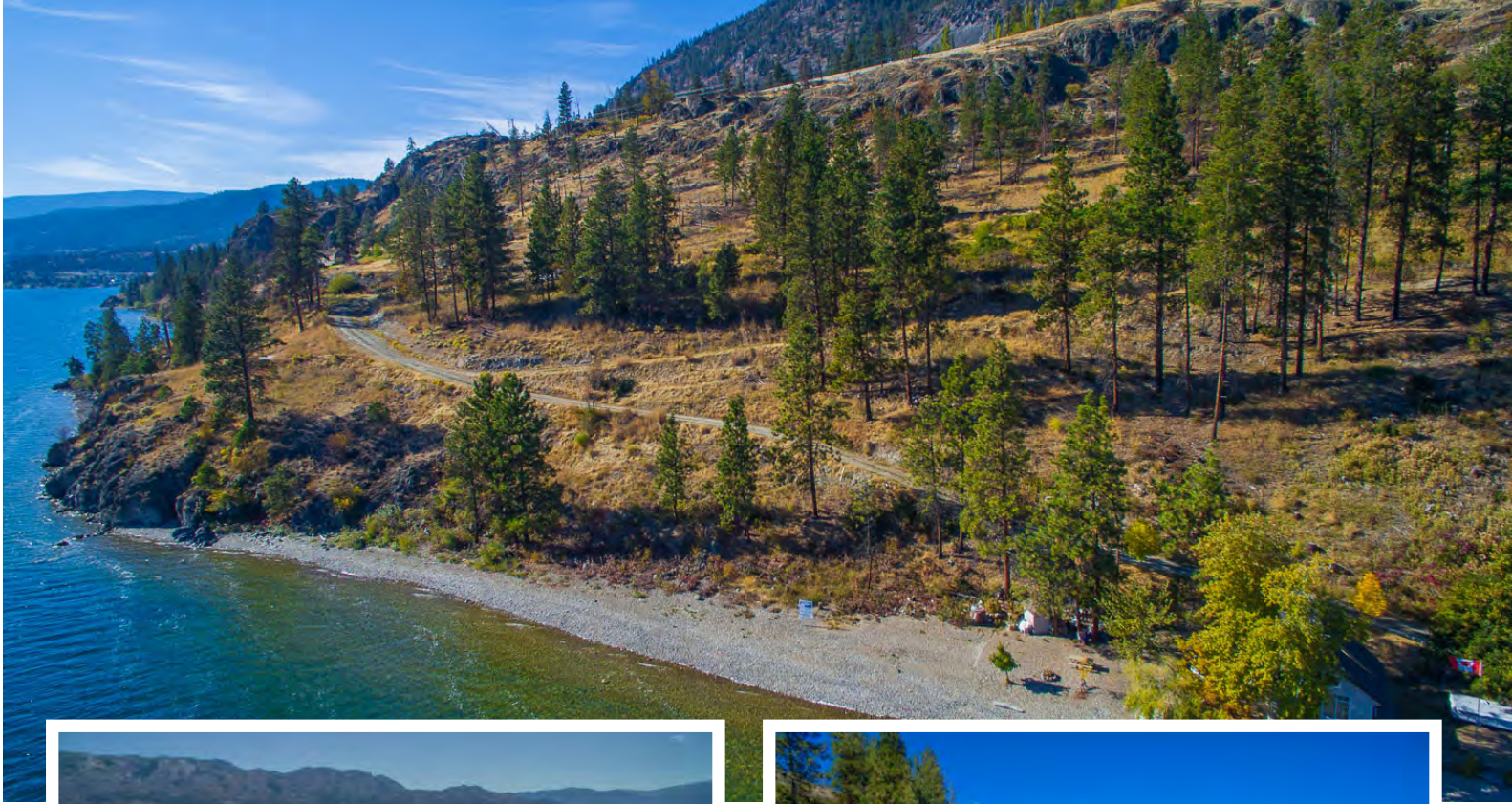
### 2600 DUBBIN ROAD

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

"House of Concrete and Glass" A bold architectural statement is achieved from this Modern and sleek waterfront home. An epic view is offered from nearly every room of this outstanding home. Truly a masterpiece boasting every luxury imaginable. Adjoining the main residence through a glass hallway is the self contained guest quarters. Cascading water walls, negative edge pool, an entertainers dream with spacious outdoor decks complete with outdoor kitchen. Approximately 230 ft. of beach frontage, deep moorage dock and lounge area to enjoy the waterfront. From the moment you open the secure gated entry you know you have found a home like no other! MLS® **\$6,900,000**







## 3100 HIGHWAY 97

**NEIGHBOURHOOD:** Peachland

**WATER FRONTAGE:** 1100 ft.

Lakeshore development or private estate opportunity...Over 22 acres adjacent to an established and quiet lake front community known as Seclusion Bay. Property offers over 1100 feet of pebbled shoreline. A piece of paradise on Okanagan Lake. A 1 bedroom cabin is located on a level building site at water's edge. Family retreat or holding property for future development. Develop into three large estate size lots or Dare to Dream. Exiting new developments on the horizon for the Peachland District. MLS® \$6,995,000





## LAKESHORE OVER \$4 MILLION



### 6620 LAKESHORE

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

Dream Big. Dream Bold. Perched above Lake Okanagan, this 16.63 acres with endless lake views is the Eagle Mountain Estate. Sprawling 12,800 sq.ft timber frame home with 5 bdrms, 7 bathrooms, 5 fireplaces, geothermal heating/cooling system Soaring 30 ft ceilings, granite counters, double island kitchen loaded with stainless steel appliances. Home office with private terrace plus self contained guest quarters. Walk out lower level features a home theatre, temperature controlled wine room, home gym, wet bar, billiards area, nano doors for transition to the vanishing edge pool Tennis court. Gated entry. Deep water dock with boat lift! MLS® **\$7,495,000**







## 8312 KALAVISTA DRIVE

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

Where beach life and a world class home collide. One of the most desirable lakeshore locations on the charismatic Kalamalka Lake. Gated estate sized .64 acre w/170 ft of crystal clear waterfront. Dramatic open design offering 4885 sq ft of living area with spectacular lake side patio forming an indoor/outdoor ambiance for the entertainer. Manicured gardens, elaborate water feature, licensed dock w/electric lift, 4 car garage, 1 bedroom nanny suite with separate entrance, fabulous exercise room overlooking the lake, gourmet chef's kitchen with impressive island, sensational master suite and spa like ensuite with expansive views of the "Lake of Many Colours".  
 MLS® \$7,500,000





## LAKESHORE OVER \$4 MILLION



### 15686 WHISKEY COVE ROAD

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

Indulge your senses-contemporary elements expertly crafted to create a tastefully modern design that blends perfectly with Mother Natures' swimming pool- Okanagan Lake. This private gated location in the Carrs Landing area offers 120 ft. of beachfront on 1.35 acre manicured site. Two detached luxury guest suites for extended family vacations is a rare find. Floor to ceiling wall to wall windows that all open to an expansive lakeside patio creating seamless transition to the beach style ambience with party sized seating area with fireplace, outdoor kitchen, covered and open lounge areas, spa and even a soccer pitch. MLS® **\$7,995,000**







## 1475 PRITCHARD DRIVE

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

To reside on this property is a dream realized! 13.2 level acres on Okanagan Lake offers 284 ft. of pris-tine beachfront, boat dock, deluxe 3 bedroom guest house, grand entertainment sized lakeside patio complete with salt water pool and hot tub. Architecturally designed timeless custom home set privately on manicured grounds with gated private entry. Level useable acreage currently with nursery stock but awaits your ideas. Iconic waterfront estate set in the heart of wine country! MLS® \$7,995,000





## LAKESHORE OVER \$4 MILLION



### 19-180 SHEERWATER

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

Luminescence - contemporary, full of light and intimately connected with its magnificent setting. Concrete, glass and heavy timber combine to create over 10,000 sq. ft. of luxury living connected to the Okanagan lakeshore lifestyle and deep water boat moorage. Awards for Master Suite design, single family home design and 2013 Pinnacle award for luxury pool design. Exceptional 7 car garage with 1545 sq. ft. on the lower level and 1440 sq. ft. on level 2 with car lift to the upper garage. Epic views create an everlasting impression that engage all of your senses. MLS® **\$8,500,000**







## 15510 WHISKEY COVE

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

This gated waterfront estate presents a lifestyle of idyllic splendour, a sense of enchantment to everyday living, entertaining and relaxing. Located in charming Lake Country on the shores of Okanagan Lake providing over 1 acre of level living, the interior gracefully and effortlessly integrates the outdoor beauty with the interior. Offering nearly 9000 square feet of luxury living, thoughtfully designed guest and children's wings. Amazing games room features full cabinetry, island bar, 4 TVs and nano doors that open to the resort like beachside entertainment mecca. Outdoor kitchen, covered lounging/dining complete with fireplace. Dock boasts 2 boat lifts, pontoon boat lift and jet ski lift with custom seating area. Dream 6 car garage with room for all the "toys". MLS® **\$9,295,000**





## LAKESHORE OVER \$4 MILLION



### 4514 ELDORADO ROAD

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

Lower Mission lakeshore oasis on a grand scale. An exquisite marriage between traditional elegance and complete privacy that defines this one of a kind offering. This property offers a breathtaking outdoor experience through out it's 1 acre setting with 192 ft. frontage with two legal titles. Landscaped to perfection with a grove of old growth cedar trees, meandering creeks, bridges, a secret garden, conservatory/green house, quality built home offering 5900 sq. ft., boat dock with deep water moorage for large watercraft. This property is filled with character, warmth and a setting to create lasting memories. MLS® **\$10,900,000**







## 4800 LAKESHORE

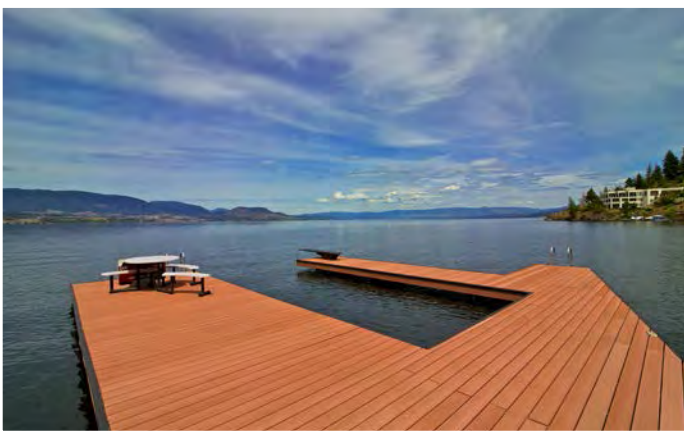
**NEIGHBOURHOOD:** Upper Mission  
**WATER FRONTAGE:** 410 ft.

RARE....17.8 acre idyllic setting in most desirable Mission location. Strolling the landscape you will find green hillsides, horses grazing, an indoor riding arena, a selection of fruit trees and 400 feet of pebbled shoreline with newly completed lakeside lounging deck and dock with boat moorage. Main home offers 11,000 feet of Post and beam style interior with generous sized living areas The personality and warmth of the owners is reflected through out the design and finishing of this tastefully designed family home. This is a once in a lifetime opportunity to create your own vineyard/winery on this estate sized acreage combined with the lakeshore lifestyle of the Okanagan. MLS® **\$13,995,000**





## LAKESHORE OVER \$4 MILLION



### 8888 LAKESHORE

**NEIGHBOURHOOD:** Upper Mission  
**WATER FRONTAGE:** 1469 ft.

Life in a private Paradise. Over 1400 ft. of lake front on 75+ acres. This property is ideal for an estate, family compound or corporate retreat. Located at the end of Lakeshore Road and surrounded by Okanagan Mountain Park. Enjoy nature, relax to the sounds of natural creek and waterfall on the property. Deep water dock with berths for several large boats and personal watercraft. Guest house located by the waterfall and a special location for 2nd guest house perched on outcropping nearly hovering over the lake. Sites have been expertly chosen for primary residence. Opportunity to complete the 4 lot subdivision creating a bare land strata for the buyer looking to develop this inspirational property. MLS® **\$19,999,000**

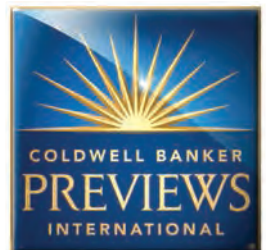






# *Lakeshore*

\$2 – \$4 MILLION







### 318 POPLAR POINT DRIVE

**NEIGHBOURHOOD:** Kelowna North  
**WATER FRONTAGE:** 150 ft.

Contemporary home in one of the "best kept secret" neighborhoods in Kelowna. Within strolling distance to downtown amenities, cultural district, Knox Mountain hiking and biking trails you will find this Spectacular .29 acre lot with 150 ft of pristine water frontage. Bright, light filled 5255 sq.ft. design takes full advantage of commanding lakeviews. 5 bedroom residence includes self contained two bedroom suite. Terraced patios offer incredible outdoor living spaces. Deep water moorage and dock. MLS® **\$2,195,000**



### 5000 LAKESHORE ROAD

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

Private waterfront home on 0.79 acre lot with 97 feet of pristine lake frontage. Breathtaking lakeviews from this 5500 sq.ft. home and from the 2200 sq. ft. entertainment sized deck! Professional renovations include: all Hunter Douglas blinds throughout, extensive use of granite and travertine, high end appliances - Sub Zero, Fisher Paykel, Dacor and a Meile built in coffee maker. Bonus area with full gym or nanny suite, 5 person steam room, bar, beach house, mature landscape, boat dock and lift, pristine shoreline. MLS® **\$2,299,900**



### 10-9990 EASTSIDE ROAD

**NEIGHBOURHOOD:** Vernon  
**WATER FRONTAGE:** 78 ft.

Gated waterfront retreat situated in a tranquil setting on the north end of Okanagan Lake. 3700 sq.ft meticulously cared for home built in 2006, 4 bedrooms, 4 bathrooms, den/office, offers open concept kitchen, dining & living room with fireplace positioned lakeside, wide plank hardwood flooring, timber beams, textured walls, tiled surfaces compliment the overall styling. Easy access to private dock with boat moorage. MLS® **\$2,345,000**



### 2-3300 WATT ROAD

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

Mission Bay- gated community within strolling distance to South Pandosy Village and amenities. This desirable community offers lake-side pool, nearly 400 ft. of sandy beach, dock with boat lift, private patio, 3000 sq. ft. home, 3 bedrooms + den, 3 full bathrooms, unobstructed view in premium location within this enclave of luxury homes. "Lock and go" lifestyle for the homeowner on the move. MLS® **\$2,395,000**





## LOT 5 LAKESHORE

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

Looking for that perfect private acreage to build your dream vacation or full time home on the shores of Okanagan Lake? Pristine 623 ft. of waterfront on this 5.21 acre property offers several amazing building sites to create that one-of-a-kind homes that flank Kelowna's shoreline, quiet area, impressive views, short distance to nearby Provincial park for hiking and biking trails. MLS® **\$2,395,000**



## 2210 ABBOTT STREET

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

Contemporary home inspired by Frank Lloyd Wright's Robbie House in Chicago's Hyde Park. Over 3170 sq. ft, 4 bdrms, 4bathroom, lofted media room, tranquil courtyard, gourmet kitchen, flexible bonus room over garage, 2 covered parking/lift system. Amazing view and access to sandy beach and the shores of Okanagan Lake. You'll LOVE the Urban living with walking and biking proximity to nearby shopping, dining and amenities. MLS® **\$2,398,000**



## 3592 LAKESHORE ROAD

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

Opportunity to own .47 acre property with 73 ft. of water frontage, sandy beach and wharf. Southwest exposure with commanding views of the lake, mountains and city. Well maintained, renovated home with granite kitchen, stainless appliances, laminate wood flooring in the dining and living room. Detached double garage, lots of parking. Low maintenance lakeside yard with rock landscaping walls and mature foliage. Only minutes to all amenities from this central Kelowna location. MLS® **\$2,595,000**



## 4986 LAKESHORE ROAD

**NEIGHBOURHOOD:** Upper Mission  
**WATER FRONTAGE:** 83 ft.

Private and gated waterfront estate nestled on 1 acre with 83 ft of Okanagan Lake front. Completely renovated contemporary 5326 sq. ft design, dramatic great room, luxury master suite with spectacular lake view, wine room, gym area, billiards room, licensed boat dock with 2 lifts, detached guest/nanny suite could be home office, attached triple garage plus detached workshop garage. Short stroll to award winning wineries. MLS® **\$2,695,000**





### 3600 LAKESHORE ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** 68.19 ft.

Build your dream home on this nearly 1/2 acre level lakeshore site with nearly 70 ft beachfront in an area of high calibre lakeshore residences. All services to property, amazing south western exposure, and only minutes by foot to nearby restaurants, shopping and activities. No time frame to build, no design guidelines, so take your time with design and build and create the lakeshore lifestyle you have been looking for! MLS® **\$2,795,000**



### 5251 BUCHANAN ROAD

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

Near New Lakeshore home offering 4500 sq. ft. 4bdrm, 4 bath in main residence + 1000 sq. ft. 4 bedroom guest house over the triple car garage. Amazing lake views from open concept main floor, oversized decks and walls of windows. Entertainment sized rear patio includes swimming pool and manicured landscape design to lower level beach and private dock with boat lift. Fabulous home for extended family/guests with the separate suite! MLS® **\$2,795,000**



### 3122 WATT ROAD

**NEIGHBOURHOOD:** Lower Mission  
**WATER FRONTAGE:** 170 ft.

Lakeshore living a stone's throw from nearby coffee shops, shopping, Pandosy village boutique shops, restaurants and entertainment. Expansive views of the lake, city & mountains positioned with south west exposure. Over 3000 sq. ft. home located near end of no thru road on 1/2 acre level property, wharf w/lift, approx. 150 ft of glass panelled fencing along lakeside of property. Fabulous location to walk to all amenities. MLS® **\$2,895,000**



### 3858 TRUSWELL ROAD

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

WATERFRONT development property .59 acre with 75 feet of lake frontage and sandy beach. Presently zoned RU1. The Official Community Plan of the City of Kelowna supports "mixed use tourism" zoning. Located in the prestigious Lower Mission between Eldorado Hotel and Mission Shores. A rare LAKE SHORE development opportunity! Nearby golf courses, world class wineries, boutique shops and activities MLS® **\$2,995,000**





## 6850 LAKESHORE ROAD

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

Ultra-Private 2.5 acre lakeshore residence accessed by gated entry to winding drive that leads to nearly 5000 sq. ft. of carefully crafted living space. Home integrates seamlessly with the outdoor environment, extensive use of wood, stone and glass combine to create warm, bright and inviting spaces. Deep water dock, lift and short ride to Provincial Park with miles of hiking and biking trails. MLS® **\$2,999,999**



## 2365 GEORGE COURT

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

Magnificent LAKE FRONT location in quiet established neighbourhood. Prime level estate sized .46 acre property with 100 ft of water frontage. Completely renovated rancher with 400 sq ft guest suite and heated 3000 ft shop/garage. The detached garage holds up to 7 cars, complete with vehicle lift and loft. 5000 sq ft stamped concrete driveway creates plenty of additional parking, manicured gardens and mature landscaping. Licensed dock with electric boat lift plus 2 sea doo lifts. MLS® **\$2,999,999**



## 1335 GREENBAY ROAD

**NEIGHBOURHOOD:** West Kelowna  
**WATER FRONTAGE:** 69 ft.

Newly constructed by Award Winning builder, this nearly 4000 sq. ft., 4 bdrms, 4 bath home is ready for you to move into today. You'll love the design, finishings and open plan for this level lakeside home complete with dock, lift, outdoor living room with fireplace, triple car garage. A quiet cul-de-sac location conveniently located to nearby wineries, golf and amenities. MLS® **\$3,395,000**



## 7609 WESTKAL ROAD

**NEIGHBOURHOOD:** Coldstream  
**WATER FRONTAGE:** 138.5 ft.

Welcome home. Tastefully designed and built on a truly special piece of Kalamalka waterfront. This 3500 sq. ft. home is so inviting, charming and relaxing that you will feel the perfect essence of lakeshore living. Outdoor dining room with fireplace, enjoy watching the paddle boarders cruise by and the ever-changing vibrant colors of this world class lake. Secure gated entry, dock and lift included. **\$3,495,000**





### 3040 SHAYLER COURT

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

Exclusive gated neighbourhood is home to a handful of luxury homes. Nestled close to the shoreline on 5 acres of tranquil setting is this custom designed San Marc home, timeless in style and quality. 5 bedrooms, 5 bath, walls of windows, covered and open entertainment patios lead to beachside hot tub, dock and deep water moorage. Room for detached guest/garage if desired. MLS® **\$3,595,000**



### 2096 ABBOTT STREET

**NEIGHBOURHOOD:** Kelowna South  
**WATER FRONTAGE:** 60 ft.

Prestigious Abbott Street corridor in Hospital district. The ultimate in contemporary living with over 3500 sq.ft, 4 bdrms, 5 bathrooms, open concept and a wall of windows to capture the breathtaking views of Okanagan Lake. 60 ft. of sandy beachfront, boat dock and lift. Outdoor living at it's finest from the outdoor lounge area with cozy fireplace and you'll enjoy the privacy from the roof top view deck. Desirable location for walking and biking to nearby amenities. MLS® **\$3,595,000**



### 2930 SHAYLER COURT

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

Stunning French Country 5200 sq. ft. lakeshore home set privately on 2.7 acres with breathtaking views of Okanagan Lake! Meticulous attention to detail & traditional finishes adds to the architectural elegance. Fir timbers, wood beams, shutters, distressed alder hardwood floors bring a natural warmth. Main floor master suite with luxurious spa-like ensuite Triple garage, level paver driveway with extra parking. Licensed dock with deep water moorage. MLS® **\$3,895,000**



### 16750 MAKI ROAD

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

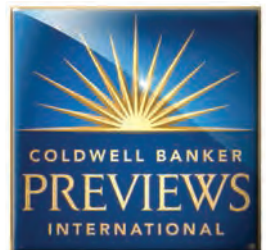
Waterfront home perfectly positioned on 3.14 acres. West Coast classic post and beam architecture. 4 bedrooms, 4 baths and over 2900 square feet. New Dock complete with boat lift and lounging area. At the lake side, newly constructed beach cabin to enjoy the warm sunny Okanagan days in comfort. Stunning manicured grounds feature mature landscape, a variety of fruit trees, gated secure entry. MLS® **\$3,995,000**





# *Lakeshore*

UP TO \$2 MILLION







### 151 - 1288 WATER STREET

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

Royal Private Residences. Without question the most prestigious vacation residences on the waterfront in Kelowna's wonderful downtown! Fully furnished and equipped for rental. These rentals are completely managed by the Delta Grand Hotel for a worry free, revenue producing property when you are not using it for yourself - with no limit to the amount of time that you may occupy for your own use. MLS® \$349,900



### 1080 SUNNYSIDE ROAD

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

Semi-lakeshore lake view building lot on .36 acre. The positioning of this lot is adjacent to residents only private beach, picnic area and boat launch. No time frame to build, so buy and hold for your future plans. Short distance to award winning wineries, golf, boutiques, dining and hiking trails. MLS® \$399,900



### 227 - 4205 GELLATLY ROAD

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

Stunning lakefront unit in a premier waterfront resort, the Cove Lakeside Resort! Luxury 2 bedroom/2 bath condo, 1072 sq ft, fully furnished and ready to enjoy the Okanagan lifestyle. Tennis court, pools, hot tub, spa, fitness centre, restaurant, lounge, on site marina, sandy beach. Full hotel amenities and optional professionally managed rental pool. MLS® \$434,000



### 217 - 4205 GELLATLY ROAD

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

The Cove Lakeside Resort. Full resort amenities including pool, spa & gym plus the onsite Bonfire Restaurant. Spacious 2 bedrooms plus den unit overlooking the pool and lake. Currently held in The Cove rental pool or can be used as a vacation retreat. Sandy beach and marina. MLS® \$449,900





## 430 - 4205 GELLATLY ROAD

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

Fabulous TOP FLOOR unit at the Cove Lakeside Resort with spectacular views of the lake! Spacious 1157 sq. ft. two bedroom plus loft. Large sundeck overlooking natural parkland, beautiful resort landscaping and endless views of the lake and mountains. Sandy beach and marina! GST paid on original purchase price, one owner - this unit has never been in the rental pool. MLS® \$459,000



## 1562 GRANITE ROAD

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

Spectacular lake front .54 acre building site! Build your dream home at Lakestone, minutes to Winfield, airport and university district. Golf and wineries close by. 96 ft of crystal clear water frontage. Exclusive enclave of custom homes. Perfect for full-time residence or summer getaway.. MLS® \$729,000



## 7192 BRENT ROAD

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

Lakefront in Peachland. Generous outdoor deck surrounds a private pool space and the incredible view is your back drop. A cottage retreat on the lake. Enjoy the warmth of the wood walls, ceilings and wood burning stove. The perfect get away location, quiet and serene.. MLS® \$749,999



## 524 - 3880 TRUSWELL ROAD

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

Beach living at Mission Shores resort minutes to all amenities of the Lower Mission! Spacious 3 bdrms, 3.5 bath home, bright and spacious. Boat moorage. One of the best sandy beaches along the Lake Okanagan shoreline. Pool, hot tub, meeting facility, games room and fitness centre. Furniture included.. MLS® \$799,000





### 434 - 4205 GELLATLY ROAD

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

Top floor unit with outstanding park and lake views. This lakeside home offers 3 bedrooms plus den and upper lofted area. All bedrooms feature private bathrooms. Open concept. Complex offers marina, boat moorage gym, spa, restaurant, fire pit, sandy beach, pool and hot tub. MLS® \$799,900



### 426 - 3880 TRUSWELL ROAD

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

Lake Shore Living! 2575 square feet, 3bdrms, 3.5 baths. Hawaii like sandy beach with boat slip and lift. Modern interior with island kitchen, all bedrooms boast amazing ensuites. Furniture is included. Relax and enjoy the "lock and go" beachside lifestyle. MLS® \$849,000



### 1305 - 4014 PRITCHARD DRIVE

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

LAKEFRONT condo with stunning unobstructed views of the lake! Your own private boat slip, 2 parking stalls, sandy beach. Spacious 1942 sq. ft. 2 bedroom and main floor den/office plus loft/flex space. Loft could be used as 3rd bedroom. Granite island kitchen, stainless appliances, hardwood floors. Amenities include pool, hot tub, exercise gym.. MLS® \$859,000



### 4 - 901 WESTSIDE ROAD

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

Spectacular lake & city views from this building lot featuring 95 feet of waterfront with private dock. No GST payable. Build your Okanagan dream home on the BEST lot in the exclusive gated community of Sailview Bay. Custom home plans included. Only 10 minutes from Kelowna city centre and all amenities. MLS® \$899,000





## 5 - 695 WESTSIDE ROAD

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

Waterfront home with spectacular views of Okanagan Lake & the City of Kelowna! Executive 3 bedroom walkout rancher complete with private boat slip & oversized double garage. Master on the main with luxurious ensuite, vaulted ceilings, hardwood floors, entertainment-sized deck, secure gated community. MLS® **\$925,000**



## 24 - 901 WESTSIDE ROAD

**NEIGHBOURHOOD:** West Kelowna Estates  
**WATER FRONTAGE:** 100 ft.

Sailview Bay! Gated waterfront community minutes to down town Kelowna. Largest building lot in the community offers .45 acre build site with approximately 100 feet of shoreline. No restriction on time frame to build. Enjoy the view of the city lights in a quiet, secure premium gated community. MLS® **\$987,000**



## 3949 MILFORD ROAD

**NEIGHBOURHOOD:** Lakeview Heights  
**WATER FRONTAGE:** 101 ft.

Classic east coast styling! Spacious and bright canal front home complete with pool and hot tub! Nicely updated modern open floor plan! Large centre kitchen island, stainless counters, vaulted ceiling, transom windows. 3 bdrms plus flex/guest room. Large double garage, RV parking, private dock, quiet cul-de-sac. MLS® **\$995,000**



## 3282 SHAYLER ROAD

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

Okanagan lakefront living with breathtaking, stunning 180 degree views of Okanagan Lake, mountains and valley. 2.47 acres with building sites. This view lot has access via easement to 150 feet of lakefront for your exclusive use. The electric tram to be installed by Silverspan Trams provides easy access to the beach. Also, there is an additional 65 feet of shared lakeshore and boat dock via shared use of stairs. Access to the dock is limited to you and 3 neighbours for ensured privacy. MLS® **\$1,100,000**





### 226 - 3880 TRUSWELL ROAD

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

Mission Shores- Beachfront location with amazing unobstructed lake views! 3 bedroom and 4 bath with over 2500 square feet of living. Situated in sought after Mission location steps to dining and amenities. The complex offers gym, in ground pool and hot tub. Lock and go lifestyle to enjoy more time creating memories. MLS® **\$1,195,000**



### 3923 MILFORD ROAD

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

Enjoy easy access to Okanagan Lake from newly and quality constructed home in the prestigious Pritchard canal subdivision. Private wharf gives access to canal and the lake beyond. Open concept main floor living with easy transition to the beauty of the outdoor setting. Main floor master suite. Unique to this home is a triple garage that features front and back opening doors. MLS® **\$1,195,000**



### 3 - 389 COLLETT ROAD

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

Stunning architecture in this luxurious lakeshore 2 storey townhome. Desirable Lower Mission neighbourhood! Sandy beach and beautiful shoreline. Private full time boat moorage. Spacious 3124 sq. ft. with lots of natural light, main floor master bedroom suite with walk in closet plus a dressing room and spa like ensuite bathroom. Full height unfinished basement. MLS® **\$1,248,000**



### 322 - 3880 TRUSWELL ROAD

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

Mission Shores. Complex offers a wide range of amenities, exercise room, meeting area, in ground pool, hot tub and dock system. This townhome is positioned lakeside and offers easy access to the sandy beach and wharf. 3 bedrooms and 3.5 baths and over 2700 square feet. Great lower mission location walk to dining and area shops. Love a carefree lakefront lifestyle in an amazing well maintained community. MLS® **\$1,450,000**





## 2371 CAMPBELL ROAD

**NEIGHBOURHOOD:** Lakeview Heights  
**WATER FRONTAGE:** 80 ft.

Captivating lake shore setting in desirable Casa Loma, minutes to downtown Kelowna. Spectacular lake and city views from all main living areas. 80 ft of pristine water frontage. Stunning 3377 sq ft 4 bedroom home completely renovated. Granite and corian counters, custom maple cabinetry, natural tones with aqua accents. Dock with deep moorage. Double attached garage plus detached double carport. MLS® **\$1,495,000**



## 52 - 9845 EASTSIDE ROAD

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

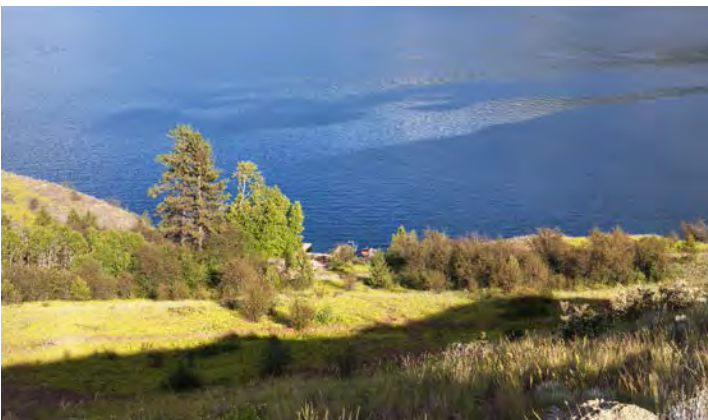
Ideally located at the "Outback" This waterfront community is situated on a quiet bay with a Hawaiian like sandy beach. Also boasts lakeside swimming pool, hot tub, tennis courts, club house and gym. Positioned on the Southern tip offering panoramic lake and mountain view. This beautiful home capitalizes on its setting by using floor to ceiling glass. 3 bedrooms and 3 baths. Easy living year round or as your vacation getaway on one of the best waterfront communities. MLS® **\$1,495,000**



## 11 - 695 WESTSIDE ROAD

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

Spectacular Lakeshore setting. Gated waterfront neighbourhood at Pine Point. Amazing park like private rear yard with unobstructed views. Incredible quality throughout this luxury home. 3 car garage. Outdoor living space with fireplace. Lots of natural elements granite and hardwood. All bedrooms boast own ensuite bathrooms. Wharf with boat slip and lift. MLS® **\$1,499,000**



## 445 HIGHRI DGE ROAD

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

Spectacular 7.9 acre lakeshore estate property overlooking Kalamalka Lake.- renowned for its ever-changing colors! Boat dock and deep water moorage. Utilities are to the approved private building location. In area of other estate properties. 30 minutes to Kelowna airport. 10 minutes to Predator Ridge - Build your dream estate or vacation home. MLS® **\$1,550,000**





### 7140 BRENT ROAD

**NEIGHBOURHOOD:** Peachland 2  
**WATER FRONTAGE:** 251.45 ft.

Mission Shores- Beachfront location with amazing unobstructed lake views! 3 bedroom and 4 bath with over 2500 square feet of living. Situated in sought after Mission location steps to dining and amenities. The complex offers gym, in ground pool and hot tub. Lock and go lifestyle to enjoy more time creating memories. MLS® **\$1,578,000**



### 3 - 8888 LAKESHORE ROAD

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

Baldy's Perch-16.8 acres fronted by approx.70 ft. of private beach-front. Provincial Park wilderness is the "back yard", stunning views of the lake from exceptionally private building site. Gated entry leads to this proposed bare land strata subdivision. When looking for a setting that is completely serene and private...you have found it! MLS® **\$1,600,000**



### 24 - 18451 CRYSTAL WATERS ROAD

**NEIGHBOURHOOD:** Lake Country East / Oyama  
**WATER FRONTAGE:** Shared

"Crystal Waters" a lake front gated community on the turquoise waters of Kalamalka Lake. Neighbourhood offers a dock, community beach and volleyball court. Private boat slip. This luxurious rancher with walk out basement features soaring ceilings, superb finishing, quality custom craftsmanship, top of the line appliances and stunning lighting throughout. Main floor master bedroom. Lower level features the entertaining area, full wet bar, games area, family room and media room. MLS® **\$1,615,000**



### 2064 DEWDNEY ROAD

**NEIGHBOURHOOD:** McKinley Landing  
**WATER FRONTAGE:** 100 ft.

Beautiful waterfront setting. Well constructed modern contemporary styling. Large entertaining and dining space with ample deck space for outside entertaining. Vaulted ceiling in living room, with huge stone fireplace. Top floor flex space with full bath + access to storage area. Easy walk down to the large deep water dock and beachfront. Triple garage with extra parking. MLS® **\$1,875,000**





## 5 - 3300 WATT ROAD

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

Unsurpassed luxury and breathtaking views come with this exclusive Mission Bay residence—perfectly situated in the heart of Kelowna's lower mission. Exceptional quality throughout the entire 2746 sq ft home. Expansive private balcony & terrace that provide panoramic views of Okanagan lake and its sandy beaches from sunlight to twilight. Only steps to the pool, hot tub, lush gardens and your private boat lift—this is where you come to truly embrace Okanagan lifestyle. MLS® **\$1,895,000**



## 346 LOCHVIEW ROAD

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

Private 6.23 acre waterfront property only minutes from downtown. Over 200 ft of lakeshore w/ its own secluded beach. An excellent property with southwest exposure & several building sites. A rare opportunity to find acreage so close to town in an area of luxury estate properties. MLS® **\$1,895,000**



## 9907 WESTSIDE ROAD

**NEIGHBOURHOOD:** Fintry  
**WATER FRONTAGE:** 550 ft.

Rare - An OKANAGAN LAKE WATERFRONT ACREAGE! Imagine 550' of excellent beach with 9.66 acres of treed privacy! Easy Access - just 25 minutes south of Vernon heading towards Kelowna on the picturesque Westside of the lake. A comfortable 4 bedroom, 2 bathroom home plus 2 bedroom, 1 bathroom beach house, boat house and wharf await! MLS® **\$1,999,000**





# 3935 LAKESHORE ROAD

*A Modern Lifestyle Professional Building*

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Michael Hoffman of Faction Projects Inc. (250) 980 4510

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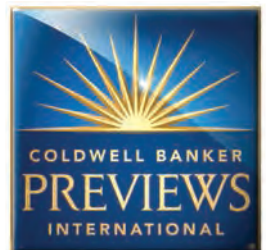






# *Estate Properties & Acreages*

OVER \$2 MILLION





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 3911 BROWN ROAD

**NEIGHBOURHOOD:** Westbank Centre  
**LOT SIZE:** 19.17 acres

Spectacular 19.17 acre panoramic view property that offers a magnificent setting for future vineyard estate or holding property. Completely useable land base only a few minutes from downtown core of West Kelowna amenities, shopping, golf, beach, yacht club, schools and world class wineries. A rare opportunity to create your dream estate home with unparalleled views of lake, and twinkle of city lights. MLS® **\$2,295,000**







## 4213 BEDFORD ROAD

**NEIGHBOURHOOD:** South East Kelowna

**LOT SIZE:** 2.5 acres

Room for all the "toys" This 2.5 acre SE Kelowna acreage offers garage for 7 vehicles, self contained guest suite above detached garage, indoor sports court, media room, wine room, 7300 sq. ft, all bedrooms with private bathrooms. A paradise in lakeview rear yard that is complete with swimming pool, water feature, custom spa and outdoor kitchen area. Beautifully landscaped. Short drive to shopping, restaurants and amenities yet quiet rural location! MLS® \$2,795,000





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 2798 KLO ROAD

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

Gated 4.35 acre country estate with expansive lake, city and valley views. Custom designed 6609 sq. ft. rancher with 4416 sq. ft. on the main level. 4 bedrooms/7 full bathrooms. Covered patio seamlessly integrates the indoors with the pool terrace giving way to comfortable outdoor living areas. Stunning 20 x 40 UV pool positioned to enjoy the privacy and serenity of the acreage and orchard. Dramatic vaulted white washed wood plank ceilings accented with beams, scraped wide plank oak floors. Oversized triple garage 1100 sq. ft. + unfinished 2,754 sq ft access via separate driveway. MLS® **\$2,895,000**







### 4300 TAKLA ROAD

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

Private 2.59 acre estate property. Exquisite blending of view, location and architectural design! Breathtaking panoramic vistas of the LAKE, city and surrounding orchards! This outstanding 5730 sq ft home exudes quality through out. Entertainment sized 3200 sq ft patio and salt water pool. Family/games room in the lower level with fabulous bar leads to pool and rear yard. 2 heated over sized triple garages with parking for 6 cars. Rural setting only minutes to all amenities! MLS® **\$2,950,000**





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 4160 JUNE SPRINGS ROAD

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

Desirable South East Kelowna for this 5200 sq. ft. custom home with attached 3 car garage, detached double garage plus 2400 square foot additional garage/workshop. Caretaker's home on the property. The Main home house provides over 5200 square feet of quality finished living. A majestic stand of cedars surround the pool area which is complimented by wet bar complete with island and outdoor fireplace. A media room. A cedar lined wine cellar. A car lovers dream in the 3-car attached garage complete with hoist. 6.55 acre estate is completely fenced and professionally landscaped to perfection. MLS® **\$3,395,000**







## 14198 MIDDLE BENCH ROAD

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

Spectacular scenic views over vineyard to both Woods and Kalamalka Lake from this Tuscan inspired architectural masterpiece. Gated entry, triple garage with 600 square foot bonus room complete with wet bar and full bath. Main home offers over 4700 square feet of luxury living. The interior finishing details include Knotty Alder 9 foot interior doors, Hickory stained hardwood flooring, extensive use of granite, distressed timber beams and stone. The 9.265 acres has 3 acres of vineyard developed. Secondary residence features 6 bedrooms, 3 baths - agritourism rentals. "Heritage character" cottage for caretaker/gardeners quarters. An amazing estate that offers luxury living in a picturesque serene setting. MLS® **\$3,495,000**





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 1552 GEEN ROAD

**NEIGHBOURHOOD:** Black Mountain  
**LOT SIZE:** 8.65 acres

Top of the world lake and city views from this newly constructed custom home positioned perfectly on nearly 9 acres. The interior and exterior of the home is Tuscan inspired and embodies warmth and charm. Wide open main floor plan transitions to a grand entertaining patio designed for pool if desired. Gourmet kitchen features centre island, granite counters and professional series appliances. Opulent main floor master features a spacious lounging space and an incredible private bath that offers every luxury. Lower level offers fully finished in-law or nanny suite. Gently sloped land may be ideal for future vineyard development. MLS® **\$3,700,000**







### 3480 WATER ROAD

**NEIGHBOURHOOD:** South East Kelowna  
**LOT SIZE:** 14.5 acres

From the moment you enter the Gated entry and head down the private manicured driveway you are impressed by the formal landscape design which set the tone for the elegant 10,000 sq ft residence. Upon entry the connection to the exterior is spectacular, windows from floor to soaring ceiling not only create a sunny environment but provide a connection to the lake view and surrounding orchards. Discerning tastes will delight in the classic finishing throughout this magnificent home. Guests and family will enjoy the many entertaining areas, main floor billiards room and bar, lower level media area and wine cellar. The rear yard offers an oasis complete with swimming pool. Private, quiet, country setting, yet short drive all amenities. MLS® **\$3,995,000**





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 3691 HART ROAD

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

Kelowna's finest and most exquisite view of the valley, city and Harvest Golf Course that captures the essence of Okanagan living. Complete privacy is offered from this over 11 acre view property. The main residence features over 9000 square feet of elegant living area expertly crafted with the finest of details, 8 bedrooms and 5.5 baths. Entertainment for all family members from the full games room, gym, media room and indoor pool! Pool and hot tub area feature 2 storey ceilings and 3 sliding glass doors open to seamlessly connect to the outdoor park- like setting. 6 car attached garage plus detached 2640 square foot workshop with 22 foot ceiling height and 3 bay doors. Tennis court. Additional residence on the property for guests and extended family. Create a lifetime of memories on this grand estate. MLS® **\$5,500,000**







## 3591 HART ROAD

**NEIGHBOURHOOD:** South East Kelowna

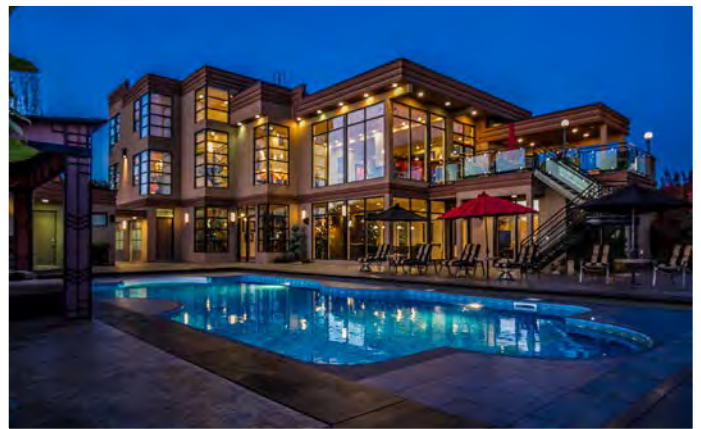
**LOT SIZE:** 11.03 acres

Welcome to Hawk's View Estate. Unsurpassed lake, mountain and city views from every room. Modern meets traditional with this Charles Stinson inspired architecture. Perched on 11 acres overlooking the Harvest Golf Club with visually pleasing design elements throughout. Sprawling over 5950 square feet, with soaring 18' ceilings in the foyer and 14' ceilings throughout the remainder of the main floor. There are 4 bedrooms, each having it's own full ensuite and 2 half bathrooms. 4455 square feet of beautifully tiled outdoor living space, 690 sq ft is covered with its own outdoor kitchen. The outdoor space includes a tiled sports pool with Vanquish self cleaning system. 1 acre of paddock, 4 acres of apples, 130 peach trees and putting green. MLS® **\$6,745,000**





## ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION



### 2295 KLO ROAD

**NEIGHBOURHOOD:** South East Kelowna  
**LOT SIZE:** 35 acres

Legacy property offering an epic view of lake, city and valley! Private gated estate adjacent to Harvest Golf course. Architecturally stunning home set amidst 35 acres of rolling orchards. Outstanding landscaping from the impressive gated entry, meandering drive, that leads to a cascading water feature to main entry. This home offers wonderful fluid transition to the outdoor pool side patio and the upper lake view balcony that is complete with a cozy fireplace. Offering 5 bedrooms, wine room, entertaining area complete with bar, sauna plus a guest or in-law suite! Enjoy outdoor activities at home from the tennis court and pool. A caretakers home is also on the property and features main level and lower suite. 5000 sq. ft detached workshop. Enjoy the quiet seclusion from this amazing estate property! MLS® **\$6,800,000**

Coldwell Banker®







### 3330 NEID ROAD

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

Exquisitely designed and expertly crafted 8000 sq. Georgian inspired home defines timeless elegance. Sweeping panoramic views of the valley and the lake. 18.77 acres in tranquil rural setting, home positioned perfectly within the site to afford the best views imaginable. Some of the notable features: 23 foot ceiling height, solid 14 ft doors, marble, granite and quartz surfaces, exotic woods, wine room, bar, elevator, hand forged iron staircase, roof top observation deck with 360 degree view, salt water tiled pool, oversized triple garage, ICF construction. Newly installed vineyard to create your own personal wine label! 3000 sq. ft secondary home for caretaker/farmer. The seller have created a NEW Landmark home for Kelowna. MLS® \$9,800,000







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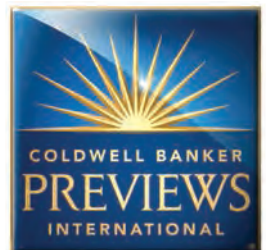
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*Homes*

OVER \$2 MILLION





## HOMES OVER \$2 MILLION



### 459 FARRIS ROAD

**NEIGHBOURHOOD:** Lower Mission

**LOT SIZE:** 0.5 acre

Timeless design, 5700 sq. ft, 5 bedrooms, 5 bathrooms, on ½ acre private park-like setting in desirable Lower Mission location only a short walk to nearby sandy beaches, parks, shopping and dining. You'll love the outdoor pool, entertainment sized patios, 4 car garage + room for RV/boat. MLS® **\$2,195,000**



### 299 CLIFTON ROAD

**NEIGHBOURHOOD:** Glenmore

**LOT SIZE:** 9.89 acres

Spectacular custom residence set privately on forested 9.89 acres with outstanding views of the lake. Architecturally designed with a contemporary flair, all main living areas engage seamlessly with the outdoors, salt water pool and magnificent views. Triple heated garage. The location offers exceptional privacy yet minutes to town. MLS® **\$2,198,000**



### 4713 MACKINNON ROAD

**NEIGHBOURHOOD:** Peachland

**LOT SIZE:** 153.93 acres

Your own private park! A sweet escape is provided from this 153 acre property, situated minutes to Peachland with its quaint lakefront shopping boutiques and all amenities. This unique, one of kind property features a 5400 square foot home that offers unobstructed lake and valley views. MLS® **\$2,395,000**



### 2533 LUCINDE ROAD

**NEIGHBOURHOOD:** Lakeview Heights

**LOT SIZE:** 0.52 acre

Spectacular LAKE & CITY VIEWS from this brand new custom 7270 sq. ft. home located in prestigious Casa Loma. Quality constructed and superbly finished open living spaces all engaging with the magnificent views. Perfectly positioned on .52 acre property Dramatic indoor pool. Close to area beaches, hiking trails, minutes to the heart of downtown Kelowna! MLS® **\$2,398,000**





## 3221 VINEYARD VIEW DRIVE

**NEIGHBOURHOOD:** Lakeview Heights  
**LOT SIZE:** 0.37 acre

Magnificent residence in Lakeview Heights showcasing stunning views of Okanagan Lake. This unique home offers breathtaking architecture, and superior finishing throughout. Media, and games room open to professionally finished bar and wine room. Swimming pool, outdoor kitchen. MLS® **\$2,990,000**



## 1900 DIAMOND VIEW DRIVE

**NEIGHBOURHOOD:** West Kelowna Estates  
**LOT SIZE:** 1.1 acre

Over the top lake and city views from this luxurious 5900 sq. ft. residence. Private 1.1 acre property that features attached triple and detached triple garage with additional single garage on lower level. Outdoor oasis to enjoy the Okanagan summers, in ground pool, cascading water feature, hot tub and pergola with lounging area. MLS® **\$2,998,000**



## 1113 PARKBLUFF LANE

**NEIGHBOURHOOD:** Glenmore  
**LOT SIZE:** 0.37 acre

Prestigious gated neighborhood leads to this majestic Villa perched upon a unique site that affords spectacular, panoramic views of LAKE and CITY. Recently built, this home is designed to capture the setting and offer an entertainers delight from the grand patios, pool complete with bar access, home theatre, wine display room. Triple garage. MLS® **\$3,495,000**







The Sanctuary is a new multi-use development project located in the heart of South Padosy, a dynamic growing urban community, located just one block from Okanagan Lake and close to parks, restaurants, shopping, walking trails, and Kelowna General Hospital. At its core, is a new Arts & Worship Centre where church and community can connect, collaborate and create a place of well being for all.

Designed by award winning local architectural firm, Meiklejohn Architects Inc., the Sanctuary features twenty-three spacious residences situated on four floors over retail and office space. The non-combustible construction and mix of residences from one and two bedroom to penthouses, gives the Sanctuary a distinct and unique identity.



the  
sanctuary

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



HORIZON REALTY

For more information contact:

Greg Dusik

Tel: 250.869.2806 (direct)

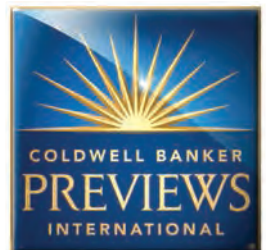
[greg@janehoffman.com](mailto:greg@janehoffman.com)





# *Homes*

\$1 – \$2 MILLION







### 13324 MIDDLE BENCH ROAD

**NEIGHBOURHOOD:** Lake Country East / Oyama  
**LOT SIZE:** 3.75 acres

Timeless, European quality set amongst the orchards on 3.75 Acres! Enjoy the lake and mountain views from this lovingly cared for heritage-style home, custom designed, 5 bedrooms and 4 1/2 bathrooms - so plenty of room for a large family plus guests (the home would suit a B&B). The property is gently sloped and useable - a former orchard - with 2.5 acres of irrigation rights and several fruit trees, horse barn. MLS® **\$1,095,000**



### 681 MCCLURE ROAD

**NEIGHBOURHOOD:** Lower Mission  
**LOT SIZE:** 0.162 acres

"Tommie Award Winner" Gold for Energy and Environmental Design. Over 4500 square feet of modern day design featuring 5 bedrooms and 5 baths. Gourmet island kitchen, high end appliances, theatre room. A private backyard oasis has been created complete with swimming pool, covered and open lounge areas. RV parking. Just a short walk to nearby schools, parks and amenities in desirable Lower Mission location. MLS® **\$1,099,000**



### 234 LOST CREEK LANE

**NEIGHBOURHOOD:** Wilden  
**LOT SIZE:** 0.17 acres

Spectacular lake, mountain and city views are provided by the extensive use of glass throughout this Rykon built custom home with every detail finished to perfection, top grade craftsmanship. Main floor master with spa like ensuite. State of the art smart home, lights, sound and security. Wide plank walnut floors, linear fireplaces, quartz surfaces and high gloss timber beams are just some of the high end finishings. MLS® **\$1,139,000**



### 634 PERIDOT PLACE

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 0.19 acres

Sweeping lake views are the hallmark of this superbly styled Upper Mission rancher style home. Offering over 4200 square feet with 4 bedrooms + den. Generous use of glass allows the beauty of Okanagan Lake and views to the city to be captured. Fine dining to be enjoyed from private view deck. 560 bottle wine room and bar in lower level. Pool sized lot. MLS® **\$1,170,000**





## 623 ARBOR VIEW DRIVE

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 0.21 acres

Lakeview executive rancher with walk out basement in Quarry neighborhood. Newly installed pool, oversized triple garage with epoxy floor and custom built in cabinetry that will impress! Master on the main floor. Island kitchen with large butler's pantry. Granite counters, custom cabinetry. Impressive 11 ft ceilings in the Great Room. Media Room, wet bar, covered deck and easy care landscaping. MLS® **\$1,175,000**



## 910 STOCKLEY STREET

**NEIGHBOURHOOD:** Black Mountain  
**LOT SIZE:** 0.31 acres

Custom Built by National SAM Award Winning Okanagan Dream Builders with no expense spared, this Nesbitt Original Designed Home is a former Tommie Gold Award Winning "Best in Show Home", "Excellence in Master Suite Design" and "Excellence in Single Family Detached Home Over 3000 Sq.Ft." Open spaces and floor to ceiling windows lend to spectacular valley views, overlooking 3rd fairway and new future lake on Black Mountain golf course. MLS® **\$1,189,000**



## 1561 GREGORY ROAD

**NEIGHBOURHOOD:** Lakeview Heights  
**LOT SIZE:** 0.38 acres

Custom San Marc built Rancher offering truly expansive view of lake, surrounding vineyards and mountains. Top quality. Master bedroom on main with luxurious ensuite. Great walk out lower level with family room, games room and access to the rear yard, covered patio and hot tub. Exceptionally landscaped. Room for pool if desired. Extra parking for RV or boat. Minutes to golf, the beach, world class wineries and all the amenities of West Kelowna. MLS® **\$1,189,000**



## 1772 KELOKA DRIVE

**NEIGHBOURHOOD:** West Kelowna Estates  
**LOT SIZE:** 0.52 acres

Wow! Panoramic picturesque view of lake and city! High quality renovations have created this rancher walk out you could move right into. Private access to self contained 1 bedroom in law suite. Spacious master bedroom on main complete with luxury ensuite bath and double walk in closets. Wine room, high end theatre room, hot tub, covered and open decks to enjoy the tranquil setting and commanding view. MLS® **\$1,195,000**





### 5 - 1429 WEST KELOWNA ROAD

**NEIGHBOURHOOD:** West Kelowna Estates

**LOT SIZE:** 0.31 acres

Breathtaking views of the lake, city and beyond! Gated entry to this exclusive enclave of grand homes. Stunning 4382 sq ft., 4 bedroom, 3.5 bath home, former Tommy award winning kitchen. Open concept, soaring 18 ft. ceilings in the Great Room features dramatic floor to ceiling fireplace. Luxurious main floor master suite. Media room above oversized garage. MLS® **\$1,195,000**



### 1942 HIDDEN LAKE PLACE

**NEIGHBOURHOOD:** Wilden

**LOT SIZE:** 00 acres

Superb Okanagan landscape on the shores of Hidden Lake in "Wilden" neighborhood. Showcasing over 4200 sq.ft, granite surfaces, white oak flooring, stunning lighting and custom built in cabinetry. Main floor master with outstanding lake and mountain views complete with spa like ensuite. Resort-like oasis in lakeside yard complete with pool, water feature, covered and open patios + decks to enjoy the view. MLS® **\$1,195,000**



### 3547 BEMROSE ROAD

**NEIGHBOURHOOD:** South East Kelowna

**LOT SIZE:** 5.68 acres

This charming modern contemporary home plus an art studio is situated on a private, tranquil 5.68 acre setting. Sensational panoramic mountain and creek views. Set amidst orchards, this unique home is privately situated with over 2410 square feet with 3 bedrooms and 2.5 baths. A detached artist studio/workshop is 60 x 30 ft. on the main level with high ceilings and offers upper level suite + unfinished basement. MLS® **\$1,198,000**



### 682 DEVONIAN AVENUE

**NEIGHBOURHOOD:** Upper Mission

**LOT SIZE:** 0.2 acres

This home showcases style, quality and an exceptional lakeview! Designer kitchen with granite surfaces, wood cabinetry and professional appliances. Main floor master bedroom with opulent ensuite and access to lake view deck. Lower level features a large family room complete with custom designed bar and wine room. True theatre experience provided by a tiered media room. Triple garage. MLS® **\$1,239,000**





## 850 HORIZON COURT

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

Private 1.60 acre estate property with commanding views of the lake and city! Over 5200 sq. ft. w/5 bedrooms & 5 bathroom. Stunning kitchen, granite counters, high end appliances. Detached oversized double garage and lots of room for RV parking. Salt water pool and hot tub. Sports court. Private setting. MLS® **\$1,249,000**



## 760 CANTINA COURT

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 0.82 acres

Surrounded in parkland, you will find this one-of-a-kind, nearly 1 acre setting located at end of quiet neighbourhood street in the Quarry. Listen to the sounds of the creek as you enjoy the outstanding lake and valley views from the numerous decks and patios. 4200 sq. ft. high quality home, hardwood, tile, bright and inviting, plus oversized 4 car garage and extra parking for boat/RV. MLS® **\$1,250,000**



## 3282 MALBEC CRESCENT

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

Upscale stunning LAKE VIEW residence! 5652 sq ft, 5 bed, 5 bath custom walk out rancher with loft overlooking dramatic open design. Great Room with 18 ft vaulted ceilings, stunning furniture grade kitchen, master bedroom on main with spa like ensuite, 600 bottle temperature controlled wine cellar, 1930's style theatre room, triple garage with 800 sq ft in-law suite over the garage. MLS® **\$1,285,000**



## 449 KNOWLES ROAD

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

Prime location in Lower Mission. Custom built rancher with bonus room over triple garage. Private .42 acre property. Main floor master with large walk in closet, 6 piece ensuite and access to covered rear patio. Upper level bonus room easily converted to nanny or in-law quarters. Xeriscaped rear yard is a peaceful oasis, mature trees that grace the skyline and offer complete privacy. MLS® **\$1,295,000**





### 454 CAVELL PLACE

**NEIGHBOURHOOD:** Kettle Valley

**LOT SIZE:** 0.212 acre

Upper Mission Lake View "show home" like residence presents a refined aesthetic throughout the 4724 sq. ft. with 4 bedrooms plus den and 4 baths. Oversized triple garage features an attached work-shop area or additional storage. Stunning park-like private view yard with swimming pool, outdoor fireplace and lounge areas. MLS® **\$1,298,000**



### 6 - 3105 THACKER DRIVE

**NEIGHBOURHOOD:** Lakeview Heights

**LOT SIZE:** 0.262 acres

Custom San Marc crafted home in exclusive secure gated neighbourhood. Completely private setting for outdoor pool and lounge areas. Main floor master, designer kitchen, hardwood floors, high ceilings, easy transition to pool area. Upper level provides a lake view office, large bonus or media room and the homes additional bedrooms. Triple garage and lots of exterior parking. MLS® **\$1,298,000**



### 3545 BENVOLIN ROAD

**NEIGHBOURHOOD:** Lower Mission

**LOT SIZE:** 2.5 acres

Custom Log Home, bright and open plan, on private 2.5 acres just minutes to amenities and yet retains a serene and quiet oasis quality. 1.5 story design with basement, offering over 4200 square feet of warmth and charm. 4 bedrooms 2 bathrooms with cozy living spaces. The exterior of the home features waterscapes, ponds and flag-stone patios to enjoy the peaceful setting. MLS® **\$1,298,000**



### 1138 GREGORY ROAD

**NEIGHBOURHOOD:** Lakeview Heights

**LOT SIZE:** 0.67 acres

Private .67 acre estate w/circular driveway, fruit trees, perennial gardens, beautiful mature landscaping, extensive use of rock walls and phenomenal lakeview! Expansive terrace surrounds the salt water pool built in 2010. Substantial renovations and tasteful update throughout. Over 4800 sq. ft. with 5 bed/4bath/2 laundry rooms. MLS® **\$1,299,000**





## 5340 SIGNET CRESCENT

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 0.23 acres

Signature contemporary home exudes quality, modern design blended with natural elements to create an inviting atmosphere. Home positioned to take advantage of unobstructed lake and city views. Main floor master with full spa like ensuite. Unique roof top deck. Wet bar, media room, flex room. Over 4500 square feet 3 bedrooms + den. Private located swimming pool. MLS® **\$1,329,000**



## 672 ALMANDINE COURT

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 0.255 acres

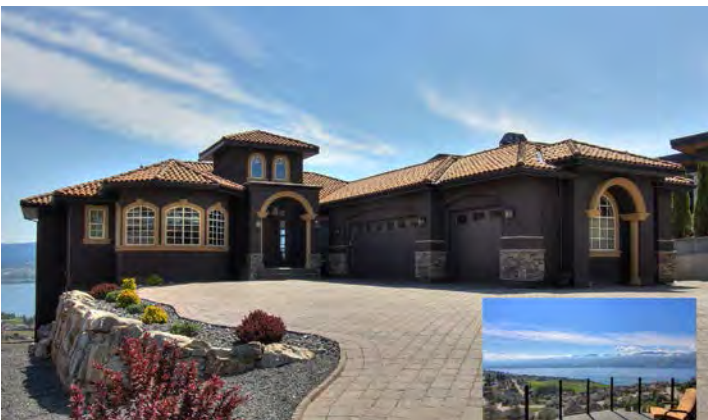
Entertainers dream home! Featuring a non stop lake view...at night the lights of city are truly stunning. Offering 6300 square feet of luxurious finishing. 5 bedrooms and 5 baths. Many features include: wine room, theatre, wet bar, open plan, hardwood, granite, main floor master, resort rear yard with pool and hot tub. MLS® **\$1,349,000**



## 5399 HEDEMAN COURT

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

Craftsman styled retreat that exudes authenticity from its design to its finishing details. Positioned to embrace the amazing lake view. Custom built by Edgecombe builders and received Tommie award for interior design. RV parking complete with sani, water and power. Attached garage + Detached double garage with home office above. Outdoor oasis with swimming pool. MLS® **\$1,395,000**



## 3231 VINEYARD VIEW DRIVE

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

Spectacular unobstructed views of Okanagan Lake and rolling vineyards. Stunning custom 5360 sq. ft. home with open design and amazing quality from the detailed millwork, arches, coffered, tray ceilings, tumbled travertine flooring, clay tile roof and level paver driveway with extra parking. Legal 2 bedroom suite. Triple garage. MLS® **\$1,398,000**





### 3266 MALBEC CRESCENT

**NEIGHBOURHOOD:** Lakeview Heights

**LOT SIZE:** 0.25 acre

Panoramic uninterrupted lake views from this Mediterranean Tuscan inspired home. Numerous outdoor patios and balconies capture these outstanding lake views. Over 5200 sq.ft 5 bdrms & 5 baths on 3 levels of gorgeous high quality living. Oversized garage. Suite. Design in place for future pool if desired. In area of executive homes only short walk to nearby winery and dining. MLS® **\$1,398,000**



### 959 REGAL ROAD

**NEIGHBOURHOOD:** Lakeview Heights

**LOT SIZE:** 0.36 acres

Panoramic lake, mountain and valley views! Over 4000 sq. ft. custom built home privately set on .36 acre. Park like private yard with Salt water pool. Oversized double garage with carport. 1 bedroom legal suite over the double garage. Detached workshop/pool house with a 500 sq. ft. guest suite that walks out to the pool and patio. RV plus additional parking. MLS® **\$1,495,000**



### 742 KUIPERS CRESCENT

**NEIGHBOURHOOD:** Upper Mission

**LOT SIZE:** 0.326 acres

"Top of the world" commanding view will captivate! Brand NEW warm contemporary design 3800 sq ft. 3 bedrooms and 4 baths plus 724 square feet of additional space awaiting your finishing ideas. Ample parking provided by the triple garage with radiant heated floors. Lovely luxurious home in sought after Upper Mission area of Kelowna. GST included. MLS® **\$1,495,000**



### 5738 GOUDIE ROAD

**NEIGHBOURHOOD:** Black Mountain

**LOT SIZE:** 20 acres

Custom designed, Canadian-built log home on picturesque 20 acres of gently sloping land, ideal for horses with acres of rolling lawns and access to trails leading to Crown Land and unlimited recreational possibilities. Detached, over-sized heated garage and shop 2nd residence. Ideal extended family home in peaceful parklike setting. MLS® **\$1,675,000**





## 4629 PONDEROSA DRIVE

**NEIGHBOURHOOD:** Peachland  
**LOT SIZE:** 0.34 acres

Hi-tech contemporary home over 5800 sq. ft. 5 Bedrooms, 6 Bathrooms. Spectacular 180 degree lake views from the lights of Kelowna thru to Peachland and Squally Point! An entertainer's dream with 4 spacious terraces, timbered pergolas and covered patios. Separate gym. Large hot tub can be used as a "swim" pool. Separate guest suite. MLS® **\$1,695,000**



## 1547 PINOT NOIR DRIVE

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

As rare as a limited edition reserve wine this Tuscan inspired masterpiece is so captivating and unique it will exceed your expectations of a luxury home. Stunning 21 ft. cathedral opening to the lower level with ceiling features that truly will take your breath away. Deluxe oversized triple garage. Enjoy the Okanagan lifestyle from the outdoor living space with swimming pool, hot tub, outdoor kitchen and fireplace. Magnificent lake views. MLS® **\$1,698,000**



## 470 OKAVIEW ROAD

**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 0.38 acres

Positioned above rolling vineyards sets the atmosphere for this 5500 sq. ft. custom home with 5 large bedrooms. Incredible quality, soaring ceilings, abundant windows, luxurious master retreat, elegant formal dining room. Beautiful landscaped 0.38 acre lot with a new swimming pool. You will love the location, setting and style of this thoughtfully designed home! MLS® **\$1,699,000**



## 2457 SELKIRK DRIVE

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

Mesmerizing Lake and city views from this architecturally distinct Dilworth home This 4 bedroom, 4 bath home boasts exquisite craftsmanship and finishing detail. Private level for Master suite. Stamped concrete deck surrounds newly installed pool. Numerous outdoor areas to enjoy the lake view and twinkling city lights. MLS® **\$1,750,000**





### 4855 SWALLOW COURT

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

Set on 1.86 acres in Upper Mission overlooking Okanagan Lake, city lights and the mountains beyond is this timeless ranch-style home that has been thoughtfully updated and redesigned with every attention to detail and quality you desire. From the moment you arrive, you enjoy complete privacy yet have the community feel of a neighborhood just beyond your driveway. MLS® **\$1,799,000**



### 441 KNOWLES ROAD

**NEIGHBOURHOOD:** Lower Mission  
**LOT SIZE:** 0.296 acres

You'll love living here! Ideally located just one block from schools and the beach, this 2 storey custom built home offers 5 spacious bedrooms each with their own ensuite and every amenity and luxury you desire. Pool, hot tub, lawn area and an outdoor kitchen with vine-draped pergola are perfectly placed within mature landscaping and tall cedars. TWO separate double car garages. MLS® **\$1,849,000**



### 1621 HUCKLEBERRY ROAD

**NEIGHBOURHOOD:** Joe Rich  
**LOT SIZE:** 11.08 acres

This stunning home located on 11.08 Acres is the perfect tranquil rural escape, and only 15 minutes from downtown! Surrounded by nature, overlooking Okanagan Lake, 25 minutes to Big White. 4 bed, 4 bath home featuring his and hers 2 car garages and one detached 4 car garage/workshop, radiant heat and 2 piece bathroom. Definitely room for all the toys! MLS® **\$1,875,000**





## 16710 MAKI ROAD

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

Lake View Luxury home in Carrs Landing. Picturesque 2.53 acre setting for this 5000 square foot home with secure gated entry. A self contained guest suite with full kitchen and 3 additional bedrooms. Situated on 2.53 acres park like private grounds. Ample covered parking in the 5 car garage and additional parking for RV and boat if desired. MLS® **\$1,895,000**



## 3370 NEID ROAD

**NEIGHBOURHOOD:** South East Kelowna  
**LOT SIZE:** 3.23 acres

Non stop Lake views from this South East Kelowna 3.23 acre estate property. This modern contemporary ranch style home captivates you with the unobstructed lakeview. Over 4000 sq. ft. of luxury featuring 5 bedrooms and 5 baths. Riesling vineyard for wine enthusiasts. Pool and cabana with wet bar, sitting room and bathroom. Triple garage. MLS® **\$1,895,000**



## 14752 OYAMA ROAD

**NEIGHBOURHOOD:** Lower Mission  
**LOT SIZE:** 2.97 acre

Ultra-contemporary home nestled in a peaceful green landscape just above Wood Lake! 2.9 acres of privacy and respite with panoramic views, organic apricot orchard and seasonal floating dock! Simplicity of design, first-class quality and sophistication flow throughout this modern slice of paradise in the Okanagan Valley! 5609 sq.ft. 5 bdrms, 5 baths Quonset will store up to 6 boats along with plenty of additional parking. MLS® **\$1,999,000**





# 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.



**2014 #1 TEAM IN CANADA**

**2014 #6 TEAM IN NORTH AMERICA**

**2014 #1 TEAM IN BRITISH COLUMBIA**

**2014 #1 COLDWELL BANKER COMPANY IN BRITISH COLUMBIA**

Awarded to Coldwell Banker Horizon Realty  
– affiliate to Jane Hoffman Group

**2014 TOP ULTIMATE SERVICE AGENT IN CANADA**

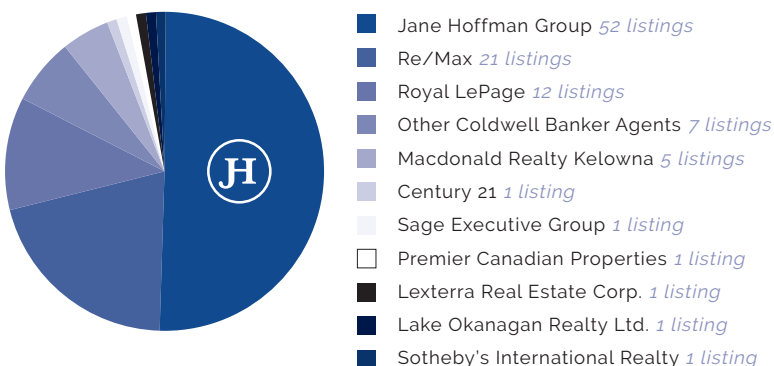
**2015- #1 TEAM IN KELOWNA FOR COLDWELL BANKER HORIZON REALTY-(YEAR-TO-DATE).**

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

## JANE HOFFMAN GROUP MARKET SHARE

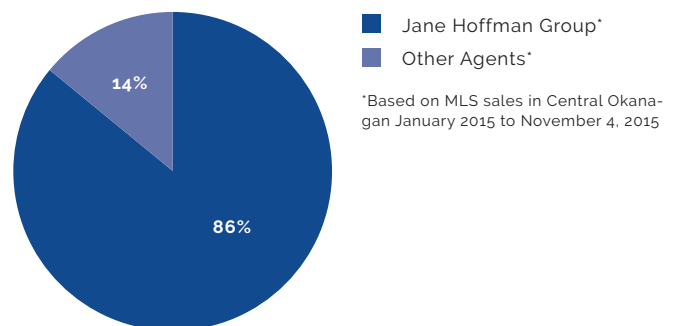
Over the years, the Jane Hoffman Group has firmly established their presence in the Okanagan marketplace by providing high level service, best-in-class talent, innovation, local knowledge and global connections. We have demonstrated a clear competitive advantage in the marketing and selling of our luxury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

### VOLUME OF ACTIVE LAKESHORE LISTINGS OVER \$1 MILLION ON MLS®\*



\*Based on active MLS® listings in the Central Okanagan on May 6, 2015

### MARKET SHARE FOR LAKESHORE SINGLE FAMILY HOME SALES OVER 2 MILLION



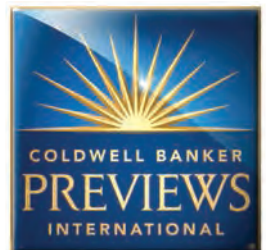
\*Based on MLS sales in Central Okanagan January 2015 to November 4, 2015





*Homes*

UP TO \$1 MILLION





## HOMES UP TO \$1 MILLION



**2171 ALVARADO TRAIL**

### WESTBANK

Golf Course home offers lovely lakeview. 1898 sq. ft. 3 bedrms plus den. Spacious kitchen with plenty of cabinets, granite counter tops and Stainless steel appliance. Level access to the backyard patio. MLS® **\$410,000**



**1879 PORTLAND AVENUE**

### NORTH GLENMORE

Prime North Glenmore location on quiet street walking distance to school. Great family layout offering 3 full bedrooms with spacious bonus room and 2.5 bathrooms. 2 separate living areas, kitchen, dining and breakfast nook. Fenced rear yard and double garage. MLS® **\$469,000**



**1756 KELOKA DRIVE**

### WEST KELOWNA ESTATES

One of Kelowna's best unobstructed lakeviews with the city lights by night! 3 bedrooms and 3 baths. Updated kitchen with centre island. Private patio off the kitchen for exterior dining. Bright open plan, an abundance of windows, fireplace, decks. MLS® **\$499,900**



**1221 BERGAMOT AVENUE**

### UPPER MISSION

Classic craftsman style enhanced with quality finishing. Built and designed with energy efficiency in mind. 2995 sq. ft., 4 bedrooms, 2 1/2 bathrooms, 899 sq ft unfinished basement and 420 sq ft insulated double garage w/10 ft. ceiling. Private back yard. MLS® **\$554,900**



**3552 SPIERS ROAD**

### SOUTH EAST KELOWNA MISSION

Level acreage! 2.5 acres, Not in ALR and has great potential or build your dream home. Currently 2 bedroom + den and 1 bath home. Large attached workshop. Stroll from your home to the miles of walking trails on the Mission Greenway. MLS® **\$564,000**



**2019 CORNERSTONE DRIVE**

### SHANNON LAKE

Immaculate 3000 sq. ft. rancher walk out plan with 2 bedrooms plus den on the main floor. Expansive views of the valley, mountains, city and lake! Open design, family room with wet bar and media room. MLS® **\$579,000**



**5357 CHUTE LAKE ROAD**

### KETTLE VALLEY

Very flexible floor plan that will suit an empty nester with main floor living, but has plenty of room for a large family, with the lower level finishing providing a total of 5 bedrooms and 3 1/2 bathrooms. Lovely lake view from the upper deck. MLS® **\$579,900**



**1888 ROSEALEE LANE**

### WEST KELOWNA ESTATES

Stunning 180 degree views of the valley, mountains, city! Immaculate 2667 sq. ft. rancher with fully finished walk out basement. 3 bedrooms plus an office and flex room. Main floor master suite. MLS® **\$579,000**



**4831 DILLON PLACE**

### UPPER MISSION

Desirable Quarry location on quiet no thru road. Classic style, walk out rancher. Hardwood flows throughout the open concept great room combination living, kitchen and dining rooms. Spacious recreation room and media room on lower level. Double garage. MLS® **\$589,900**





### 5001 TWINFLOWER CRESCENT

#### UPPER MISSION

Brand New Modern Contemporary styled offering over 3000 square feet with 5 bedrooms. Open concept design island kitchen with quartz surfaces and stainless appliance package. Detached heated oversized double garage with 12 foot ceiling. MLS® **\$639,900**



### 607 CLIFTON ROAD

#### GLENMORE

Resort style living in this park like back yard with "Lazy L" shaped pool. 3370 sq. ft. home with 3 bedrooms plus office and flex room, 4 bathrooms. Exceptional privacy offered. .26 acre property, spacious stamped concrete deck & hot tub in cedar gazebo. MLS® **\$679,900**



### 2463 PARAMOUNT DRIVE

#### SHANNON LAKE

Stunning 2 storey home w/walk out basement, 4 bedrooms/3 1/2 bathrooms. Beautifully landscaped rear yard backs onto green space creating a captivating and private feeling property, ever changing throughout the four seasons. MLS® **\$719,000**



### 493 LONG RIDGE DRIVE

#### WILDEN

This home shines above the rest with valley view and private pool-sized rear yard. Master on the main floor. Quality built, open design. You'll love the easy location - close to schools, Aberdeen Academy, YLW and hiking trails. MLS® **\$757,900**



### 1108 RAY ROAD

#### BLACK MOUNTAIN

TOTAL privacy with a breath-taking lake and city view! A very special lot, with the house set well back from the street so that from the rear decks you feel like you are on a private acreage. The 3200 sq. ft. 3 bedroom, 3 bath home offers Double garage +Detached workshop. MLS® **\$759,900**



### 658 DENALI COURT

#### DILWORTH MOUNTAIN

Incredible lake and city views from this Dilworth Mountain Gem. Immaculate rancher with walk out lower level. Wide plank hardwood flooring and granite surfaces. Full wet bar, media area, casual living or games and wine room. MLS® **\$775,000**



### 3350 PACKERS COURT

#### SE KELOWNA

Spectacular view of lake! 0.58 acre pool sized lot on quiet cul-de-sac. Completely updated 3738 sq. ft, 3 bdrm + den, walk out rancher. Quality design and materials.. MLS® **\$789,900**



### 2455 MAQUINNA ROAD

#### SOUTH EAST KELOWNA

Enjoy nature from your decks, overlooking the pond and lush 1.78 acre grounds. Great family home with room for the extended family, yet only minutes from shopping and amenities including the Mission Creek Linear Park, Orchard Park and more! Quiet and very private. MLS® **\$799,000**



### 2851 LAKEVIEW ROAD

#### LAKEVIEW HEIGHTS

Over 1 acre of prime magnificent Okanagan Lake and City of Kelowna view! Build your dream home or enjoy this modest 2 storey family home. Private setting. Hiking/biking trails and access to Lake nearby. MLS® **\$849,000**



## HOMES UP TO \$1 MILLION



### 915 WESTPOINT DRIVE

#### LOWER MISSION

Offering over 3400 square feet of living in desirable view location! 5 bedrooms, 4 bathrooms, and the lakeview rear yard offers ample room for a pool if desired. Double garage + parking for RV or boat. MLS® **\$849,000**



### C-4026 BEACH AVENUE

#### PEACHLAND

Luxury 3 bedroom 2024 sq. ft. townhome across from the beach. Enjoy Okanagan lifestyle at the lake, 2 stamped concrete lake-side patios w/power awnings, outdoor BBQ area. Commanding views of the lake. Double garage. MLS® **\$849,000**



### 674 ARBOR VIEW DRIVE

#### UPPER MISSION

The Quarry, 4452 sq.ft. rancher walk out with lake view, Lower level finished with legal suite with separate entrance. Notable features include: Clay tile roof, sound system, home theater. MLS® **\$859,900**



### 1021 SKEENA DRIVE

#### DILWORTH MOUNTAIN

Modern elegance and styling has been captured in this newly updated home in prestigious Dilworth Mountain Estates! 180 degree lake, city and mountain views. Perfectly positioned on manicured private grounds to fully capture the awe inspiring vistas. Triple garage. MLS® **\$889,000**



### 6 - 3415 CHANCELLOR PLACE

#### LAKEVIEW HEIGHTS

San Marc original custom home overlooking a "sea" of vineyards with expansive views of Okanagan Lake! 4700 sq. ft of luxury w/too many features to list. 3 bedrooms, 2 full and 2 half baths. Gated Vineyard Estates. MLS® **\$889,257**



### 779 LONG RIDGE DRIVE

#### WILDEN

You'll love the private rear yard and atmosphere. Tommie Award winning kitchen in this high quality, bright, spacious 3 bdrm, 4 bath, 4200 sq.ft home. Media room, 2 fireplaces, waterfall, view decks. MLS® **\$929,000**



### 4890 WESTRIDGE DRIVE

#### CRAWFORD ESTATES

Stunning family home located in desirable Crawford Estates. Over 4500 sq. ft. of quality finishing with 5 bdrm, 4 baths set privately in a park like .4 acres. Fully fenced yard, 16 x 32 ft. pool, suite in the lower walk out level. MLS® **\$989,000**



### 3357 LARKSPUR COURT

#### SOUTH EAST KELOWNA

Perfect place to raise your family! Cul-de-sac location, acreage feel and a yearly street party for everyone to enjoy! Outdoor paradise offering pool, hot tub, sport court, detached double garage/workshop. RV and boat parking + double attached garage. MLS® **\$998,000**



### 1591 GOLDENVIEW DRIVE

#### LAKEVIEW HEIGHTS

Spectacular view of lake! 0.58 acre pool sized lot on quiet cul-de-sac. Completely updated 3738 sq. ft, 3 bdrm + den, walk out rancher. Quality in design and materials. Minutes to nearby wineries, beach and golf! See LB for pricing.





## 5958 SNOW PINES CRESCENT

**NEIGHBOURHOOD:** Big White

**LOT SIZE:** 00 acres

"Stonehaven" welcomes you to first class ski chalet living at Big White ski resort offering door to slope access. This luxurious ski chalet offers over 3200 sq. ft. of high quality finishing throughout, stone clad exterior, hardwood, granite, a walk out lower level suite, hot tub on covered patio to enjoy after a day on the slopes, a wall of windows captures the view of the Monashee Mountain range, a heated 665 sq. ft. double garage, lofted bonus room, pool table room. You'll love the lasting memories created at Big White ski resort- #1 rated resort for families and known for "champagne powder" snow conditions. When only the best will do. MLS® **\$965,000**





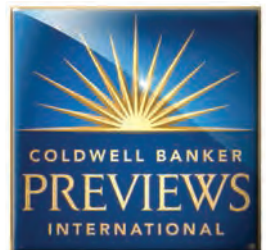






# *Strata*

AND CONDOS





## STRATA AND CONDOS



**18 - 2433 INGRAM ROAD**

### WESTBANK CENTRE

Snowbirds and Retirees Alert! Leisure Gardens, 55 plus community with spacious 2 bedroom, 2 bath, bright corner ground floor unit, carport and storage. MLS® **\$189,900**



**101 - 2780 AUBURN ROAD**

### SHANNON LAKE

Love Golf? This premium complex borders on the beautiful, established Shannon Lake Golf Course. Home offers over 1100 square feet of living space with 2 bedrooms and 2 baths. MLS® **\$219,998**



**2310 - 3178 VIA CENTRALE ROAD**

### UNIVERSITY DISTRICT

Quail ridge golf course views from this 2 bedroom/2 bath condo. Pool and hot tub. One underground parking stall. Minutes to Kelowna International Airport. Ideal for seasonal use or university students. MLS® **\$285,000**



**407 - 2330 BUTT ROAD**

### WESTBANK CENTRE

Welcome to Sun Village...an adult (45+) gated community in a park-like setting where pride of ownership shows everywhere, 3 bedrooms, 2 full bathrooms. Double garage. MLS® **\$329,900**



**633 - 654 COOK ROAD**

### LOWER MISSION

Top floor LOFTED unit offering lofted 2 bedroom/ 3 piece bath + 1 bedroom/ bath on the main floor. Overlooks the pool with partial lake view and furniture package incl. Rentals ok. 2 parking stalls. MLS® **\$360,000**



**629 - 654 COOK ROAD**

### LOWER MISSION

Playa Del Sol in Lower Mission. Outdoor pool, hot tub & BBQ Steps to beaches, Eldorado Hotel, Cabana Restaurant & spas. Top Floor 2 bdrm, 2 bath unit. Rentals allowed, 2 secure parking stalls. MLS® **\$360,000**



**608-1160 BERNARD AVENUE**

### DOWNTOWN DISTRICT

Centuria Urban Village- 2 bdrms + den, 1453 sq. ft. sunny and bright location, deck, granite and high end finishings, pool, hot tub, exercise room, short stroll to all amenities, covered parking and storage included. MLS® **\$449,000**



**19 - 570 SARSONS ROAD**

### LOWER MISSION

Upscale townhome! This 3 bdrm home is the perfect spot for empty nesters, retirees or young families. Showroom condition. Pool, gym. Close to nearby beach. MLS® **\$629,900**



**306 - 3865 TRUSWELL ROAD**

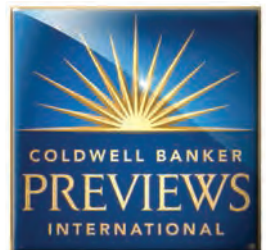
### LOWER MISSION

Semi-Lakefront Condo at the Water's Edge. Offering 2186 sq. ft. of high-end luxury in the Lower Mission. 2 bedrooms + den, view deck, 2 parking stalls. MLS® **\$829,900**





# *Lots* AND ACREAGES





## LOTS AND ACREAGES



### 1106 WESTPOINT DRIVE

\$279,000 MLS®

**NEIGHBOURHOOD:**

Upper Mission

**LOT SIZE:** 0.269 acres



### 1799 SHALERIDGE PLACE

\$299,000 MLS®

**NEIGHBOURHOOD:**

West Kelowna Estates

**LOT SIZE:** 0.472 acres



### 5157 MORRISON CRESCENT

\$335,000 MLS®

**NEIGHBOURHOOD:**

Peachland

**LOT SIZE:** 1.03 acres



### 713 FORESTRIDGE LANE

\$349,000 MLS®

**NEIGHBOURHOOD:**

Glenmore

**LOT SIZE:** 0.68 acres



### 2455 ARTHUR COURT

\$379,900 MLS®

**NEIGHBOURHOOD:**

McKinley Landing

**LOT SIZE:** 2.48 acres



### 1080 SUNNYSIDE ROAD

\$399,900 MLS®

**NEIGHBOURHOOD:**

Lakeview Heights

**LOT SIZE:** 0.3 acres



### 386 UPLANDS COURT

\$459,000 MLS®

**NEIGHBOURHOOD:**

Upper Mission

**LOT SIZE:** 0.3 acres



### 4219 HOBSON ROAD

\$499,000 MLS®

**NEIGHBOURHOOD:**

Lower Mission

**LOT SIZE:** 0.32 acres



### 2475 MAQUINNA ROAD

\$499,000 MLS®

**NEIGHBOURHOOD:**

South East Kelowna

**LOT SIZE:** 2.14 acres





**4702 MCCULLOCH ROAD**

\$619,000 MLS®

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



**1870 TREETOP ROAD**

\$699,000 MLS®

**NEIGHBOURHOOD:**  
Black Mountain  
**LOT SIZE:** 5 acres



**1562 GRANITE ROAD**

\$729,000 MLS®

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



**4 -901 WESTSIDE ROAD**

\$899,000 MLS®

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



**24-901 WESTSIDE ROAD**

\$987,000 MLS®

**NEIGHBOURHOOD:**  
West Kelowna Estates  
**WATER FRONTAGE:** 100 ft.



**527 VALLEY ROAD**

\$1,369,000 MLS®

**NEIGHBOURHOOD:**  
Glenmore  
**LOT SIZE:** 11.3 acres



**539 VALLEY ROAD**

\$1,499,000 MLS®

**NEIGHBOURHOOD:**  
Glenmore  
**LOT SIZE:** 12.3 acres



**346 LOCHVIEW ROAD**

\$1,895,000 MLS®

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



**3600 LAKESHORE ROAD**

\$2,795,000 MLS®

**NEIGHBOURHOOD:**  
Lower Mission  
**WATER FRONTAGE:** 68.19 ft.





### 445 HIGHRIDGE ROAD

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

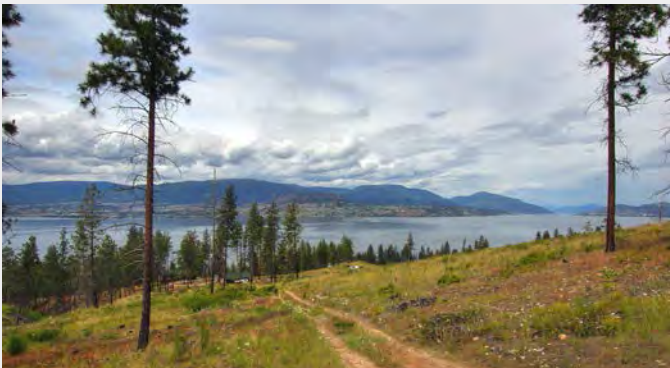
Spectacular 7.9 acre lakeshore estate property overlooking Kalamalka Lake- renowned for its ever-changing colors! Boat dock and deep water moorage. Utilities are to the approved private building location. In area of other estate properties. 30 minutes to Kelowna airport. 10 minutes to Predator Ridge - Build your dream estate or vacation home. MLS® **\$1,550,000**



### 5405 LAKESHORE ROAD

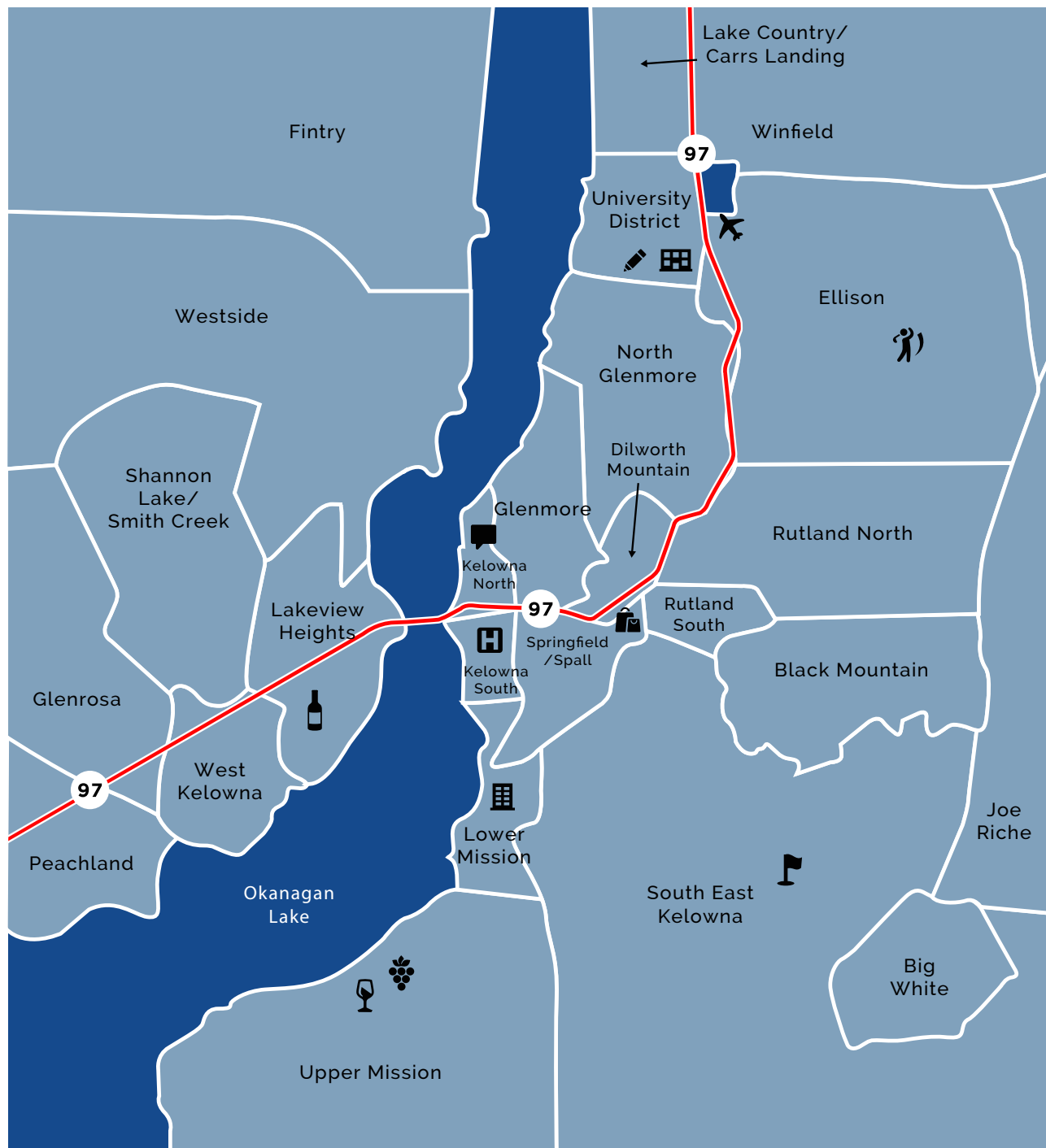
**NEIGHBOURHOOD:** Upper Mission  
**LOT SIZE:** 15.85 Acres

15.8 acres located in desirable Mission location adjacent to Cedar Creek winery. Panoramic lakeviews offered from this estate setting. Amazing site to build your dream home, future vineyard, private estate, located close to nearby hiking trails, beaches and parks. Multiple building sites offered on this 15.8 acre parcel, currently older home on property. Rare to find nearly 16 acres. MLS® **\$1,495,000**





# Community MAP



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





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