



GALLERY



DISCOVER KELOWNA'S REAL ESTATE

Coldwell Banker Horizon Realty • Jane Hoffman Group





FEATURED HOME 6620 LAKESHORE
SEE LISTING ON PAGE 4




Leadership with *Experience*

Jane Hoffman is the founder of Jane Hoffman Group at Coldwell Banker Horizon Realty in Kelowna, British Columbia. Through Jane's leadership, her team has firmly and consistently established its position as the top producing team for Coldwell Banker Canada with over \$1.5 billion in total sales volume over the past 10 years and an inventory of nearly 200 available properties.

Recognizing the world class natural beauty and untapped potential of the Kelowna area 30 years ago, Jane focused on developing a specialization in lakeshore real estate.

As the Kelowna market transformed into Canada's leading four season playground, Kelowna's waterfront and mountain settings became a destination for luxury real estate, and Jane became one of Canada's leading luxury Realtors®.

Capitalizing on this success, Jane continues to embrace new market trends and opportunities with an unwavering energy and optimistic outlook. While continuing to value traditional forms of selling real estate, Jane also understands the importance of adopting and embracing new ways to promote real estate. 

Naturally
STUNNING
LAKESHORE ESTATE

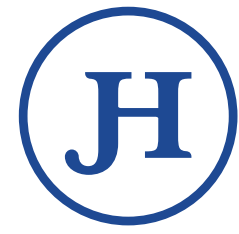
In Kelowna's beautiful Upper Mission, sits a sprawling 12,800 sq. ft. home with 16.63 acres of picturesque scenery. This custom built timber-frame home by Edgcombe Builders features Castle Rock & Hardie board siding, Douglas fir timbers throughout and an impressive porte-cochère to welcome guests. Submersed in nature, this five bedroom, seven bathroom home has every amenity to fully enjoy all seasons of the Okanagan; five fireplaces, a geothermal heating & cooling system making for innovative temperature control, plus in-floor heating for your comfort. Whether you are gazing up at the stars or out at the sparkling lake waters, the openness of this home achieves a feeling of limitless space.



Soaring 30 foot ceilings add to the exemplary design features such as granite counters, a double island kitchen with high-end stainless steel appliances, and gorgeous dining room with floor-to-ceiling windows. A dream master bedroom with an equally impressive ensuite, invites you to sink into the bathtub and get lost in stunning lake & city views.

For working effectively, this home offers a spacious office with private terrace, plus guest accommodations for visitors. Home entertainment abounds on the lower level with a home theatre, billiards area, temperature-controlled wine room and gym. Complete with a state-of-the-art Crestron control system, which can be easily accessed from your mobile phone, you can feel safe knowing you can adjust nearly everything, from wherever you may be. Nothing has been forgotten at this impressive estate, with a tennis court, infinity pool and dock with electric boat lift, leading to the ultimate in home and lake life. (H)

MLS®10126037 \$7,999,999



OurTeam



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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.



**INTERNATIONAL SOCIETY OF
EXCELLENCE**

**TOP ULTIMATE SERVICE AGENT
IN CANADA**

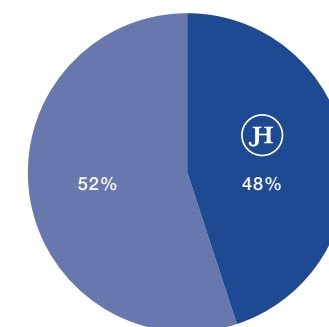
**#1 TEAM IN CANADA FOR
COLDWELL BANKER HORIZON
REALTY (YEAR-TO-DATE)**

**DESIGNATED INTERNATIONAL
PRESIDENT'S PREMIER TEAM**

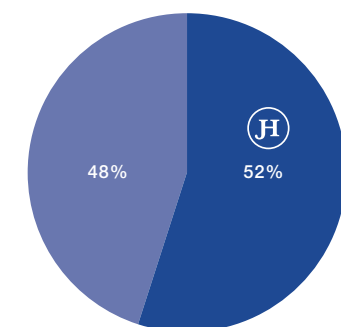
JANE HOFFMAN GROUP MARKET SHARE

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

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



MLS WATERFRONT SINGLE FAMILY HOME SALES EXCEEDING \$2 MILLION



■ Jane Hoffman Group*

■ Other Agents*

*Based on MLS sales in Central Okanagan January 2016 to November 21, 2016

Kelowna on the Climb

BY BRANDI PARNELL

More attractive than ever, Kelowna is a growing destination. Historically desirable for its climate and lifestyle, award-winning vineyards and stunning golf courses, Kelowna is gaining national attention for its world-class amenities and economic growth.

In fact, by 2030, Kelowna's population is projected to grow by 1.51% annually, which translates to 45,485 new residents to the area. So what does this mean for you? With a vibrant economic landscape, now is a great time to purchase a revenue property, a condo on the hill or your dream lakeshore home.

Income generating rentals are a smart way to tap into an area's economic growth, not to mention help ease the housing shortage. The anticipated number of new rental units coming onto the market in 2016 will not meet demand, resulting in a further decline in the vacancy rate in 2017 as well as 2018. Not to mention, with the recent 15 % increase

in Property Transfer Tax for foreign buyers of Vancouver area properties, the Okanagan is expecting an increase in foreign buyers purchasing area property.

Part of this boom is thanks to UBC Okanagan campus (UBCO). In 2015, UBCO had 8212 students and 566 faculties. With annual expenditures of more than \$1.5 billion, over 9,000 degrees granted each year, about 3,000 peer reviewed research publications annually, and cumulative licensing revenue from inventions of over \$100 million, there can be no doubt that UBC has an economic impact on the Vancouver metropolitan region, the Okanagan, British Columbia and beyond.

As we witness the influx of different socioeconomic and people at all ages of life to the area, civic planning and housing requirements will need to adapt.

A significant increase in multiple family housing starts, along with steady construction of single detached homes, will result in a higher number of total housing starts in 2016 with some further moderation in 2017 and 2018.

With a vibrant economic landscape, it's an exciting time in real estate. If you would like to know more about your options or to discuss your next move, call the Jane Hoffman Group to meet with one of our talented specialists. 

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LAKE SHORE OVER \$4 MILLION



E and O Insurance: this publication is not intended to solicit properties currently listed for sale. Information herein should be verified and is subject to change. If undeliverable mail to 14-1470 Harvey Avenue, Kelowna, BC, V1Y 9K8



\$19,999,000 | MLS®10126195

8888 LAKESHORE ROAD



| | | | |
|---------------------------|----------------------|--------------|---------------------------|
| Location: Upper Mission | Square Footage: 9000 | Bedrooms: 4 | Year Built: 2006 |
| Water Frontage: 1,469 ft. | Lot Size: 124 acres | Bathrooms: 2 | Taxes: See Listing Broker |

The perfect property for a waterfront retreat, estate or family compound! Located at the end of Lakeshore Road, surrounded by Okanagan Mountain Park, this beautiful 124 acre parcel boasts over 1400 ft. of lake-front with a creek and waterfall. There are 2 guest houses on the property, one by the creek and one by the waterfall, with exceptional build site possibilities for a primary residence. Waterside there is a 1600 sq. ft. dock complete with berths for several large boats & personal watercrafts. Zoning flexibility for smaller parcels (4 lots) if desired.



\$13,995,000 | MLS®10107521

4800 LAKESHORE ROAD



| | | | |
|-------------------------|------------------------|--------------|---------------------------|
| Location: Upper Mission | Square Footage: 11,000 | Bedrooms: 6 | Year Built: 1998 |
| Water Frontage: 410 ft. | Lot Size: 17.8 acres | Bathrooms: 8 | Taxes: See Listing Broker |

This executive waterfront home situated on 17.8 acres, the main home offers 11,000 sq. ft. of luxury living with post & beam style interior and generous-sized living areas, all enjoying access to the lakeside setting. A picture perfect white picket fence defines the oversized horse paddocks, with the main horse barn providing three separate stalls, tack room, living room, bath, laundry and horse washing area with heat. A large riding arena features bay doors that open to the lake views. A horse enthusiasts dream property! Offering over 400 ft. of pebbled shoreline, a lakeside lounging deck, licensed boat dock with lift & slide, this is a rare estate nestled along the shores of Okanagan Lake.





\$9,995,000 | EXCLUSIVE

4514 ELDORADO ROAD



Location: Lower Mission
Water Frontage: 192 ft.

Square Footage: 5900
Lot Size: 1 acre

Bedrooms: 4
Bathrooms: 4

Year Built: 1993
Taxes: See Listing Broker

This exceptionally peaceful property is filled with character & warmth, in a setting designed to create lasting memories. Offering a breathtaking outdoor experience throughout the 1 acre setting with 192 ft. frontage, deep water moorage dock and two legal titles, it has been landscaped to perfection with a grove of old growth cedar trees, meandering creeks, bridges, a secret garden and conservatory/green house. This quality built home offers 5900 sq. ft. of exquisite living with 4 bedrooms, 4 bathrooms and 4 car garage. It is an exquisite marriage between traditional elegance and complete privacy that defines this one of a kind grand offering of a lakeshore oasis.



\$8,995,000 | MLS®10105786

15510 WHISKEY COVE ROAD



Location: Lake Country North West
Water Frontage: See Listing Broker

Square Footage: 9000
Lot Size: 1 acre

Bedrooms: 9
Bathrooms: 9

Year Built: 2000
Taxes: See Listing Broker

Presenting a lifestyle of idyllic splendour and sense of enchantment to everyday living, entertaining & relaxing! Located on the shores of Okanagan Lake, over 1 acre of level living is provided with a pool, 6 car garage and a licensed wharf with 2 boat lifts, pontoon boat lift & jet ski lift. The interior of this nearly 8500 sq. ft. home gracefully & effortlessly integrates the outdoor beauty with soaring ceilings and glass extending from the floor, showcasing exceptional views. Separate areas within the home offer a guest wing, children's wing, nanny suite and private lakeside master retreat, plus a spacious games room complete with a stylish wet bar. The craftsmanship & quality throughout this gated waterfront estate is sure to impress!





\$8,500,000 | MLS®10126087

19-180 SHEERWATER COURT



| | | | |
|------------------------------------|------------------------|--------------|---------------------------|
| Location: Glenmore | Square Footage: 10,000 | Bedrooms: 4 | Year Built: 2012 |
| Water Frontage: See Listing Broker | Lot Size: 2.15 acres | Bathrooms: 7 | Taxes: See Listing Broker |

Located in the exclusive gated community of Sheerwater, the Tommie Award winning masterpiece 'Luminescence' is truly a work of art! This contemporary style 4 bedroom, 7 bathroom residence is full of light and intimately connected with its magnificent setting and includes boat moorage. Providing exceptionally stunning views, concrete, glass and heavy timbers have created over 10,000 sq. ft. of luxury living connected to the Okanagan lakeshore lifestyle. Boasting a remarkable 7 car garage with 1545 sq. ft. on the lower level and 1440 sq. ft. on level 2 with a car lift to the upper garage, this property has received awards for Master Suite design, Single Family Home design and the 2013 Pinnacle award for Luxury Pool design.



\$7,999,999 | MLS®10126037

6620 LAKESHORE ROAD



| | | | |
|-------------------------|------------------------|--------------|---------------------------|
| Location: Upper Mission | Square Footage: 12,800 | Bedrooms: 5 | Year Built: 2007 |
| Water Frontage: 345 ft. | Lot Size: 16.63 acres | Bathrooms: 7 | Taxes: See Listing Broker |

Perched 16.63 acres with endless lake views rests Eagle Mountain Estate. This sprawling 12,800 sq. ft. timber frame home offers 5 bedrooms, 7 bathrooms, home office, 5 fireplaces, a geothermal heating/cooling system, plus in-floor heating throughout. An impressive porte-cochère welcomes guests and inside, they are greeted with soaring 30 ft. ceilings, Douglas fir timbers, granite counters, a beautiful double island kitchen, gorgeous dining room with floor-to-ceiling windows, plus a dream master bedroom featuring a luxurious ensuite with the lake & city as your backdrop. The lower level offers a home theatre, temperature controlled wine room, home gym, wet bar, billiards area and ample storage. Enjoy the tennis court, infinity pool and dock with electric boatlift!





\$7,995,000 | MLS®10114637

1475 PRITCHARD DRIVE



Location: Lakeview Heights
Water Frontage: 284 ft.

Square Footage: 4504
Lot Size: 13.3 acres

Bedrooms: 5
Bathrooms: 7

Year Built: 1997
Taxes: See Listing Broker

A stunning grand waterfront estate set in the heart of wine country! The custom 4500 sq. ft. architecturally designed home enjoys a private gated entry, timber beam accents, vaulted ceilings, open concept design with extensive use of glass, gorgeous island kitchen, great room, family room and triple garage. A grand entertainment-sized lakeside patio boasts a saltwater pool and hot tub with timbered arbors & pergolas to define the outdoor kitchen & living spaces. Situated on 13.3 level acres on the shores of Okanagan Lake, this property offers 284 ft. of pristine beachfront, boat dock & lift and a deluxe 3 bedroom guest cottage. Residences are set on 5.3 acres with farm status held for the balance of the land.



\$7,995,000 | MLS®10107614

15686 WHISKEY COVE ROAD



Location: Lake Country North West
Water Frontage: 119.67 ft

Square Footage: 5890
Lot Size: 1.35 acres

Bedrooms: 7
Bathrooms: 5

Year Built: 1992
Taxes: See Listing Broker

Prestigious Whiskey Cove offers unparalleled panoramic lake views and this private, gated 1.35 acre lakeshore property is no exception. Providing a stunning 3600 sq. ft. modern contemporary home plus 2 additional guest homes on the property, there is over 2200 sq. ft. of guest living available. The main home features expansive main floor living areas, huge great room with two-way fireplace, spacious dining area, chef worthy island kitchen and lakeside master bedroom enjoying a luxurious spa styled bathroom. Floor-to-ceiling, wall to wall windows open to an expansive lakeside patio and outdoor kitchen. Easy, level access to the waters of Okanagan Lake with over 115 feet of pebbled shoreline with a licensed dock including boat & sea doo lifts.





\$7,850,000 | MLS®10125571

165 SWICK ROAD



| | | | |
|----------------------------------------------------|---------------------------------------------|-----------------------------|-----------------------------------------------|
| Location: Upper Mission Water Frontage: 170 ft. | Square Footage: 4885 Lot Size: 0.64 acre | Bedrooms: 5 Bathrooms: 6 | Year Built: 2006 Taxes: See Listing Broker |
|----------------------------------------------------|---------------------------------------------|-----------------------------|-----------------------------------------------|

A true piece of paradise is found at 165 Swick Road. This rare lake front offering is one of a kind! A private waterfront estate with gated entry set on 1.9 acres. Featuring a cascading waterfall, natural rock outcropping & exceptional landscape design. Experience commanding views of the lake, city and mountains. Newly modernized home offers over 10,000 sq. ft. Premium granite, multiple high end appliances, deluxe butler pantry, travertine, and Kettle Valley rock. Offering a salt water pool with expansive patio on a lake side setting with private cove & sandy beach. Attached triple garage plus detached garage & shop that accommodates 8 cars.



\$7,750,000 | MLS®10122237

245 SWICK ROAD



| | | | |
|----------------------------------------------------|---------------------------------------------|-----------------------------|-----------------------------------------------|
| Location: Upper Mission Water Frontage: 325 ft. | Square Footage: 7874 Lot Size: 5.4 acres | Bedrooms: 4 Bathrooms: 5 | Year Built: 1989 Taxes: See Listing Broker |
|----------------------------------------------------|---------------------------------------------|-----------------------------|-----------------------------------------------|

Stunning waterfront estate situated on the sparkling waters of Okanagan lake. This rare one-of-a-kind property provides 5.4 acres of manicured grounds and offers a luxurious main residence featuring over 7800 sq. ft. as well as an additional 2 bedroom, 2 bath guest home. The extensive use of glass allows the incredible beauty of the exterior to be fully appreciated. The dock is the perfect spot to spend the day or walk this pristine property and find your personal paradise! Luxury, lake views and quality craftsmanship make this unique estate a masterpiece!





\$6,900,000 | MLS®10106635

2600 DUBBIN ROAD



Location: McKinley Landing
Water Frontage: 231 ft.

Square Footage: 5360
Lot Size: 0.67 Acre

Bedrooms: 3
Bathrooms: 7

Year Built: 2010
Taxes: See Listing Broker

From the moment you open the secure gated entry, you know you have found a home like no other! Rarely do you see such a bold architectural house quite like this one, with an outstanding view offered from nearly every room. Cascading water walls, a negative edge pool with seamless transition to the lake view, spacious outdoor decks and kitchen, creates an entertainers delight. Adjoining the main 2 bedroom + den residence through a glass hallway is the 1500 sq. ft. guest quarters complete with living room, kitchen and upper level master suite. Featuring approximately 230 ft. of beach frontage, a deep moorage dock and lounge area to enjoy the waterfront. Truly a masterpiece boasting every luxury imaginable!



\$6,795,000 | MLS®10116667

2463 WHITWORTH ROAD



Location: Westbank Centre
Water Frontage: 93 ft.

Square Footage: 6000
Lot Size: 0.45 acre

Bedrooms: 6
Bathrooms: 6

Year Built: 2013
Taxes: See Listing Broker

Soft contemporary design with stone and wood elements have created over 6000 sq. ft. of waterfront luxury on the shores of Okanagan Lake. Gated and private, this high quality residence offers 6 bedrooms, 6 bathrooms and an oversized 4-car garage with ample additional parking, as well as a 1 bedroom in-law suite with separate entrance. A 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 patio. Enjoy the private lakefront yard with ever changing vistas of Lake Okanagan and deep water moorage for your boat. Lakeside living at its best!





\$6,495,000 | MLS®10115890

5570 LAKESHORE ROAD



| | | | |
|-------------------------|----------------------|--------------|---------------------------|
| Location: Upper Mission | Square Footage: 5802 | Bedrooms: 5 | Year Built: 2004 |
| Water Frontage: 512 ft. | Lot Size: 3.18 acres | Bathrooms: 5 | Taxes: See Listing Broker |

Enjoy the lakeside breeze, picturesque sunsets and nature at your doorstep, all in this peaceful waterfront setting. With over 500 ft. of private lake frontage, a sandy beach area, licensed dock, boat moorage and areas to relax in the sunshine, this property also offers 2 architecturally designed and timelessly styled homes set on 3.18 acres. The main 5802 sq. ft. home takes full advantage of the setting with floor-to-ceiling windows in an open concept design. The second 3 bedroom, 5 bath guest home is nestled apart from the main residence and is ideal for visiting guests. Both homes are complete with 3-car garages.



\$5,998,000 | MLS®10114730

8312 KALAVISTA DRIVE



| | | | |
|------------------------------|----------------------|--------------|---------------------------|
| Location: Mun. of Coldstream | Square Footage: 4885 | Bedrooms: 3 | Year Built: 1990 |
| Water Frontage: 170 ft. | Lot Size: .64 acre | Bathrooms: 5 | Taxes: See Listing Broker |

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





\$5,995,000 | MLS®10103232

3100 HIGHWAY 97



| | | | |
|--------------------------|---------------------|--------------|---------------------------|
| Location: Peachland | Square Footage: 398 | Bedrooms: 1 | Year Built: 1958 |
| Water Frontage: 1100 ft. | Lot Size: 22 acres | Bathrooms: 1 | Taxes: See Listing Broker |

With over 22 acres adjacent to the established and quiet lakefront community known as Seclusion Bay, this is the perfect family retreat. Located in picturesque Peachland, the property offers over 1100 ft. of pebbled shoreline and a 1 bedroom cabin on a level building site. The cabin offers a galley styled kitchen with 2 person island, vaulted living room featuring floor-to-ceiling lake view windows and an upper level lofted bedroom. Less than 10 minutes to Westbank amenities and 20 minutes to downtown Kelowna. It's an excellent waterfront getaway location or holding property for future development to build your dream home!



\$5,900,000 | MLS®10109683

3792 WESTSIDE ROAD



| | | | |
|--------------------------|----------------------|----------------|---------------------------|
| Location: Westside Road | Square Footage: N/A | Bedrooms: N/A | Year Built: N/A |
| Water Frontage: 1428 ft. | Lot Size: 24 + acres | Bathrooms: N/A | Taxes: See Listing Broker |

Offering over 1400 ft. of pristine Okanagan Lake shoreline! 24+ acres with a stunning beach area, absolute privacy and an incredible bench not too high from water to build your dream residence or vacation getaway. Located just south of the Jenny Creek subdivision, a portion of the property is bisected by Westside Road and it's only a 20-minute drive to downtown Kelowna. Rare opportunity to create your own legacy estate property.





\$4,995,000 | MLS®10114617

5432 LAKESTORE ROAD



| | | | |
|----------------------------------------------------|----------------------------------------------|-----------------------------|-----------------------------------------------|
| Location: Upper Mission Water Frontage: 197 ft. | Square Footage: 5000 Lot Size: 1.28 acres | Bedrooms: 5 Bathrooms: 4 | Year Built: 2007 Taxes: See Listing Broker |
|----------------------------------------------------|----------------------------------------------|-----------------------------|-----------------------------------------------|

A lakeside masterpiece waiting to be enjoyed! Providing over 5,000 sq. ft. of beautifully designed, open concept layout with 5 bedrooms and 4 bathrooms, featuring high quality fine finishes and sweeping lake views to capture the essence of the Okanagan. Ample space on all levels provides room for family, friends & entertaining plus a media room & wine room for further enjoyment. Established landscaping and rock wall gardens surround the home, while providing beauty and privacy to the expansive grounds with a convenient circular driveway. At the waters edge, a licensed dock and boat lift are provided, as well as cabana complete with washroom & kitchen. An exceptional & elegant gated waterfront estate situated on 1.28 acres above Okanagan Lake.



\$4,995,000 | MLS®10115622

2677 WESTSIDE ROAD N



| | | | |
|----------------------------------------------------|---------------------------------------------|-----------------------------|-----------------------------------------------|
| Location: Westside Road Water Frontage: 395 ft. | Square Footage: 3660 Lot Size: 3.4 acres | Bedrooms: 4 Bathrooms: 5 | Year Built: 2007 Taxes: See Listing Broker |
|----------------------------------------------------|---------------------------------------------|-----------------------------|-----------------------------------------------|

Nestled within 3.4 acres of stunning landscape, this estate property offers 2 additional studios/garages at the lakeside. The design of the main house features an open concept main floor with a vaulted great room & traditionally finished fireplace adjacent to a dining room and kitchen. Seamless integration of the exterior beauty with the interior by expansive windows and sliding glass walls that open completely, providing remarkable views and a gorgeous setting. A boat dock with life is also provided on the waterfront further adding to the enjoyment of the property. Make this secluded lakefront hideaway your new home for a lifetime of lasting memories!





\$4,995,000 | MLS®10110874

4214 HOBSON ROAD



| | | | |
|-------------------------|----------------------|--------------|---------------------------|
| Location: Lower Mission | Square Footage: 2500 | Bedrooms: 4 | Year Built 1923 |
| Water Frontage: 129 ft. | Lot Size: 0.89 acre | Bathrooms: 2 | Taxes: See Listing Broker |

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



\$4,698,000 | MLS®10125747

3130 SHAYLER COURT



| | | | |
|----------------------------|----------------------|--------------|---------------------------|
| Location: McKinley Landing | Square Footage: 4364 | Bedrooms: 3 | Year Built: 2005 |
| Water Frontage: 300 ft. | Lot Size: 2.84 acres | Bathrooms: 4 | Taxes: See Listing Broker |

Located in the gated neighbourhood of McKinley Landing, only 12 minutes north of Kelowna's downtown, this home exudes Okanagan lifestyle living. Offering over 4300 sq. ft. of open living space, 3 bedrooms, 4 baths, a triple car garage with lots of parking for the toys, there is also an award winning negative edge saltwater pool that is beyond compare. Enjoy approx. 300 ft. of lake frontage with dock and tram to lakeside for a seamless transition to the waters edge. This extraordinary gold medal Tommie Award winning post & beam dream home is set on 2.84 acres and has spectacular views of Okanagan Lake.





\$4,498,000 | MLS®10124796

2547 WHITWORTH ROAD



| | | | |
|--------------------------------|-----------------------------|--------------|---------------------------|
| Location: West Kelowna Heights | Square Footage: 4100 Sq.ft. | Bedrooms: 4 | Year Built: 2000 |
| Water Frontage: 88 ft. | Lot Size: 0.48 acre | Bathrooms: 4 | Taxes: See Listing Broker |

Premium Waterfront location on Whitworth Road. Level 0.48 acre offering 88 ft. of Okanagan Lake shoreline. Unique to this view is the natural mountain scape. Wall-to-wall glass lower level, generous outdoor dining/lounging oasis and soaring ceilings with open concept kitchen, dining and living room combination. Centre islands seats 10. Master bedroom is set on own private wing and has ample room for lounging, access to lakeside patio and private bath. Guest quarters features own living room, kitchen, bathroom (with laundry) and two bedrooms. Oversized triple garage! Close to wineries, hiking trails, golf, boutiques and dining. Superb finishing with a divine setting.



\$4,295,000 | MLS®10118999

210 - 440 CASCIA DRIVE



| | | | |
|--------------------------|----------------------|--------------|---------------------------|
| Location: Lower Mission | Square Footage: 3730 | Bedrooms: 3 | Year Built: 2004 |
| Water Frontage: 88.8 ft. | Lot Size: 0.18 acre | Bathrooms: 3 | Taxes: See Listing Broker |

Welcome to the exclusive waterfront gated community of "South Bay Landing". Located in Kelowna's Lower Mission, this architecturally designed 3700 sq. ft. luxury residence has 3 bedrooms plus office, 3 bathrooms, a triple garage and features quality millwork, a gourmet granite island kitchen with an abundance of maple cabinetry and walnut hardwood flooring. The open concept design and floor-to-ceiling windows take full advantage of this spectacular lakefront setting by capturing the stunning views, while the outdoor fireplace and 2 fabulous lakeside patios engage the endless vistas. With full time boat moorage plus lift, the complex provides a saltwater pool, hot tub and clubhouse complete with gym and games room allowing you to enjoy the Okanagan lifestyle to the fullest.





\$2,195,000 | MLS®10124992

6550 LAKE SHORE ROAD



| | | | |
|----------------------------------------------------|-------------------------------------------|---------------------------------|-----------------------------------------|
| Location: Upper Mission Water Frontage: 400 ft. | Square Footage: N/A Lot Size: 22 acres | Bedrooms: N/A Bathrooms: N/A | Year Built Taxes: See Listing Broker |
|----------------------------------------------------|-------------------------------------------|---------------------------------|-----------------------------------------|

Rare offering on the shores of Okanagan Lake! Incredible opportunity to build your dream home on this 22 acre property. Zoned RU2 there is the ability to build a separate suite. Offering over 400 feet of crystal clear deep waterfront. Miles of walking and biking trails from Kelowna to Naramata. You don't want to miss out on these spectacular expansive views of the lake extending from the bridge through to Peachland with wineries and Regional Parks close by!



LAKE SHORE

\$2-\$4 MILLION





3689 GREEN BAY LANDING

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: 48.6 ft.

This property is a must see! An exceptional 3 bedroom, 4 bath Carl Scholl designed residence boasting beautiful lake views, boat moorage with lift and a sandy beachfront. A grand living space with easy access to the outdoor setting, it features high quality finishing, a luxurious kitchen, exceptional master suite, natural gas outdoor fire pit, saltwater hot tub and oversized double garage with ample storage. This elegant home on Okanagan Lake is located in the exclusive gated community of Green Bay Landing. MLS@10126036 **\$3,395,000**



4174 LAKESHORE ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 50 ft.

The perfect lakefront home for the car enthusiast! With a heated 4 bay, 8-car garage and secure gated entry, this 3 bedroom, 5 bathroom home combines luxury & beachy in a stunning lakeside setting. Quality renovations were completed in 2005 and the design brings the beauty of the outdoors inside. Enjoy the media room, wet bar, lakeside pool & hot tub, sandy beach, licensed dock and boat slip with electric lift. Located in Lower Mission, mere minutes to boutiques and fine dining. MLS@10110545 **\$3,295,000**



2365 GEORGE COURT

NEIGHBOURHOOD: Westbank Centre
WATER FRONTAGE: 100 ft.

This renovated 3 bedroom, 4 bath lakefront rancher on a level estate sized 0.46 lot provides 100 ft. of water frontage including a licensed dock with electric boat lift plus 2 sea doo lifts and deep water moorage. Open living spaces, spacious kitchen, granite counters and custom millwork. With room for a pool, with a 400 sq. ft. guest suite and a heated 3000 sq. ft. detached shop/7-car garage, complete with vehicle lift and loft. Waterfront location in a quiet & established West Kelowna neighbourhood. MLS@10124390 **\$3,295,000**



1533 PRITCHARD

NEIGHBOURHOOD: Lakeshore Road
WATER FRONTAGE: 80 ft.

Prime level lakeshore .31 acre with 80 feet of sandy beach front. Custom open concept rancher with dramatic vaulted cedar ceilings. A gorgeous center floor to ceiling stone fireplace defines main living area finished with Brazilian cherry hardwood floors. Over 3,000 sq. ft. of house offering a stunning new kitchen, spacious recreation room, large covered lakeside patio, beautifully landscaped property. Licensed boat dock and lift. Oversized triple garage with generous sized skylights. See Listing Broker **\$3,250,000**





4962 LAKESHORE ROAD

NEIGHBOURHOOD: Lakeshore Road
WATER FRONTAGE: 90 ft.

Custom 3061 sq. ft. open concept home boasting 90 ft. of lake frontage, including a dock and boat lift, with 5 bedrooms, 4 baths and 2 level, 5-car garage. Immaculate landscaping & front courtyard with water features, granite island kitchen, and lake view dining & great room. Stamped concrete deck provides the perfect lounging area, with timber beams and a vaulted cedar-lined ceiling. The walkout lower level offers a fantastic summer kitchen/wet bar, media area, custom wine room and gym. MLS@10126206 **\$2,895,000**



6850 LAKESHORE ROAD

NEIGHBOURHOOD: Upper Mission
WATER FRONTAGE: 314 ft.

A lakeside residence built to enjoy the Okanagan! Providing 5000 sq. ft. of crafted living space with lake views from Peachland to Kelowna, this home integrates with the outdoor environment with the use of wood, stone & glass, creating a warm & inviting interior. An entertainer's dream on the lower level with a wet bar, lounge area and easy access to the outdoor living space. This 2.5 acre waterfront property includes a deep water dock with lift and over 300 ft. of water frontage. MLS@10110770 **\$2,795,000**



5000 LAKESHORE ROAD

NEIGHBOURHOOD: Upper Mission
WATER FRONTAGE: 92 ft.

Enjoy breathtaking lake views from this 5 bedroom, 7 bath private waterfront home with a 2200 sq. ft. entertainment sized deck! Situated on a 0.79 acre lot with 92 ft. of pristine lake frontage, beach house, boat dock & lift, the flat backyard is perfect for a pool. This 5500 sq. ft. residence has a bonus area, steam room, games room & wet bar. Professional renovations include granite & travertine and high-end appliances such as Sub Zero, Fisher Paykel, Dacor and Meile. The heated driveway is a plus! MLS@10109063 **\$2,350,000**



2 - 3300 WATT ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 393 ft.

Welcome to the premium waterfront Mission Bay complex, a gated neighborhood in Lower Mission. Strolling distance to South Pandosy Village, this desirable community offers a lakeside pool, nearly 400 ft. of sandy beach, dock with boat lift and private patio. This 3000 sq. ft. home with 3 bedrooms + den, 3 full bathrooms & unobstructed lake views includes a vaulted 2 story entry that leads to the spacious main floor living areas. The perfect lifestyle for the homeowner on the move. MLS@10126408 **\$2,345,000**





4163 WESTSIDE ROAD

NEIGHBOURHOOD: Westside
WATER FRONTAGE: 398 ft.

Tranquility found! Just over 1.5 acres of lakefront living with secure gated entry, offering over 395 ft. of pebbled shoreline. Charming and immaculate 2000 sq. ft. home with 4 bedrooms and 3 baths include stunning lake, mountain & valley views with a large newly finished deck. A dock system is in place on the waterfront with a lift that will support a large boat plus further accommodations for guests in the lofted beach house. This offering incorporates the neighbouring lot. MLS®10120556 **\$2,295,000**



207-440 CASCIA DRIVE

NEIGHBOURHOOD: Southbay Landing
WATER FRONTAGE: See Listing Broker

First class complex! A fabulous lakeside saltwater pool & spacious Exclusive gated neighborhood in Southbay Landing. This home has stunning curb appeal and offers over 3400 sq. ft. with 4 bedrooms, 4 baths. Offering a creek side location with private yard and dramatic lake views! Additional features include a boat moorage with lift, triplegarage, clubhouse, pool, and sandy beach. **\$2,295,000**



326 - 3880 TRUSWELL ROAD

NEIGHBOURHOOD: Kelowna
WATER FRONTAGE: See Listing Broker

Waterfront penthouse at Mission Shores! Luxurious 3 level townhouse offering 3976 sq. ft., positioned on the southern corner allowing abundant natural sunlight to flood the interior of the home. Featuring an incredible kitchen, media room, living room, spacious dining, and sumptuous master suite with spectacular views. 2 parking stalls, 2 boat slips with lifts and a storage locker. The complex offers a fitness centre, meeting room, hot tub and pool. The best location in the complex with many access points to the shoreline and wharf. MLS®10123655 **\$2,195,000**



Committed to the *Community*



Whether it's Cha-Cha dancing for charity or participating in local fundraising events, Jane Hoffman Group cares and understands the value of community involvement and leadership.

Swinging with the Stars

Now heading into its 9th year, Swinging with the Stars is a unique 'fun-raising' dance event that supports The Central Okanagan Hospice Association. Jane Hoffman Group is a proud sponsor of Swinging with the Stars. "I have been deeply touched by every aspect of the Swinging with the Stars event. Hospice is an amazing organization and this event plays such an effective role in bringing an important service to our community." - Jane Hoffman

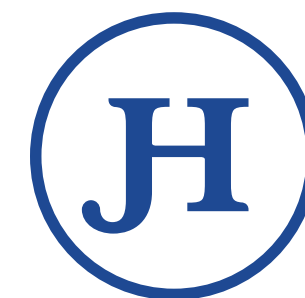


Kelowna Grandmothers for Africa

Jane Hoffman Group is proud to be the presenting sponsor for the 2016 Kelowna Grandmothers for Africa fundraising event in partnership with the Okanagan Chefs Association. As a grandmother herself, Jane understands the important role that grandmothers play within the family circle. Dedicated to helping raise a confident generation and be a positive role model, grandmothers are the link that binds the past with the future. This event not only brings awareness to the detrimental effects of AIDS, but also allows individuals to learn more about African cuisine and culture.

Children's Wish Foundation

Last Fall, Jane had the pleasure of working with The Garage Sale; Luxury Auction House on the sale of the Harvest Ridge luxury orchard estate in Kelowna. In addition to seeing a record breaking sale for this exquisite property, Jane was introduced to a very special cause: the Children's Wish Foundation of Canada. Not to be mistaken with Make-A-Wish, Children's Wish is a uniquely Canadian not-for-profit which grants the most heartfelt wish for children with life-threatening illnesses, or complex genetic disorders. Together, at the Harvest Ridge event, they raised nearly \$60,000. Jane continues to stay close to Children's Wish and is already finding special ways to pay it forward for other deserving families.



LAKESHORE

UP TO \$2 MILLION





346 LOCHVIEW ROAD

NEIGHBOURHOOD: Glenmore
WATER FRONTAGE: 200 ft.

Private 6.23 acre waterfront property located only minutes from downtown! Providing over 200 ft. of lakeshore with its own secluded beach, this is an excellent property with southwest exposure & several building sites. Situated in an area of luxury estates, the opportunities are nearly endless to create your dream residence. It's the perfect chance to own premium waterfront land! MLS@10108379 **\$1,895,000**



3278 SHAYLER ROAD

NEIGHBOURHOOD: McKinley Landing
WATER FRONTAGE: 150 ft.

Great flat building site taking advantage of the fabulous views of Okanagan Lake. An amazing 3 acre parcel with over 150 ft. of prime Okanagan waterfront, a dock with boat slip and tram to access the sparkling lake waters. In a rare location so close to town, this fantastic parcel is only ten minutes to Kelowna for all amenities! MLS@10112726 **\$1,795,000**



24 - 18451 CRYSTAL WATERS

NEIGHBOURHOOD: Lake Country East
WATER FRONTAGE: Shared

Perfect for lock and go living! Open concept layout with a chef's dream kitchen. Lower level features the entertaining area, full wet bar, games area, family room and a professionally installed media room. This level walks out to a privately set covered patio complete with hot tub. Double garage with additional parking. MLS@10115805 **\$1,750,000**



513 - 3865 TRUSWELL ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: Shared

Penthouse in Lower Mission with 3200 sq. ft. of luxury lakeside living with three bedrooms + den and four baths. Extensive glass, spacious mezzanine, oversized covered balcony and soaring ceilings. Open concept main floor dining, kitchen and living room, main floor master bedroom with generous walk in closet. MLS@10125242 **\$1,749,000**



321 - 3880 TRUSWELL ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: Shared

Luxury water front townhome offering lake views from nearly every room. Close to dining, boutiques and quality schools. 4 bedrooms and 4 full bathrooms with just over 3000 sq. ft. of spacious living. Boat slip, 1 parking stall and 2 storage units, shoreline access right from your door. Complex features pool, hot tub, exercise room, games room, sandy beach and wharf. Live, play and love Mission Shores. MLS@10123461 **\$1,595,000**



221 - 3880 TRUSWELL

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: Shared

Incredible lakeside town home in Mission Shores with captivating lake views. Main floor features open concept design. Stylishly decorated. Complex offers dock and lift, pool, hot tub, exercise room and meeting games room. Lakeside master bedroom with private bath and balcony. All 3 bedrooms have own private bathrooms. Secure gated entry, 2 parking spots and slip included. MLS@10124188 **\$1,395,000**



25 TRADERS COVE ROAD

NEIGHBOURHOOD: Westside Road
WATER FRONTAGE: 80 ft.

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



128 - 3880 TRUSWELL ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: Shared

Luxury lakeshore living! A great opportunity to own one of the more spacious townhomes at Mission Shores! Generous sized 2870 sq. ft. 3 bedroom/4 bath including one bedroom with lake view. Upgraded granite kitchen plus private lake view rooftop patio with own hot tub and timbered pergola. MLS@10125959 **\$980,000**



18 - 180 SHEERWATER COURT

NEIGHBOURHOOD: Glenmore
WATER FRONTAGE: Shared

Kelowna waterfront building lot in a premier development. This is the last opportunity to build in this exclusive gated waterfront community. Exceptional value for this 2+ acre home site in the one of a kind “Sheerwater” development. Offering dramatic lake and mountain views. Boat slip included! MLS@10112279 **\$948,000**



1520 HARBOUR POINTE LANE

NEIGHBOURHOOD: West Harbour
WATER FRONTAGE: Shared

Best lakefront, corner lot in West Harbour with panoramic views of the bridge, city and mountains! Private location within a high-end master planned, Mediterranean-style development, which includes community pool, hot tub and boat slip. Bring your own builder. Lease land includes a unique legacy fund, which insures your investment. No GST. House plans available! MLS@10115186 **\$819,000**



426 - 3880 TRUSWELL ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: Shared

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



524 - 3880 TRUSWELL ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: Shared

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



1305 - 4014 PRITCHARD DRIVE

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: Shared

Stunning lakefront condo! 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 and hardwood floors. Private boat slip, 2 parking stalls and sandy beach. Property amenities include pool, hot tub and exercise gym. MLS@10118405 **\$799,000**



1783 LAKESTONE DRIVE

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

A gorgeous lakefront lot in the exceptional master planned community of Lakestone. This waterside neighbourhood is 550-acres that offer uninterrupted views of the sparkling waters of Okanagan Lake. 0.25-acre waterfront building lot offers approximately 92 ft. of water frontage. Boat dock to be built with the option to purchase 1 of the 5 slips. MLS@10111875 **\$599,000**



323 - 4205 GELLATLY ROAD

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: Shared

One-of-a-kind lakeside location set on 6.5 acres with 600 ft. of waterfront with sandy beach. Featuring a 2 bedroom, 2 bath home with exceptional views of the lake. Amenities include destination spa, marina, 2 pools, hot tub, water slide, tennis court, restaurant and lounge. MLS@10125183 **\$595,000**



227 - 4205 GELLATLY ROAD

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: Shared

The Cove Lakeside Resort, a premier waterfront retreat! Stunning lakefront unit, 2 bedroom/2 bath condo, 1072 sq. ft., fully furnished and ready to enjoy. Lots of natural light, granite counters, spacious sundeck overlooking the lake, beach and the lush foliage of the Regional Park and Gellatly Nut Farm. Tennis court, pools, hot tub, spa, fitness centre, restaurant, lounge, on site marina, sandy beach. MLS@10114478 **\$429,000**



151 - 1288 WATER STREET

NEIGHBOURHOOD: Kelowna North
WATER FRONTAGE: Shared

The most prestigious vacation residences on the waterfront in Kelowna's downtown, the Royal Private Residences. These rentals are completely managed for a worry free, revenue-producing property. A private concierge, roof top patio with pool and lounge area, and fully equipped gym in the heart of Kelowna's waterfront parks and cultural districts. MLS®10112600
\$349,000



266 - 1288 WATER STREET

NEIGHBOURHOOD: Kelowna North
WATER FRONTAGE: Shared

1/3 ownership of 1500 sq. ft., 3-bedroom suite with 5-star amenities and concierge service at the Royal Private Residence Club in Kelowna's wonderful downtown! Fully furnished and equipped for your personal use or rental. Roof top pool and lounge area, fully equipped gym and fabulous location. MLS®10109436 **\$245,000**



352 - 1288 WATER STREET

NEIGHBOURHOOD: Kelowna North
WATER FRONTAGE: Shared

1/6th ownership of this downtown 1170 sq. ft., 2 bedroom suite at the Royal Private Residence Club, with 5-star amenities and private concierge. Fully furnished and equipped for your personal use or rental. Roof top pool and lounge area, fully equipped gym and fabulous location. MLS®10126382
\$97,500



ESTATE PROPERTIES AND ACREAGES OVER \$2 MILLION





\$9,800,000 | MLS®10101266

3330 NEID ROAD



Location: South East Kelowna

Square Footage: 8000
Lot Size: 18.77 acres

Bedrooms: 4
Bathrooms: 6

Year Built: 2014
Taxes: See Listing Broker

Granite Chateau opens to the warmth of traditional elements with modern luxury, offering sweeping panoramic views of the valley and lake. Over 8000 sq. ft. on 18.77 acres featuring a wine room and bar, elevator, roof top observation deck, saltwater pool and triple garage! A lush vineyard is planted on this estate offering pinot noir, pinot gris, and chardonnay grapes. Exquisitely designed and expertly crafted this home is like no other.



\$6,795,000 | MLS®10119812

3960 TODD ROAD



Location: Kelowna

Square Footage: 7105
Lot Size: 7.85 acres

Bedrooms: 6
Bathrooms: 6

Year Built: 2009
Taxes: See Listing Broker

Extraordinary private gated estate in South East Kelowna! 7.85-acre property features a state-of-the-art workshop, quaint workshop/cottage, 2 luxury residences, 4-car garage and man-made lake. Approximately 2-acres of vineyard planted in Gewurztraminer grapes. 3 bedroom, 4 bath main home, 2-tone granite island kitchen with high-end appliances, adjacent dining room, luxurious main floor master and spa-like ensuite. Situated above orchards and vineyards with beautiful mature landscaping.





\$5,895,000 | MLS®10112005

3591 HART ROAD



| | | | |
|------------------------------|-----------------------------------------------|-----------------------------|-----------------------------------------------|
| Location: South East Kelowna | Square Footage: 5950 Lot Size: 11.03 acres | Bedrooms: 4 Bathrooms: 6 | Year Built: 2012 Taxes: See Listing Broker |
|------------------------------|-----------------------------------------------|-----------------------------|-----------------------------------------------|

Hawk's View Estate - Where contemporary meets comfort in this iconic Charles Stinson inspired home. Custom-built 5950 sq. ft. walk-out rancher with 4 bedrooms including ensuites, plus 2 half bathrooms, high ceilings, an exquisite kitchen, floor-to-ceiling windows, wine room, gym area and wet-bar. 4,455 sq. ft. of outdoor living with a hot tub, gas lamps, 690 sq. ft. covered cabana, BBQ, gas and beverage cooler, tiled sports pool and putting green. Farm-status property, 1 acre paddock, 5 acres apples and 130 peach trees. One of the best view properties in Kelowna, overlooking The Harvest Golf Club.



\$5,500,000 | MLS®10114305

3691 HART ROAD



| | | | |
|------------------------------|------------------------------------------------|-------------------------------|-----------------------------------------------|
| Location: South East Kelowna | Square Footage: 8488 Lot Size: 11.292 acres | Bedrooms: 8 Bathrooms: 5.5 | Year Built: 2003 Taxes: See Listing Broker |
|------------------------------|------------------------------------------------|-------------------------------|-----------------------------------------------|

Kelowna's finest and most explicit view of the valley, city and Harvest Capital Golf Course. Featuring over 8000 sq. ft. of elegant living area with 8 bedrooms and 5.5 baths, full games room, gym, media room and an indoor pool. The pool and hot tub area features 2 storey ceilings and sliding glass doors that open to connect with the outdoor area and tennis court. A 6 car attached garage plus detached workshop with as well as additional residence on the property, perfect for guests.





\$4,400,000 | MLS®10122981

2715 HEWLETT



| | | | |
|------------------------------|----------------------|--------------|---------------------------|
| Location: South East Kelowna | Square Footage: 6200 | Bedrooms: 6 | Year Built: 1992 |
| | Lot Size: 19+ acres | Bathrooms: 6 | Taxes: See Listing Broker |

The perfect 19+ acre estate property with access off three separate roads. Offering 6,200 sq. ft. home with 6 bedrooms, 6 bathrooms and a panoramic view of the city and lake. Granite counters with extensive brick and plenty of skylights offering natural lighting. Two heated swimming pools, 3 hot tubs, equestrian center with 15,500 sq. ft. barn and indoor/outdoor riding arenas. The second residence is currently rented out providing extra income. Cherry, apple and grape orchards also provide additional income. Beautiful grounds and development property!



\$3,595,000 | MLS®10123051

774 BARNABY ROAD



| | | | |
|-------------------------|-----------------------|--------------|---------------------------|
| Location: Upper Mission | Square Footage: 6517 | Bedrooms: 5 | Year Built: 2015 |
| | Lot Size: 1.342 acres | Bathrooms: 6 | Taxes: See Listing Broker |

Stepping into this luxurious 6517 sq. ft. estate, the stylish modern interior interacts with the exterior dining, lounging and pool area. Every bedroom in this energy efficient masterpiece has its own ensuite bathroom and walk-in closets! This 1.342 acre lot offers a great deal of privacy, when lounging at the pool you feel at peace in a park like setting while a lighting system in the pool creates a picturesque scene. This home also offers a heated four car garage and ample extra parking for the boat or RV. Be captivated by the beauty of the natural Okanagan landscape and astounding lake and city views.





\$3,495,000 | MLS®10105287

14198 MIDDLE BENCH ROAD



Location: Lake Country North West

Square Footage: 6517
Lot Size: 9.265 acres

Bedrooms: 3
Bathrooms: 5

Year Built: 2010
Taxes: See Listing Broker

Enjoy beautiful views of Kalamalka and Wood Lakes from this Tuscan inspired 9.25 acre estate. The main residence offers over 4700 sq. ft. as well as a second cabin residence located on the property. Interior finishing details include Knotty Alder 9 foot interior doors, hickory stained hardwood flooring and custom cast concrete fireplaces. The property offers 3 acres in planted grapes, currently generating income being leased out to wineries. This home offers a triple garage with a 600 sq. ft. room complete with wet bar and full bath. An amazing estate that offers luxury, income, and show cases the perfect views.



\$2,900,000 | MLS®1019294

16233 COMMONAGE ROAD



Location: Lake Country North West

Square Footage: 6900
Lot Size: 2.47 acres

Bedrooms: 3
Bathrooms: 4

Year Built: 2010
Taxes: See Listing Broker

Dramatic geometric form and minimalist styling make a bold architectural statement. Perfectly perched in natural wooded surroundings, glass walls provide uninterrupted views of the picturesque mountains and panoramic lake view. The great room combines 4 rooms in one: the living dining, kitchen, and outdoor sitting area, all defined by thoughtful positioning of the floor-to-ceiling rock fireplace. Saltwater pool with the stunning lake view as a back drop.





\$2,695,000 | MLS®10126204

204 POPLAR POINT DRIVE



| | | | |
|-------------------|---------------------------------------------|---------------------------------|----------------------------------------------|
| Location: Kelowna | Square Footage: N/A Lot Size: 0.43 acres | Bedrooms: N/A Bathrooms: N/A | Year Built: N/A Taxes: See Listing Broker |
|-------------------|---------------------------------------------|---------------------------------|----------------------------------------------|

Kelowna lakeshore building lot on Okanagan Lake. This is a rare opportunity as the last remaining lot in a desirable Kelowna location only minutes to downtown amenities. Bordering Knox Mountain Park where nature abounds, miles of hiking and biking trails, walking distance to downtown dining and the Kelowna cultural district. This waterfront building site is nearly half an acre in size offering 110 feet of private shoreline. No building restrictions or time frame to build! Invest in the lake and build at your convenience in a highly desirable neighbourhood.



\$2,395,000 | MLS®10124879

LOT 5 LAKESHORE ROAD



| | | | |
|-------------------------|----------------------------------------------|---------------------------------|----------------------------------------------|
| Location: Upper Mission | Square Footage: N/A Lot Size: 5.209 acres | Bedrooms: N/A Bathrooms: N/A | Year Built: N/A Taxes: See Listing Broker |
|-------------------------|----------------------------------------------|---------------------------------|----------------------------------------------|

Offering 623 ft. of pristine waterfront, this rare 5.21 acre property has several amazing building sites to create that one-of-a-kind home. Flanking Kelowna's shoreline, there are quiet areas providing impressive views from the bridge to Peachland on this estate sized lot, and it's only a short distance to the nearby Provincial park for miles of hiking & biking trails. The perfect private acreage to build your dream vacation retreat or full time home on the waters of Okanagan Lake.





\$2,198,000 | MLS®10117050

299 CLIFTON ROAD N



| | | | |
|--------------------|----------------------|--------------|---------------------------|
| Location: Glenmore | Square Footage: 5414 | Bedrooms: 4 | Year Built: 2006 |
| | Lot Size: 9.89 acres | Bathrooms: 4 | Taxes: See Listing Broker |

Created so that all main living areas engage seamlessly with the outdoors, saltwater pool and magnificent views, the location offers exceptional privacy yet minutes to town. Boasting a gourmet kitchen with dual islands, open concept, custom cabinetry and floor-to-ceiling fireplace, this home also features a luxurious main floor master bedroom suite, temperature controlled wine room, media room, 750 sq. ft. workshop, gym or storage. This stunning estate also features top of the line geothermal heating and cooling system.



HOMES

OVER \$2 MILLION





105 TIMBERLINE ROAD

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 9.88 acres

Luxury 9.88 estate acreage. Private oasis with panoramic lake views offered from nearly every room. 4 bedrooms + den and 6 baths, Vaulted great room, gourmet designer kitchen and spacious dining are open to each other and glass extends from one room to the other showcasing the incredible vistas. For the music lover, a soundproof recording studio. Two amazing cascading water features. MLS®10118183 **\$3,750,000**



2834 BELGO ROAD

NEIGHBOURHOOD: Kelowna
LOT SIZE: 17.9 acres

This 7100 sq. ft. home has two separate and complete living quarters under one roof separated by a common courtyard. Garage parking for 4 cars with guest quarters above. Professionally designed and developed grounds concealed from the residence and complete with wedding chapel; formerly operated as Elysium Gardens. Extra acreage to enlarge the gardens, add a winery, an orchard or accommodate your horses. MLS®10124926 **\$3,400,000**



205 AMBRIDGEFELD ROAD

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 10 acres

This luxury home is complimented by amazing landscape, meandering paved driveway that leads to a Man's dream detached workshop (will accommodate a full size RV +) and attached triple garage. Open floor plan, master bedroom offering spa-like ensuite, media room, exercise room, bar /pool table area and entertainment-sized covered decks. MLS®10117363 **\$2,998,000**



1113 PARKBLUFF LANE

NEIGHBOURHOOD: Glenmore
LOT SIZE: 0.37 acre

This home is designed to capture the setting and offer an entertainers delight with grand patios, pool with bar access, home theatre, wine display room, walls of windows to frame the breathtaking vistas and comfortable guest accommodations. A spacious master bedroom with spa-like ensuite and triple garage satisfies both his and her needs. Nestled within an amazing neighbourhood of executive architectural homes. MLS®10122919 **\$2,995,000**





4300 TAKLA ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 2.59 acres

Private 2.59 acre estate property. Breathtaking panoramic vistas of the lake, city and surrounding orchards! This outstanding 5730 sq ft home exudes quality from the 1400 sq ft wrap around upper deck to the expansive entertainment sized 3200 sq ft patio and salt water pool. Huge recreation 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@10126721 **\$2,795,000**



734 ROCKCLIFFE PLACE

NEIGHBOURHOOD: Glenmore
LOT SIZE: 0.46 acre

Enjoy sensational views from this French transitional style home, set within the exclusive gated Highpointe community. The master bedroom provides endless views, with an opulent ensuite spa, and a dream closet! Both additional bedrooms have their own ensuites. Dining and living area have luxurious sliding doors that open to the patio and pool deck! MLS@10122635 **\$2,695,000**



2943 LAKEVIEW COVE ROAD

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 0.51 acre

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



3221 VINEYARD VIEW DRIVE

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 0.37 acre

Stunning views of Okanagan Lake from this magnificent residence offering breathtaking architecture, with artisan details featured are custom cast limestone pillars, fireplaces and soaring, barrelled ceilings. True entertaining is found on the lower level with media and games room that opens to a professionally finished bar and wine room. The exterior boasts stamped concrete decking surrounding an in-ground pool with a cascading waterfall and hot tub, as well as an outdoor kitchen and 2nd bar. MLS@10123976 **\$2,590,000**





3985 FAIRWINDS COURT

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 3.06 acres

The perfect blend of Old World Charm meeting the entertainment and family lifestyle of the 21st century. 4896 sq. ft., 5 bedroom/5 bathroom with wall of folding doors that seamlessly integrates the main living area to the covered outdoor patio, pool area and rear yard. Attached heated triple garage with possibility of building detached garage with suite above. Pool cabana with large media room, wet bar, bathroom and 2 sets of French doors leading to the pool patio. MLS@10123397 **\$2,588,000**



356 QUILCHENA DRIVE

NEIGHBOURHOOD: Kettle Valley
LOT SIZE: 1.03 acres

This quality-constructed residence was designed for pure entertaining. Main level features a Carolyn Walsh designed kitchen. Living room offers a floor-to-ceiling 2-way fireplace adding warmth and ambiance. Main floor master bedroom with 2 additional bedrooms and den on the main level. Lower level is where the fun happens! Open concept games room with wet bar all leading to the generous outdoor poolside patio and outdoor kitchen. Full gym, pool and steam shower. MLS@10124986 **\$2,495,000**



1135 GRAF ROAD

NEIGHBOURHOOD: Kelowna
LOT SIZE: 5.07 acres

The home has a deluxe kitchen with 2 built-in subzero refrigerators, built-in wall ovens, island and spectacular views. The master suite is on the main floor, with a 6 piece ensuite including jetted tub, his and hers sinks and a bidet. Upstairs there are 3 more bedrooms, each with their own bathroom/ensuite. Endless room to store toys, and a great opportunity to plant grapes or for farm status and reduced taxes. A fabulous package right in the heart of town and only minutes to all amenities! MLS@10123118 **\$2,499,000**



2500 SAUCIER ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 17.17 acres

Old world charm meets entertainment and family lifestyle in this 4896 sq. ft. home. Offering 5 bedrooms and 5 baths, with an attached heated 4 car garage, pool cabana and wet bar. The secondary residence boasts an additional 2200 sq. ft. of living space with its own in ground pool! Several acres planted in table grapes. MLS@10125142 **\$2,445,000**





2533 LUCINDE ROAD

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 0.52 acre

The finest of quality in this brand new custom 7270 sq. ft. home located in prestigious Casa Loma. Dramatic 19 ft. foyer, floor-to-ceiling windows, chef's island kitchen with high-end appliances, eating nook and walk thru butler pantry. Indoor kidney shaped salt water with streaming water jets. Prepped temperature controlled wine room. Heated triple garage. MLS@10124870 **\$2,385,000**



1503 GREGORY ROAD

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 0.78 acre

Former San Marc showhome! Main floor living with open concept great room, dining and kitchen combination. Carolyn Walsh designed kitchen features stunning cabinetry, granite, prep island with professional series appliances. Massive master bedroom with sitting area and fireplace! Master bathroom features a circular 2-person tub and seamless glass shower. 3 additional bedrooms all with private baths. Oversized double and boat parking. MLS@10123562 **\$2,199,000**



343 PHOEBE COURT

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 0.46 acre

This .46-acre hidden jewel lush landscaping with Italian porcelain tile, marble, quartzite, granite, stone, espresso stained cherry wood, stainless steel and clear fir. Gourmet kitchen with quartzite island, stainless appliances and cappuccino bar. Flagstone surrounds the pool and barbecue area. A Tindall stone privacy wall borders the entire west side and within this structure a waterfall cascades into the pool. MLS@10123714 **\$2,099,000**



2969 GRIEVE ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 6.74 acre

Country Estate offers 1 acre planted Riesling grapes. Gourmet kitchen with a fireplace in the living room. The exterior covered patio features a traditional wood fireplace Main floor master bedroom with a walk in closet. Sliding glass doors adjacent to generous soaker tub open to peaceful Zen garden. Basement offers a wine room, prepped media, bath, and family room. Secondary residential unit for in-laws is attached to the 1600 square foot workshop. MLS@10125706 **\$2,095,000**



Waterfront Park



HOMES

\$1 - \$2 MILLION





130 SKY COURT

NEIGHBOURHOOD: Wilden
LOT SIZE: 0.29 acre

Boasting 4 bedrooms and 3 bathrooms with unobstructed 180 degree lake views, this exceptional home also features a saltwater pool, Carolyn Walsh designed kitchen, beautiful main level master bedroom with luxurious 5-piece ensuite and a spacious recreation room on the walk out lower level with areas for media and games. MLS@10124210 **\$1,998,000**



2259 ARTHUR COURT

NEIGHBOURHOOD: North Glenmore
LOT SIZE: 2.82 acres

Offering 4425 sq. ft., 3 bedrooms and 5 baths, this beautiful custom built home is set on 2.82 acres and has been lovingly maintained inside and out. Open layout with a formal dining room, granite island kitchen, main floor master, 2 bedrooms, both with ensuites and upper level flex room above the garage. Stamped concrete surrounds the pool and 3-piece poolside bathroom nearby. MLS@10117970 **\$1,998,000**



3370 NEID ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 3.23 acres

One of the best views in Kelowna from this 3.23 acre estate property. Completely updated, simple and clean lines contemporary elegance. Wall to wall glass flows throughout to show case the amazing view. Front acreage is planted with 2.5 acres of Riesling grapes currently being used for wine production at Kitsch Wines. An entertainers dream home! MLS@10125124 **\$1,895,000**



16710 MAKI ROAD

NEIGHBOURHOOD: Lake Country North West
LOT SIZE: 2.53 acres

Lake view luxury home in Carrs Landing! 5000 sq. ft. home with 4 bedrooms and 5 baths, as well as a self-contained guest suite with full kitchen and 3 bedrooms. Situated on 2.53 acres of park-like grounds, outstanding lake and mountain vistas. 5 car garage with additional parking for RV and boat if desired. MLS@10097499 **\$1,895,000**



3274 MALBEC CRESCENT

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 0.24 acre

Mediterranean inspired luxurious. 5 bedrooms and 6 bathrooms. This home is set up for entertaining, spacious kitchen with 2 granite islands and top of the line appliances. Media room and salt water pool. Incredible lake view master bedroom. Ample outdoor lounging, triple garage, location minutes to sandy beaches, award winning wineries, shops and dining. MLS@10124318 **\$1,875,000**



1786 MID RIDGE COURT

NEIGHBOURHOOD: Crawford Estates
LOT SIZE: 0.42 acre

Timber beams, stone, front old world porch with open concept kitchen and living room are phenomenal in this Worman built 5800 sq. ft. luxury home in Crawford Estates. Upper level master bedroom set on private wing. 4 additional bedrooms plus a cozy media room on upper level. Double attached garage and oversized double garage with guest suite above. Amazing family home. 10125114 **\$1,849,000**



2615 HARVARD ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 4.94 acres

Timeless 5142 sq ft executive home set on 4.94 acres. Stunning 4 bedroom offering quality in all finishing details, granite island kitchen, cherry wood cabinets, dining room with covered patio, hardwood floors, fabulous master suite with view of the lake and city lights, entertainment sized deck leads to private yard with 18x36 pool and gazebo, 1 bedroom suite on the walk out level, triple tandem garage plus a 40 ft deep RV garage. MLS@10121753 **\$1,798,000**



535 METCALFE AVENUE

NEIGHBOURHOOD: Lower Mission
LOT SIZE: 0.39 acre

This spacious family home offers 6241 sq. ft. with 5 bedrooms and a pool side bathroom and shower! Featuring a chef's dream kitchen with top of the line stainless appliances and granite counters. There are plenty of large windows to enjoy the peaceful setting and provide an abundance of natural lighting throughout the home. MLS@10122817 **\$1,795,000**



1025 BARTHOLOMEW COURT

NEIGHBOURHOOD: Lower Mission
LOT SIZE: 1 acre

This stunning Lower Mission home offers 5000 sq. ft. 4 bedroom and 6 baths! Floor to ceiling windows with captivating views. Generous sized bedrooms, recreation room with a wet bar and library. A guest/in-law suite is perfect for company. Double garage plus an additional single garage, 20x40 ft. pool and a hot tub! MLS®10125649 **\$1,795,000**



2425 ARTHUR COURT

NEIGHBOURHOOD: McKinley Landing
LOT SIZE: 2.47 acres

Incredible lake view estate situated on 2.47 acres of exquisite, private park-like beauty in the heart of McKinley Landing. This luxurious home has 3 bedrooms, private baths, spacious living areas, exceptional kitchens, expansive decks and lounging spots, lake view pool and glass throughout. An oversized triple garage provides plenty of room for work or storage. MLS®10124564 **\$1,698,000**



536 DENALI DRIVE

NEIGHBOURHOOD: Glenmore
LOT SIZE: 0.39 acre

The home features low-sill exterior doors, elevator and barrier-free living spaces open onto the over-sized view decks and the amazing view. Top quality finishing with the best of materials and craftsmanship. Huge, 3 bay garage with glass doors, tool alcoves and finished floors - even this area features full baseboards and crown moldings! MLS®10124393 **\$1,695,000**



5738 GOUDIE ROAD

NEIGHBOURHOOD: Black Mountain
LOT SIZE: 20 acres

Canadian-built log home with several landscaped patio/entertaining areas. The home has been perfectly maintained and recently updated with a gourmet kitchen and geothermal heating and cooling system. The detached, oversized garage and shop are heated as well. The second residence has been completely updated so there is plenty of room for guests or extended family. MLS®10125975 **\$1,575,000**



5479 MOUNTAINSIDE DRIVE

NEIGHBOURHOOD: Kelowna
LOT SIZE: 0.34 acre

Featuring an in ground salt water pool, hot tub, this stunning executive custom home boasts over 5600 sq. ft. of living space on .34 acres featuring 4 exceptional sized bedrooms, gourmet kitchen equipped with the Thermador Professional Series appliances, 10"wide plank walnut floors, wood moldings, defused glass doors, triple edge granite and 3" wood shutters throughout. MLS®10125172 **\$1,495,000**



10860 HARE ROAD

NEIGHBOURHOOD: Lake County
LOT SIZE: 1.8 acres

Nestled on a no thru road, 1.87 acres in size with ample room for pool if desired. Offers over 3200 sq.ft with detached 1 bedroom suite. Stunning kitchen, adjacent living room with linear fireplace. Main floor master with private bath. Open games and family room with wet bar. Oversized triple garage with lower level 748 sq.ft suite. MLS®10125937 **\$1,495,000**



1285 DEHART ROAD

NEIGHBOURHOOD: Lower Mission
LOT SIZE: 0.35 acre

Exceptional 0.35 acre property in the lower mission. This remarkable 4 bedroom, 4 bathroom home boasts a bright interior, formal living and dining rooms, a home office, 5 fireplaces and an additional 1 bedroom, 1 bath in-law suite above the garage. The upper level master features 1 balconies and an exceptional 5 piece ensuite! MLS®10120685 **\$1,485,000**



865 HORIZON COURT

NEIGHBOURHOOD: West Kelowna
LOT SIZE: 0.50 acre

Main floor master with spacious spa like ensuite, oversize walk-in, soaker tub and heated floor. Lower level floors are heated! Rec room with wine room and wet bar down plus guest rooms and flex room. Amazing lake, city and valley views from both levels! Privately situated saltwater pool and hot tub, complete outdoor kitchen with wood-burning pizza oven! MLS®10117240 **\$1,399,000**



893 HEWESTON AVENUE

NEIGHBOURHOOD: Kelowna
LOT SIZE: 0.23 acre

Modern style and sophistication is achieved in this light filled 4 bedroom, 4 bath home. Sleek island kitchen with stainless appliances and granite counters, flowing to the bright great room with custom built-ins and gas fireplace surrounded by beautiful stonework. Exterior dining, saltwater pool and lake view balcony. 3 car garage that boasts dream custom cabinetry and storage! MLS@10123821 **\$1,395,000**



5399 HEDEMAN COURT

NEIGHBOURHOOD: Kettle Valley
LOT SIZE: 0.70 acre

Custom designed 3141 sq. ft. lake view home in the award winning Kettle Valley subdivision! This oversized 0.70 acre property offers a detached garage and shop, RV parking, and an additional studio suite. Concrete surrounds the saltwater pool with fountain deck jets next to a spacious lounging area featuring a fire pit and hot tub! MLS@10126051 **\$1,395,000**



3545 BENVOLIN ROAD

NEIGHBOURHOOD: Kelowna
LOT SIZE: 2.5 acres

With easy access to the Mission, heart of Kelowna or the middle of Kelowna can't be beat! Custom log home, 2 storey, with a full basement and 4 bedrooms and 3 baths. Upper level is dedicated to a private master retreat with cozy casual living room. Lower level is wide open and currently utilized as the homes 2nd family room. MLS@10123574 **\$1,369,000**



3282 MALBEC CRESCENT

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 0.234 acre

Upscale 5652 sq. ft. 5 bed, 5 bath custom walk out rancher with stunning lake views. 18 ft. vaulted great room ceilings, granite counters, oak hardwood, 600 bottle temperature controlled wine cellar with commissioned artist mural, 1930's style theatre room and 7 balconies and decks. 800 sq. ft. in-law suite over the triple garage. Covered patio and hot tub plus room for a smaller pool. MLS@10102589 **\$1,350,000**



381 PHILPOTT ROAD

NEIGHBOURHOOD: Joe Rich
LOT SIZE: 2.9 acres

A magnificent home in a beautiful setting! This 4 bedroom, 3 bath home offers heated polished concrete and black walnut flooring, a home theatre, and a heated shop with 400 amp service and a compressed air system! High end energy efficient construction includes geothermal and passive solar heating and cooling system. Plenty of room for a pool! MLS@10113829 **\$1,347,000**



12820 TREWHITT ROAD

NEIGHBOURHOOD: Lake Country South West
LOT SIZE: 10.75 acres

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



1079 WESTPOINT DRIVE

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 0.211 acre

New and stylishly constructed home in sought after Westpoint neighbourhood situated on large 0.21 acre property and offers the ability for a pool. 19 ft., open concept main floor incorporates a large great room, spacious dining and a gourmet kitchen. The rear yard backs onto greenspace. Oversized double garage with frosted glass doors naturally illuminate. MLS@10123229 **\$1,299,900**



2875 SHAYLER ROAD

NEIGHBOURHOOD: McKinley Landing
LOT SIZE: 2.49 acres

Private 2.49 acre setting, 5 bedroom + den, 5 bath home, great attention to detail, high-end finishing and custom quality fixtures throughout including soaring ceilings, quartz counters, hand-scraped maple hardwood, polished concrete heated floors and solid quartz stonework. Oversized bedrooms, plenty of space throughout, including triple garage. Includes a 10 year warranty plus GST is included in price. MLS@10123373 **\$1,299,000**



1045 BARTHOLOMEW COURT

NEIGHBOURHOOD: Lower Mission
LOT SIZE: 0.88 acre

Contemporary designed home with expansive lake view privately set on .88 acre. Spacious 4 bed/5 bath rancher walk out. Completely renovated in 2007, white maple hardwood flooring, chef's delight kitchen, Thermador induction range, Sub Zero fridge, stainless counters, huge tiled sundeck to enjoy spectacular sunsets. 19 x 37 indoor pool. Privacy and view, minutes to all Lower Mission amenities. MLS@1011774 **\$1,295,000**



3309 SHIRAZ COURT

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 0.33 acre

Gorgeous luxurious 4100 sq. ft. custom built home. 4 bedroom, 4 bath with 22 ft. great room ceiling, granite counters, tile, hand-scraped hardwood, gourmet island kitchen with stainless appliances, top of the line home theatre and games room. The oversized triple garage has ample room for the car and boat, as well as storage space. MLS@10124990 **\$1,269,000**



3547 BEMROSE ROAD

NEIGHBOURHOOD: Kelowna
LOT SIZE: 5.68 acres

This orchard oasis offers over 2400 sq. ft. with 3 bedrooms, 2.5 baths and the ability to suite if desired. A detached artist studio/workshop, 60 x 30 ft. on the main level, with high ceilings, drive in capabilities, unfinished basement and is complete with a suite overlooking the main floor. Multi-purposes can be achieved with this property! MLS@10120318 **\$1,198,000**



4469 SHERWOOD COURT

NEIGHBOURHOOD: Kelowna
LOT SIZE: 0.13 acre

Perfect family home - 5000 sq. ft. of finished space, 6+ bedrooms, games rooms, theater room, over-sized garage with a +-27-foot parking bay for your boat! Still time to chose some colors and materials or customize your basement finishing! The large back yard will easily accommodate a pool or grass play area for the family. MLS@10124112 **\$1,129,000**



2789 THACKER DRIVE

NEIGHBOURHOOD: Kelowna
LOT SIZE: 0.46 acre

Completely remodeled lake view home on prestigious Thacker Drive. Generous great room with linear fireplace. Upper level master with custom cabinetry, full walk-in closet and spa-like private bathroom. Bonus room over garage. Lower level features a spacious family room that leads out to the back yard and perhaps your future pool! Lots of parking is provided by the double garage and flanking pebbled parking pad. MLS@10119256 **\$1,089,000**





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597 STILL POND LANE

NORTH GLENMORE

Main house is designed for open concept living with wall to wall windows framing the picturesque views. Carriage home offers an additional 2 bedrooms, 1 bathroom and separate laundry. Lower level provides an additional kitchen for guests or as a summer kitchen or wet bar. Enjoy the privacy and tranquillity from this home nestled within the natural beauty of the Okanagan Valley. MLS®10125302 **\$999,000**



371 UPLANDS DRIVE

UPPER MISSION

This home features 7-tiered waterfall in the back yard. Main level contains a granite island kitchen with access to exterior dining. Open to the kitchen is the great room and breakfast nook with wood burning fireplace. 3 bedrooms on this level. Lower level features a spacious family and games area, den, bedroom and bath. MLS®10123510 **\$935,000**



440 FRANCIS AVENUE

KELOWNA SOUTH

Main floor features 3 bedrooms, 1 bath and upgrades galore! Completely redone kitchen offering ivory cabinetry, upper glass displays and glass tile backsplash. Lower level is also completely renovated and features an in-law suite. Prime Kelowna South location only steps to the lake! MLS®10123645 **\$839,900**



5958 SNOW PINES CRESCENT

BIG WHITE

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



1133 SUNSET DRIVE

KELOWNA NORTH

Enjoy the outdoors Sunset Drive. The large private patio has a gate opening to the pool/hot tub area, as well as many facility amenities. Over 1800 sq. ft., with 3 bedrooms and 2.5 bathrooms, large and bright with large open living spaces on the main floor opening to two private patios. High-end kitchen. MLS®10125818 **\$860,000**



1766 MARKHAM COURT

GLENMORE

Glenmore family home with 4+ bedrooms, 3 and 1/2 baths, kitchen with gas range and vaulted great room. Basement provides a bedroom, large rec room, den and full bathroom. yard could easily accommodate a pool on the side of the home that would have plenty of sunshine and a lake view. There is a side-parking pad for a small RV, snowmobile trailer or boat. MLS®10126401 **\$699,000**



588 ROYAL AVENUE

KELOWNA SOUTH

Great investment borders the Hospital District with transit nearby! RU6 lot, perfect for a carriage home. Solid 2000 sq. ft. rancher with basement with separate entry. Laundry hookups on main floor, can also have basement laundry. The home is clean and bright and you can move in or rent without significant upgrades. MLS®10123770 **\$689,000**



4-5925 SNOW PINES WAY

BIG WHITE

Chalet at Big White offering open concept dining, kitchen and living room with incredible views and featuring a gas fireplace. Incredible mezzanine on the upper level houses the homes media room, wet bar and pool table game room, with covered hot tub deck. Private master bedroom with ensuite, one queen-sized bedroom, 2nd bedroom with double sized bunk bed and a single sized bunk bed. MLS®10124689 **\$650,000**



701 CANTINA COURT

KELOWNA

Lovely family home featuring 4 beds and 3 baths in sought after Upper Mission. Open concept living with picture windows, solid hardwood flooring, slate tile and gas fireplace. The grade level basement includes rec room, newly added bedroom, 4 pc bathroom, storage and laundry room. Stone patio perfectly positioned to take in the sunsets, hot tub and fantastic foliage. MLS®10125698 **\$625,000**



3099 BURTCH ROAD

KELOWNA

Built by Belsera Homes, this 2 bedroom rancher comes with granite counters throughout, crown moldings in main living areas, linear fireplace with stone surround, hardwood in main living areas and tile in the bathrooms, laundry and foyer. Heated floor in the ensuite, high-efficiency gas furnace with on-demand natural gas hot-water system. MLS®10123849 **\$659,000**



18-2155 HORIZON DRIVE

WEST KELOWNA

West Kelowna's upscale gated adult community. Main level master bedroom with partial lake view and French door to deck, 5-piece ensuite w/soaker tub. Spacious main floor with oak hardwood floors, vaulted ceilings, open concept main living, island kitchen. Full basement with spacious rec room and fireplace. MLS®10126083 **\$639,000**



906-1152 SUNSET DRIVE

KELOWNA

Beautifully renovated 2-bedroom 2 bathroom corner unit at "The Lagoons". Sit back and relax on the covered patio taking in the breathtaking views of Okanagan Lake. New hardwood floors, master ensuite, full stone gas fireplace, interior doors and hardware. Complex offers year round amenities, indoor and outdoor pool, gym, meeting rooms and more. Steps to sandy beaches, parks, restaurants and shopping in the heart of Kelowna, downtown district. MLS®10125494 **\$609,000**



40-2330 BUTT ROAD

WEST KELOWNA

Rarely available spacious, updated town home with fully finished basement; across from waterway; 4 bedroom, 3 bathroom home; hardwood floors, island kitchen, vaulted ceilings, skylights, open concept family room off kitchen; oversize covered patio; gas BBQ hook-up off patio; double garage; beautiful club house and amenities; centrally located; 20' RV parking. MLS@10125474 **\$439,900**



13-695 WEBSTER ROAD

KELOWNA

Just a couple of units remaining! Great family floor plan in this 3 bedroom plus computer niche, 2.5 bathroom home, with huge deck, double garage plus access to common area and parking stalls right in front of the unit! Granite counters and stainless steel appliances in the kitchen. Appliance package also includes washer/dryer, garage door opener and built-in vacuum with attachments! Investors take note - there are no rental restrictions and these units are a short walk to the direct bus to UBCO! MLS@10125203 **\$415,000**



110-983 BERNARD AVENUE

KELOWNA

LOCATION! Walk to downtown district and enjoy dining, shopping and the sandy shores of Okanagan Lake. Bernard square is a well-maintained complex. Immaculate 1 bedroom, 1 bath apartment with open concept galley-styled kitchen, dining and living room combination. 2 patios to enjoy the incredible weather. Nearly 1000 sq. ft. on ground floor. Common area on 3rd floor. MLS@10126495 **\$265,000**



15-695 WEBSTER ROAD

KELOWNA

Just a couple of units remaining! Great family floor plan in this 3 bedroom plus computer niche, 2.5 bathroom home, with huge deck, double garage plus access to common area and parking stalls right in front of the unit! Granite counters and stainless steel appliances in the kitchen. Appliance package also includes washer/dryer, garage door opener and built-in vacuum with attachments! Investors take note - there are no rental restrictions and these units are a short walk to the direct bus to UBCO! MLS@10125204 **\$419,000**



12-695 WEBSTER ROAD

KELOWNA

Great location and perfect new family home or investment 3 bedroom, large open concept living space with granite kitchen and large tandem garage. Bright and open, the kitchen includes all appliances and the living area opens out to a west facing patio/BBQ area with view. Renters allowed, and only a few blocks from direct bus route to UBCO! Lovely views from the hillside setting and just across the playing fields from the YMCA, with full gym and pool. MLS@10123156 **\$399,000**



106-1665 UFTON COURT

KELOWNA

Prime Central Kelowna location! Spacious renovated 1 bedroom, 1 bath with laundry and central A/C! Living room opens to large common patio ideal for entertaining. Building has had some recent upgrades to the lobby and common areas. This suite is conveniently situated on the main floor with easy access to the lobby and comes with a very large private storage locker in garage. MLS@10117973 **\$199,500**



LOTS & ACREAGES





LOT 24 - 901 WESTSIDE

\$987,000 MLS@10095134

NEIGHBOURHOOD:
West Kelowna Estates
LOT SIZE: 0.45 acre



18 - 180 SHEERWATER

\$948,000 MLS@10112279

NEIGHBOURHOOD:
Glenmore
LOT SIZE: 2.217 acres



1536 HARBOUR POINTE

\$889,000 MLS@10116113

NEIGHBOURHOOD:
Westside
LOT SIZE: 0.233 acre



3707 WESTSIDE ROAD

\$875,000 MLS@10117509

NEIGHBOURHOOD:
Westside
LOT SIZE: 2.52 acres



1532 HARBOUR POINTE

\$875,000 MLS@10115809

NEIGHBOURHOOD:
Westside
LOT SIZE: 0.107 acre



1520 HARBOUR POINTE

\$819,000 MLS@10115186

NEIGHBOURHOOD:
Westside
LOT SIZE: 0.107 acre



1783 LAKESTONE DRIVE

\$599,000 MLS@10111875

NEIGHBOURHOOD:
Lake Country South West
LOT SIZE: 0.24 acre



4219 HOBSON ROAD

\$549,000 MLS@10110188

NEIGHBOURHOOD:
Lower Mission
LOT SIZE: 0.32 acre



1735 GRANITE ROAD

\$488,000 MLS@10113508

NEIGHBOURHOOD:
Lake Country South West
LOT SIZE: 0.62 acre



386 UPLANDS COURT

\$459,000 MLS@10109755

NEIGHBOURHOOD:
Upper Mission
LOT SIZE: 0.3 Acre



392 STELLAR DRIVE

\$419,000 MLS@10124248

NEIGHBOURHOOD:
Lower Mission
LOT SIZE: 0.27 acre



902 LLOYD JONES DRIVE

\$309,900 MLS@10121606

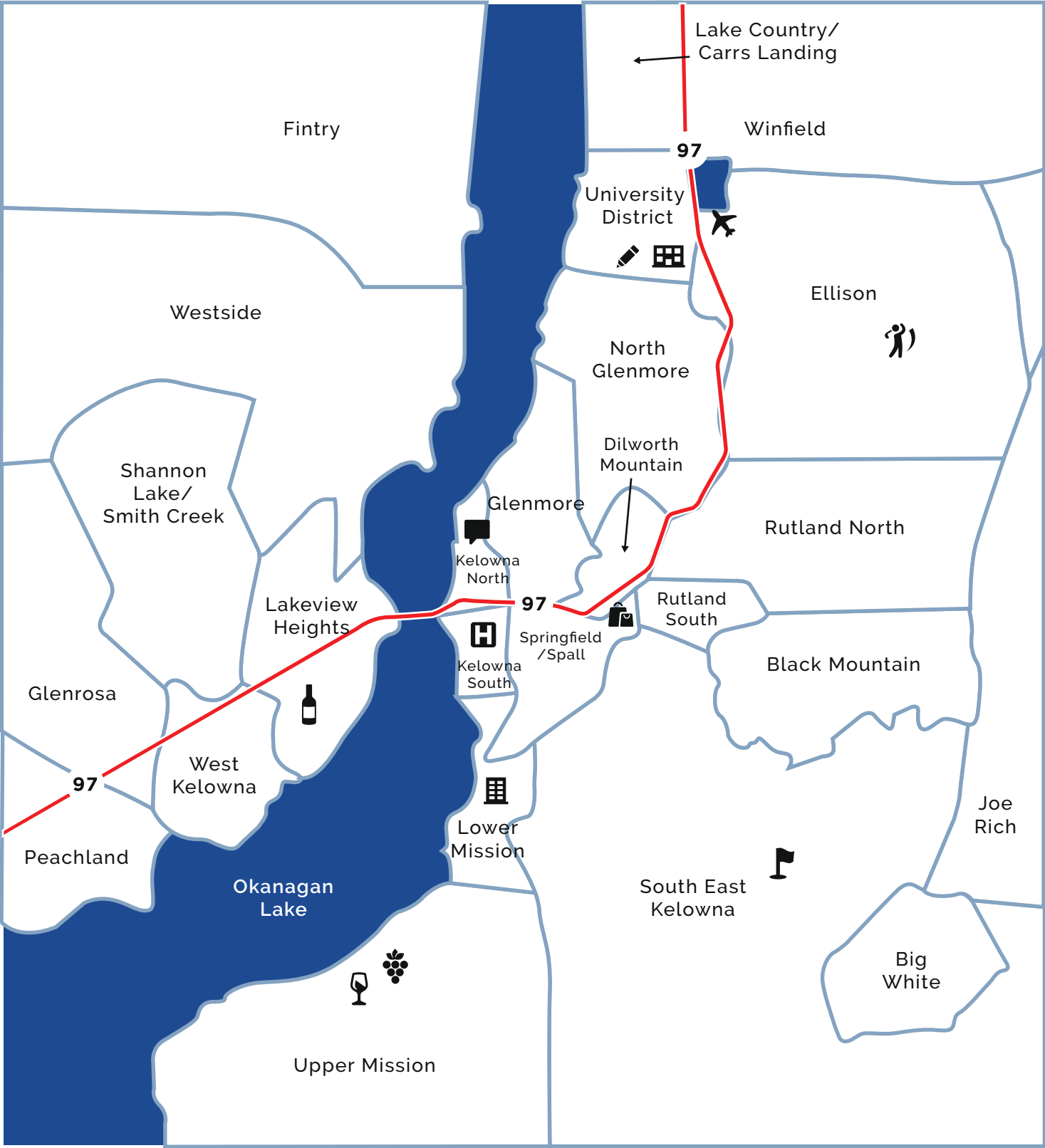
NEIGHBOURHOOD:
West Kelowna Estates
LOT SIZE: 0.65 acre



1434 MENU ROAD

\$229,000 MLS@10115201

NEIGHBOURHOOD:
Lakeview Heights
LOT SIZE: 0.28 acre



- | | | |
|----------------------------------|--------------------------|----------------------------------------|
| Aberdeen Hall Preparatory School | Downtown Kelowna | Eldorado Hotel |
| UBC Okanagan | Kelowna General Hospital | Gallagher's Canyon Golf & Country Club |
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