

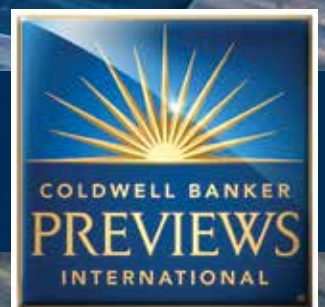


GALLERY



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.

Buyers and sellers alike have responded positively and are drawn to the tangible format that it offers. We're excited to launch the third issue and have made the commitment to print more copies and increase our distribution.

The year started off a bit uncertain to say the least, with the dip in oil prices and the general sense of uneasiness in the financial markets, we weren't sure what 2015 was going to mean in terms of the Kelowna housing market. I get asked all the time to reflect on the market and I can honestly say, the second quarter is off to a strong start.

Despite the slumped oil prices, lakeshore sales are on par with last year. Inventory volume remains low for lakeshore product and I often wonder if we had more options and choice for the buyers who are looking, if the sales volume would have surpassed last years numbers.

Where are buyers coming from? Based on the inquires we are getting through janehoffman.com and our marketing initiatives, we are seeing an influx of Vancouver-based buyers that we haven't seen in past years. In the higher-end luxury markets, particularly the lakeshore, families and retirees from the Lower Mainland are cashing out of their market and investing in



Kelowna. They seem to be drawn to the dry weather, our abundance of outdoor activities and a strong sense of community to raise their families. The presence of our international airport, a world-class hospital and UBC-O certainly act as a draw as well.

Looking forward to the spring and summer, the cherry blossoms are in full bloom and the spring wine festival is underway. It wont be long before boat-

ers are on the lake and families are at the beach enjoying another Okanagan summer. If you are planning to visit our great city and would like to explore what Kelowna can offer you and your family, please give me a call. We would be pleased to assist you.

A WEST-COAST CONTEMPORARY OASIS ON

Okanagan Lake



Arriving at the doorstep of 4896 Lakeshore Road, it's easy to see that this residence was constructed to fit perfectly into the surrounding landscape. Built by the current owners in 2013, this magnificent light-filled home sits on an acre of waterfront property. The four bedroom-five bathroom, 6777 sq ft estate home has unique roof lines highlighted by beam details and cedar siding with basalt exterior. With trees wrapping the property; it feels perfectly secluded in nature. This is truly a slice of west-coast contemporary paradise right here in Kelowna.

There's beauty at every turn on the 1,000 sq ft of outdoor living space. Just steps away sits a private dock with ample room for lounging and a newly installed boat lift. The sandy cove offers a perfect spot to place your Adirondack chair and sip a glass of wine and relax. The shoreline is gently sloped and is the ideal spot for swimming or launching a kayak – this is lakefront living at its finest!

Once inside, the dramatic and contemporary character of the home is evident. Designed with an open plan it feels warm and natural with an abundance of lighting throughout. The decision to build with plenty of glass results in a natural connection between the interior and exterior.

The state-of-the-art kitchen is a cleanly designed and functional space with ample storage, gorgeous commercial grade appliances, Master Bilt commercial walk-in refrigerator and a custom raised hickory dining table that seats 10. Once standing in the great room, you can easily picture yourself here watching the sun set over the lake, or entertaining a large group of friends and family. Wind-down after a long day in front of the wood burning fireplace; an aged steel chimney enclosure that descends and floats over a polished concrete top. Another remarkable detail of this space is the perfectly placed wine room surrounded by glass, which can house up to 138 bottles of your favorite vintage.

“ This home is truly inspired by its waterfront location; both inside and out.

Just off the main living area you can escape into the Zen-like setting of the master suite. With its unobstructed lake view, you'll be sure to feel rested and perhaps catch a glimpse of a visiting eagle or two. Plush carpeting defines the master bedroom from the spa-like bathroom with his-hers vessel sinks, mosaic tiling, copper accents, walnut cabinets, a walk-in shower and a deep soaker tub.

No detail was spared in creating a phenomenal multi-use space in the lower level of the home used for both work and play. Work quietly and comfortably in one of the two home offices, one of which includes sliding glass doors that access the

backyard and lake. Enjoy movie night in the theatre room complete with surround sound and tiered seating. A professional gym with rubber flooring sits facing the lake - the perfect location for a post-workout swim. Additional features include a wet bar and games room, a covered lower level patio, a four door garage with room for up to eight cars and a guest cottage with two separate suites.

This home is truly inspired by its waterfront location; both inside and out. This luxurious residence blends perfectly with the natural surroundings and all the details from the architecture to the waterfront setting are spectacular. If waking up each morning surrounded by floor to ceiling windows in an exquisite master suite cantilevered over the lake is your idea of paradise, then this property is for you.

Discover this home for yourself and browse a more detailed gallery at JaneHoffman.com and on page 15 of this magazine.



KRISTY HUBER
VP Sales, Realtor® since 1992



JANE HOFFMAN
President, Realtor® since 1985



LORA PROSKIW
VP Marketing, Buyers Agent, Realtor®

MEET

Our Team



DEAN SIMONELLI
Buyers Agent, Realtor®



SHERRIN STEWART
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.



SHERRY TRUMAN
Buyers Agent, Realtor®



MELISSA MCAFEE
Buyers Agent, Realtor®



GREG DUSIK
Buyers Agent, Realtor®



CAROLE COLEMAN
Office Administrator, Realtor®



BEV HUBER
Website Administrator, unlicensed



JODI HUBER
Office Assistant, unlicensed

TABLE OF

Contents

A NOTE FROM JANE HOFFMAN	3
A WEST-COAST CONTEMPORARY OASIS ON OKANAGAN LAKE	4
MEET OUR TEAM	6
MEET DEAN SIMONELLI	8
LAKESHORE OVER \$4 MILLION	9
LAKESHORE \$3 – \$4 MILLION	27
LAKESHORE \$2 – \$3 MILLION	31
LAKESHORE UP TO \$2 MILLION	37
ESTATE PROPERTIES & ACREAGES OVER \$2 MILLION	49
ESTATE PROPERTIES & ACREAGES UP TO \$2 MILLION	57
HOMES \$1 – \$2 MILLION	63
HOMES UP TO \$1 MILLION	69
STRATA & CONDOS	75
LOTS & ACREAGES	79
COMMUNITY MAP	83

E&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 gK8

MEET *Dean Simonelli*

BUYERS AGENT, REALTOR®



Q: What made you decide on Real Estate as a career?

A: Real estate has been a lifelong passion of mine. I started my career in Real Estate back in 1986 when I first joined NRS Block Bros Realty in Kelowna where I met Jane Hoffman who had also started her real estate career there. I have re-invented myself a number of times since then, including a short stint with RBC, the Vancouver Film School and Holland America Cruise Lines where I had the opportunity to work a world cruise in 2003. Twelve years ago I returned to a career in Real Estate and joined Jane Hoffman Group to do what I love most.

Q: What is a typical day with Jane Hoffman Group?

A: Every day is different with often no real set routine. I'm either re-visiting past clients who may be looking to make an additional real estate purchase or change or I'm working with new buyers from out of town introducing them to the various neighborhoods Kelowna offers and touring them through homes that meet their criteria. It's fast paced and with an ever-changing inventory of properties for sale, it's important to stay on top of it.

Q: Why is Kelowna such a great place to call home?

A: I have literally been around the world yet returned to Kelowna which offers a little bit of everything, not to mention an ideal climate in a picturesque setting! My family lives here, including my parents and niece and nephew and it's important for me to stay connected with them.

Q: When you're not working, what do you do for fun?

A: I still love to travel and try to get a way a few times a year to recharge. Anyone who knows me knows that I work every day... I really enjoy working with my clients and looking at properties... even after all these years. I also really enjoy touring the new developments and condo projects when they are introduced to the market — this has become a bit of niche for me within the team.



Lakeshore

OVER \$4 MILLION

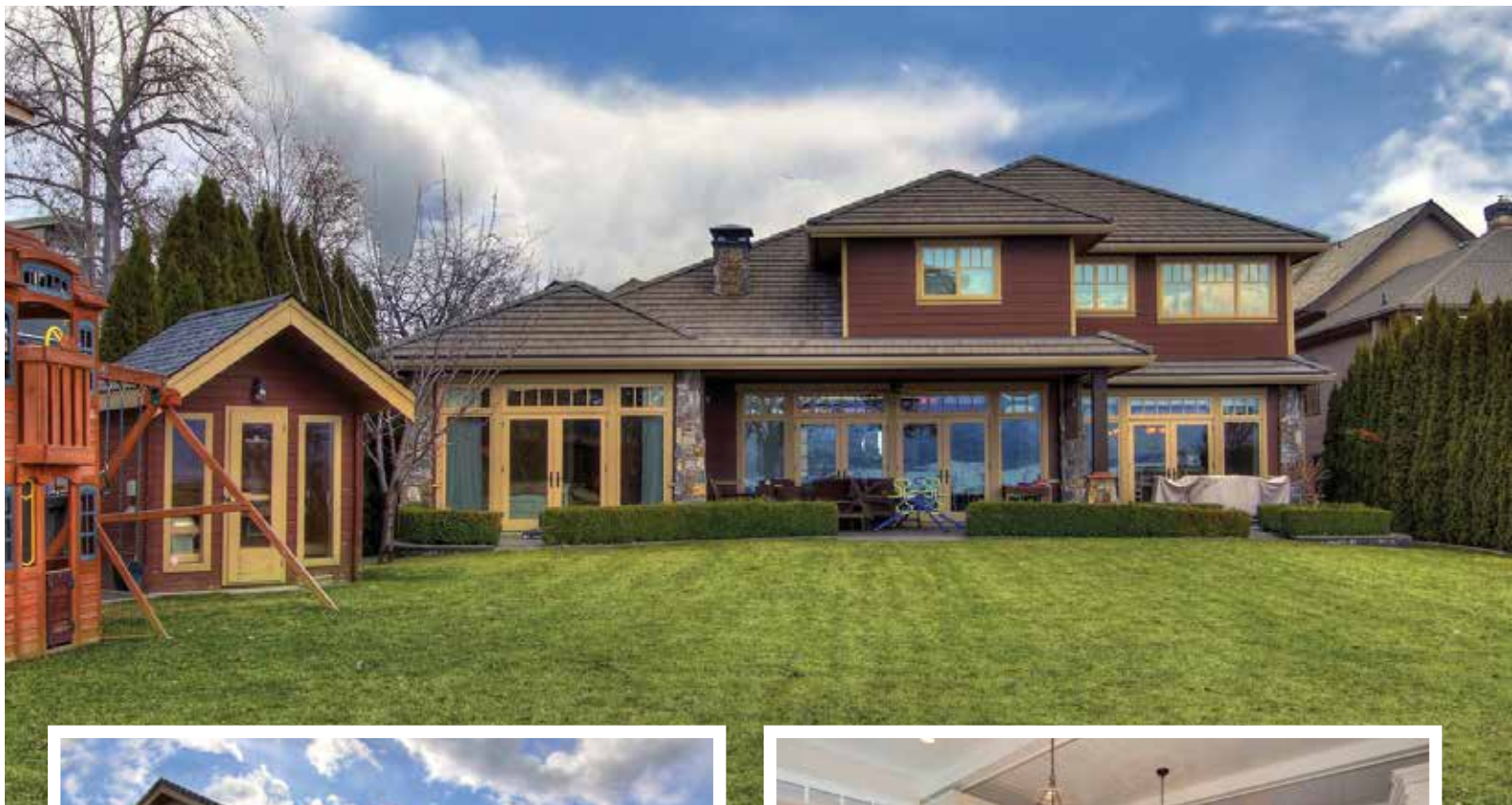




210 – 440 CASCIA DRIVE

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 90 ft.

Brand new listing on the market in sought-after Southbay Landing in the Lower Mission. A small enclave of lakeside homes featuring a gated entry, first-class club house with gym, an outdoor salt water pool, dock, boat moorage and a sandy beach. You'll love the convenience of living in a community that is quiet, secure and ideally located. Enjoy boating, swimming, the lovely lake vistas from your patio and the ease of walking and biking along the picturesque street of the Lower Mission. This home is located right on the water with beautiful views. MLS® **\$4,295,000**



3908 BLUEBIRD ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 70 ft.

Positioned perfectly on a large 0.38 acre level lot with 70 feet of sandy shoreline. 3 car garage and ample room to park additional vehicles outdoors. Over 4600 square feet of luxury lakeside living 5 bedrooms and 5 baths. The open concept main living areas offer many access points to the large outdoor lounging/living areas. Custom designed dream kitchen by Berard Design, ivory cabinetry and granite counters surround top of the line appliances. Adjacent to the kitchen and great room is a spacious dining area that opens to outdoor dining and lake beyond. Upper level boasts large bonus room and guest bedrooms. Wharf features boat and jet ski lifts. MLS® **\$4,295,000**





1998 ABBOTT STREET

NEIGHBOURHOOD: Kelowna South
WATER FRONTAGE: 69 ft.

Lakeshore in the heart of Kelowna, level 0.89 acre site. 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. Rear yard features generous flagstone patio to relax and enjoy the beauty of the Okanagan. Secure gated entry, meandering stone driveway, double garage with lots of additional room for exterior parking. A lakeshore paradise awaits you! MLS® **\$4,495,000**



2677 WESTSIDE ROAD

NEIGHBOURHOOD: Westside Road
WATER FRONTAGE: 395 ft.

Luxurious main home, 2 brand new guest homes and beach cabana with sleeping quarters. Stunning level lakefront access set in private bay with licensed wharf, cascading water fall adjacent to the home meanders past the outdoor kitchen to the pebbled shoreline & sandy beach. Design of this home truly integrates with the lake-side setting via sliding wall doors that open to the outdoor lounging areas, greenspace & waterfront. The two new guest homes built in 2013 are side by side featuring covered parking, 2 bedrooms, full island kitchens and 2 baths. Both these homes have lake view outdoor balconies. Beach Cabana features small summer kitchen, bathroom & upper level open loft bedroom. MLS® **\$4,495,000**





13210 MCCREIGHT ROAD

NEIGHBOURHOOD: Carrs Landing
WATER FRONTAGE: 136 ft.

Lakeshore Estate Living! 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 ensuite baths. Spacious great room, family room, dining and kitchen combination, each area with access to the pool deck and lake beyond. Carolyn Walsh designed kitchen with pleasing finishing and superb styling. Main floor master bedroom has private fireplace and walk in closet. At the poolside you will find generous lounging areas, full dining and a covered living space. Deep water moorage with lift and 2 sea doo lifts. Stunning oasis on the shores of Okanagan Lake. MLS® \$6,295,000

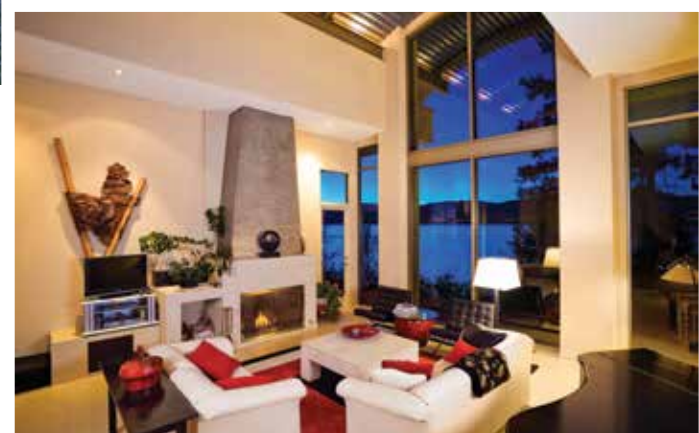
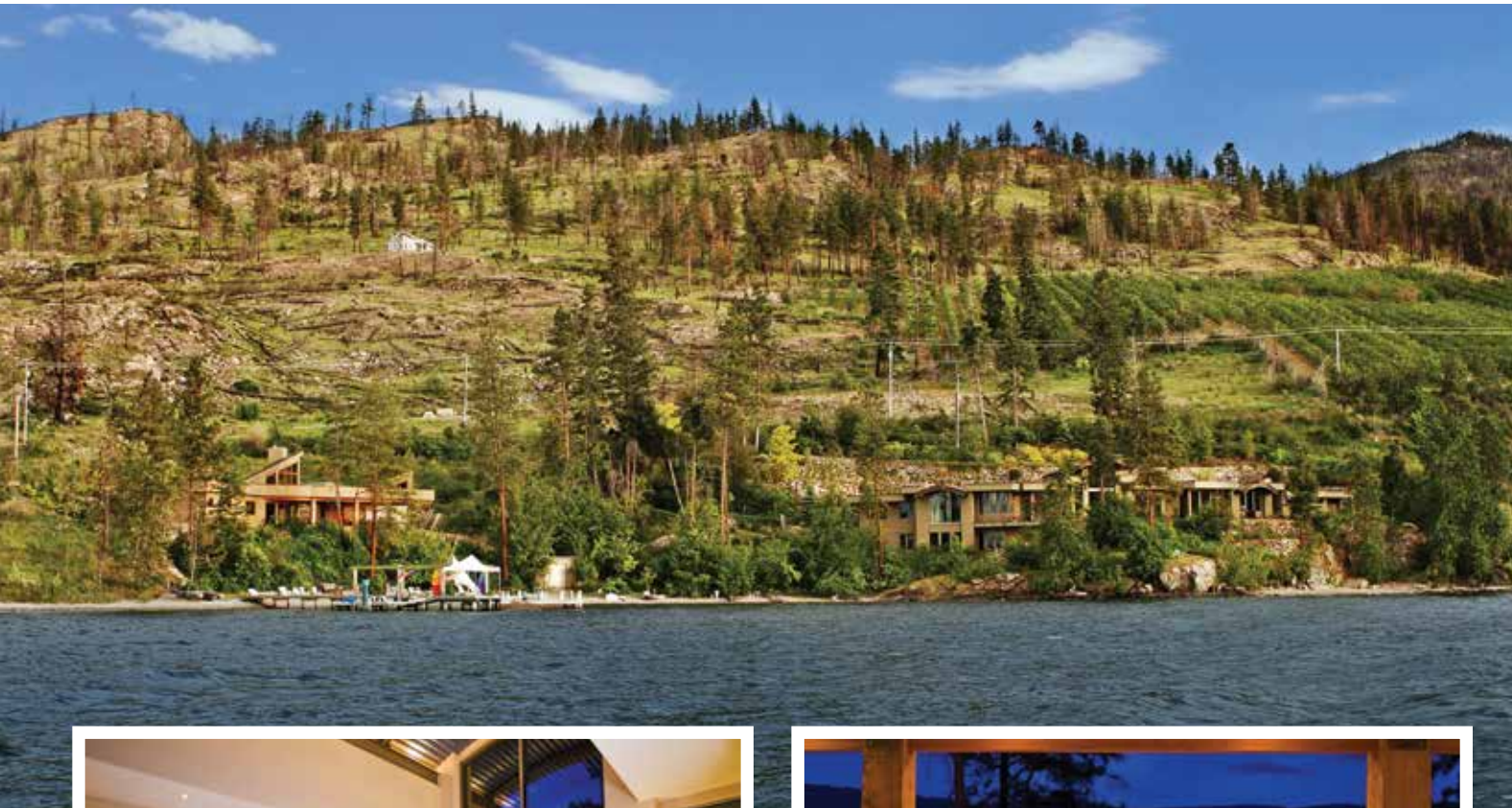


4896 LAKESHORE ROAD

NEIGHBOURHOOD: Upper Mission
WATER FRONTAGE: 113 ft.

Open concept kitchen, dining and great room accented with a one of a kind fireplace. Main floor Master embraces the lakeside setting. The linear fireplace in the spa like ensuite is sure to please. The upper level has 3 bedrooms with ensuite bathrooms and second laundry. The lower level provides lots of space for entertaining, full media, exercise, games and the homes 2nd office. Over 1000 sq.ft of exterior living leads to licensed boat dock and lift. A guest cottage on the property features 2 self contained suites. 4-door garage on 2 levels with parking for up to 8 cars. Every detail is carried out to perfection and the positioning to its waterfront setting is spectacular! MLS® \$6,495,000





5570 LAKESHORE ROAD

NEIGHBOURHOOD: Upper Mission
WATER FRONTAGE: 512 ft.

2 homes that are architecturally designed and timelessly styled. Mature indigenous trees and landscaping, impressive rock walls and numerous patios and plateaus to enjoy the setting. Sandy beach area with licensed dock, boat moorage and areas to enjoy the Okanagan sunshine. The second home is nestled apart from the main home and is ideal for visiting family and guests. The upper portion of the property offers a unique opportunity for potential sub-division, detached garage & shop. Just minutes from Cedar Creek Estate Winery, Summer Hill Winery, Bertram Beach and Okanagan Mountain Park. Fabulous business asset to be used as a corporate retreat and client meetings. MLS® \$6,900,000



15686 WHISKEY COVE ROAD

NEIGHBOURHOOD: Carrs Landing
WATER FRONTAGE: 120 ft.

This Breathtaking property offers panoramic lake views and easy, level access to the waters of Okanagan Lake. Floor to ceiling and wall to wall windows that all open to an expansive lakeside patio, outdoor kitchen and lake beyond. Main home features expansive main floor living areas, huge great room with two way fireplace that is shared with the dining area. Chef worthy island kitchen with top of the line appliances. Finishing the master suite is a spa styled bathroom with every luxury including a wine refrigerator. 1.35 acre level lakeshore with over 115 feet of pebbled shoreline. Licensed boat dock with lift and ski doo lifts. Ample room to park in or out all the toys. MLS® \$7,500,000

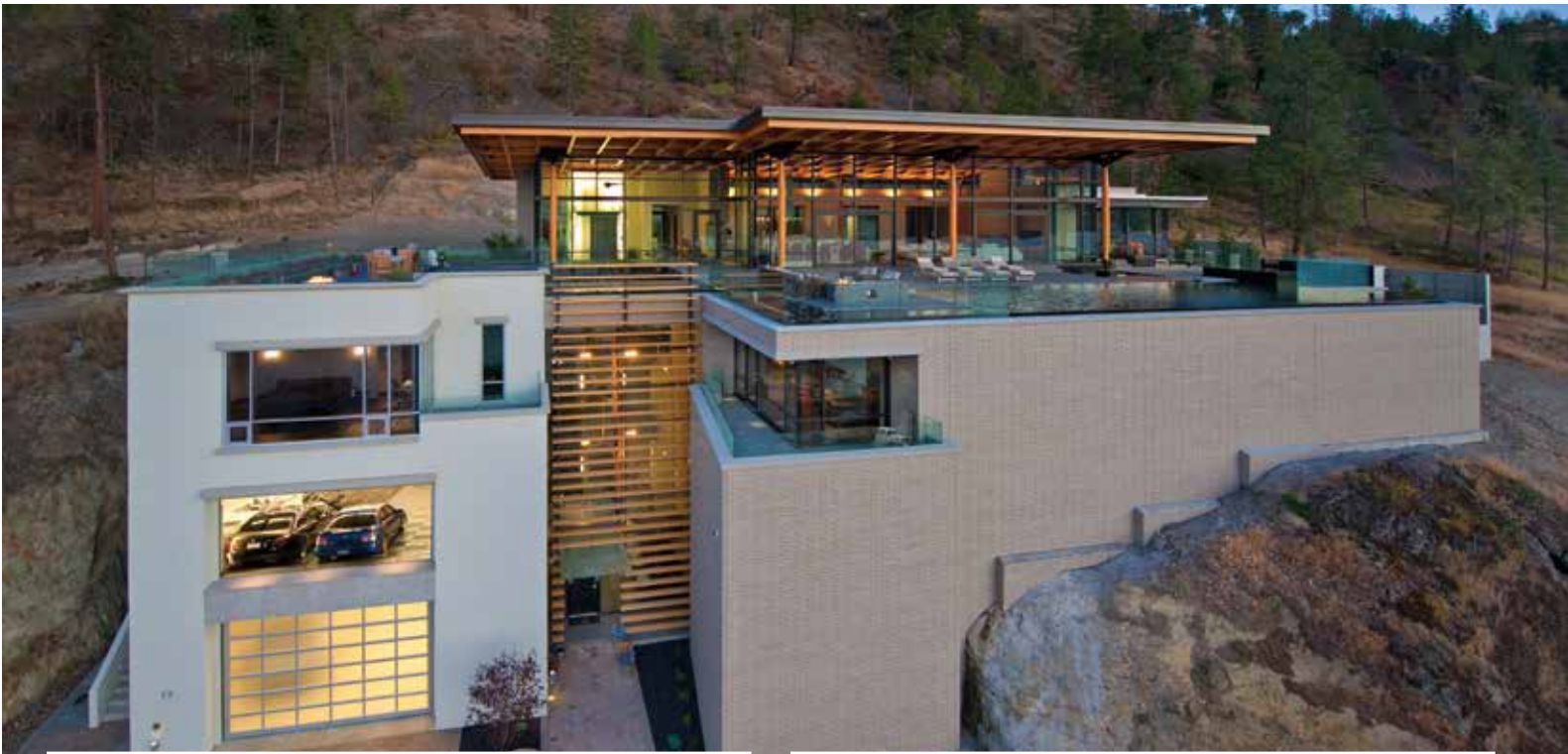




1475 PRITCHARD DRIVE

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: 310 ft.

To reside on this property is a dream realized! 13.2 level acres on Okanagan Lake offers 310 ft. of pristine beachfront, boat dock, de-luxe 3 bedroom guest house, grand entertainment sized lakeside patio complete with salt water pool and hot tub, timbered arbor, pergolas define outdoor living spaces. Architecturally designed custom home set privately on manicured grounds with gate private entry. Farm status for the balance of the land with lease in place. A grand waterfront estate set in the heart of wine country! **MLS® \$7,995,000**



19 – 180 SHEERWATER COURT

NEIGHBOURHOOD: Sheerwater
WATER FRONTAGE: See Listing Broker

Tommie Award winning masterpiece 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 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. **MLS® \$8,800,000**





6620 LAKESHORE ROAD

NEIGHBOURHOOD: Upper Mission
WATER FRONTAGE: 345 ft.

Custom built by Edgcombe and perched 16.63 acres with endless lake views is Eagle Mountain Estate. Sprawling 12,800 sq.ft timber frame home with 5 bdrms, 7 bathrooms, 5 fireplaces, geothermal heating/cooling system plus infloor heating throughout. Soaring 30 ft ceilings, granite counters, double island kitchen loaded with stainless steel appliances, gorgeous dining room with floor to ceiling windows. Downstairs features a home theatre, temperature controlled wine room, home gym, wet bar, billiards area plus ample storage. The home features a state of the art Crestron system easily controlled by your mobile phone. Tennis court, infinity pool plus dock with electric boat lift! MLS® **\$8,975,000**

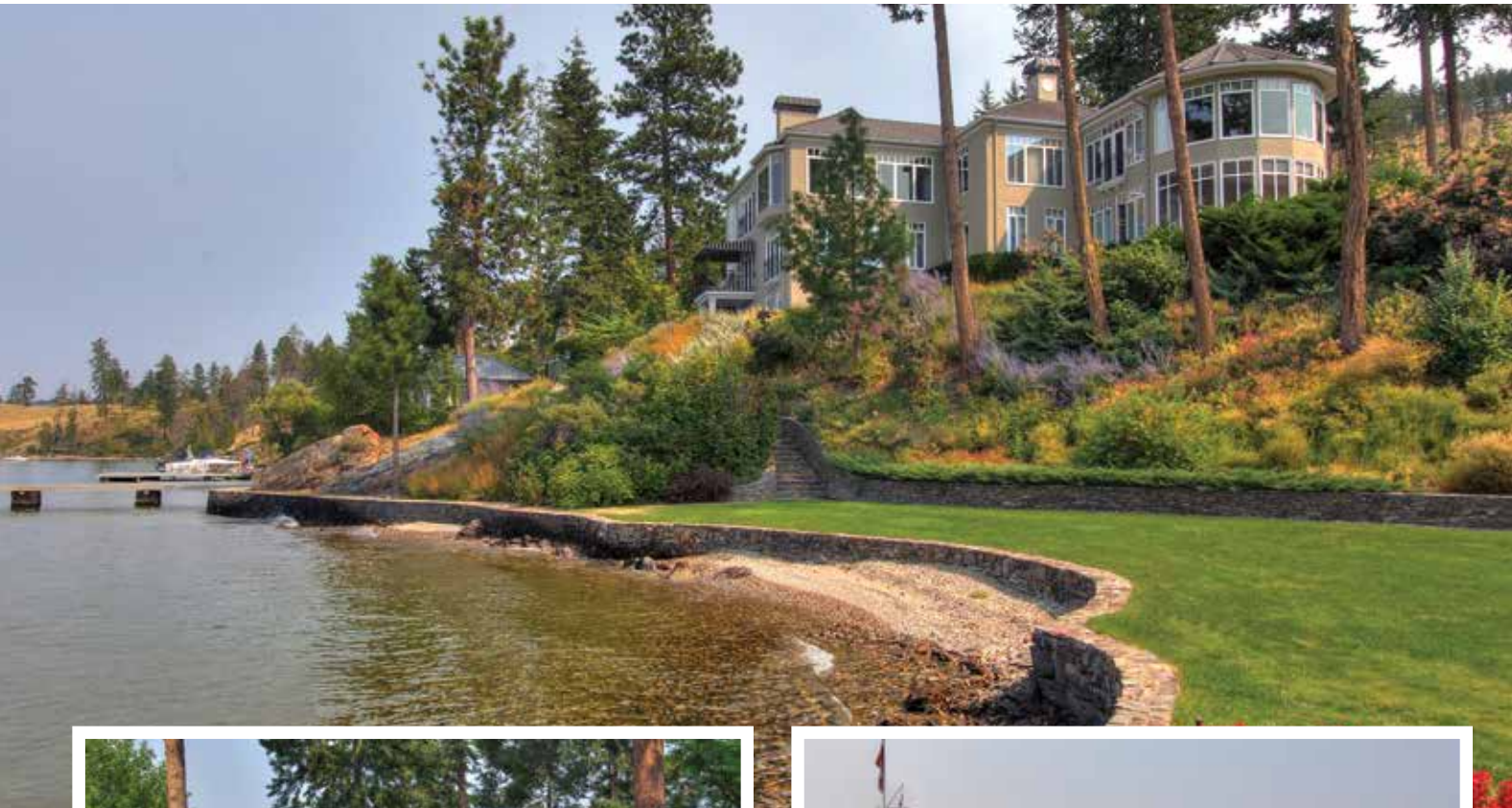


4458A LAKELAND ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 102 ft.

Home is set on a cul-de-sac allowing for the optimum in privacy on half acre property featuring tall mature trees, shrubs and raised garden beds all providing a park like setting. This luxurious rancher boast over 3500 square feet of living space. The moment you enter the lake takes centre stage from the abundant use of glass. Detached guest casita with bedroom and bath perfect for out of town guests or family. Generous outdoor patio features outdoor kitchen and automated awnings, patio flows to lawn area, fenced. Triple car garage. The opportunity to own a home like this in highly desirable location rarely comes along. **See listing agent for price.**

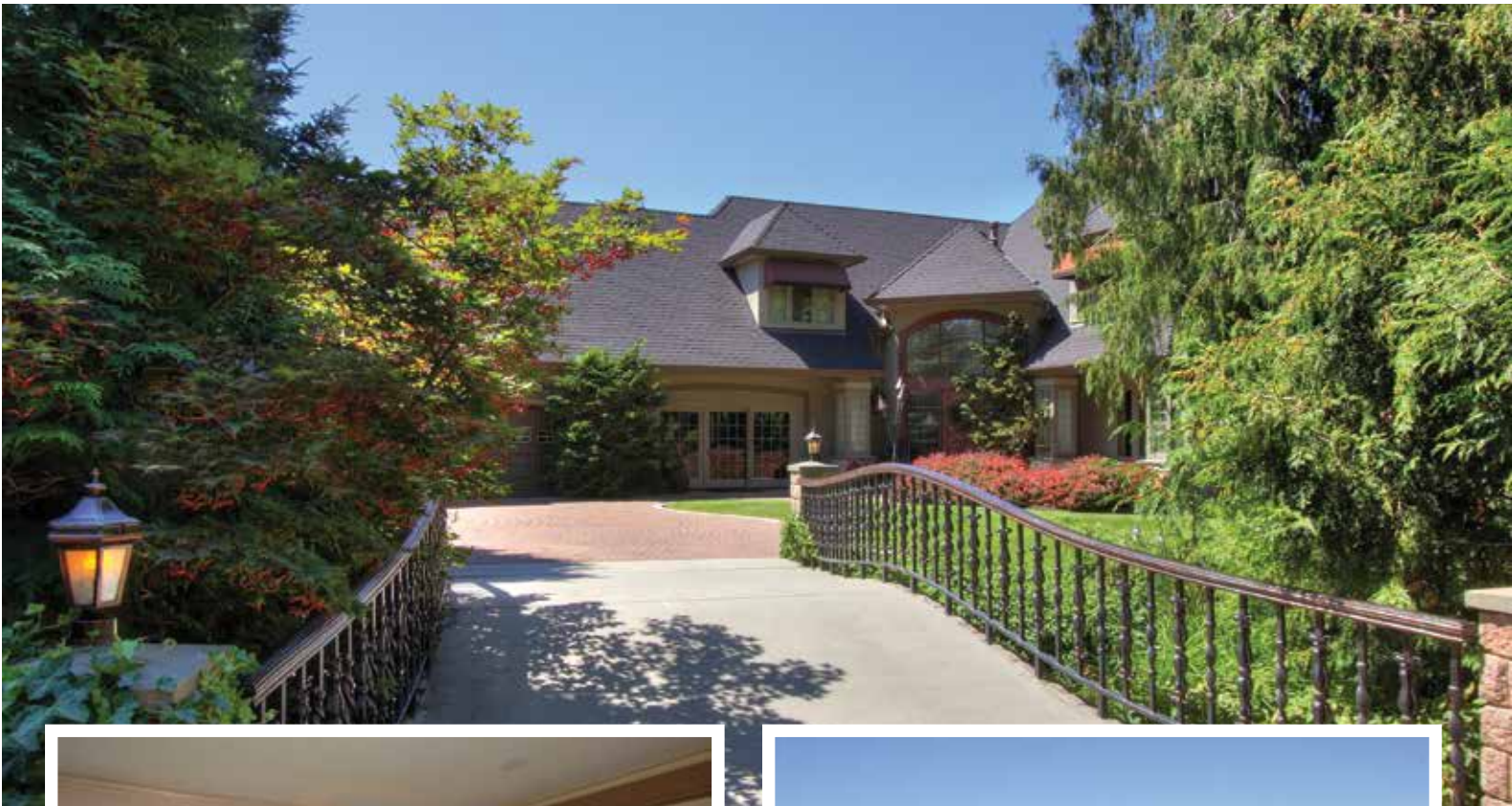




245 SWICK ROAD

NEIGHBOURHOOD: Upper Mission
WATER FRONTAGE: 325 ft.

Architectural masterpiece designed by architect Richard Lindseth. French country chateau set beautifully on 5.4 acres with 325 ft. of pristine water frontage. Over 7800 sqft home with guest house and fabulous private setting. Curved driveway meanders through the estate property, mature old growth fir trees, deciduous trees, perennial gardens, mature magnolia and dogwood trees, create a special setting. Side courtyard captures the ambience of gardens in the morning sun. This property is truly memorable and certainly has a notable presence along the waterfront. MLS® **\$9,800,000**



4514 ELDORADO ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 192 ft.

World class waterfront estate nestled on the shores of Lake Okanagan. Privately set on over 1 acre with 192 feet of crystal clear shoreline. Landscaped to perfection with lush foliage and a 250 year old cedar tree. The home offers over 5900 square feet, a 4 car garage, 4 bedrooms and 4 bathrooms. The master suite is positioned lakeside with sparkling water views. A licensed boat dock features a houseboat lift, 2 sea doo lifts and sitting area. Fully heated and glassed enclosed conservatory is useable year around and allows you to enjoy all that the estate has to offer. Enjoy the sounds meandering streams while you relax and entertain in your private oasis. MLS® **\$10,900,000**





1683 PRITCHARD DRIVE

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: 100 ft.

Two storey level lakefront home created by Tommie Award Winner – Frame Custom Homes. Classic elegance is apparent throughout the 7200sqft. featuring 20 foot ceiling height with floor to ceiling windows. Main floor hosts a casual living room, formal great room, office, guest bedroom, oversized dining and a 3 island kitchen! Out-door kitchen is positioned pool side within steps to the shores of Okanagan Lake. Licenced boat dock with boat lift and ski doo lift. Upper level master bedroom is separate from other bedrooms set on its own wing. Fireplace, private balcony, a walk in closet, dressing room, private laundry and opulent spa ensuite. Featured on magazine cover. MLS® **\$10,900,000**



4800 LAKESHORE ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 410 ft.

Rare Lakeshore property located on 17.8 acres along the shores of Okanagan Lake. Over 400 feet of pebbled shoreline with newly completed lakeside lounging patio plus boat dock. Post and beam style interior with generous sized living areas. Warm and inviting elements of traditional styling are perfectly balanced with modern appliances in the double island kitchen. Horse lovers dream property! White rail fencing separates the oversized paddocks on the property. The main horse barn has three separate stalls, tack room, living room, bath, laundry and heated horse washing area. Large riding arena. MLS® **\$13,995,000**



LAKE SHORE OVER \$4 MILLION



8888 LAKE SHORE ROAD

NEIGHBOURHOOD: Upper Mission
WATER FRONTAGE: 1469 ft.

Exceptional property with over 1400 feet of lake frontage on 124 acres. Ideal for an estate, family compound or corporate retreat. Creek and waterfall on property. Located at the end of Lakeshore Road, surrounded by Okanagan Mountain Park. 1600 square foot dock with berths for several large boats plus personal watercraft. Complete with a guest house located next to waterfall and a guest house by the Lake. Offers for smaller parcels will also be considered given the zoning flexibility for 4 lots. MLS® \$19,999,000



Lakeshore
\$3 – \$4 MILLION





2 - 4524 ELDORADO COURT

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 88 ft.

Private detached lakeshore home features lakeside pool, boat lift and jet ski lifts. Traditional Tudor styled home with modern day luxurious. Positioned on .37 acre and offering 80 feet of shoreline. Over 3500 square feet 3 bedrooms , 1 bedroom lakeside cabana and 538 square foot bonus room over garage. Hardwood flooring, crown mouldings granite surfaces. Oversized triple garage 2 storage sheds and dog run. MLS® **\$3,195,000**



2 - 382 BRAELOCH ROAD

NEIGHBOURHOOD: Upper Mission
WATER FRONTAGE: 70 ft.

Architectural designed "urban contemporary" residence set on prime level lakeshore with sandy beach. Stunning 5 bedroom, 4 bath with over 4600 sq ft of luxury living nestled in quiet lakeside neighbourhood. Open concept with modern natural elements, 2 storey ceiling height in Great Room, unique free standing center fireplace, floating stairwell, exquisite island kitchen. Deep water moorage dock with lift. Oversized heated double garage. MLS® **\$3,350,000**



14988 CARRS LANDING ROAD

NEIGHBOURHOOD: Lake Country
WATER FRONTAGE: 286 ft.

Natural elements blend the outdoor/indoor charm of the home. Open design, vaulted cedar ceilings, natural rock fireplaces, stunning lakeviews from all main living areas and covered sundeck. Impressive landscaping, tennis court, concrete tiled pool, outdoor kitchen and patio, licensed wharf w/electric lift, deep water moorage. Detached guest cottage with breathtaking lake views. MLS® **\$3,695,000**



3130 SHAYLER COURT

NEIGHBOURHOOD: North Glenmore
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. Lovely dock and the award winning negative edge salt water pool is beyond compare. Over 4300 sq.ft. of open living space, triple car garage with room for your toys. Plus a new tram to lakeside. MLS®



2541 WHITWORTH ROAD

NEIGHBOURHOOD: Westbank
WATER FRONTAGE: 88.5 ft.

Extraordinary! Gold Medal Tommie Award winning post & beam dream home set on 2.84 acres with spectacular views of Okanagan Lake. Lovely dock and the award winning negative edge salt water pool is beyond compare. Over 4300 sq.ft. of open living space, triple car garage with room for your toys. Plus a new tram to lakeside. MLS® **\$3,895,000**



16750 MAKI ROAD

NEIGHBOURHOOD: Lake Country
WATER FRONTAGE: 188 ft.

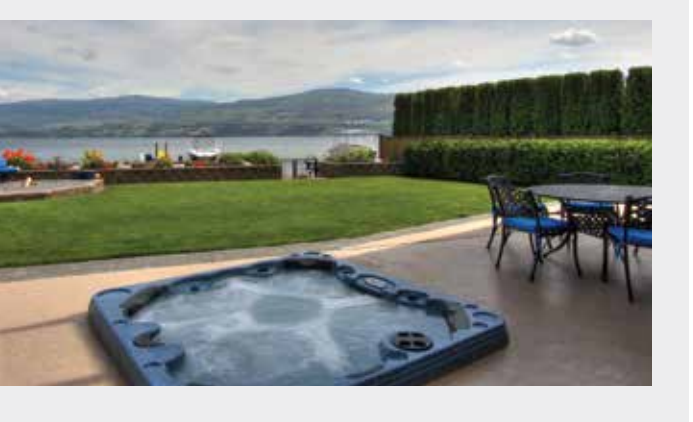
Waterfront home perfectly positioned on 3.14 acres. West Coast classic post and beam architecture. 4 bedrooms, 4 baths and over 2900sqft. New Dock complete with boat lift, lounging area and Cabana. Stunning manicured grounds feature a selection of fruit trees for your enjoyment. Numerous outdoor balconies and patio that showcase the spectacular views. MLS® **\$3,995,000**



1337 GREEN BAY ROAD

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: 69 ft.

This masterpiece boasts over 6600 sq.ft. of modern day luxury. Grounds feature large covered patio complete with hot tub, swim jet pool, built in bbq, fire pit all leading to shoreline. Dock with boat lift, slide, lounging area and swim platform. Beautiful oversized island kitchen, gym and rooftop deck with fireplace. MLS® **\$3,495,000**



3935 LAKESHORE ROAD

A Modern Lifestyle Professional Building

For office and retail lease opportunities please contact
Michael Hoffman of Faction Projects Inc. (250) 980 4510

FACTION PROJECTS INC.

201 - 3935 Lakeshore Road • Kelowna, BC • V1W 1V3



Lakeshore

\$2 - \$3 MILLION





214 LOCHVIEW ROAD

NEIGHBOURHOOD: Glenmore
WATER FRONTAGE: 100 ft.

Spectacular LAKESHORE home set privately on 0.7 acres. Custom 4 bedroom/5 bath rancher with walk out lower level presents breath-taking views from all main living areas. Detached double garage with covered breezeway, 2 lake view sundecks. Licensed wharf. MLS® **\$2,195,000**



2 – 4190 LAKESHORE ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 40 ft.

Exclusive enclave of only 6 single family lakefront homes! 3 bedrooms with den/office that could be 4th bedroom or exercise room. Generous outdoor living space with lakeside deck just meters to sandy beach and your own boat slip & lift. Turn key includes furniture! MLS® **\$2,295,000**



5241 BUCHANAN ROAD

NEIGHBOURHOOD: Peachland
WATER FRONTAGE: 50 ft.

Stunning waterfront home! Quality built 3 story 3860 sq.ft. walk out rancher. Double sliding glass door system in the Great Room opens fully to 16 ft. complete with remote control roll screens. Oversized 21 x 27 ft. double garage with 10.5 ceiling, extra parking plus RV parking. Deep water boat moorage with 3Tonne boat lift and ability to put in 2nd lift. Private elevator for all 3 levels. MLS® **\$2,299,000**



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 with its own secluded beach. An excellent property with southwest exposure & several building sites. A rare opportunity to own premium waterfront land! MLS® **\$2,300,000**



10 – 9990 EASTSIDE ROAD

NEIGHBOURHOOD: Okanagan Landing
WATER FRONTAGE: 78 ft.

This Santa Fe styled home is located in La Casa Del Sol, an exclusive gated waterfront community in the Vernon area featuring outstanding lake and mountain views. Master bathroom features his and hers sinks and unique circular shower with overhead glass roof. 2 additional bedrooms on main floor share a Jack & Jill bathroom. Office with built in desk and cabinetry, gym and one additional bedroom on lower level walk out. MLS® **\$2,345,000**



2 – 3300 WATT ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 393 ft.

Gated lakefront in the Lower Mission within walking distance to trendy Pandosy District and boutiques. Upper level boasts a master bedroom with endless lake views along with 2 additional bedrooms. Complete with double garage, boat slip, seadoo lift and lakeside pool & hot tub. MLS® **\$2,395,000**



LOT 5 LAKESHORE ROAD

NEIGHBOURHOOD: Upper Mission
WATER FRONTAGE: 623 ft.

Truly a rare offering on the shores of Okanagan Lake in the 7000 block of Lakeshore Road. This 5.21 acre property is the ultimate in privacy. 600 ft of crystal clear water front and spectacular expansive views of the lake extending from the bridge through to Peachland! MLS® **\$2,395,000**



318 POPLAR POINT DRIVE

NEIGHBOURHOOD: Kelowna North
WATER FRONTAGE: 150 ft.

Poplar Point neighbourhood. Stunning lakeshore property in the heart of Kelowna. Spectacular .29 acre lot with 150 ft of pristine water frontage. Contemporary multi level open design takes full advantage of commanding lakeviews. 5 bedroom residence includes lower walk out level 2 bedroom suite. Licensed wharf. Close proximity to Knox Mountain hiking, bicycle trails, Kelowna cultural district, shops, restaurants and more! MLS® **\$2,400,000**



#21 & #22 – 901 WESTSIDE ROAD

NEIGHBOURHOOD: Westside Road
WATER FRONTAGE: 172 ft.

Two properties have been blended into one to create over 170 feet of waterfront. At the lakeside large lounging areas are provided plus full dock with boat and jet ski lift. A tram takes you to the shores with ease. Home has recently updated to create modern elegance with a beachy feel. Let your guests enjoy this upscale carriage house or use as you build your lakefront dream on the large adjacent lot. MLS® **\$2,295,000**



4183 GELLATLY ROAD

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: 60 ft.

Stunning contemporary waterfront home. Architecturally dramatic open design, flooded with natural light ensures a visual connection with the outdoors and lake. Gated .23 acre property insures privacy, 60 ft of frontage on Okanagan Lake, deluxe wharf with 2 electric lifts, 3 car garage. Expansive 425 sq ft lakeside terrace. Gorgeous master suite with breathtaking views from the 458 sq ft covered deck, spa-like ensuite. MLS® **\$2,495,000**



5000 LAKESHORE ROAD

NEIGHBOURHOOD: Upper Mission
WATER FRONTAGE: 92 ft.

Waterfront home on 0.79 acre lot with a beach house! Wharf with covered electric lift. High end renovations done by Enns & Quiring. Heated driveway, full gym or nanny suite, steam room, bar, landscaping with rock retaining walls, waterfall & koi pond and room for a pool. MLS® **\$2,595,000**



3592 LAKESHORE ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 73 ft.

Opportunity to own prime .47 acre property with 73 ft. of water frontage, sandy beach and wharf. 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. Main living areas engage with the spectacular waterfront setting. MLS® **\$2,595,000**



4986 LAKESHORE ROAD

NEIGHBOURHOOD: Upper Mission
WATER FRONTAGE: 83 ft.

Private waterfront estate nestled on 1 acre with 83 ft of Okanagan Lake front. Completely renovated contemporary design, dramatic great room, luxury master suite with spectacular lake view, bamboo flooring in main living areas, licensed boat dock with 2 lifts and sun-tan platform, detached guest suite could be home office, attached triple garage plus detached workshop garage. MLS® **\$2,695,000**



3693 GREEN BAY LANDING

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: 49 ft.

Exclusive gated community of 12 homes. Custom designed 2 storey offers 4 bedrooms pls den, each bedroom with ensuite bathroom. Fabulous open plan, Great Room with stone fireplace and custom built in cabinetry, coffered ceilings, gourmet kitchen, generous sized island, exceptional detail and craftsmanship, hardwood, limestone floors, lakeside patio/barbeque area with outdoor fireplace. Sandy beachfront, full time boat moorage/lift. MLS® **\$2,995,000**



3858 TRUSWELL ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 75 ft.

Waterfront development property .59 acre with 75 feet of lake frontage and sandy beach. Located in the prestigious Lower Mission between Eldorado Hotel and Mission Shores. A rare lakeshore development opportunity! Nearby golf courses, world class wineries, boutique shops and restaurants of the Lower Mission. **\$2,995,000**

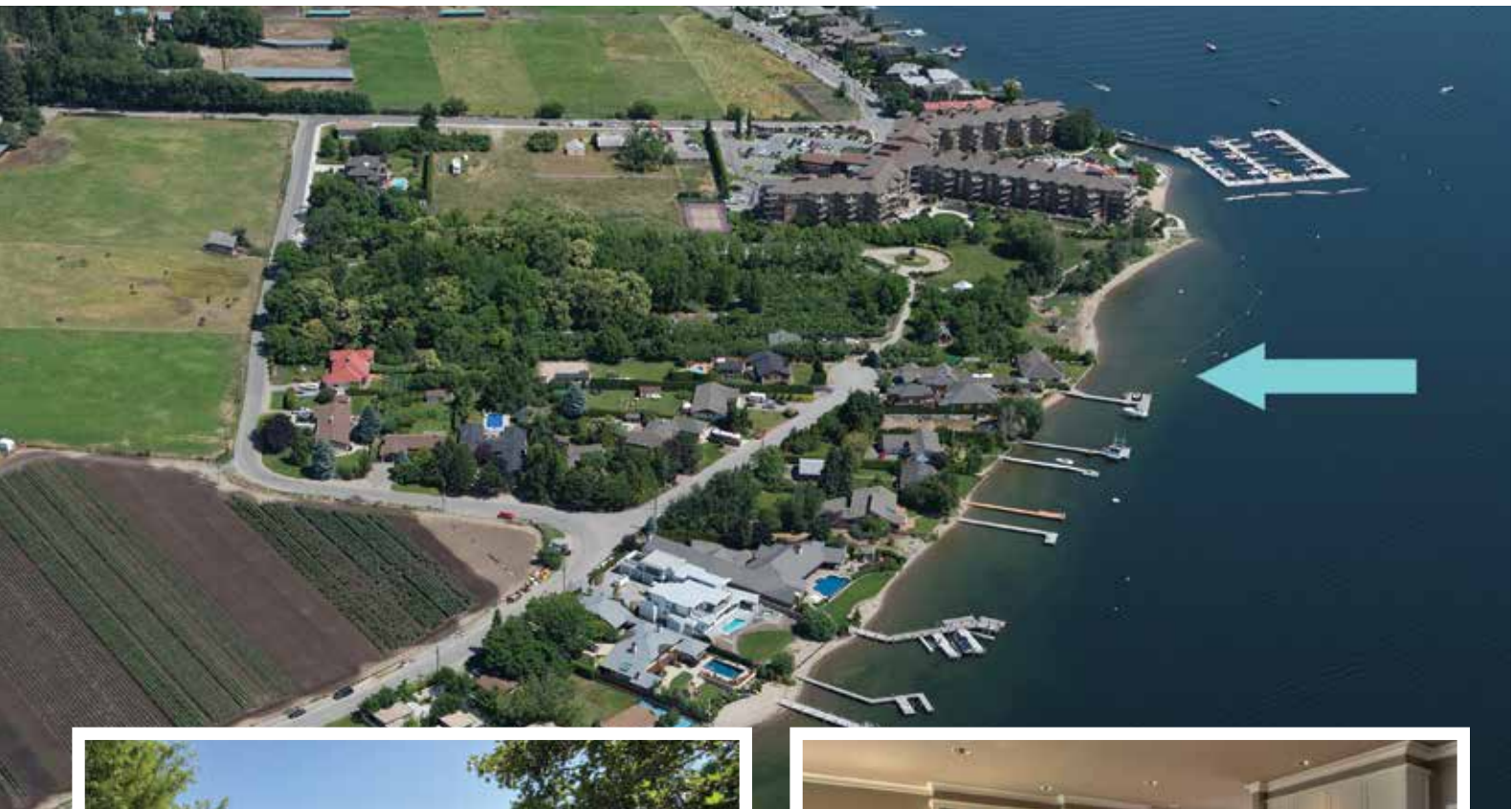


316 POPLAR POINT DRIVE

NEIGHBOURHOOD: Kelowna North
WATER FRONTAGE: 165 ft.

Contemporary masterpiece on Okanagan Lake! Deep water boat dock with 3 ton lift. Home design by Architect Randi Fox of Sustainable Modern Design and kitchen design by Carolyn Walsh blends natural and modern elements to perfection. Nana doors open to lakeside patio and lead to the fresh water of Okanagan Lake. Stunning! MLS® **\$2,995,000**

LAKESHORE \$2 - \$3 MILLION



2365 GEORGE COURT

NEIGHBOURHOOD: West Kelowna
WATER FRONTAGE: 100 ft.

.46 acre property with 100 ft of water frontage. Completely renovated rancher with 400 sq ft guest suite and heated 3000 ft shop. Great room open living space with vaulted ceiling, lakeside covered patio, plenty of additional parking, manicured gardens and mature landscaping. Licensed dock with electric boat lift plus 2 sea doo lifts, deep moorage. MLS® **\$2,999,999**



Lakeshore

UP TO \$2 MILLION





337 – 4205 GELLATLY ROAD

NEIGHBOURHOOD: Westbank
WATER FRONTAGE: Shared

Lakefront unit at The Cove, one of Kelowna's premiere waterfront resorts. Luxury 2 bedroom, 2 bath fully furnished bright corner unit offering southwest sun exposure with gorgeous views of the lake and Gellatly Nut Farm. Lakeside getaway offering pool, hot tub, spa, fitness centre, tennis courts, restaurant and lounge. Sandy beach and marina. MLS® \$419,000



3282 SHAYLER ROAD

NEIGHBOURHOOD: North Glenmore
WATER FRONTAGE: 65 ft.

Okanagan Living with breathtaking, stunning 270 degree views of Okanagan Lake, mountains and valley. 2.47 acres with building sites. Access to 65 feet of shared lakeshore and boat dock via shared use of stairs. MLS® \$429,000



217 – 4205 GELLATLY ROAD

NEIGHBOURHOOD: Westbank
WATER FRONTAGE: Shared

The Cove Lakeside Resort. Full resort amenities including pool, spa & gym plus the onsite Bonfire Restaurant. Spacious 2 bedroom plus den unit overlooking the pool and lake. Currently held in the rental pool ... ideal for rental or personal use. Turn key and furnished. Just enjoy! MLS® \$459,900



419 – 4205 GELLATLY ROAD

NEIGHBOURHOOD: Westbank
WATER FRONTAGE: Shared

Fabulous top floor unit at The Cove Lakeside Resort, spectacular view of the lake, pools, sandy beach and marina. 2 bedroom plus loft. Spacious 1179 sq. ft. with huge sun deck, lots of natural light with southeast sun exposure. Turn key, fully furnished and ready to enjoy! Optional rentals with professional on site management. MLS® \$469,000



104 – 2900 ABBOTT STREET

NEIGHBOURHOOD: Kelowna South
WATER FRONTAGE: Shared

"Kelowna Shores" A waterfront complex that offers 337 feet of level lakeshore living. Complex features pool, hot tub and secure parking. Amazing location, close proximity to the Heart of Kelowna or Lower Mission. Home offers 1150 square feet with 2 bedrooms and 2 baths. Mooring slip with electric boat lift is negotiable. Enjoy the waterfront with ease. MLS® \$699,000



1562 GRANITE ROAD

NEIGHBOURHOOD: Lake Country
WATER FRONTAGE: 96 ft.

Beautiful lake front dream home .54 acre building site at Lakestone, just minutes to Winfield, airport, IBCO, and Kelowna town centre . Exclusive enclave of custom homes. Perfect for full-time residence or summer getaway. 96 ft of water frontage. MLS® \$729,000



414 – 3880 TRUSWEL ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: Shared

Mission Shores! Lower Mission luxury lakefront resort. Stunning renovations 1800 sq ft ground floor corner unit garden walk out. 2 bedrooms + den and 3 spacious bath. Bright & sunny open concept living, dining and modern kitchen with 6 appliances. FULL TIME BOAT SLIP. Sandy beach. Full amenities with pool, hot tub, exercise gym and clubhouse. MLS® \$739,000



1105 – 4014 PRITCHARD DRIVE

NEIGHBOURHOOD: Westbank
WATER FRONTAGE: Shared

Ground level lakefront townhome with BOAT SLIP. 2 bedroom plus den and loft, 1 secured parking, walk out to water's edge from the lakeside patio, 600 ft of sandy beach, fabulous outdoor pool+hot tub, stainless appliances, granite, hardwood. MLS® \$749,000



20 – 180 SHEERWATER COURT

NEIGHBOURHOOD: Glenmore
WATER FRONTAGE: Shared

A private enclave of 24 home sites set on 70 acres. Lot 20 is a stunning 2.11 acre dream building site with commanding views of Okanagan Lake and includes a boat slip. Architectural and landscaping design guidelines in place ensure a level of distinction. Choose your own builder and no time frame to build. This premier lakefront community is only 7 minutes north of downtown Kelowna, set in perfect balance with nature's breathtaking splendor! MLS® **\$799,000**



7192 BRENT ROAD

NEIGHBOURHOOD: Peachland
WATER FRONTAGE: 70 ft.

Lakefront in Peachland. Wood and glass blend with surrounding forest and 70 ft of lake frontage. Generous outdoor deck and pool space. True cottage feel with wood walls, ceilings and wood burning stove. Located between Peachland and Summerland, a short drive to both communities. MLS® **\$799,900**



9 – 3985 WESTSIDE ROAD

NEIGHBOURHOOD: Westside Road
WATER FRONTAGE: 112 ft.

Spectacular waterfront building site in Cinnabar Creek Estates. A rare opportunity to build your dream home on this 0.62 acre site. Just minutes from West Kelowna shopping, downtown Kelowna, KGH and Coquihalla. MLS® **\$849,000**



5 – 695 WESTSIDE ROAD

NEIGHBOURHOOD: Westside Road
WATER FRONTAGE: Shared

Waterfront home with spectacular views of Okanagan Lake! Executive 3 bedroom walkout rancher complete with private boat slip & oversized double garage. Master on the main with luxurious ensuite, vaulted ceilings, hardwood floors and entertainment-sized patio. MLS® **\$875,000**



524 – 3880 TRUSWELL ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: Shared

Luxury living at Mission Shores, minutes to all amenities of the Lower Mission! One of the best sandy beaches along the Lake Okanagan shoreline. Shared boat slip/lift. Large 20 x 75 ft. pool, hot tub, meeting facility, games room and fitness centre. Furniture included. MLS® **\$899,000**



4 – 901 WESTSIDE ROAD

NEIGHBOURHOOD: Westside Road
WATER FRONTAGE: 95 ft.

Spectacular lake & city views from this building lot 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. Utilities at lot line. MLS® **\$899,000**



7210 BRENT ROAD

NEIGHBOURHOOD: Peachland
WATER FRONTAGE: 198 ft.

Okanagan waterfront! Over 190 ft. of pristine and crystal clear shoreline. Totally updated home with granite, hardwood, lighting, new kitchen, new bathroom and new deck! Panoramic views from nearly every room! Carport and detached garage. Boat dock with lift and beachside cabin. MLS® **\$959,000**



409 – 4205 GELLATLY ROAD

NEIGHBOURHOOD: Westbank Centre
WATER FRONTAGE: Shared

Stunning top floor unit 3 bdrm, 3 bath 1390 sq. ft. Wrap around deck and full unobstructed views of the lake, mountains, marina and pool. Granite island kitchen and open concept living areas. All furniture included, personal art excluded. One of a kind lakeside location set on 6.5 acres with 600 ft. of waterfront with sandy beach. Amenities include destination spa, marina, 2 pools, hot tub, water slide, tennis court, restaurant, lounge. MLS® **\$979,000**



24 - 901 WESTSIDE ROAD

NEIGHBOURHOOD: Westbank Centre
WATER FRONTAGE: 100 ft.

Sailview Bay! Gated waterfront community minutes to down town Kelowna. Largest building lot in the community offers 0.45 acre build site with approximately 100 feet of shoreline. No restriction on time frame to build. Owners have done up drawing for a home and on file. MLS® \$987,000



1310 GREEN BAY ROAD

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: 145 ft.

Beautifully renovated split level lakefront in protected Green Bay! 3 bedrooms plus 1 bedroom inlaw suite with separate entrance! Spectacular waterfront setting complete with sandy beach and licensed pile driven dock and electric boat lift. 3 patios to enjoy outdoor living! New roof 2014. Perfectly private setting and yard. MLS® \$1,149,000



226 - 3880 TRUSWELL ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: Shared

Mission Shores, perfect waterfront location with amazing lakeview! Prestigious lake front resort! Stunning 3 bedroom and 4 bath home with over 2500 sq.ft. of living. The position of the this townhome is perfect right on sandy beach with easy access to dock. MLS® \$1,195,000



18 - 2368 ABBOTT STREET

NEIGHBOURHOOD: Kelowna South
WATER FRONTAGE: Shared

Located in a lake front gated community on the Abbott Corridor. This spectacular detached home features a sunny bright interior. Luxurious master bath with air jetted soaker tub and seamless glass shower. The complex offers a pool positioned lake side and a boat slip is available for this home. MLS® \$1,295,000



5 - 180 SHEERWATER COURT

NEIGHBOURHOOD: Glenmore
WATER FRONTAGE: 353 ft.

"Sheerwater" Nature's breathtaking splendor is in perfect balance with this premier lakefront community. Build your dream home on this 2.5 acreage waterfront lot. All utilities at the lot line. Build luxury in harmony with the beauty of the Natural Okanagan landscape. MLS® \$1,299,000



1 - 5235 BUCHANAN ROAD

NEIGHBOURHOOD: Peachland
WATER FRONTAGE: Shared

Magnificent residence on the shoreline of Okanagan Lake. 2246 sq.ft. luxury townhome with breathtaking West Coast architecture. Private boat moorage with electric lift. Detached double garage. Turn key and ready to move in. Furniture and electronics included! MLS® \$1,299,000



25 TRADERS COVE ROAD

NEIGHBOURHOOD: Westside Road
WATER FRONTAGE: 80 ft.

Nicely updated waterfront home in Traders Cove, offering 80 feet of shoreline. The freshly updated, walk out rancher takes full advantage of the views over Okanagan Lake and to the lights of downtown with large decks and plenty of windows. The new, maple kitchen and gleaming hardwood floors welcome you as you enter the home, and with over 2700 square feet, 4 bedrooms and 2 baths - there is plenty of room for summer guests and family. MLS® \$1,349,000



322-3880 TRUSWELL ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: Shared

Bright sunny interior with outstanding lake and valley views. Open concept living room, dining and kitchen. Kitchen features abundance of cabinetry, sit up eating bar and quartz counters. This open combination transitions to lakeside balcony. Upper Level master bedroom features full spa like ensuite. Access from this level to pool area and walk way to the beach. 3 bedrooms and 3.5 baths and over 2700sqft. MLS® \$1,450,000



5550 FINCH ROAD

NEIGHBOURHOOD: Lake Country
WATER FRONTAGE: 98 ft.

Waterfront building lot in Lake Country! Over 2 acres in rural country setting. Just passed the newly constructed lakefront community "Lake Stone" A staircase can be built in the crevice leading down to the lakeshore, which reveals a private cove. MLS® **\$1,495,000**



52 – 9845 EASTSIDE ROAD

NEIGHBOURHOOD: The Outback, Vernon
WATER FRONTAGE: Shared

This waterfront community is situated on a quiet bay with a Hawaiian like sandy beach. Lakeside swimming pool, hot tub, tennis courts, club house and gym. 3 bedrooms and 3 baths. Lower level provides a wine cellar, storage and the remaining 2 bedrooms. 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
WATER FRONTAGE: Shared

Spectacular lakeshore setting. 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. Wharf with boat slip and lift. MLS® **\$1,499,000**



874 MANHATTAN DRIVE

NEIGHBOURHOOD: Kelowna North
WATER FRONTAGE: 51 ft.

Level Waterfront in the heart of Kelowna. Situated walking distance to boutiques, casino, bird sanctuary, fine dining and theatres. Open concept kitchen, dining and living room positioned lake side offering amazing water views. Boat dock with lift and deep moorage. MLS® **\$1,549,000**



2371 CAMPBELL ROAD

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: 80 ft.

Captivating lakeshore setting in desirable Casa Loma, minutes to downtown Kelowna. 3377 sq.ft. 4 bedroom home completely renovated. Licensed dock with covered slip & electric lift. Beach cabana. Double attached garage plus double carport. MLS® **\$1,595,000**



1169 SUNNYBRAE ROAD

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: 100 ft.

Stunning lakefront property in Sunnyside community. Fully landscaped 0.73 acre property features over 100 feet of lakefront. 3000 sq.ft. featuring 6 bedrooms and 4.5 bathrooms. Level driveway with lots of parking. 5 minute walk to Kalamoir Park. MLS® **\$1,595,000**



2751 CASA LOMA ROAD

NEIGHBOURHOOD: Lakeview Heights
WATER FRONTAGE: 70 ft.

Gated prime level waterfront in desirable Casa Loma! Beautiful 0.22 acre property. Positioned with south east sun exposure. 4 bedroom walk out rancher with master bedroom on the main level. Security gate plus concrete Licensed wharf and sandy beach. MLS® **\$1,595,000**



258 – 1288 WATER STREET

NEIGHBOURHOOD: Kelowna North/Downtown
WATER FRONTAGE: Shared

FIRST TIME EVER OFFERED ON THE MARKET. Original owners, never placed in the rental pool! Very hard to find full ownership vacation home in the Royal Private Residences, and this is one of only a handful of the VERY large units - nearly 2900 sq. ft. of luxury with 5-star amenities and concierge service at your finger-tips. Fully furnished. MLS® **\$1,598,000**



3 – 8888 LAKESHORE ROAD

NEIGHBOURHOOD: Lower Mission
WATER FRONTAGE: 375 ft.

Baldy's Perch-16.8 acres fronted by approx. 375 ft. of pebbled beach. Provincial wilderness is ""back yard"", stunning views o the lake, summer sunset, dream building site, gated entry to this proposed site. MLS® **\$1,600,000**



4292 FINCH ROAD

NEIGHBOURHOOD: Lake Country
WATER FRONTAGE: 99 ft.

Over 1 acre property with pebbled shoreline, boat launch and licensed dock. This rancher is 2254 sq.ft. of living with 3 bedrooms and 3 baths plus lofted area on 2nd floor. Detached and heated triple garage plus ample exterior room to park RV or boat. MLS® **\$1,695,000**



24 – 18451 CRYSTAL WATERS ROAD

NEIGHBOURHOOD: Lake Country
WATER FRONTAGE: Shared

"Crystal Waters" on the shores of Kalamalka Lake. Neighborhood offers a dock, community beach and volleyball court. Private boat slip on the north dock with power. Full wet bar, games area, family room and a professionally installed media room. Double garage with additional visitor parking available. MLS® **\$ 1,615,000**



3902 / 3892 FINCH ROAD

NEIGHBOURHOOD: North Glenmore
WATER FRONTAGE: 200 ft.

This property is two lots (separate titles) offered as one. Lot 1 is vacant and has an excellent building site at the top of the property for a rancher walk-out home or build another cottage at the beach level. Lot 2 has a very well maintained cabin and large covered boat slip. MLS® **\$1,695,000**



4129 GELLATLY ROAD

NEIGHBOURHOOD: Westbank Centre
WATER FRONTAGE: 75 ft.

Spectacular lakefront retreat. Ideal for year round living or a summer getaway! Level pristine lakeshore with tastefully updated home. 3 bedroom rancher with all main living areas accessing the lakeside patio and lawn. Outstanding lot with pebbled beach. MLS® **\$1,795,000**





THE GARAGE SALE
LUXURY AUCTION HOUSE

Enhanced Services.
Industry Leading Partners.

INTRODUCING THE MOST COMPREHENSIVE SET OF
SERVICES FOR BUYING & SELLING ASSETS

Our team puts you in control, allowing you to
maximize value for your asset in a fixed timeframe.

www.luxuryauctionhouse.com

IN PARTNERSHIP WITH



JANE HOFFMAN
GROUP



*Estate Properties
& Acreages*

OVER \$2 MILLION





3075 BEVERLY PLACE

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 2.45 acres

Brilliant positioning with stellar lakeviews. Gated entry, meandering drive lined with tall trees. Open floor plan features 4 bedrooms, 3 baths, office and 2 great rooms. Granite surfaces, stainless appliances, stone accents, wood cabinetry and much more. Outdoor kitchen, tennis court, pool with waterfall and soothing spa. Plus 2 bedroom guest house. MLS® ~~\$2,195,000~~



470 OKAVIEW ROAD

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 0.38 acres

Unobstructed lake and vineyard views in the Upper Mission. Breathtaking views from nearly every room of this magnificent 5500 sq. ft. custom home with 5 large bedrooms. Mature low maintenance landscaping. Fully fenced yard with a new 32ft x16ft inground pool. You will love the location, setting and style of this perfectly designed home! MLS® ~~\$2,195,000~~ Now \$1,949,000



459 FARRIS ROAD

NEIGHBOURHOOD: Lower Mission
LOT SIZE: 0.5 acres

Located in Lower Mission within a short stroll to beaches, shopping, schools and transit. Located on a private half acre site with an in ground 18x36 pool, emerald cedars and beautiful mature trees. The home is a 2 storey, ideal for the large family or for those who entertain. 4 car garage plus additional room for the boat, RV and more. MLS® ~~\$2,195,000~~



299 CLIFTON ROAD

NEIGHBOURHOOD: Glenmore
LOT SIZE: 9.89 acres

From the moment you enter you feel the calm and quiet setting, the quality of finishings and attention to detail that went into the design. Wood burning fireplaces, "cottage country" style screened in patio, triple garage and a geothermal system that is second to none. Pool, hot tub, 4 bdrm, 4 bath and 5615 sqft. 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 150 acre property, situated minutes to Peachland with its quaint lakefront shopping boutiques and all amenities. 5400 sqft. home that offers unobstructed lake and valley views. San Marc constructed home, the main interior design showcases the outstanding views. A triple garage for parking. Geothermal heating with electric back up and wood stove. MLS® ~~\$2,395,000~~



2533 LUCINDE ROAD

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 0.52 acres

Spectacular lake & city views from this brand new custom 7270 sq. ft. home located in prestigious Casa Loma. Indoor kidney shaped salt water with streaming water jets. Prepped temperature controlled wine room. Heated triple garage, stamped concrete driveway with additional parking. 4 bedrooms plus den and 7 bathrooms. Close to area beaches, hiking trails, minutes to the heart of downtown Kelowna! MLS® ~~\$2,398,000~~



9970 HIGHWAY 97

NEIGHBOURHOOD: Lake Country South West
LOT SIZE: 4.05 acres

Official Community Plan shows mixed use - commercial and residential uses - for the property. Gently sloping, with 3 road accesses, from Hwy 97, Okanagan Centre Road and from Pollard Road. Two homes on the property provide revenue during the rezoning. Upper home off Okanagan Centre Road is a 5 bedroom, 2 bath rancher with walk-out basement and detached oversized (nearly triple) garage. MLS® ~~\$2,400,000~~



343 PHOEBE COURT

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 0.46 acres

Architecturally inspiring home. 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 extends to the stainless steel 14-person island barbecue area. MLS® ~~\$2,490,000~~



4830 TUSCANY LANE

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 0.25 acres

Extensive of use of granite, marble, wood, tile and slate. Amazing kitchen design provides easy flow to family living areas, formal dining room and the outdoors creating visual links that ensure continuity. Walk out lower level showcases a spacious family room with wet bar and access to the covered patio and sparkling pool. MLS® \$2,595,000



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 agricultural holding property. This property is currently in the Agricultural Land Commission zoning. Well cared for 3 bedroom 2400 sq ft rancher with attached double garage. The property is suitable for horses. Minutes to amenities, shopping, golf, beach, yacht club, schools and world class wineries. A rare opportunity as a holding property. MLS® \$2,695,000



4213 BEDFORD ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 2.5 acres

Impressive front entry, soaring ceilings and dramatic water feature. Granite surfaces, wood and stainless steel cabinetry and top notch appliances. Indoor basketball court, theatre, wine room, exercise room and all bedrooms have ensuites. Ample parking with 7 indoor parking stalls. Guest suite above garage, pool and hot tub. MLS® \$2,795,000



2798 KLO ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 4.35 acres

Expansive view property. Custom 6609 sq.ft. home with 4416 sq.ft. on the main level. 4 bedrooms, 7 bathrooms, vaulted white washed wood plank ceilings accented with beams, scraped wide plank oak floors and dream kitchen. Triple garage. Useable unfinished 2754 sq.ft. in the lower level. Stunning 20 x 40 ft. UV pool. MLS® \$2,895,000



4300 TAKLA ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 2.59 acres

Exquisite blend of view, location and architectural design! Endless vistas of the lake, city and surrounding orchards! 5730 sq.ft. home, 1400 sq.ft. wrap around upper deck and 3200 sq.ft. patio with salt water pool. Gourmet kitchen with solid wood cabinets, vaulted ceilings in great room. 2 heated triple garages with parking for 6 cars. MLS® \$2,950,000



1900 DIAMOND VIEW DRIVE

NEIGHBOURHOOD: West Kelowna Estates
LOT SIZE: 1.1 acres

Designed by Carl Scholl offering over 5900 sq.ft. of luxury. 2 master suites, wet bar, games room, media room, gym, wine room and family room. Attached triple garage, detached triple garage with additional single garage on lower level. RV power and sani has been brought to driveway. Amazing pool with water feature and hot tub. MLS® \$2,998,000



1113 PARKBLUFF LANE

NEIGHBOURHOOD: Glenmore
LOT SIZE: 0.37 acres

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, comfortable guest accommodations with private ensuites. MLS® \$3,295,000



3221 VINEYARD VIEW DRIVE

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 0.37 acres

Exciting architecture that sits in harmony with its lake view location. Exterior features 2 rock water fountains and a cascading waterfall. The entry to the home is defined by the limestone barrelled ceilings that draws your eye to the 2 way gas fireplace and beyond. 4875 sqft of living, 4 bedrooms, 5 baths. Triple garage with RV parking. MLS® \$3,300,000



4971 WHELAN ROAD

NEIGHBOURHOOD: Ellison
LOT SIZE: 10 acres

One of Kelowna's best equipped equestrian centres. Two legal lots, second property with additional rental home and numerous out buildings and an outdoor arena. 84' x 76' indoor riding ring is fully lighted and features a PA and sound system complete with viewing room. 24 paddocks, several heated tack rooms. MLS® \$3,390,000



240 AMBRIDGEFELD ROAD

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 23.47 acres

Architectural masterpiece with unsurpassed views of Okanagan Lake. Over 7000 sq.ft of luxury living. Privacy is paramount on 23 acre view property. 15 foot waterfall with a stream that flows under a bridge made of old fir beams to pond. Award winning Richard Hewitt design. 3 bedrooms plus den and 5 baths in main residence while guest suite is 1 bedroom with full living amenities and private entrance. A truly one of a kind estate. MLS® \$3,495,000



3480 WATER ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 14.5 acres

Gated entry and meandering drive surrounded in formal landscaping. Views of the lake and surrounding orchards. 10,000 sqft. 5 bedrooms, 5 baths. Designer kitchen with adjoining casual living room transition to generous outdoor dining and pool. Master suite is one of the finest rooms within the home, a full lounging area, positioned around a gas fireplace and attached bath. Adjourning acreage of 64.5 acre also available. MLS® \$3,499,000



3691 HART ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 11.3 acres

The main residence features over 9000 sqft of elegant living area expertly crafted with the finest of details, 8 bedrooms and 6 baths. Main floor features classic kitchen, great room, casual living room, formal dining, breakfast nook and an in law or nanny suite. Indoor Pool and hot tub area, 6 car attached garage plus detached 2640sqft workshop. MLS® \$5,500,000



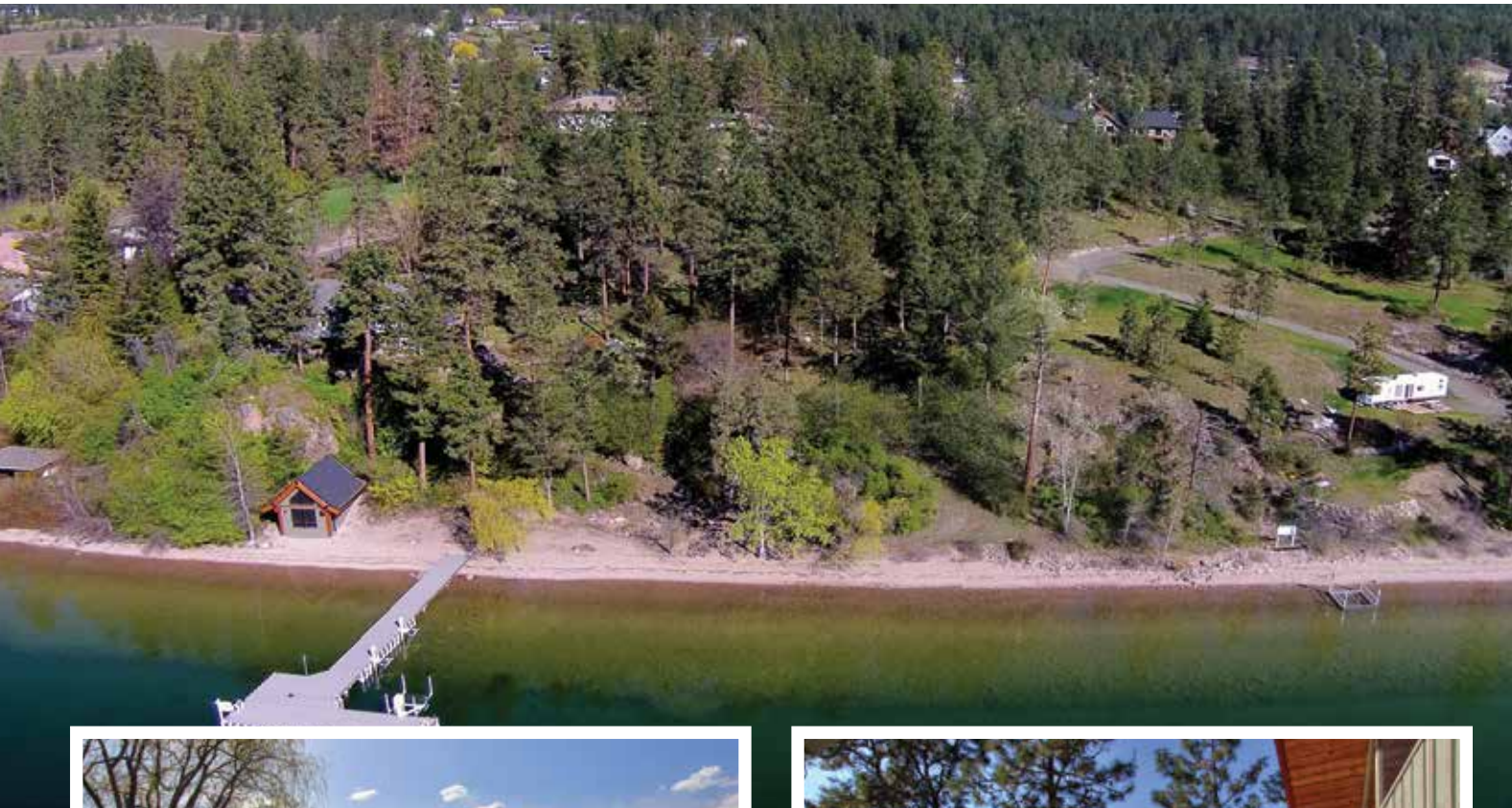
3591 HART ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 11 acres

Charles Stinson inspired home on the Hart Road bench elevated above the Harvest Golf Course. This 11 acre location is just minutes from downtown. 5950 sq ft home with 4 beds & 6 baths, exquisite kitchen and floor to ceiling windows. Lower level includes family room with wine room, gym area and bar. Tiled Sports pool, putting green, and triple garage. MLS® \$7,495,000



FEATURE PROPERTY: LAKESHORE 3 – 4 MILLION



16750 MAKI ROAD

NEIGHBOURHOOD: Lake Country
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 sqft. New Dock complete with boat lift, lounging area and Cabana. Stunning manicured grounds feature a selection of fruit trees for your enjoyment. Numerous outdoor balconies and patio that showcase the spectacular views. MLS® \$3,995,000



Estate Properties
& Acreages

UP TO \$2 MILLION





3360 TURNBULL ROAD

NEIGHBOURHOOD: Glenrosa
LOT SIZE: 5 acres

Private mountain view acreage. Large building area to build your dream home. 400 amp service brought to the existing 1000 square feet residence. 32x43 detached garage/workshop. Perfect summer/winter retreat or small business.MLS® **\$599,000**



2212 GULLEY ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 1.75 acres

South East Kelowna Lake view Acreage. Quiet, private and peaceful location. 1.75 acres surrounded in tall standing trees and English garden landscaping. Oversized outdoor patios to relax and enjoy this park like setting. Over 2500 square feet, 3 bedrooms and 3 baths. MLS® **\$749,000**



1916 BOONE COURT

NEIGHBOURHOOD: Black Mountain
LOT SIZE: 9.8 acres

Your own private Park! Privacy and seclusion are offered with 9.8 acre property opening directly onto Crown Land with trails and access to unlimited recreational opportunities. Extraordinary chalet-styled post and beam home, superbly constructed blending the interior with the natural exterior setting. MLS® **\$770,000**



7850 HIGHWAY 97 N

NEIGHBOURHOOD: University District
LOT SIZE: 7.27 acres

Enjoy beautiful lake, valley and mountain views from the main house, over-looking your pool from the huge view deck. UNLIMITED space for RV's and boats, and the extensive paved areas make for easy access. Guest suite in the lower level of the main home, and a zoned and licensed carriage home on the lower level of the property. MLS® **\$1,178,000**



4910 RITTICH ROAD

NEIGHBOURHOOD: Ellison
LOT SIZE: 5 acres

Exceptional equestrian centre on almost 5 acres of level land. Renovated 2300 sqft home with 5 bedrooms and 2 baths. 2 bedrooms up and 3 bedrooms down. 2600 sqft outdoor riding area, large hay storage and equipment shed, paddocks have power and water. MLS® **\$1,270,000**



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. 4 bedrooms 2 bathrooms with cozy living spaces. The exterior of the home features waterscapes, ponds and flagstone patios to enjoy the peaceful setting. MLS® **\$1,339,000**



1138 GREGORY ROAD

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 0.67 acres

Panoramic lake views. Private 0.67 acre estate with a circular driveway, fruit trees, perennial gardens, beautiful mature landscaping, extensive use of rock walls. Expansive terrace surrounds the salt water pool built in 2010. Substantial renovations and tasteful updates. Over 4800 sq. ft. with 5 bedrooms, 4 bathrooms and 2 laundry rooms. MLS® **\$1,395,000**



466 TRUMPETER ROAD

NEIGHBOURHOOD: Kettle Valley
LOT SIZE: 0.72 acres

Stunning custom design over 5400 sq. ft. offers privacy .72 acre lot w/expansive lake & city views! 4 bed/4 bath plus bonus room. Fabulous outdoor living space, with outdoor fireplace, salt water pool and water feature. Double garage plus detached workshop. Culinary dream kitchen, butler pantry, master suite w/spa ensuite, steam shower. Impressive exterior finishing, fir timbers, natural stone details. MLS® **\$1,395,000**



357 CURLEW COURT

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 0.47 acres

Stunning contemporary design set on .47 acre with commanding views of the lake and city! Main living areas walk out on grade to the expansive patio and boast floor to ceiling windows that seamlessly engage the lake views and beyond! Modern minimalist elements impress, dramatic 2 storey foyer, Lots of parking for boat or RV. Over-sized double garage with workshop. MLS® **\$1,398,000**



527 VALLEY ROAD

NEIGHBOURHOOD: Glenmore
LOT SIZE: 11.3 acres

Fabulous estate property with views over the Kelowna Golf & Country Club, city lights and Okanagan Lake. This property is in the heart of the city - but still offers the opportunity for farm uses with a good portion of the property currently in hay production. This property is very well situated with interesting future potential. MLS® **\$1,469,000**



1821 SHALERIDGE PLACE

NEIGHBOURHOOD: West Kelowna Estates
LOT SIZE: 0.5 acres

Custom built and award winning San Marc Home nestled on ½ acre. With over 6300 square feet of living area, the design and styling were inspired by the natural elements that surround the home. Luxury ensuite bathroom features a claw foot tub, walk in shower and a full dressing room. A 3000 bottle temperature controlled wine cellar, professional gym with weights and cardio equipment, guest accommodations and covered patio. MLS® **\$1,495,000**



539 VALLEY ROAD

NEIGHBOURHOOD: Glenmore
LOT SIZE: 12.3 acres

On the West slope of the prestigious Dilworth Mountain neighborhood, this property is in the heart of the city - but still offers the opportunity for farm uses with a good portion of the property currently in hay production. This property is very well situated with interesting future potential. Adjacent property 527 Valley Road also for sale. MLS® **\$1,599,000**



2048 PARSONS ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 18.05 acres

Bordering Mission Creek Greenway with riding and walking trails for miles! Former equestrian centre, generating exceptional income from multiple rental accommodation and hay with opportunity for organic farming. Rental accommodation includes 4 units, approved by the City of Kelowna and documented by covenant registered on title. MLS® **\$1,775,000**



5738 GOUDIE ROAD

NEIGHBOURHOOD: Black Mountain
LOT SIZE: 20 acres

Canadian-built log home with a classic design that will stand the test of time! Private guest home with 2 suites. The log garage/workshop adjacent to the main residence is heated, offers built-in cabinetry and is wired with 220 service. A walk-in cooler is ideal for the hunter. MLS® **\$1,790,000**



3370 NEID ROAD

NEIGHBOURHOOD: South East Kelowna
LOT SIZE: 3.23 acres

Lake views from this South East Kelowna property. Gourmet kitchen with 16 foot sliding doors that lead to the lakeview deck. Over 4000 sq.ft, 5 bedrooms, 5 baths. Acreage is planted Riesling grapes for future wine production. A Cabana pool side features full wet bar, sitting room and bathroom. Triple garage. MLS® **\$1,895,000**



14752 OYAMA ROAD

NEIGHBOURHOOD: Lake Country
LOT SIZE: 2.97 acres

2.9 gently sloping acres of privacy and respite with panoramic views, an 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! The home boasts curved architectural elements, detailed workmanship and is centered around a 2 story atrium flooded w/natural sunlight. MLS® **\$1,999,000**



The Sanctuary is a new multi-use development project located in the heart of South Pandosy, 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-combustile construction and mix of residences from one and two bedroom to penthouses, gives the Sanctuary a distinct and unique identity.



For more information contact:

Greg Dusik
Tel: 250.869.2806 (direct)
greg@janehoffman.com



Homes

\$1 – \$2 MILLION





2624 LUCINDE ROAD

NEIGHBOURHOOD: West Kelowna
LOT SIZE: 0.28 acres

Easy access to the sandy beach, minutes to the heart of Kelowna and short drive to dining and shopping. Exterior boasts easy care landscaping providing ample time to enjoy sunny Okanagan pursuits. Custom wood cabinetry, gleaming hardwood floors, smooth edged granite surfaces, rough edge travertine surrounds fireplaces and cascading water features. Open concept with 20 foot ceiling height on main floor. Gourmet kitchen and appliances. MLS® \$1,100,000



234 LOST CREEK LANE

NEIGHBOURHOOD: Wilden
LOT SIZE: 0.17 acres

Ideally located in the award winning Wilden Neighborhood. Spectacular lake, mountain and city views are provided by the extensive use of glass throughout. Rykon built custom home with every detail finished to perfection, top grade craftsmanship and the quality will be sure to impress. 4000 sq.ft of living with 3 bdrms + den. MLS® \$1,139,000



910 STOCKLEY STREET

NEIGHBOURHOOD: Black Mountain
LOT SIZE: 0.31 acres

Tommie Award winning quality crafted Nesbitt Original Design. Builder's own 4199 sq ft home with spectacular valley views, overlooking 3rd fairway and new future lake on Black Mountain golf course. Serene golf course location with close proximity to the Kelowna Airport, Big White Ski Resort and all city amenities. MLS® \$1,195,000



409 OKAVIEW ROAD

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 0.23 acres

Gorgeous lake, city and mountain views! Award winning San Marc custom home offers over 3700 sq.ft. All 4 bedrooms have attached bathrooms and the Master ensuite is magnificent offering a stand-alone soaker tub & his and hers sinks. Salt water pool and triple garage for ample parking. MLS® \$1,195,000



681 MCCLURE ROAD

NEIGHBOURHOOD: Lower Mission
LOT SIZE: 0.16 acres

This home carries a true distinction "Tommie Award Winner" Gold for Energy and Environmental Design. Curb appeal is created by the Cantilever roof lines and expansive windows. Over 4500sqft. of modern day design featuring 5 bedrooms and 5 baths. Gourmet island kitchen and numerous spacious living rooms. A backyard oasis has been created and surrounds an inground pool. MLS® \$1,199,000



4362 KENSINGTON DRIVE

NEIGHBOURHOOD: Lower Mission
LOT SIZE: 0.28 acres

Completely renovated, this stunning home offers an open design floor plan with over 3700 sq.ft. Amazing patio surrounds salt water pool with fibre optic lighting, outdoor kitchen with gas fireplace overlooking the pool and yard. Oversized double garage with extra parking. Perfection! MLS® \$1,250,000



486 KNOWLES ROAD

NEIGHBOURHOOD: Lower Mission
LOT SIZE: 0.18 acres

Quality built by Worman Homes featuring modern design elements, exceptional quality and professional styling. Salt water pool with electric safety cover, outdoor shower, just the right amount of lawn area, poured concrete decking, covered patio area with linear fireplace and built in heaters. King size master suite offers a professionally designed ensuite. 5 bedroom, 4 bath plus den. A media room complete with a "vault" style door. MLS® \$1,250,00



449 KNOWLES ROAD

NEIGHBOURHOOD: Lower Mission
LOT SIZE: 0.32 acres

Prime location in Lower Mission steps to local beaches. Immaculate custom built rancher with bonus room over triple garage. Ample parking for RV or boat. Xeriscaped rear yard is a peaceful oasis, raised herb beds and rock pathways. Geothermal system and commercial grade windows. MLS® \$1,295,000



682 DEVONIAN AVENUE

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 0.2 acres

Lake view stunner in the Upper Mission. Designer kitchen with granite surfaces, lower level features a large family room complete with custom designed bar and wine room and tiered media room. 4000 sq.ft., 5 bedrooms and 4 bathrooms. Triple garage. MLS® **\$1,239,000**



672 ALMANDINE COURT

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 0.25 acres

Entertainers dream home! Featuring a non-stop lake view...at night the lights of city are truly stunning. Located in the prestigious neighborhood "The Quarry" close to shopping, schools, hiking and minutes to the shores of the Okanagan Lake. Offering 6300 square feet of luxurious finishing. 5 bedrooms and 5 baths. MLS® **\$1,349,000**



5340 SIGNET CRESCENT

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 0.23 acres

Luxurious home with Panoramic Views. Situated in the Upper Mission. This newer and impressive Erickson Signature home exudes quality and craftsmanship. Blends modern and natural elements to perfection. Over 4500 square feet 3 bdrms + den. A courtyard pool faces south for maximum sun exposure. Tommie award winning home! MLS® **\$1,395,000**



3266 MALBEC CRESCENT

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 0.25 acres

Panoramic uninterrupted lake views from this Mediterranean Tuscan inspired home. 1 bdrm in law or nanny suite. Master suite offers private deck, luxurious ensuite and walk in closet. Over 5600 s.qft. 5 bedrooms & 5 baths on 3 levels of gorgeous living. 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., park-like grounds, salt water pool. Gourmet granite island kitchen, clear fir interior doors, hickory hardwood and travertine flooring. 1 bedroom legal suite. Detached workshop/pool house with a 500 sq.ft. guest suite that walks out to the pool and patio. MLS® **\$1,495,000**



454 CAVELL PLACE

NEIGHBOURHOOD: Kettle Valley
LOT SIZE: 0.21 acres

All Around Chic! This Upper Mission Lake View Home presents a refined aesthetic throughout. High end finishing, amazing design and tastefully styled. The Exterior of the home features large lounging areas that are positioned pool side or fireside both areas feature stunning lake vistas beyond. Home provides 4800 square feet with 4 bdrms plus den and 4 baths. MLS® **\$1,349,000**



373 FARRON COURT

NEIGHBOURHOOD: Kettle Valley
LOT SIZE: 0.32 acres

Landscape luxury! Situated in the prestigious neighborhood of Kettle Valley on quiet cul-de-sac amidst the beauty of the Okanagan natural landscape. Lovely views of Okanagan Lake and home borders on miles of hiking and biking trails. Over 6700 square feet with 5 bedrooms + den and 6 baths. Triple garage with lots of additional parking. MLS® **\$1,685,000**

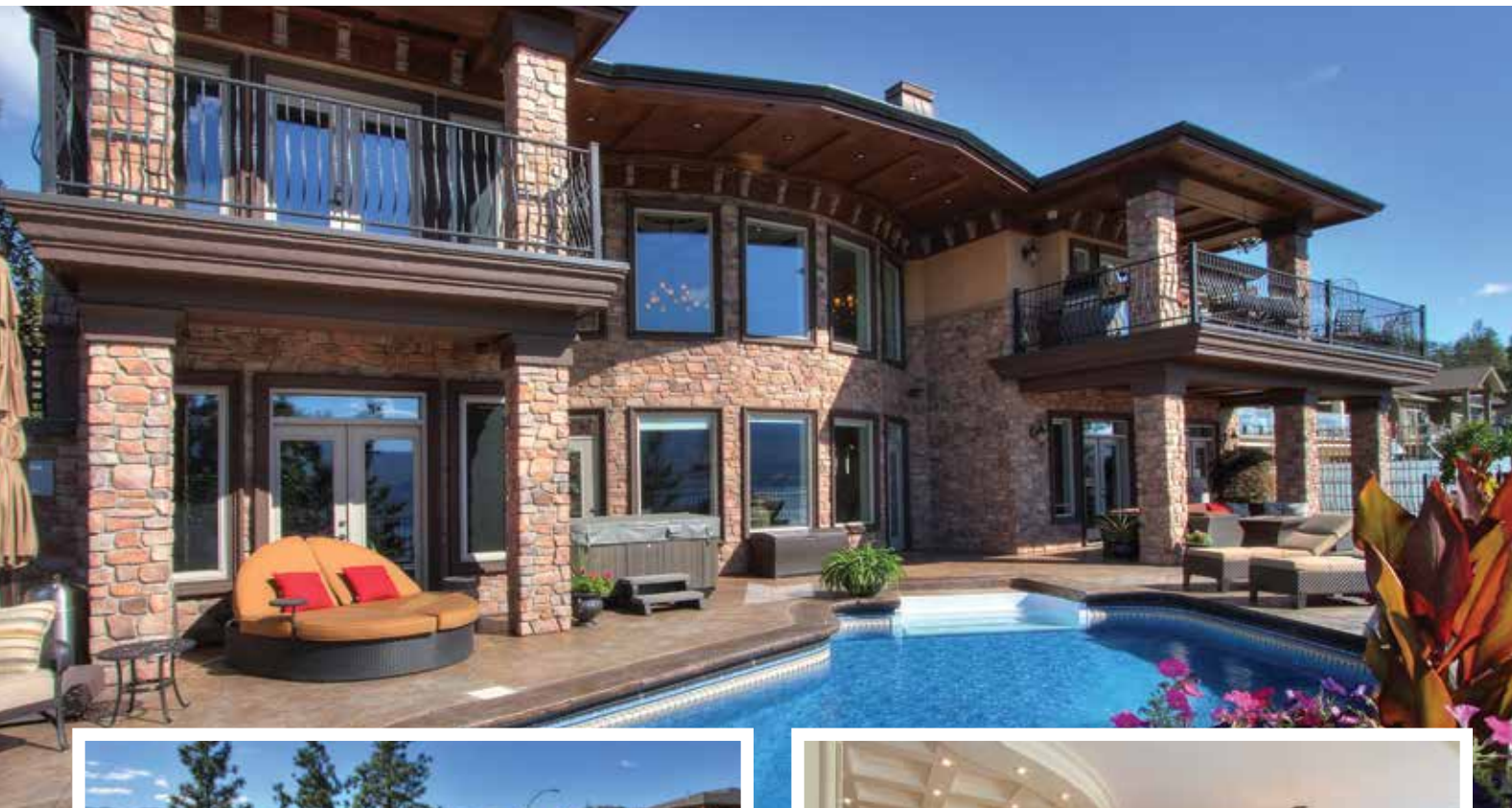


414 OKAVIEW ROAD

NEIGHBOURHOOD: Upper Mission
LOT SIZE: 0.4 acre

Panoramic lake views are showcased from nearly every room..Post and beam walk out rancher that bridges the gap between old world charm and modern ingenuity. Open concept combination from great room, dining and kitchen all with many access points to the captivating view deck. Master bedroom is positioned lakeside to enjoy the sunrise and sunset. Triple Garage. MLS® **\$1,725,000**

HOMES \$1 – \$2 MILLION



1547 PINOT NOIR DRIVE

NEIGHBOURHOOD: Lakeview Heights
LOT SIZE: 0.29 acres

As rare as a limited edition reserve wine! Expectations are first met by driving into your deluxe oversized triple garage that is finished to interior standards with tile flooring, crown mouldings, and sound system. Pool, hot tub, outdoor kitchen, gas fire pit, and magnificent lake views. MLS® **\$1,895,000**



Homes
UP TO \$1 MILLION





1052 LAWSON AVENUE
\$469,900 MLS®

NEIGHBOURHOOD:
Kelowna North

BEDROOMS: 3 **BATH:** 1



5357 CHUTE LAKE ROAD
\$579,900 MLS®

NEIGHBOURHOOD:
Kettle Valley

BEDROOMS: 5 **BATH:** 4



1756 KELOKA DRIVE
\$548,900 MLS®

NEIGHBOURHOOD:
West Kelowna Estates

BEDROOMS: 3 **BATH:** 3



7235 FINTRY DELTA ROAD
\$599,000 MLS®

NEIGHBOURHOOD:
Fintry

BEDROOMS: 3 **BATH:** 3



5083 TWINFLOWER
\$629,000 MLS®

NEIGHBOURHOOD:
Upper Mission

BEDROOMS: 5 **BATH:** 4



871 KUIPERS CRESCENT
\$712,000 MLS®

NEIGHBOURHOOD:
Upper Mission

BEDROOMS: 4 **BATH:** 3



1747 MARONA COURT
\$790,000 MLS®

NEIGHBOURHOOD:
Glenmore

BEDROOMS: 5 **BATH:** 4



5344 SIGNET CRESCENT
\$798,000 MLS®

NEIGHBOURHOOD:
Kettle Valley

BEDROOMS: 4 **BATH:** 3



493 LONG RIDGE DRIVE
\$798,000 MLS®

NEIGHBOURHOOD:
Wilden

BEDROOMS: 4 **BATH:** 4



518 KNOWLES ROAD
\$729,000 MLS®

NEIGHBOURHOOD:
Lower Mission

BEDROOMS: 4 **BATH:** 3



1948 BEGBIE ROAD
\$749,000 MLS®

NEIGHBOURHOOD:
Wilden

BEDROOMS: 4 **BATH:** 5



3232 MALBEC CRESCENT
\$789,000 MLS®

NEIGHBOURHOOD:
Lakeview Heights

BEDROOMS: 3 **BATH:** 5



1982 HIDDEN RIDGE PLACE
\$839,900 MLS®

NEIGHBOURHOOD:
Wilden

BEDROOMS: 5 **BATH:** 4



944 HEWETSON COURT
\$849,000 MLS®

NEIGHBOURHOOD:
Upper Mission

BEDROOMS: 3 **BATH:** 3



516 CARAMILLO COURT
\$874,000 MLS®

NEIGHBOURHOOD:
Glenmore

BEDROOMS: 4 **BATH:** 4



1021 SKEENA DRIVE

\$899,000 MLS®

NEIGHBOURHOOD:
Dilworth Mountain
BEDROOMS: 5 BATH: 4



3181 MALBEC CRESCENT

\$899,000 MLS®

NEIGHBOURHOOD:
Lakeview Heights
BEDROOMS: 5 BATH: 5



286 CLEAR POND PLACE

\$899,000 MLS®

NEIGHBOURHOOD:
Wilden
BEDROOMS: 4 BATH: 4



1254 LOSETH DRIVE

\$915,000 MLS®

NEIGHBOURHOOD:
Black Mountain
BEDROOMS: 4 BATH: 5



362 TRUMPETER COURT

\$929,000 MLS®

NEIGHBOURHOOD:
Kettle Valley
BEDROOMS: 4 BATH: 3



779 LONG RIDGE DRIVE

\$949,000 MLS®

NEIGHBOURHOOD:
Wilden
BEDROOMS: 3 BATH: 4



5958 SNOW PINES CRESCENT

\$965,000 MLS®

NEIGHBOURHOOD:
Big White
BEDROOMS: 5 BATH: 4



944 SKEENA DRIVE

\$989,000 MLS®

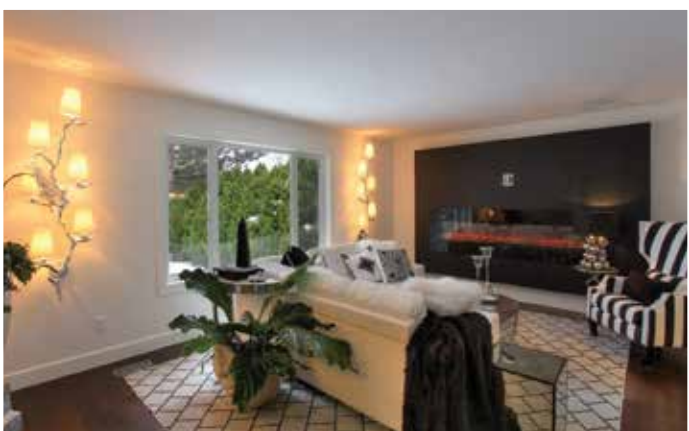
NEIGHBOURHOOD:
Dilworth Mountain
BEDROOMS: 5 BATH: 5



2162 ALEXANDER PLACE

\$799,900 MLS®

NEIGHBOURHOOD:
Lakeview Heights
BEDROOMS: 6 BATH: 6



1616 PRITCHARD DRIVE

NEIGHBOURHOOD: Lakeview Heights
BEDROOMS: 3 BATHROOMS: 3

Level .24 acre lot across from the lake. Modern interior design and tasteful décor with gourmet island kitchen, new cabinets, leathured granite counters, hand scraped walnut hardwood floors, bathrooms with marble floor and counters. The living room features a dramatic lineal fireplace with leathured granite surround and views of the lake. Master bedroom with private deck, luxurious ensuite and generous sized walk in closet. Positioned across the street from the beach and Pritchard Park. Wide open views of the mountains and valley from the back yard along with stunning views of Mission Hills winery. Lots of parking along the side of the home for RV and boat. MLS® \$898,000



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

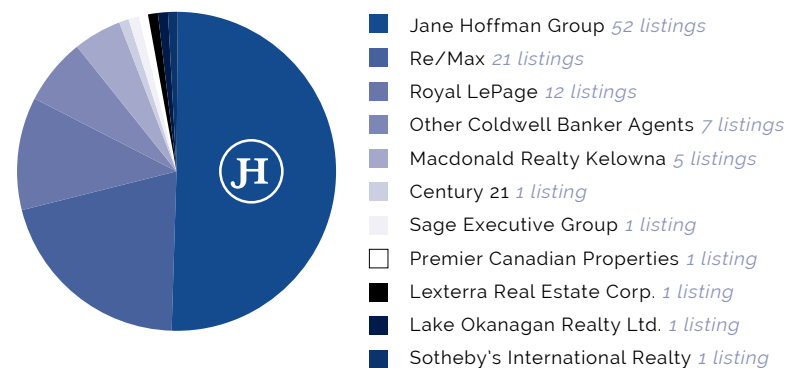
Awarded to Coldwell Banker Horizon Realty
– affiliate to Jane Hoffman Group

2014 TOP ULTIMATE SERVICE AGENT IN CANADA

JANE HOFFMAN GROUP MARKET SHARE

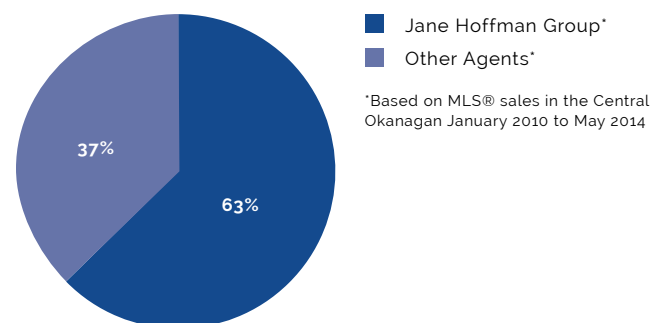
Over the years Jane Hoffman Group has firmly established their presence in the luxury market, closing 63% of single family home sales over \$2 million.

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 SINCE 2010 FOR SALES OVER \$2 MILLION



*Based on MLS® sales in the Central Okanagan January 2010 to May 2014



Strata AND CONDOS





204 – 1610 GORDON DRIVE
\$144,000 MLS®

NEIGHBOURHOOD:
Kelowna North

BEDROOMS: 2 BATH: 2



101 – 2780 AUBURN ROAD
\$224,500 MLS®

NEIGHBOURHOOD:
Shannon Lake

BEDROOMS: 2 BATH: 2



211 – 250 HOLLYWOOD ROAD S
\$249,000 MLS®

NEIGHBOURHOOD:
Rutland

BEDROOMS: 2 BATH: 2



227 – 4205 GELLATLY ROAD
\$469,000 MLS®

NEIGHBOURHOOD:
West Kelowna

BEDROOMS: 2 BATH: 2



222 – 1088 SUNSET DRIVE
\$699,000 MLS®

NEIGHBOURHOOD:
Downtown

BEDROOMS: 4 BATH: 3



9 – 2213 WADDINGTON COURT
\$769,000 MLS®

NEIGHBOURHOOD:
Dilworth Mountain

BEDROOMS: 3 BATH: 3



203 – 307 WHITMAN ROAD
\$249,900 MLS®

NEIGHBOURHOOD:
North Glenmore

BEDROOMS: 2 BATH: 2



446 – 2330 BUTT ROAD
\$319,000 MLS®

NEIGHBOURHOOD:
Westbank Centre

BEDROOMS: 2 BATH: 2



310 – 1495 GRAHAM STREET
\$319,000 MLS®

NEIGHBOURHOOD:
Kelowna North

BEDROOMS: 2 BATH: 2



1105 – 4014 PRITCHARD DRIVE

NEIGHBOURHOOD:
West Kelowna

BEDROOMS: 2 BATH: 3

Ground level LAKE FRONT townhome w/ BOAT SLIP 2 bedroom plus den and loft, 1 secured parking, walk out to water's edge from the lakeside patio, 600 ft of sandy beach, fabulous outdoor pool+hot tub, stainless appliances, granite, hardwood. MLS® **\$749,900**



647 – 654 COOK ROAD
\$345,000 MLS®

NEIGHBOURHOOD:
Lower Mission

BEDROOMS: 2 BATH: 2



151 – 1288 WATER STREET
\$349,000 MLS®

NEIGHBOURHOOD:
Kelowna North

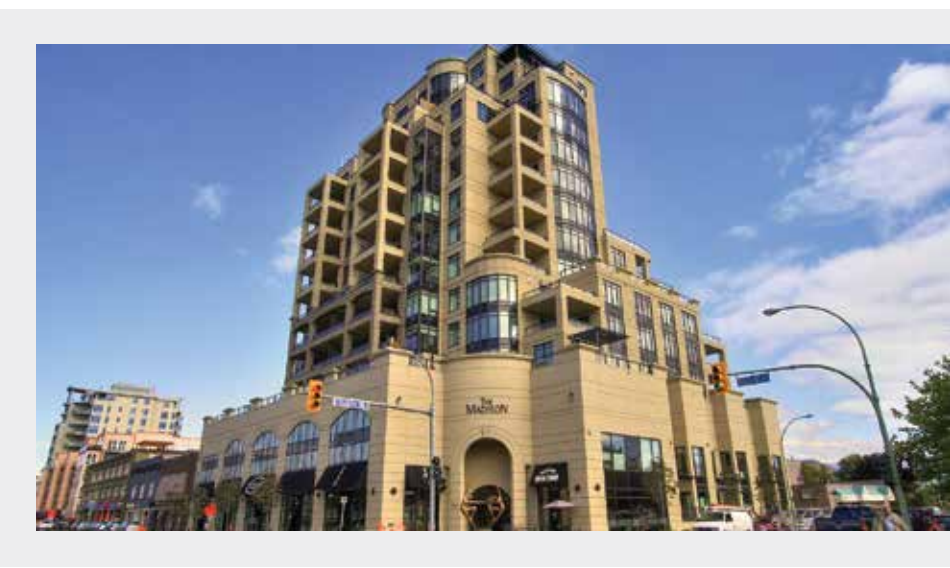
BEDROOMS: 1 BATH: 1



309 – 3880 BROWN ROAD
\$369,900 MLS®

NEIGHBOURHOOD:
Westbank Centre

BEDROOMS: 2 BATH: 2



202 – 1395 ELLIS STREET

NEIGHBOURHOOD:
Downtown

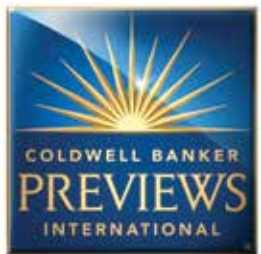
BEDROOMS: 3 BATH: 3

"The Madison" Luxury building in the heart of Kelowna. A dramatic interior that explores old world appeal and modern contemporary. Offering 2400 square feet of tasteful styling. 3 bedrooms and 3 baths. 2 parking stalls and storage locker. Details include travertine, hardwood and high gloss granite. MLS® **\$1,300,000**

RECENTLY UPDATED: 1821 SHALERIDGE DRIVE



Lots
AND ACREAGES





1856 DIAMOND VIEW ROAD
\$219,900 MLS®
NEIGHBOURHOOD:
Westbank Centre
LOT SIZE: 0.363 acres



1844 DIAMOND VIEW ROAD
\$229,000 MLS®
NEIGHBOURHOOD:
Westbank Centre
LOT SIZE: 0.34 acres



1106 WESTPOINT DRIVE
\$299,000 MLS®
NEIGHBOURHOOD:
Upper Mission
LOT SIZE: 0.269 acres



384 VIEWCREST COURT
\$449,000 MLS®
NEIGHBOURHOOD:
Upper Mission
LOT SIZE: 0.393 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



1112 WESTPOINT DRIVE
\$299,000 MLS®
NEIGHBOURHOOD:
Upper Mission
LOT SIZE: 0.32 acres



1100 WESTPOINT DRIVE
\$309,000 MLS®
NEIGHBOURHOOD:
Upper Mission
LOT SIZE: 0.26 acres



2155 BENNETT ROAD
\$329,000 MLS®
NEIGHBOURHOOD:
Glenmore
LOT SIZE: 0.23 acres



4702 MCCULLOCH ROAD
\$689,000 MLS®
NEIGHBOURHOOD:
South East Kelowna
LOT SIZE: 6.92 acres



1175 STONEYPOINTE COURT
\$798,000 MLS®
NEIGHBOURHOOD:
Glenmore
LOT SIZE: 0.98 acres



1870 TREETOP ROAD
\$779,000 MLS®
NEIGHBOURHOOD:
Black Mountain
LOT SIZE: 5 acres



713 FORESTRIDGE LANE
\$349,000 MLS®
NEIGHBOURHOOD:
Glenmore
LOT SIZE: 0.68 acres



2455 ARTHUR ROAD
\$379,900 MLS®
NEIGHBOURHOOD:
North Glenmore
LOT SIZE: 2.48 acres



1080 SUNNYSIDE ROAD
\$439,000 MLS®
NEIGHBOURHOOD:
Lakeview Heights
LOT SIZE: 0.3 acres



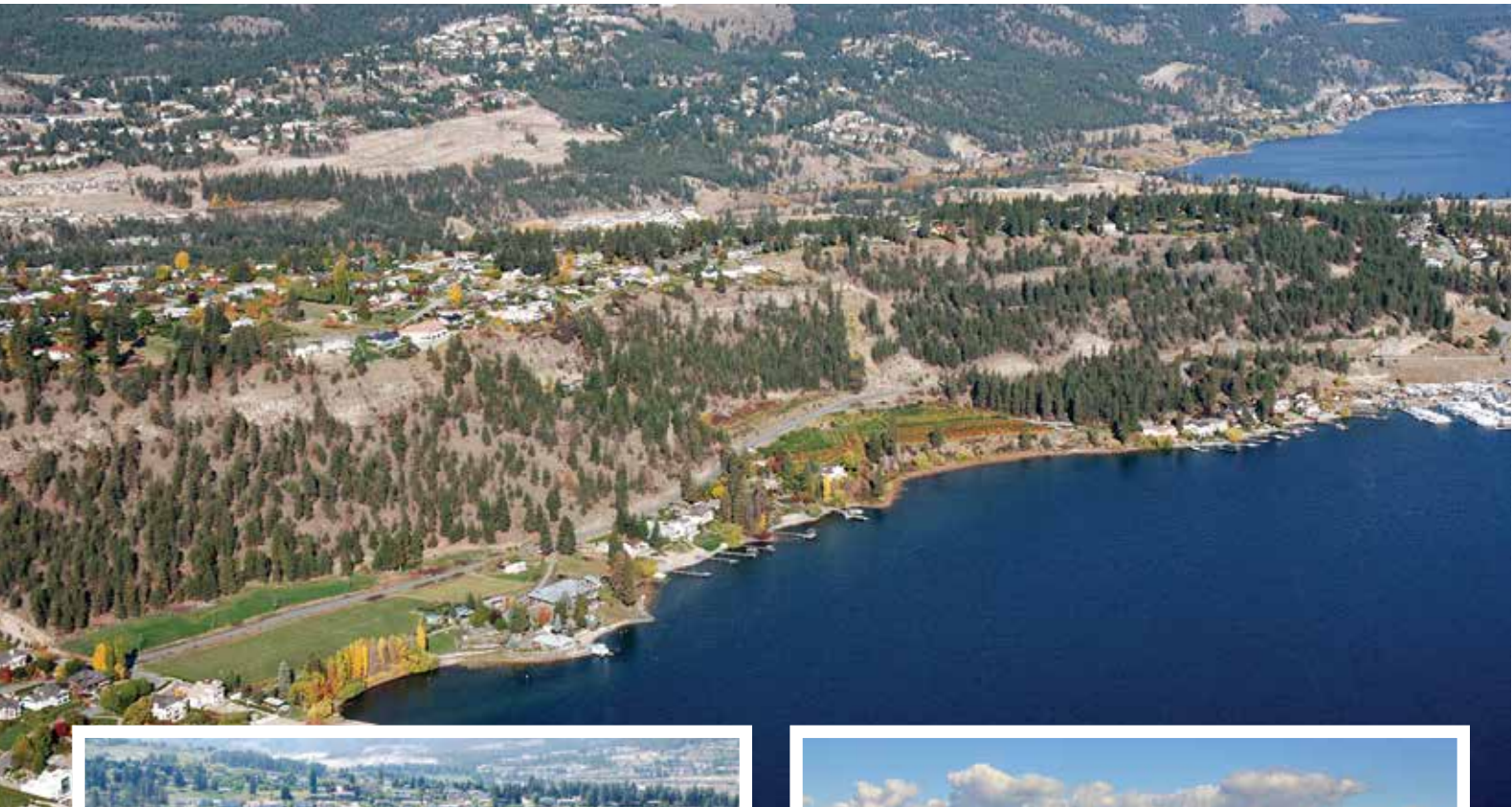
746 HIGHPOINTE COURT
\$845,000 MLS®
NEIGHBOURHOOD:
Glenmore
LOT SIZE: 0.45 acres



5405 LAKESHORE ROAD
\$1,595,000 MLS®
NEIGHBOURHOOD:
Upper Mission
LOT SIZE: 15.85 acres



2605 THACKER DRIVE
\$2,895,000 MLS®
NEIGHBOURHOOD:
Lakeview Heights
LOT SIZE: 4.56 acres



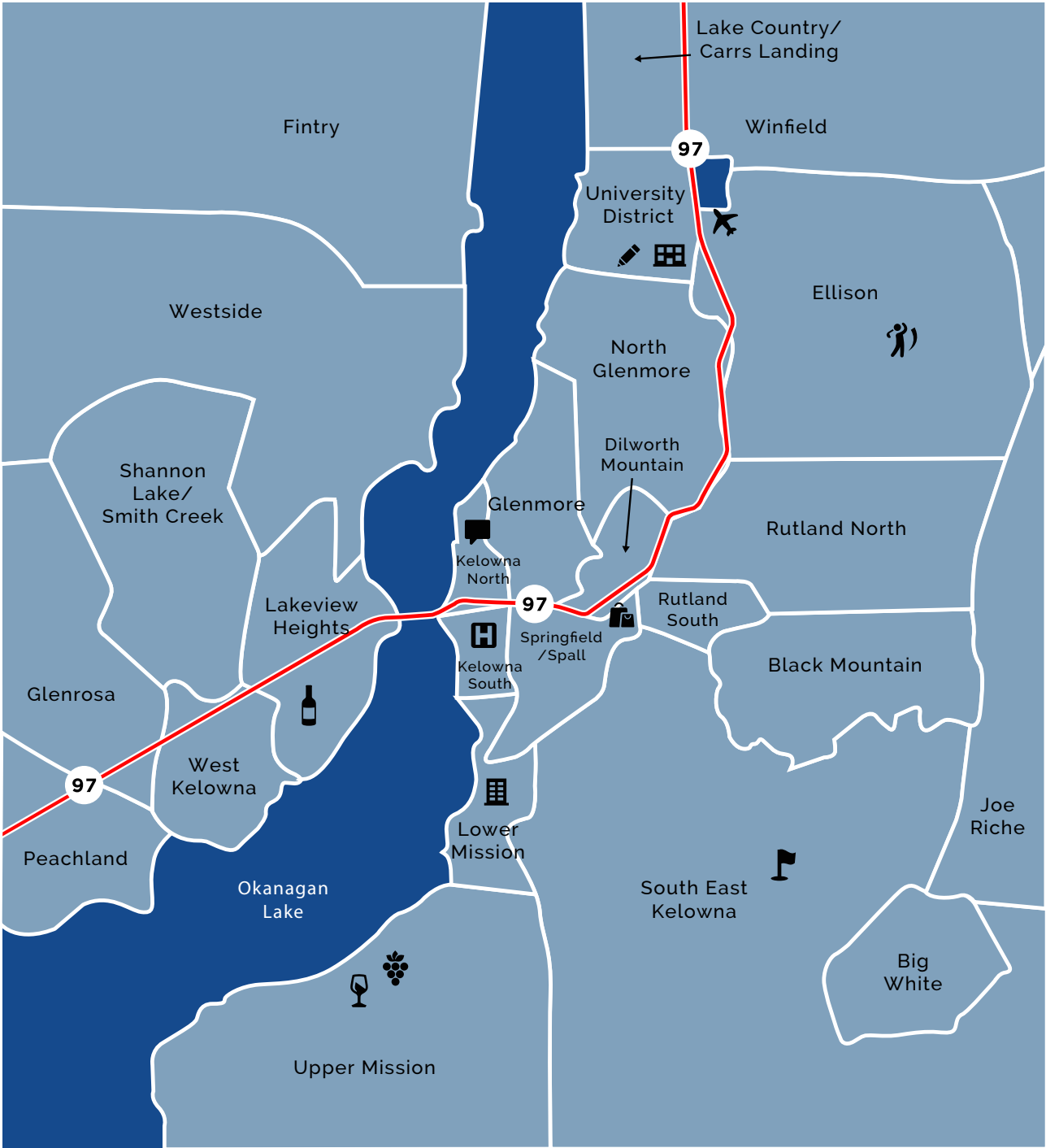
2211 CAMPBELL ROAD













NEIGHBOURHOOD: West Kelowna
WATER FRONTAGE: 1000 acres

RARE OPPORTUNITY! 14.58 acres with stunning city, lake and mountain views. Only 5 minutes to Kelowna city centre, services at lot. Fabulous lake front investment property with gentle rolling slope to the water's edge. Property is zoned A1 with approximately half in the ALR. No property like it! Multiple opportunities present as an estate winery, private home site or long term holding property. One of the Okanagan's exceptional lakeshore acreages in the heart of the City!
MLS® \$8,900,000



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 |



JANE HOFFMAN GROUP

Kelowna's Luxury Real Estate Specialists since 1985



JANE HOFFMAN GROUP
COLDWELL BANKER HORIZON REALTY

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

