

DISCOVER KELOWNA'S REAL ESTATE

COLDWELL BANKER HORIZON REALTY · JANE HOFFMAN GROU



GLOBAL LUXURY

MEET Jane Hoffman

I moved from Revelstoke and made Kelowna my home over 35 years ago. Growing up in Revelstoke, I learned an appreciation early on for the beautiful landscapes of British Columbia. Although I will always be drawn to the glistening, snowcapped mountains of the interior, I have embraced the beauty of the Okanagan Valley and lake and have come to refer to Kelowna as the most idyllic community in Canada.

My passion for selling Okanagan real estate is rooted in the love I have for our region. Loving this community myself. I understand the draw of others to make Kelowna their home. Our region has everything — from miles of trails to endless water activities, from local artisans and fairs to world-renowned wineries and from a thriving tourist industry to a booming technology sector. It is no wonder our city was recently named one of the fastest growing cities in Canada. I believe my love for the city I call home shines through in my commitment to Okanagan real estate.

I have been fortunate to be surrounded by a team of real estate professionals who work together to maintain our reputation as a top-producing team in the Okanagan. Our team has been named #1 in Canada for the past 16 years, and in 2018 we were the #7 team in North America for Coldwell Banker. The Jane Hoffman Group has grown to nine real estate agents and we are Kelowna's leading waterfront and luxury real estate specialists. I am proud of our team's collective expertise and unwavering work ethic; it is these things that fulfill Jane Hoffman Group's commitment to provide an excellent client experience.



PROVEN **EXCELLENCE**



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

JANE HOFFMAN GROUP MARKET SHARE

Over the years, the Jane Hoffman Group has firmly established its 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.

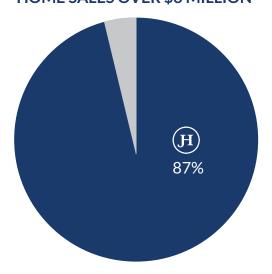
#1 TEAM IN CANADA FOR COLDWELL BANKER

#1 TEAM IN B.C. FOR COLDWELL BANKER

#7 TEAM IN NORTH AMERICA FOR COLDWELL BANKER

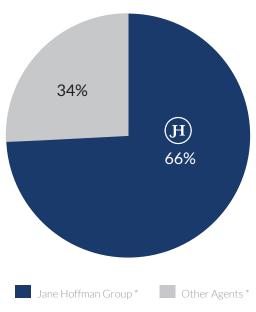
GLOBAL LUXURY SPECIALIST

MLS MARKET SHARE FOR WATERFRONT SINGLE FAMILY HOME SALES OVER \$3 MILLION*



*Based on MLS Sales in Central Okanagan April 01 2018 to April 30, 2019

MLS MARKET SHARE FOR WATERFRONT SINGLE FAMILY HOME SALES OVER \$2 MILLION



*Based on MLS Sales in Central Okanagan April 01 2018 to April 30, 2019

OUR TEAM



JANE HOFFMAN President, Realtor®



KRISTY HUBER
VP Sales, Associate Broker, Realtor®



SHERRIN STEWERT | Realtor®



DEAN SIMONELLI | Realtor®



GREG DUSIK | Realtor®



SHERRY TRUMAN | Realtor®



MELISSA MCAFEE, B.com | Realtor®



JODI HUBER | Realtor®



PAUL HEINRICH | Realtor®



BEV HUBERWebsite Administrator - Unlicenced



AMBER RUTLEDGE
Office Administrator
& Listing Coordinator - Unlicensed



MELISSA COOK Executive Assistant to Jane & Kristy - Unlicensed



ADAM SCHMIDT

Real Estate Assistant - Licensed



ANGELA ROY, LL.B, MBAManaging Director - Legal Counsel









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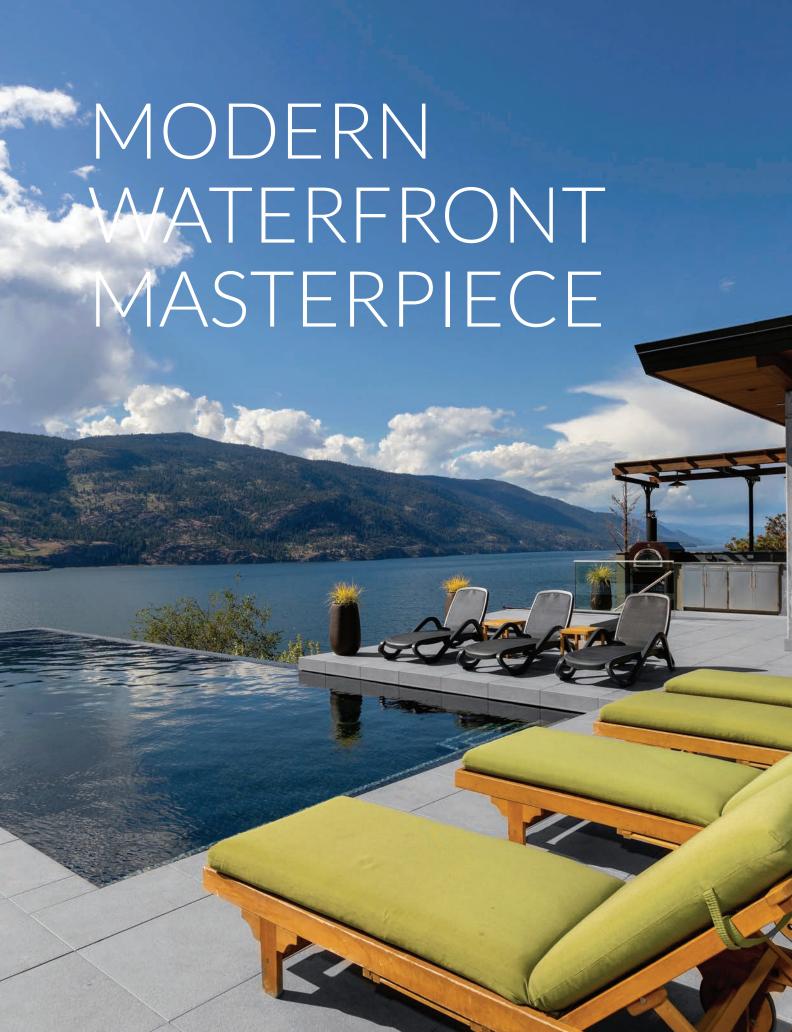
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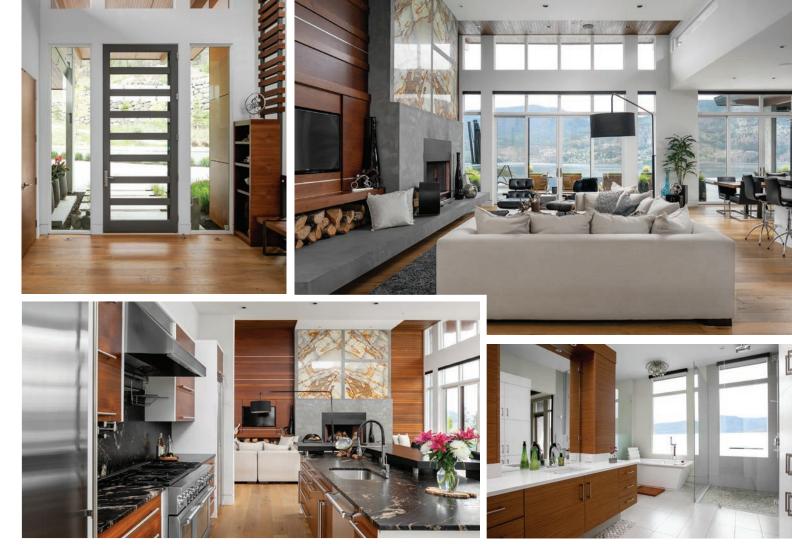
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6 - 180 SHEERWATER COURT | GLENMORE | MLS® 10173132

Located in the premier waterfront community of Sheerwater Estates is this stunning modern contemporary masterpiece. Behind the gates of Sheerwater and perched on an exquisite 2.61-acre setting, this architecturally designed home was created to blend seamlessly with the commanding views of Okanagan Lake and mountains of the valley. This distinctive 70-acre gated community with just 24 exclusive home sites rests on pristine water frontage, includes private boat moorage and was developed to enhance the serene natural privacy that is just minutes to city amenities and downtown Kelowna.

The clean-lined architecture of this home boasts concrete and wood siding, as well as the flat roof lines expected from a west coast contemporary design. The landscaping is a perfect balance of natural growth and manicured grounds. Amazing outdoor spaces include a spacious terrace, full outdoor kitchen and a covered patio with statement seethrough fireplace, all situated to take full advantage of an incredible infinity edge saltwater pool. Day or night, this outdoor living space provides a stunning and ever changing backdrop with 180-degree views with downtown Kelowna to the south and Vernon to the north.

This 5,800-square-foot home has 5 bedrooms, 6 bathrooms and includes a 1 bedroom/1 bathroom guest suite. It exudes luxury in every aspect. Outstanding attention to detail is evidenced throughout this home with extensive use of custom black walnut cabinetry, solid walnut interior doors and feature walls, wire-brushed white oak wide plank hardwood floors and floor-to-ceiling glass to take in the natural beauty of the lake views.

A gourmet kitchen effortlessly opens to a comfortable yet elegant living and dining space with soaring ceilings. Walls of sliding glass are perfectly positioned to take advantage of the Okanagan lifestyle and indoor/outdoor living. Also on the main floor is an incredible master suite with a spa-like ensuite designed to capture the lakefront setting of this property. On the lower level of the home is a sleek, stone and glass, temperature-controlled wine room, open theatre space with large games room, fitness area, additional bedrooms and guest suite. The lower level opens onto a private, flat, fenced backyard.

Any car lover is sure to be satisfied with this 1,121-square-foot triple-car garage with epoxy finish and an abundance of cabinets. This luxury property is large enough to host your family and guests, while embracing the transitional indoor/outdoor living that makes the Okanagan lifestyle so special. Quality build by Bill Frame.











3574 LAKESHORE ROAD | LOWER MISSION | MLS® 10180561

With a timeless design, this luxury home sits on 67 feet of sandy beach on the shores of Okanagan Lake in one of the most sought-after areas in Kelowna. Just minutes north of this property is the trendy South Pandosy area of the city, with boutique shopping, local eateries and artisan shops. A short drive south of this home, you will find world-class wineries, orchards and endless hiking trails. The abundance of local beaches may be impressive, but they pale in comparison to the sandy "Hawaiian" like beach that is just one of many features of this timelessly designed home.

The 0.43-acre level and fenced property features a large flat grassy area, and a flagstone patio with circular fire pit that's perfect for evening beachside gatherings. For those sunny summer days, this home has a new private licensed wharf with boat lift. A raised outdoor covered patio is home to an outdoor kitchen with dining and lounging areas, heat lamps and a bar fitted with a large, pass-through window to the gourmet kitchen.

Upon entering this home, discover a dramatic 22-foot foyer with a grand curved staircase and a stunning, perfectly placed chandelier. Incredible craftsmanship creates a classic design that is balanced with the convenience of modern luxury. Throughout the home, find wide plank hardwood flooring, exceptional millwork, custom built-in cabinets, crown mouldings and coffered ceilings. A chef's kitchen features twotone cabinetry with warm stone countertops. It opens onto a generous but comfortable living room with a floor-to-ceiling stone fireplace flanked by a wall of glass to capture the waterfront beach views. The master suite in this luxury home does not disappoint with expansive lake views, opulent master bathroom and generous sized walk-in closet. Each bedroom in this classic home features ensuite bathrooms with heated floors. Above the garage is a bonus area that can be used as a one bedroom guest suite and family room, offering ultimate privacy.

A gated entry leads to an oversized, 1,387-square-foot, 4-car garage with ample room for RV or boat parking.



Jane Hoffman is a giant in the world of Kelowna Real Estate. Her name is synonymous with luxury, lakeshore listings. While Hoffman represents the lion's share of waterfront buyers and sellers in this city, for a good portion of her life, she considered herself more of a lamb.

"I was the youngest child, I never said a word; I hardly talked," she recalls. "Even as an adult, for the first years I was at this job, I just couldn't quite see that it was really me."

A career in real estate was not even on the radar for the raven-haired, small town girl with kind eyes and a quiet strength. A young bride at the age of 19, Jane and her RCMP officer husband left her home town of Revelstoke for the big city of Vancouver. On weekends they built houses together. Glen Hoffman's construction dreams quickly overshadowed his RCMP career and the couple eventually moved to Kelowna to grow his company, Braniff Construction Ltd.

Jane kept busy with a young son (Michael); she helped Glen with the company and attended classes at nursing school. But the course of her life changed forever on a winter night in 1982 when one of her greatest fears became reality.

"Glen always had a passion for flying. I was always nervous about him flying."

Glen and his business partner, Jim, who was Jane's sister's husband, were flying home in their private, company plane and crashed before they could land at Kelowna airport.

"I had a bad feeling and I was looking out my front door and down the hill came the RCMP. I knew. It had really happened, just the way I thought it was going to happen. It was like a nightmare," she recounts with tears in her eyes.

As Jane and her sister grieved the tragic and sudden loss of their husbands, she came to a decision, one that to this day she believes was the most important of her life.

"I remember thinking when the RCMP left, I can go upstairs in my bed and throw the comforter over my head and fall apart — that's what I wanted to do," she admits. "Or I can keep going, ask for a few things from up above and be the person that survives."

Jane Hoffman chose to survive. She took the reigns of Glen's company, managed 150 employees and wrapped up the remaining projects that Braniff was committed to. It took five years and an incredible amount of strength. Hoffman admits to feeling like she had a helping hand from above.

"I thought, oh Glen, I hope you help me somehow and I think he did. I think when people die you can take what you learned from them and you just kind of do it."

As Braniff's operations wound down, a casual comment from her cousin David got Jane thinking about the next chapter of her life. He reminded her how much she loved the lake and lakeshore homes and suggested she think about selling them. Hoffman was quietly intrigued.

"When I took the real estate course, I didn't tell anybody."

At the age of 34, Jane Hoffman re-invented herself as an agent.

"It was really hard. The first year I sold five homes in the whole year. The next it was 15 and then it started compounding."

She recalls tons of work, rejection and disappointment in the beginning, but then something clicked. She bought herself a little cottage on the lake and her love for it naturally formed the basis of her selling strategy.

"Selling houses on the lake brings so much joy to people. I had a passion for it myself, so I'd convince people they should do it too. That's how I started."

As she threw herself into work, raising her son and acquiring more properties, Jane never let go of that first lake house and the healing comfort it provided her.

"In the summer I would move to the little beach house. I was very lonely at the time and I'd say to Michael, 'I love the lake. I feel like someone is always home when the water is there because it's ever changing."

Jane lives in a beautiful waterfront home in Kelowna's lower mission these days. Michael and his family live just a few blocks away, and Michael has followed in his father's footsteps, undertaking various development projects in the city. Thanks to Michael, Braniff Construction Ltd. has been re-born, something that makes his mother very proud.

"My son took on all of Glen's qualities, except the desire to fly - he didn't pick that up at all."

After 35 years in the real estate business, 16-hour days are still the norm for Jane.

"I may have gotten that from my mother," she says with a smile, referring to Kay Beruschi — a Revelstoke pioneer, who opened the renowned Regent Hotel in Revelstoke with her husband Fred during the great depression. They ran it together until Jane's dad died in 1976. Kay re-



mained a constant presence at The Regent until the age of 92.

"Everyone knew Grandma Kay," chuckles Jane. "She was a character, a true entrepreneur who was ahead of her time."

Kay passed away at the age of 100 in 2014. Jane, her brother and sister still own The Regent and two other hotels in Revelstoke. Her nephew Brady operates them.

Jane's primary focus is The Jane Hoffmann Real Estate Team. With 14 people who have become her work family and more than 150 active listings, Jane doesn't take much time off. When she can get away, you'll find her on the slopes or travelling to a favourite destination like Hawaii. Jane's other passions include raising money for various charities, including the Central Okanagan Hospice Association, and listening to live music. If you invite her to a concert, she will never say no.

"I'll go to any concert, it doesn't matter the music, I just love the energy."

Jane Hoffman brims with energy. At an age when some might consider retirement, she still feels that rush of excitement when a buyer and a house match up.

"It's like destiny. When I see it happen, I find it so fascinating," she explains. "Sometimes when a house isn't selling, I remind myself just to let go, someone is meant for that house and when it's right, it will all come together."

Selling real estate doesn't come without stress and uncertainty but Hoffman takes it all in stride.

"It seems to be good for me. It keeps me healthy, vibrant and relevant. I'm so used to being busy and interacting, I'm not sure what would happen to me if I retired."

Jane has found love over the years but has never re-married. Through all of life's ups and downs, she's taken tremendous comfort in being near the lake. It's a deep, personal connection to the water that provided solace for a young widow so many years ago. These days it's a peaceful escape during chaotic times and even just a glance out the window is enough to fill her with an immense sense of gratitude.

The course of Jane Hoffman's life may have been altered by tragedy, but somewhere on that journey the once timid lamb found her voice and roared her way to the top.

"I live stronger, better because I feel like I'm living for two people not just one. I got to stay, so let's make it worthwhile."



Through all of life's ups and downs, she's taken tremendous comfort in being near the lake. It's a deep, personal connection to the water ... [It's] a peaceful escape during chaotic times and even just a glance out the window is enough to fill Jane with an immense sense of gratitude.

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LAKESHORE

OVER \$4 MILLION









GLOBAL LUXURY...

1 - 8888 LAKESHORE ROAD

EXCLUSIVE | \$20,000,000



LOCATION: UPPER MISSION | LOT SIZE: 27 ACRES | SQUARE FOOTAGE: 1,677 SQ. FT. BEDROOMS: 4 | BATHROOMS: 2







Perhaps the finest estate compound on Okanagan Lake, this house sits 27 acres, with 1,000 feet of lakefront, 1,000 feet of creek frontage, waterfall plus guest house (unfinished) located on the water's edge. Borders Okanagan Mountain Provincial Park. Unequaled privacy. Main cottage is 1,677 square feet, is integrated into the raw natural state. Second guest home at framing stage, will be 1,860 square feet when buit. Two pebbled beaches, fabulous estate site to build your dream home.

4800 LAKESHORE ROAD

EXCLUSIVE | \$13,995,000



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







A rare, lakeshore 17.8-acre offering on the shores of Okanagan Lake with gorgeous lake views from nearly every angle. Over 400 feet of pebbled shoreline with lakeside lounging deck, and boat dock with lift and slide. Main home offers 11,000 feet of luxury living, post-and-beam style interior with generous-sized living areas, each with lakeside access. The warmth of traditional-styled elements bring balance to modern appliances in the double island kitchen. The dining room is open to the kitchen and framed in floor-to-ceiling windows that perfectly capture the views. Outdoor dining off the kitchen boasts a traditional wood fireplace. White picket fencing defines the oversized horse paddocks, and the main horse barn has three separate stalls, tack room, living room, bath, laundry and horse washing area with heat. There's also a large riding arena.

19 - 180 SHEERWATER

EXCLUSIVE | \$8,995,000



LOCATION: GLENMORE | LOT SIZE: 2.15 ACRES | SQUARE FOOTAGE: 11,446 SQ. FT. BEDROOMS: 4 | BATHROOMS: 7







Tommie Award winning masterpiece "Luminescense". Located in the exclusive gated community of Sheerwater, just minutes from downtown, this contemporary home has spectacular lake and mountain views and is filled with natural light. Architectural quality is prominent in the use of concrete, glass and heavy timbers. Complete with 4 bedrooms, 7 bathrooms the amazing open concept living in the kitchen, dining and living areas transition to incredible private outdoor living space. This property has received awards for Master Suite design, Single Family Home design and Luxury Pool design. Boasting a remarkable 7 car garage with 1545 sq. ft. on the lower level and 1440 sq. ft. on level 2 with a car lift to the upper garage. Truly a work of art! Deep water and boat moorage with boat lift included.

15510 WHISKEY COVE ROAD

MLS® 10167997 | \$7,990,000



LOCATION: LAKE COUNTRY NORTH WEST | LOT SIZE: 1.1 ACRES | SQUARE FOOTAGE: 8,457 SQ. FT. BEDROOMS: 7 | BATHROOMS: 9







This gated waterfront estate provides over 1 acre of level lakeshore living. Glass windows that extend from the floor showcase lake and mountain views. With nearly 9,000 square feet of luxury living, separate areas include a guest wing, and children's, nanny and private master spaces. Open concept living, dining and kitchen on the main floor. Games room with full cabinetry, island, beverage refrigerators and a keg tap opens to the poolside and lake beyond. Above the six-car garage includes 4 bedrooms with private baths, media room and half kitchen. The master suite offers exceptional views of the lake, a full seating area and spa-like ensuite. The built-in outdoor kitchen is adjacent to covered lounging/dining area and fireplace. A licensed wharf lakeside has boat lifts and two Sea-Doo lifts. The property has a full children's play area with horseshoe and bocce games spaces.

6620 LAKESHORE ROAD

MLS® 10172888 | \$6,998,000



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







Custom built by Edgecombe and perched on 16.63 acres with endless lake views is Eagle Mountain Estate. Sprawling 12,800-square-foot timber-frame home with 5 bedrooms, 7 bathrooms, 5 fireplaces, geothermal heating/cooling system plus in-floor heating. Douglas fir timbers throughout with an impressive porte cochere to welcome guests. Soaring 30-foot ceilings, granite counters, double-island kitchen with stainless steel appliances, dining room with floor-to-ceiling windows, plus dream master bedroom with luxurious ensuite. Home office with private terrace plus guest quarters. Downstairs with home theatre, temperature-controlled wine room, gym, wet bar, billiards area plus ample storage. State-of-the-art Crestron system easily controlled by mobile phone. Sport court, infinity pool, deep water dock with electric boat lift.

2463 WHITWORTH ROAD

MLS® 10176873 | \$6,900,000



LOCATION: WESTBANK CENTRE | LOT SIZE: .448 ACRE | SQUARE FOOTAGE: 6,008 SQ. FT. **BEDROOMS:** 5 | **BATHROOMS:** 7







Waterfront luxury on the shores of Okanagan Lake. Soft contemporary design with stone and wood elements are combined to create over 6,000 square feet of lakeside living at its best. This high quality home is situated on a level, 1/2-acre lot on one of the most desirable streets on the lake. Gated and private, the home offers 5 bedrooms, 7 bathrooms and an oversized 4-car garage with ample additional parking. This one-of-a-kind, open-concept home blends both modern contemporary elements with natural materials, creating an inviting atmosphere that blends seamlessly with the amazing outdoor bar and expansive lakeside patio. There's a private lakeside yard to enjoy the ever-changing vistas of Lake Okanagan and deep-water moorage for your boat. Theatre, Gym and 1 bedroom in-law suite with separate entrance complete this estate.

1687 PRITCHARD DRIVE

MLS® 10172415 | \$6,895,000



LOCATION: LAKEVIEW HEIGHTS | LOT SIZE: .43 ACRE | SQUARE FOOTAGE: 5,586 SQ. FT. BEDROOMS: 6 | BATHROOMS: 6



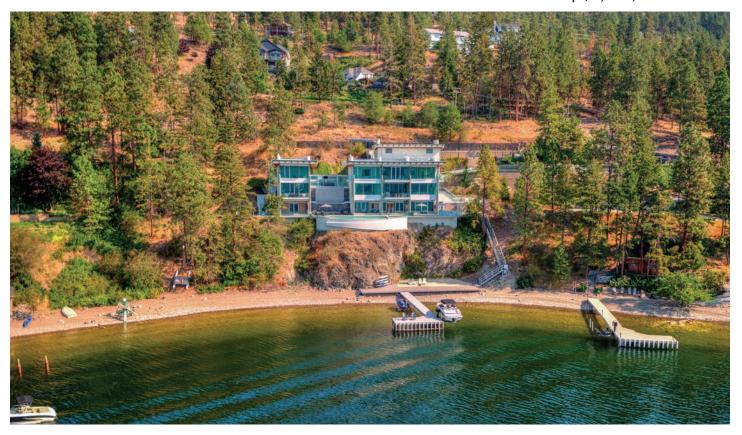




A showpiece of modern timber-frame styling, this stunning, 5,500-square-foot waterfront home by award-winning Denis Apchin offers 6 bedrooms and 6 bathrooms. Soaring ceilings and a double-flanking staircase create a spectacular frame to the lake views from the grand entry. Custom, vertical grain, clear fir millwork and cabinetry. Great room features dramatic floor-to-ceiling fireplace with detailed woodwork and a wall of windows overlooking an infinity-edge pool. State-of-the-art kitchen has an open layout to dining, casual living room and expansive patio, full outdoor kitchen and barbecue area. Main floor master retreat boasts floor-to-ceiling windows, oversized jetted tub, seamless shower and separate his/her vanities. Media and games room. 100 feet of water frontage with wharf and lifts. Two oversized garages with parking for 4 vehicles.

2600 DUBBIN ROAD

MLS® 10177299 | \$6,298,000



LOCATION: MCKINLEY LANDING | LOT SIZE: .665 ACRE | SQUARE FOOTAGE: 5360 SQ. FT BEDROOMS: 4 | BATHROOMS: 7







Architecturally designed contemporary home created with extensive use of glass, concrete construction and a focus on the beach-front setting. Commercial grade walls of windows capture views of Okanagan Lake. Private gates lead to a state-of-the-art garage and secondary driveway to a toy garage/exercise room. Over 5,300 square feet of interior living includes a self-contained guest home, accessed via a hallway of glass, with bedroom, kitchen, living room, laundry, bathroom and private deck. A wine cellar is located in the breezeway between the main house and guest area. Other features include a cascading water wall; outdoor kitchen bordering the negative-edge pool; high-tech control systems for lighting, security; steam shower; high-end fixtures. On the pebbled shoreline is 230 feet of privacy, dock with deep moorage and an outdoor lounging area.

3574 LAKESHORE ROAD

MLS® 10180561 | \$5,998,000



LOCATION: LOWER MISSION | LOT SIZE: .43 ACRE | SQUARE FOOTAGE: 5,829 SQ. FT. BEDROOMS: 4 | BATHROOMS: 6







Timeless classic luxury home on the shores of Lake Okanagan! Welcoming character and charm along with impeccable attention to detail in function and design. Offering over 5,800 square feet set on 0.43 acre with 67 feet of "Hawaiian" sandy beach frontage. Chef-inspired island kitchen, complete with full butler pantry. Dramatic 22-foot foyer ceiling height with grand, curved staircase. Expansive views from the luxurious master bedroom suite, spa-inspired ensuite and generous-sized walk-in closet. All bedrooms with ensuite bathrooms and heated floors. Bonus area/bedroom/family room over the garage offers guests paramount privacy. Gated entry leads to oversized 1387 sq. ft. 4-car garage and ample room for RV/boat parking. New licensed wharf with boat lift. See Property feature on page. 9.

6 - 180 SHEERWATER COURT

MLS® 10173132 | \$5,995,000



LOCATION: GLENMORE | LOT SIZE: 2.619 ACRES | SQUARE FOOTAGE: 5,817 SQ. FT. **BEDROOMS:** 5 | **BATHROOMS:** 6







Exquisite, 2.61-acre setting enhances this stunning home in prestigious, lakefront Sheerwater Estates. Architecturally designed to blend seamlessly with the commanding views of the lake, mountains and an infinity-edge saltwater pool. Soaring ceilings and clean contemporary lines embody quality craftsmanship. Amazing outdoor spaces include a spacious terrace, full outdoor kitchen and covered patio with unique see-through fireplace. Custom black walnut cabinetry, solid walnut interior doors and feature walls, wire-brushed white oak hardwood floors. With over 5,800 square feet, 5 bedrooms and 6 bathrooms, it includes a 1 bedroom/1 bathroom guest suite. Oversized, triple-car, 1,121-square-foot garage with epoxy finish and abundant cabinets. 70-acre gated neighbourhood with 24 exclusive home sites, pristine water frontage and private boat. See Property Feature on p. 7.

2371 GEORGE COURT

MLS® 10169125 | \$5,390,000



LOCATION: WESTBANK CENTRE | LOT SIZE: .32 ACRE | SQUARE FOOTAGE: 4,040 SQ. FT. BEDROOMS: 4 | BATHROOMS: 6



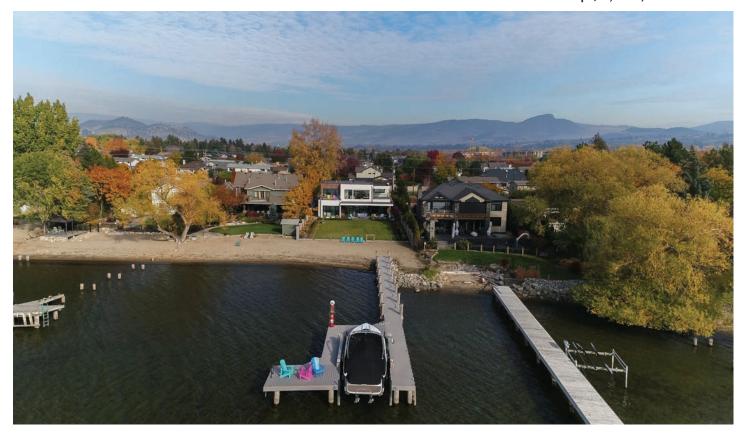




Prime level lakeshore 0.32-acre lot with 85 feet of water frontage. Gated entry and front courtyard with Canterra carved stone fireplace. Stunning Carolyn Walsh custom kitchen, entertainment-sized granite island, European tilt windows, hickory hardwood floors. Master bedroom on the main level has luxurious ensuite. Guest bedroom has private en suite and French-door access to the courtyard. Convenient office off the foyer. Two bedrooms on the upper level with family room and wet bar. French door to balcony overlooking the lake. Dock with 12,000-pound boat lift plus 2 Sea-Doo lifts. Oversized double garage with workbench plus RV/boat garage. Extra parking for boat or RV has power and sani-station. Low maintenance yard with flagstone terrace, covered patio with timbered pergola, outdoor kitchen and barbecue area.

3600 LAKESHORE ROAD

MLS® 10171321 | \$5,350,000



LOCATION: LOWER MISSION | LOT SIZE: .433 ACRE | SQUARE FOOTAGE: 4,518 SQ. FT. BEDROOMS: 3 | BATHROOMS: 4







Modern New York-loft inspired with clean lines, flat roof, polished surfaces and natural light. This level lakeshore property is fully fenced with custom-designed, brushed steel security gate and 4-car garage. Windows from ground to soaring roofline offer views from the main entrance through the home to lake. Commercial grade glass throughout creates a quiet interior. Award winning Carolyn Walsh-designed kitchen features a 12-foot quartz island. Lakeside master bedroom has private bath and walk-in closet with pocket door to laundry. A 26-foot expanse of glass opens to the lakeside patio. Great room features linear gas fireplace with a custom cast concrete surround. Floating staircase with glass railings lead to the upper level with 2 spacious bedrooms and bathrooms. Licensed boat lift with high pilings and nautical rope lead to the electric boat lift.

3602 LAKESHORE ROAD

EXCLUSIVE | \$5,395,000



LOCATION: LOWER MISSION | LOT SIZE: .51 ACRE | SQUARE FOOTAGE: 5,129 SQ. FT. BEDROOMS: 6 | BATHROOMS: 6







Extraordinary waterfront property in Kelowna's desirable Lower Mission. A treasured area, offering sandy shoreline, close vicinity to boutiques and dining. This stunning lakeshore residence boast over 5,000 square feet of luxurious living with large patios and balconies that seamlessly transition from the interior. Tall landscaping borders the property, providing privacy to the lake and poolside. Full outdoor kitchen with granite counters and sit-up bar. Main floor gourmet kitchen with top line appliances. Dining room and adjoining great room feature sliding door exits to the lakefront. Master bedroom features private lakeside balcony, ensuite and fireplace. 4 additional bedrooms on upper level. Guest suite over the triple garage. This is a rare opportunity to own a luxury home on a large private lot in one of Kelowna's most prestigious neighbourhoods.

4514 ELDORADO ROAD

MLS® 10171131 | \$4,995,000



LOCATION: LOWER MISSION | LOT SIZE: .43 ACRE | SQUARE FOOTAGE: 5,945 SQ. FT. BEDROOMS: 4 | BATHROOMS: 4







This world-class property is commonly referred to as one of the most beautiful and spectacular in the Lower Mission area of Kelowna. It offers 5,945 square feet of living space in a magnificent private, lakefront setting. It features 0.43 acres with 82 feet of water frontage. enchanting grounds rarely found in the city borders property with over 200 years of old growth cedars. There's also a 4-car garage and nanny/guest suite over the extended garage with separate entry. Quality custom gate creates unsurpassed sense of privacy and the mature landscape offers a park sanctuary.

2677 WESTSIDE ROAD N

EXCLUSIVE | \$4,995,000



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







Waterfront Retreat! Approximagely 395 ft. of water frontage on Okanagan Lake. This estate is perfect for a family with room for the extended family. Luxurious main home, 2 new studios and beach cabana with sleeping quarters. Stunning level lakefront access set in private bay with licensed wharf with lift. So many exterior wonders, cascading water fall adjacent to the home meanders past the outdoor kitchen to the pebbled shoreline & sandy beach. Main home with top of the line finishing & quality materials. Design of this home truly integrates with the lakeside setting via sliding glass wall doors that open to the outdoor lounging areas, greenspace and waterfront.

16838 MAKI ROAD

MLS® 10177177 | \$4,995,000



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







A rare chance to acquire a lakefront estate with 214 feet of frontage on the shores of Okanagan Lake. Experience the unsurpassed lake views from this cosy, rustic rancher that offers 3 bedrooms and 2.5 baths. Immaculately maintained with tasteful updates, including bamboo flooring and granite island kitchens. Guest home features 2 bedrooms with ensuites and a full living room. A unique element is the 6-car covered parking area that includes a professional wash bay complete with a dryer. Secure gated entry, and property is fully fenced with manicured grounds and easy access to the lakeside. At the waterfront, find a level grassy area, beach cabana with barbecue patio and wharf. Dock system supports a 38-foot boat, additional jet ski lifts and smaller boat lift. This neighborhood is close to world-class wineries and award-winning golf course at Predator Ridge.

1719 PRITCHARD DRIVE

MLS® 10154764 | \$4,850,000



LOCATION: LAKEVIEW HEIGHTS | LOT SIZE: .52 ACRE | SQUARE FOOTAGE: 5,898 SQ. FT. **BEDROOMS:** 5 | **BATHROOMS:** 5



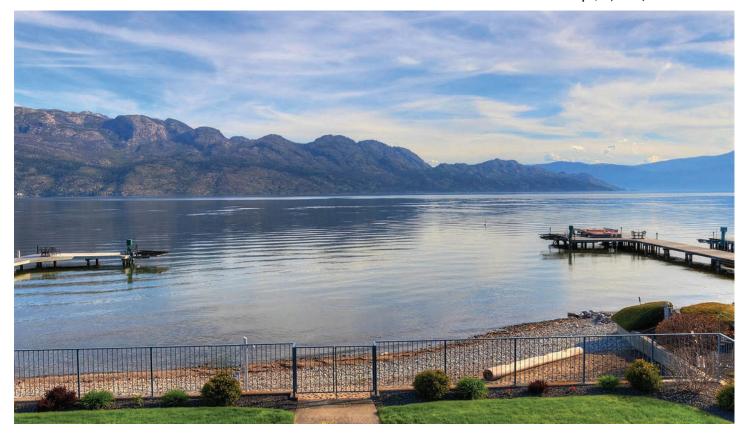




Exquisite San Marc masterpiece on level, estate-sized 0.52 acre waterfront property. Spectacular 103 feet of lake frontage and sandy beach, licensed dock with 10,000-pound hydraulic lift and 2 Sea-Doo lifts. Custom, 5,898-square-foot home offers 5 bedrooms and 5 bathrooms with grand spaces and a cosy family atmosphere. Master bedroom on main level with spa-like ensuite leading to hot tub. Large lawn lakeside creates privacy with beautiful old-growth trees. Covered patio integrates luxury and casual beachside living. Oversized double garage plus deep, single garage, both heated, provides options for parking up to 4 vehicles. White oak hardwood, Carerra marble flooring, "washed" cedar decked ceilings. High quality materials, appliances and craftsmanship evident throughout this exceptional lakeshore home.

2553 WHITWORTH ROAD

MLS® 10142066 | \$4,798,000



LOCATION: WESTBANK CENTRE | LOT SIZE: .558 ACRE | SQUARE FOOTAGE: 4,473 SQ. FT. **BEDROOMS:** 5 | **BATHROOMS:** 5



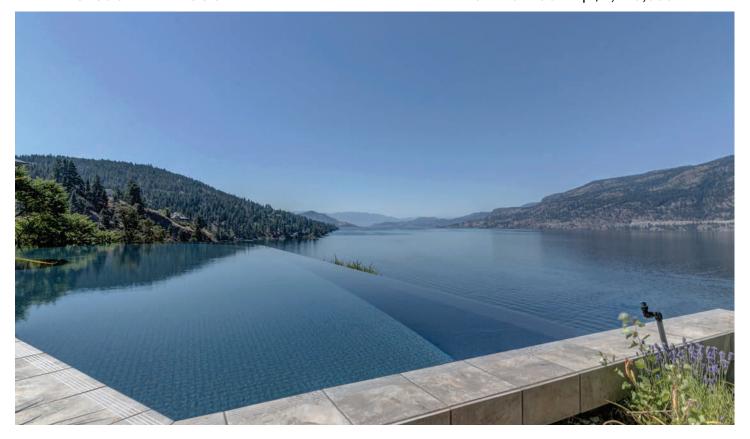




Quiet waterfront location on prestigious Whitworth Road. Prime, level, estate-sized 0.558-acre property with 98.6 feet of lake frontage. Luxury home is surrounded by established landscaping and a magnificent maple-tree-lined driveway. Triple garage with extra parking. Main level offers many access points to a covered patio, saltwater pool and magical lakeside setting. Gourmet kitchen with entertainment-sized granite centre island, wood cabinetry, stainless appliances. Casual breakfast nook and cosy family room complete with wood-burning fireplace. Adjacent to the kitchen is a formal dining room and living room. Enjoy sun-filled ambiance with southeast exposure. Master bedroom is a complete suite, with huge walk-in closet and ample room for a gym. Full lounging area with a gas fireplace, lakeside balcony and a spa-like marble ensuite.

3130 SHAYLER COURT

MLS® 10175049 | \$4,795,000



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







Gold medal Tommie Award winning post-and-beam dream home set on 2.84 acres with spectacular views of Okanagan Lake. With approximately 300 feet of lake frontage, award-winning negative-edge saltwater pool, it is beyond compare. Over 4,300 square feet of open living space, triple-car garage with lots of parking for your toys and a new tram to the lakeside. This custom built home exudes quality and luxury with exquisite attention to detail. Use of timber and stone throughout provides warmth and elegance with each room designed to take advantage of the incredible lake and mountain views.

2383 GEORGE COURT

MLS® 10175564 | \$4,498,000



LOCATION: WESTBANK CENTRE | LOT SIZE: .38 ACRE | SQUARE FOOTAGE: 3,967 SQ. FT. BEDROOMS: 4 | BATHROOMS: 5







Custom-built, 4,000-square-foot home set on prime, level 0.38-acre property with 84.5 feet of beach front. Designed to take advantage of the lakeside setting with soaring floor-to-ceiling windows and coffered ceilings. Open-concept design features stunning granite island kitchen, dining room, great room and natural stone fireplace. Seamless integration of indoor/outdoor living with an expansive covered patio, including barbecue, dining, lounging area and hot tub. Two master suites — one each on the main level and 2nd level — offer spectacular views and luxurious ensuites! Private park-like setting has mature foliage and a hedge of emerald cedars. Four-car garage includes one bay with extra height. Substantial renovation 2015. Side parking for RV/boat. Licensed dock with 2 boat lifts. Minutes to golf, world-class wineries and all the amenities of the Westside.

11630 ROGERS ROAD

MLS® 10181935 | \$4,495,000



LOCATION: LAKE COUNTRY SOUTH WEST | LOT SIZE: .334 ACRE | SQUARE FOOTAGE: 5,625 SQ. FT. BEDROOMS: 5 | BATHROOMS: 6







New home on level lot with 73 feet of waterfront. This architectural masterpiece is over 5600 sq. ft. of sheer sophisticated elegance! Secure gated entry leads to an oversized triple garage. Set on 0.33 of an acre with the home maximizing the indoor-outdoor connection to the idyllic lakeshore setting. This design features floor to ceiling windows from wall to wall with expansive glass access doors to the outdoor kitchen, pool & sandy beach. Seamless glass railings and stamped concrete lounging surround this amazing pool. Modern sleek kitchen features ample wood & high gloss cabinetry with granite surfaces. Upper level features 4 bedrooms, 2 bathrooms, gym and office with private lake-view deck. Over the triple garage is the self-contained in-law suite finished in the same high quality as the rest of the home. Boat house with bathroom and lots of storage. Elevator ready for install.

1353 GREEN BAY ROAD

MLS® 10166876 | \$4,298,000



LOCATION: LAKEVIEW HEIGHTS | LOT SIZE: .22 ACRE | SQUARE FOOTAGE: 3,989 SQ. FT. BEDROOMS: 3 | BATHROOMS: 4







Prime, level lakeshore with southeast sun exposure and sandy beach. Custom built by San Marc Homes. Stunning, open-concept design boasts 3 bedrooms, each with its own ensuite bath plus main floor office. Breathtaking views with a wall of windows that capture the lakeside setting. Four sets of patio doors provide easy access to the expansive terrace with outdoor stone fireplace, dining and lounging area. Spectacular custom cherry wood cabinetry, granite counters, high-end appliances, hand-planed solid maple hardwood flooring. Detailed millwork, wide baseboards, tray ceilings and elegant light fixtures. Luxurious main floor master bedroom and spa-inspired ensuite offers lake mountains views. Bonus family room on the upper level with gas fireplace. Deep-water moorage boat slip and 2 jet ski lifts 69.83 feet of waterfront. Oversized double garage.



LAKESHORE

\$2 - \$4 MILLION









GLOBAL LUXURY...



5 - 3745 WEST BAY ROAD

LOCATION: Lakeview Heights

ACRES: Strata SQUARE FOOTAGE: 3,811 SQ. FT.

Located in prestigious Paradise Estates: 3 bedrooms, 4 bathrooms, open concept, custom walnut cabinetry and heated tile floors. Elevator to the 2nd level and rooftop deck with hot tub. High-end finishes, superior craftsmanship and thoughtful floor plan. Fabulous sandy beach, saltwater pool, waterslide, central entertainment area, including putting green, fire pit and waterfall features. National Community of the Year.

MLS® 10162445 | \$3,999,000





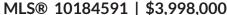


2096 ABBOTT STREET

LOCATION: Kelowna South

ACRES: .218 Acre SQUARE FOOTAGE: 3,534 SQ. FT.

Incredible opportunity to own in prestigious "Abbott Corridor." Architecturally created to blend the 60 feet of sandy shoreline and stunning interior. 4 bedrooms, 5 bathrooms. Quartz surfaces, bamboo cabinets in chef-inspired kitchen. Master with ambient fireplace, spa-like bath and walk-in closet. Soaring ceilings, rich hardwood floors, 6 outdoor lounging areas, modern lighting, secure gated entry and full alarm system.









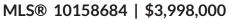


1601 PRITCHARD DRIVE

LOCATION: Lakeview Heights

ACRES: .43 Acre SQUARE FOOTAGE: 5,083 SQ. FT.

Estate-sized 0.43-acre lot with professional landscaping and 128 feet of lakefront on prestigious Pritchard Drive. Private wharf with boat lift and boathouse. Beautiful bamboo hardwood, new tile flooring, grand foyer with curved staircase, spacious new island kitchen, formal dining room open to living room. Four bedrooms plus a den and oversized double garage. Enjoy the views of Okanagan Lake from almost every room.









210 - 440 CASCIA DRIVE

LOCATION: Lower Mission

ACRES: .184 Acre SQUARE FOOTAGE: 3,730 SQ. FT.

Exclusive gated community with 87 feet of water frontage at "South Bay Landing" in desired Lower Mission. 3 bedrooms, 3 bathrooms plus office. Open-concept design, floor-to-ceiling windows; gourmet granite island kitchen, maple cabinetry and walnut hardwood flooring. Outdoor fireplace and 2 lakeside patios, one with hot tub. Boat moorage plus lift. Triple garage. Sandy beach, saltwater pool, fitness centre.

MLS® 10171416 | \$3,998,000







2820 SHAYLER COURT

LOCATION: McKinley Landing

ACRES: 7.34 Acres SQUARE FOOTAGE: 4,928 SQ. FT.

Architecturally designed home with private inner courtyard amid a park like acreage setting on Okanagan Lake with 250 feet of water frontage. High-pitched rooflines, decorative arches, dormer windows, 100-year-old fir beams, natural lighting, walnut floors, arched windows and numerous high-tech features. An oasis in the master suite with soaring ceilings, private view balcony, steam shower, soaker tub and his/hers walk-in closets.









3673 GREEN BAY LANDING

LOCATION: Lakeview Heights

ACRES: .23 Acre SQUARE FOOTAGE: 3,950 SQ. FT.

2-storey, 4-bedroom home offers the finest in architectural finishing and details. Unbelievable kitchen, media room, wine cellar. New outdoor kitchen on the lakeside with hot tub, dock and 59 feet of waterfront. Sonos surround sound; new furnace. Intimate inner courtyard with spectacular stone wall water feature. Amazing waterfront entertainment area, private upper-floor sun deck. Oversize double garage.

MLS® 10165644 | \$3,997,000







2970 ABBOTT STREET

LOCATION: Kelowna South

ACRES: .18 Acres SQUARE FOOTAGE: 3,752 SQ. FT.

Custom-designed 2 storey luxury residence with 3 beds/5 bath/office. Covered patio with fireplace, outdoor kitchen plus terrace and lounging areas. Exceptional millwork and quality finishing, stunning light fixtures, custom cabinets, granite, engineered oak hardwood and travertine floors. Chef-inspired island kitchen, butler pantry, open-concept designLuxurious master. Dock, lifts, triple-car garage with cabinets and epoxy floor.

MLS® 10171648 | \$3,995 000





3264 WATT ROAD

LOCATION: Lower Mission

ACRES: .46 Acre SQUARE FOOTAGE: 3,420 SQ. FT.

Prime level lakeshore with sandy beach. Set on 0.46 acres with lake, mountains and city views and southwest sun exposure. Gated entry, fenced, mature landscaping. Covered lakeside patio with fireplace. Spacious living and dining rooms; cosy family room. Main level master bedroom and ensuite; 4 guest bedrooms. Oversized detached garage and RV parking. New dock with composite decking and boat lift.

MLS® 10179253 | \$3,896,000







14450 CARRS LANDING ROAD

LOCATION: Lake Country North West

ACRES: .63 Acre SQUARE FOOTAGE: 3,757 SQ. FT.

Modern open concept combine with this exceptional setting architecturally designed to capture the views! Set on large .67 acre property offering 165 feet of pristine shoreline. Soaring ceilings, walls of glass, kitchen is the heart of the home with breakfast nook, main floor master, gym, and lower level family room. Newly completed dock system with lift and waterfront seating area with fire pit.

MLS® 10176296 | \$3,795,000







3172 WATT ROAD

LOCATION: Lower Mission

ACRES: .48 Acre SQUARE FOOTAGE: 2,769 SQ. FT.

Classy beach house set on 0.48-acres with sandy beach and 58 feet of water frontage. Courtyard, "Zen" garden, waterfall and pond. Kitchen with nook has large island, granite counters, custom wood cabinets, professional grade appliances. Open-design great room/dining area with stone gas fireplace. Upper level master with luxurious ensuite. Main level guest bedroom and ensuite bath. Bonus loft studio above the carport.

MLS® 10181603 | \$3,649,000







1069 SUNNYSIDE ROAD

LOCATION: Lakeview Heights

ACRES: .49 Acre SQUARE FOOTAGE: 6,784 SQ. FT.

Spectacular waterfront home with 100 feet of sandy beach. Breathtaking views; open design with vaulted 19-foot ceiling and a wall of windows in the great room. Granite island kitchen opens onto a large deck; separate dining area with wet bar. Master bedroom with spa-like bathroom; 4 bedrooms on upper level; 1-bedroom in-law suite. Lower walk-out with recreation, media room and gym. Dock has boat and Sea-Doo lifts.

MLS® 10181627 | \$3,295,000





388 POPLAR POINT DRIVE

LOCATION: Kelowna North

ACRES: .37 Acre SQUARE FOOTAGE: 3,044 SQ. FT.

Private lakeshore setting 15-minute walk to Kelowna. Bordered by Knox Mountain Park, nearby boat launch and tennis courts. Rancher with level access to 80 feet of shoreline. Secure gate, heated driveway and 4-car garage. Open-concept, wall-to-wall windows. Lakeside patio. 3 bedrooms, den, 4 bathrooms. Games room, home theatre, 4-car garage. Timber beam gazebo with hot tub. Turnkey offering.

MLS® 10177483 | \$3,295,000







18 - 3745 WEST BAY ROAD

LOCATION: Lakeview Heights

ACRES: Strata SQUARE FOOTAGE: 3,811 SQ. FT.

Located in picturesque West Kelowna. Paradise Estates is an exclusive waterfront community designed with entertainment in mind. Open-concept living space; elevator to a private rooftop deck. Highend finishes, superior craftsmanship and thoughtful interior layouts. Each home comes with a 36-foot boat slip. Winner of National Community of the Year, 2 Gold Georgie and 2 Gold Tommie awards.

MLS® 10168034 | \$2,999,000



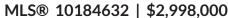


2094 ABBOTT STREET

LOCATION: Kelowna South

ACRES: .246 Acre SQUARE FOOTAGE: 2,756 SQ. FT.

One of Kelowna's notable heritage-style homes with a modern flair. "Art Deco" themed waterfront home completely redone. Enjoy this beachfront home in the Abbott Street Corridor. Prime level lakeshore set on 0.246 sandy beach. Desirable 'hospital' district location only a short stroll to all amenities, dining and shopping.









4174 LAKESHORE ROAD

LOCATION: Lower Mission

ACRES: .364 Acre SQUARE FOOTAGE: 3,381 SQ. FT.

Combine luxury and beachy elegance blended with the lakeside setting. Lakeside pool, sandy beach, licensed dock, boat slip with electric boat lift. The design brings the beauty of the outdoors into nearly every room. Quality renovations were done in 2005 by award-winning Nesbitt design. 3 bedrooms and 5 bathrooms. Stunning stone fireplace; hardwood floors; media room; heated 4-bay, 8-car garage, 50 feet of water frontage.

MLS® 10173193 | \$2,998,000





394 BRAELOCH ROAD

LOCATION: Upper Mission

ACRES: 4.33 Acre SQUARE FOOTAGE: 4,109 SQ. FT.

Upper Mission on a quiet road: 0.33-acre site with 89 feet of shoreline access and mature landscaping. Modern updates include Silestone surfaces in kitchen and hardwood flooring. Open concept kitchen, breakfast nook and casual living room. Wall-to-wall windows facing the lake. Vaulted dining and great room with two-way gas fireplace. One of a kind opportunity to own on the lake in a private quiet location.









5044 LAKESHORE ROAD

LOCATION: Upper Mission

ACRES: .511 Acre SQUARE FOOTAGE: 5,243 SQ. FT.

Lakeshore home in private setting with 100 feet of shoreline. Self-contained accommodations for extended family/guests. Family room flanked by 2 master bedrooms and private ensuites. Open-concept great room, kitchen and dining. Private lakeside backyard with tram and stair system to the water. A beach cabana with decks and wharf; generous decks and patios on all 3 levels.







2200 DEWDNEY ROAD

LOCATION: McKinley Landing

ACRES: .475 Acre SQUARE FOOTAGE: 4,421 SQ. FT.

Situated on nearly half of an acre and positioned to capture commanding lake views. Immaculate, meticulously maintained and stylishly updated rancher with walkout basement. Generous outdoor balconies complete with glass railings for an uninterrupted view. Oversized living room with wall-to-wall windows and cosy fireplace. Multi-purpose media and gym features new flooring and stunning rough-cut stone feature wall.

MLS® 10172454 | \$2,695,000







215 SWICK ROAD

LOCATION: Upper Mission

ACRES: 2.29 Acres SQUARE FOOTAGE: 3,840 SQ. FT.

Perfectly positioned on 2.29 acres to capture unobstructed lake and city views. Approximately 1 acre of the land is suitable for development of a guest house, shop, agricultural etc. Approximately 128 feet of waterfront with wharf and boat lift. Manicured grounds; huge paved patio with timber-beam pergola; bright interior with open-concept living. Nearly every room in this home has a lake view!

MLS® 10177648 | \$2,695,000





2072 ABBOTT STREET

LOCATION: Kelowna South

ACRES: .30 Acre SQUARE FOOTAGE: 1,500 SQ. FT.

Known as the McWilliams House and designed with rare Spanish Colonial Revival architecture. Cottage-like retreat boasts traditional detailing and modernist trends. 3 bedrooms, 2 bathrooms in a 1-storey split level. Charming lake-side presence set on 0.30 lot with 62 feet of frontage. Beautiful property with mature foliage, deciduous trees, including an impressive chestnut tree. Located in the Abbott Street Corridor.

MLS® 10184574 | \$2,498,000





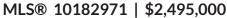


475 CASA RIO DRIVE

LOCATION: Lakeview Heights

ACRES: .29 Acre SQUARE FOOTAGE: 3,245 SQ. FT.

78 feet of sandy shoreline with dock. This rancher with basement offers 4 bedrooms, 3 bathrooms, den, 2 living rooms with fireplaces, formal dining, main floor lakeside master bedroom with private bathroom. Lower level with summer kitchen, games and media area, office and 3 bedrooms. LED lighting throughout. In-ground pool with new liner, heater and pump. Pool is positioned on the lakeside and offers easy access to the shoreline.









1528 HARBOUR POINTE LANE

LOCATION: West Kelowna

ACRES: .12 Acres SQUARE FOOTAGE: 6,018 SQ. FT.

Mediterranean-style, lakeshore living. No tax on this brand new home! Bright, airy interior with expansive use of glass and neutral décor. 4 bedrooms, den and 5 bathrooms. Gourmet kitchen with island and spacious dining and living rooms. Main-floor rooms with access to balcony. Master bedroom is lakeside with private bath finished in marble and heated floors. Family room with wet bar and stainless appliances.









5000 LAKESHORE ROAD

LOCATION: Upper Mission

ACRES: .79 Acre SQUARE FOOTAGE: 5,500 SQ. FT.

Contemporary waterfront home on 0.79 acre lot with 97 feet of pristine lake frontage, a beach house and 5,500 square-foot wharf with covered electric lift. Vaulted ceilings, extensive use of granite and travertine. High-end appliances. Heated driveway, full gym or nanny suite, 5-person steam room, bar, extensive landscaping with rock retaining walls, waterfall and koi pond. Flat backyard made for a pool.







161 - 9845 EASTSIDE ROAD

LOCATION: North Okanagan

ACRES: 0 Acres SQUARE FOOTAGE: 3,699 SQ. FT.

Located in "The Outback," a prestigious lakeshore community with homes set in a wooded landscape. Over 100 windows blend with generous outdoor living spaces. Pool and attached garage. Natural elements used throughout. Community offers marina with slip rental, 2 pools, 4 hot tubs, tennis courts, exercise room, games room. Natural cave leads to a sandy beach — or relax on the pebbled shores of a quiet bay.

MLS® 10166998 | \$2,495,000







201 - 440 CASCIA DRIVE

LOCATION: Lower Mission

ACRES: .17 Acre SQUARE FOOTAGE: 3,934 SQ. FT.

"South Bay Landing" with contemporary design and finishings, dock, moorage and lift. 3 bedroom, 3 bathrooms, triple-car garage. Private 0.17-acre lot backing onto a creek. Stunning feature wall in great room, floor-to-ceiling windows. Saltwater pool, gym and sandy beach just steps away. Exclusive gated community close to amenities, shopping and schools.

MLS® 10171689 | \$2,395,000







5180 ROBINSON LANE

LOCATION: Peachland

ACRES: .94 Acre SQUARE FOOTAGE: 4,288 SQ. FT.

Private lakefront retreat with 256 feet of picturesque lake frontage, with 4 natural coves and ownership to the high-water mark! Newer dock with a power lifts and outdoor beach kitchen. Massive renovation on the 3 bedroom, 4 bathroom residence includes new kitchen, new lower level rec room and bath. 4 car garage features a 2 bedroom, 2 bathroom in-law suite, completely separate from the main house.









2948 ABBOTT STREET

LOCATION: Kelowna South

ACRES: .2 Acre SQUARE FOOTAGE: 2,597 SQ. FT.

Immaculate home on 0.2-acre property with 55 feet of sandy shoreline. Updated interior with many transitions to lakeside living spaces. 4 bedrooms, 3.5 bathrooms, 2 living areas. Incredible use of glass in the kitchen, lots of wood cabinetry and island. Family room with wet bar and gas fireplace. Patio encased in glass plus enclosed area with interior hot tub. Double garage, RV/boat parking; wharf system with lift.

MLS® 10175462 | \$2,249,000





13542 CARRS LANDING ROAD

LOCATION: Lake Country North West

ACRES: .69 Acre SQUARE FOOTAGE: 3,405 SQ. FT.

Panoramic lake and mountain views from this lakeshore home. Neighbouring lot also for sale. Home sits on 0.69 acres with over 100 feet of pebbled shoreline, cabana and 567-square-foot wharf system. Ranchstyle home with walk-out basement, 4 bedrooms 3 bathrooms, 3 living rooms, kitchen and dining. Hardwood floors, cedar ceilings, brick, granite and 4 fireplaces. Detached garage and ample parking.

MLS® 10175977 | \$2,300,000







3668 GREEN BAY LANDING

LOCATION: Lakeview Heights

ACRES: .183 Acre SQUARE FOOTAGE: 3,861 SQ. FT.

Waterfront home with 4 bedrooms and 4 bathrooms. Front foyer is open to dramatic 2-storey library, office. Open-concept kitchen, dining and living with transitions to the exterior canal setting. Gourmet kitchen; master bedroom with views and opulent private bathroom. Another master suite on the upper floor and bedroom. Boat moorage on the canal or the community dock. Quiet and secure neighborhood.

MLS® 10182436 | \$2,195,000





4950 LAKESHORE ROAD

LOCATION: Upper Mission

ACRES: .71 Acre SQUARE FOOTAGE: 3,790 SQ. FT.

Private waterfront home with tall deciduous trees that create a serene oasis. Detached double garage with breezeway to the main entrance. Kitchen with quality finishes, lighting, counter surfaces and oversized island. Main floor living room with gas fireplace, and master with luxurious bathroom and walk-in closet. Lower level with 3 bedrooms and a flex room. Beach cabana, wharf and boat lift.









LAKESHORE

UPTO\$2 MILLION









GLOBAL LUXURY...



228 POPLAR POINT DRIVE

LOCATION: Glenmore

ACRES: .427 Acre SQUARE FOOTAGE: 3,769 SQ. FT.

Prime lakefront in town yet quiet setting! 3769 sq.ft. 4 bdrm 4 bath home designed by architect has lake views from every room! 135 ft of lakefront with beach cabana and dock potential. Beamed ceilings on main floor with home designed to enjoy natural surroundings. Lower level has views from rec room and elf-contained 1 bedroom family suite. Footbridge to access the well-maintained beach trail.

MLS® 10182577 | \$1,998,000



104-440 CASCIA DRIVE

LOCATION: Glenmore

ACRES: .143 Acre SQUARE FOOTAGE: 3,640 SQ. FT.

Located in prestigious South Bay, with 3 bedrooms / 3 bathrooms, a traditional old world fireplace, beautiful pine hardwood flooring, vaulted ceilings and a spacious kitchen with a large wood-block island and antiqued cabinetry. Open concept living; private backyard with timbered pergola, dining and lounging areas. Front-facing office has hardwood flooring, built-in bookcases and a picturesque street view.

MLS® 10182712 | \$1,995,000



202 LOCHVIEW LANE N

LOCATION: Glenmore

ACRES: .67 Acre SQUARE FOOTAGE: 2,652 SQ. FT.

Waterfront 70's west coast style home close to downtown Kelowna with 144 feet of pebbled shoreline, dock, storage shed, and kayak storage. Generous outdoor balconies and patios, wall to wall glass in open concept living areas. Modernized kitchen, wood burning fire place and sauna. Bonus tiny home with 2 bedroom at the lake. Borders Knox Mountain and only a short drive to downtown Kelowna.

MLS® 10182240 | \$1,985,000



16595 TOBY ROAD

LOCATION: Lake Country North West

ACRES: .39 Acre SQUARE FOOTAGE: 3,746SQ. FT.

Semi lakeshore with triple garage and ample exterior parking. lake views, soaring ceiling, timber beams, solid steel core door with flanking glass panels. Open concept kitchen, dining and great room with wall-to-wall windows. Decadent Kitchen with all the luxurious, custom cabinetry, quartz surfaces, huge center island and steps to walk in pantry and wet bar. Boat launch and close to beach access.

MLS® 10183140 | \$1,895,000



691 WESTSIDE ROAD

LOCATION: Westside Road

ACRES: .42 Acre SQUARE FOOTAGE: 4,294 SQ. FT.

Watefront home surrounded by nature with 70 feet of waterfront + minutes to downtown. Lakefront home with a versatile layout. Main house with 5 bedrooms, 3 bathrooms and legal 1-bedroom suite. Generous outdoor balconies and patios; stairs to the lake. Wharf and boat lift. Fully heated, triple-car garage with mechanic's pit and built-in workbenches. 3 exterior parking spots with more parking in the common lane way.

MLS® 10163670 | \$1,798,000



1670 PRITCHARD DRIVE

LOCATION: Lakeview Heights

ACRES: .19 Acre SQUARE FOOTAGE: 3,647 SQ. FT.

Completely renovated 3 bedroom walkout rancher on Pritchard Canal with private boat moorage. Bright open design with granite island kitchen, custom wood cabinets, stainless appliances, maple hardwood floors, main floor master suite, office and art studio. Spacious family room with built-in entertainment cabinetry. Guest or in-law suite with own laundry and private entrance. Covered patio and timbered pergola in the backyard.

MLS® 10173181 | \$1,795,000



312-3880 TRUSWELL ROAD

LOCATION: Lower Mission

ACRES: Strata SQUARE FOOTAGE: 1,767 SQ. FT.

Prime lower unit in Mission Shores. Walk out your back door directly onto the beach. Lakefront townhome with 3 bedrooms and 4 bathrooms. Spacious island kitchen is open to the great room and dining. This area transitions to the outdoor lakeside patio. Full time boat-slip. Complex offers exercise room, games room, pool and hot tub, 2 parking stalls plus extra storage locker. Walking distance to nearby walking trails, restaurants and shopping.

MLS® 10183192 | \$1,695,000



1807 LAKESTONE DRIVE

LOCATION: Lake Country North West

ACRES: .37 Acre SQUARE FOOTAGE: 1,804 SQ. FT.

Level lakeshore adjacent to "Lakestone" development. Immaculate home with tasteful renovations on private 0.37 acres with 108 feet of water frontage. Private moorage. Island kitchen, dining area, vaulted ceilings, living room with natural light. Large grassy area lakeside, patio and covered deck. Master with ensuite on upper level and 2nd bedroom and ensuite in walk-out basement. Crawl space plus 2 storage areas including a shed.

MLS® 10167898 | \$1,695,000



11 - 1457 GREEN BAY ROAD

LOCATION: Lakeview Heights

ACRES: Strata SQUARE FOOTAGE: 2,260 SQ. FT.

Stunning modern architecture with a close connection to the lake front. Gated entry; full wharf system. 30-foot soaring entrance encased in glass gives access open-concept layout and seamless connection to the waterfront. State-of-the-art kitchen; spacious dining and living rooms with custom cabinetry framing the fireplace and media area. Access to pool, hot tub, sandy beach and dock.

MLS® 10173514 | \$1,499,000



25 TRADERS COVE ROAD

LOCATION: Westside Road

ACRES: .4 Acre SQUARE FOOTAGE: 2,720 SQ. FT.

This property offers 80 feet of pristine "deep water" shoreline with easy access from the home to the new dock, space for 2 lifts and a large level lot. Walkout rancher with large deck up and down, maple kitchen with skylight and hardwood floors. 4 bedrooms, 2 bathrooms. Trader's Cove is nestled in a quiet bay, just past Bear Creek Park, and only minutes to downtown Kelowna.

MLS® 10171164 | \$1,498,000



3991 MILFORD ROAD

LOCATION: Lakeview Heights

ACRES: .34 Acre SQUARE FOOTAGE: 4,477 SQ. FT.

Waterfront 0.34 acre with private boat moorage and 67 feet of Pritchard Canal frontage. 4 bedrooms, 5 bathrooms. RV/boat parking. Beautiful mature landscaping with room for a pool. Oak cabinets, vaulted ceiling, 603-square-foot main-level deck; media room, spacious rec room and wet bar; covered patio, backyard and dock. Listed below assessed value.

MLS® 10171578 | \$1,498,000



322 - 3880 TRUSWELL ROAD

LOCATION: Lower Mission

ACRES: Strata SQUARE FOOTAGE: 2,798 SQ. FT.

Waterfront townhome with 3 bedrooms, 3.5 bathrooms and sunny open-concept living. Complex amenities include exercise room, meeting area, pool, hot tub, dock system. Unobstructed lake views and easy access to sandy beach, wharf, full-time boat slip, boat lift. 2 parking stalls and 2 storage lockers. Upper level master bedroom with spa-inspired ensuite and private balcony. Well-maintained community.

MLS® 10172143 | \$1,398,000



1809 LAKESTONE DRIVE

LOCATION: Lake Country South West

ACRES: .33 Acre SQUARE FOOTAGE: 988 SQ. FT.

Level lakeshore, a hidden gem in a private enclave of 3 homes. This 0.33 of an acre property is level to the lake and offers 100 feet of shoreline. First time on the market! Well-maintained original homestead is 988 square feet with 2 bedrooms and 1 bathroom. Stunning location to build a dream lakeshore home or keep as a cosy cabin getaway. This is rare offering of stunning level waterfront! No speculation tax.

MLS® 10180499 | \$1,395,000



2456 DUBBIN ROAD

LOCATION: McKinley Landing

ACRES: .336 Acre SQUARE FOOTAGE: 688 SQ. FT.

Waterfront A-Frame Cottage on the shores of Okanagan Lake. Rare opportunity never been listed! Enjoy the summer and start imaging a dream home for this exceptional property. Pride of ownership is evident. 2 spacious balconies to enjoy the endless lake views. Approximately 100 feet of pebbled shoreline. Desirable community, quiet peaceful, yet only 10 minutes to amenities.

MLS® 10180693 | \$1,198,000



227 - 3880 TRUSWELL ROAD

LOCATION: Lower Mission

ACRES: Strata SQUARE FOOTAGE:2,617 SQ. FT.

Lakefront townhome with boat slip. Sun-filled interior with lake views and southwest sun exposure. Stylishly decorated with upgraded furniture package. 3 bedrooms/3 full ensuite bathrooms and 2-piece powder room. Main floor features open concept design with stunning lake views from the kitchen, dining, living room and casual sitting room, all with easy transition to the lakeside balcony. Access to the pool and hot tub.

MLS® 10149906 | \$1,198,000



9B - 18451 CRYSTAL WATERS ROAD

LOCATION: Lake Country East

ACRES: .3 Acre SQUARE FOOTAGE: 2,624 SQ. FT.

"Crystal Waters" a stunning lakefront community on Kalamalka Lake. Half a duplex with a boat slip. No expense spared on interior finishings. 3 bedrooms plus den. Open concept dining, kitchen and living room with access to the lake-view balcony. King-sized master with private lake-view balcony and bathroom. Studio guest suite is also provided Double garage with side parking for a boat/RV. Freshly painted.

MLS® 10182254 | \$1,090,000



502 - 3865 TRUSWELL ROAD

LOCATION: Lower Mission

ACRES: Strata SQUARE FOOTAGE: 1,900 SQ. FT.

Luxury, semi-lakefront condo: top floor unit with 2 view decks, 3 bedrooms, 3 bathrooms. Great room with soaring ceiling, open-design island kitchen and dining area. Upgrades include engineered hardwood floors, gas fireplace, Norelco cabinets, quartz surface counters. Water's Edge is scheduled for occupancy Winter 2019. Complex offers outdoor heated pool, hot tub, fitness facility and recreation area.

MLS® 10179212 | \$949,000



524 - 3880 TRUSWELL ROAD

LOCATION: Lower Mission

ACRES: Strata SQUARE FOOTAGE: 2,575 SQ. FT.

Luxury living at Mission Shores resort, just minutes to all amenities. Bright, south-facing, lake-view 3 bedrooms and 3.5 bathrooms. All bedrooms have tiled ensuite. One of the best sandy beaches on the Lake Okanagan shoreline. Shared boat slip/lift. Large pool, hot tub, meeting facility, games room and fitness centre. Furniture included.

MLS® 10157827 | \$799,000



425 - 3880 TRUSWELL ROAD

LOCATION: Lower Mission

ACRES: Strata SQUARE FOOTAGE: 2,550 SQ. FT.

"Mission Shores" lakefront townhome community with many amenities. Shared boat slip, sandy beach, pool, hot tub, exercise room and meeting room. Walking distance to fine dining. Over 2,550 square feet of luxury living. Home offers 3 oversized bedrooms complete with private ensuite bathrooms. Open concept dining, kitchen and living room with great transitions to the lake-view deck.

MLS® 10168699 | \$779,000



122 - 3880 TRUSWELL ROAD

LOCATION: Lower Mission

ACRES: Strata SQUARE FOOTAGE: 2,733 SQ. FT.

Spacious townhome, patio unit with boat slip. Island kitchen with French doors onto patio with easy access to fitness centre and pool. 3 bedrooms (with ensuites)/3.5 bathrooms. Great room vault extends to a round turret skylight that lets in abundant natural light. Rooftop patio with hot tub. Underground parking is at your door plus a storage locker. This unit is being sold fully furnished.

MLS® 10181829 | \$768,000



1305 - 4014 PRITCHARD DRIVE

LOCATION: Lakeview Heights

ACRES: Strata SQUARE FOOTAGE: 1,942 SQ. FT.

Lakefront condo with unobstructed views of the lake! Private boat slip and 2 secure parking stalls. Spacious 2 bedroom and main floor den/office plus loft/flex space. Loft could be used as 3rd bedroom. Granite island kitchen, stainless appliances, hardwood floors. Amenities include sandy beach, pool, hot tub, exercise gym. Minutes to shopping, golf and world-class wineries. Perfect recreational or year round resort living!

MLS® 10179707 | \$739,900



21 - 9845 EASTSIDE ROAD

LOCATION: North Okanagan

ACRES: Strata SQUARE FOOTAGE: 1,937 SQ. FT.

Whether you want the ultimate Okanagan waterfront vacation home or plan to live here full time – South Bay Villa at The Outback is the spot! Steps to waterfront pool & beach yet located in a quiet area of the resort – tucked away from the hustle with amazing Southern Okanagan lake views! A private buoy ready for your boat or rent a boat slip at the new marina! This immaculate, never rented 3bed/3bath home is ready to enjoy!

MLS® 10180677 | \$739,900





LAKESHORE

LOTS AND ACREAGES









GLOBAL LUXURY...



DL 3792 WESTSIDE ROAD

LOCATION: Westside Road **LOT SIZE:** 24.85 Acres

Rare Opportunity! 24+ acres on Okanagan Lake offering over 1400 ft. of pristine lake shoreline. Stunning beach area, absolute privacy, incredible beach not too high from water to build your dream residence or vacation get-away. Located just south of Jenny Creek subdivision. A portion of the property is dissected by Westside Road.

MLS® 10173240 | \$5,900,000



4510 ELDORADO COURT

LOCATION: Lower Mission **LOT SIZE:** .6 Acre

Private level lakeshore in desirable Lower Mission. Rare opportunity to build your dream lakeside home. The private park-like setting, gated entry and cobblestone driveway leads to the future building site. The 1/2-acre property is truly a property like no other. The sellers have created a "Stanley Park" in the middle of an exclusive neighborhood.

MLS® 10171136 | \$5,250,000



2 - 8888 LAKESHORE ROAD

LOCATION: Upper Mission **LOT SIZE:** 10 Acres

One of a kind estate parcel on Okangan Lake with 500 feet of shore-line, 2 pebbled beaches on 10 ares zoned for primary residence and attached suite. Gated entry, bordering Okanagan Mountain Park with easy access to miles of shoreline and endless trails. Large dock with 1,650 square feet of resin deck surface. Short, 25-minute drive to Kelowna.

EXCLUSIVE | \$3,900,000



3 - 8888 LAKESHORE ROAD

LOCATION: Lower Mission **LOT SIZE:** 22 Acres

Baldy's Perch:16.8 acres fronted by approximately 375 feet of pebbled beach. Provincial wilderness is "backyard," with stunning views o the lake, summer sunset, dream building site, gated entry to this proposed site. Easy access to miles of trails and endless shoreline and a short 25 minute drive to downtown Kelowna.

EXCLUSIVE | \$2,500,000



6550 LAKESHORE ROAD

LOCATION: Upper Mission LOT SIZE: 21.992 Acres

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. Over 400 feet of crystal clear, deep waterfront. Miles of walking and biking trails from Kelowna to Naramata. Spectacular expansive views of the lake extending from the bridge through to Peachland with wineries and regional parks close by.

MLS® 10124992 | \$2,195,000



346 LOCHVIEW ROAD

LOCATION: North Glenmore LOT SIZE: 6.23 Acres

Spectacular 6.23 acre waterfront property with a beautiful, private home site is nestled amidst nature, but only a short drive from downtown Kelowna and amenities. Over 200 feet of Okanagan lakefront, with private beach area. Southwest exposure, gently sloping and nicely treed, with several open benches ideal for a dream estate.

MLS® 10173509 | \$1,880,000



16225 BUTTERWORTH ROAD

LOCATION: Lake Country East

LOT SIZE: .73 Acre

Rare .73-acre family estate building lot on Kalamalka Lake. Semi lakeshore with 168 feet of frontage along the picturesque Rail Trail. Inspiration and unobstructed lake views. Build your fabulous home and enjoy the lake for years to come. Quiet, private no-through access road. The gentle slope is perfect for a level entry home plus ample room for garage/shop and parking for toys and guests! Private buoy included.

MLS® 10172850 | \$1,795,000



3278 SHAYLER ROAD

LOCATION: McKinley Landing

LOT SIZE: 2.89 Acres

Almost 3 acres of amazing lakeshore ready to build. A tram takes you down to 150 feet of Okanagan lakeshore and new dock with boat moorage to be built. A great flat building site takes advantage of fabulous, unobstructed lake views. A short drive the airport and 15 minutes to downtown Kelowna.

MLS® 10180354 | \$1,695,000



13526 CARRS LANDING ROAD

LOCATION: Lake Country North West

LOT SIZE: .51 Acre

Large waterfront lot in Carrs Landing. Property is .51 acre with approximately 55 feet of pebbled shoreline. Current owners have removed the original home to prepare the site for a dream home. The adjoining home is also for sale and could be utilized while you build, or removed to create that one-of-a kind waterfront estate. The two properties combined would be over an acre in size.

MLS® 10175995 | \$1,450,000

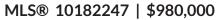


17 - 180 SHEERWATER COURT

LOCATION: North Glenmore LOT SIZE: 3.31 Acres

"Sheerwater" is a secure gated waterfront community that was master planned to incorporate the natural beauty of the landscape into the neighborhood design. Large 3.31 acre property offers outstanding lake and mountain views. A full dock system with tram access. Slip

included with boat lift. GST not applicable. Build that dream home on the sparkling clear waters of Okanagan Lake. Building plans included.





18 - 180 SHEERWATER COURT

LOCATION: Glenmore LOT SIZE: 2.217 Acres

Spectacular views in one of Kelowna's most convenient and prestigious waterfront communities. Two-plus acre home site in Sheerwater Development. Quiet, gated community with private moorage. Building plans included and ready for permit for a spectacular rancher-style home with views south, west and north up Okanagan Lake, and to the mountains and night lights across the lake.

MLS® 10173512 | \$889,000





ESTATE PROPERTIES AND ACREAGES









GLOBAL LUXURY...

4040 CASORSO ROAD

MLS® 10176729 | \$7,850,000



LOCATION: SOUTH EAST KELOWNA | LOT SIZE: 9.23 ACRES | SQUARE FOOTAGE: 10,093 SQ. FT. BEDROOMS: 4 | BATHROOMS: 8







A rare opportunity exists with this scenic 9.23-acre estate property located within 10 minutes of Kelowna. Gorgeous home surrounded by manicured gardens and a poolside setting positioned to capture lake and city views. A 10,000-square-foot main house plus 1,200-square-foot guest house. 2.5 acres is planted in vines with the potential to plant an additional 5 acres. Grand front entry with immediate views leads to the open-concept main living area. Gourmet kitchen, casual and formal dining all transitioning to the outdoor kitchen and pool. Superb main floor master designed with luxury in mind. Two access points to lower level with two additional living rooms, additional bedrooms and wine room. Oversized double garage plus lower level garage that can hold 8 to 10 vehicles. An outbuilding is in place for extra storage.

525 FEATHERTOP WAY

MLS® 10161799 | \$6,300,000



LOCATION: BIG WHITE | LOT SIZE: .741 ACRE | SQUARE FOOTAGE: 9,505 SQ. FT. BEDROOMS: 4 | BATHROOMS: 7



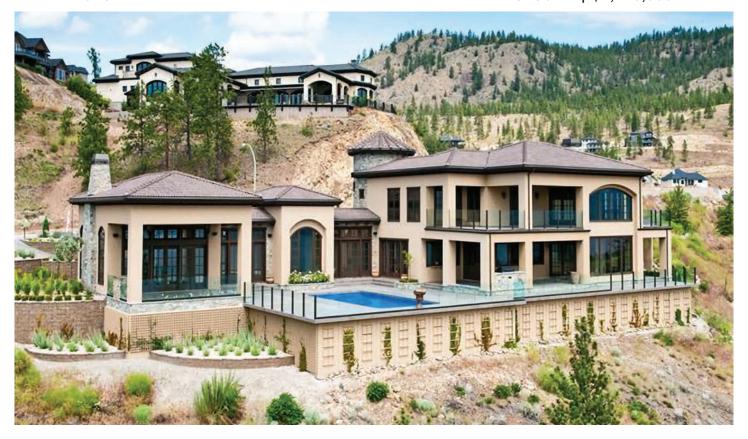




White Spirit Lodge, built by Timber Kings, is known as the crown jewel of Big White. Positioned perfectly to capture the mountain views and lights of the village. Unforgettable log home lovingly built by the owners for generational use. Offers over 9,000 square feet of living space constructed with old growth cedar logs. This magnificent hand-crafted luxury chalet is ski in / ski out. Triple-side traditional stone fireplace, grand entry, wide open spaces perfect for entertaining. Gourmet kitchen with professional appliances and great transitions to all living areas. African walnut floors, granite surfaces, cobalt glass sinks, bronze dual-tiered chandeliers, custom timber staircase and metal accents. Main home can sleep up to 14. The 918-square-foot, 1-bedroom guest suite can sleep 6. 4-car garage. One of a kind chalet in the best location at Big White ski resort.

1543 VINEYARD DRIVE

EXCLUSIVE | \$4,798,000



LOCATION: WEST KELOWNA | LOT SIZE: 2.1 ACRES | SQUARE FOOTAGE: 9,000 SQ. FT. BEDROOMS: 5 | BATHROOMS: 6







Inspired by the beauty of the Tuscan tableau, this remarkable home is a blend of architectural and natural aesthetic. Exquisite craftsmanship throughout this home is evident with uncompromising quality and exacting attention to detail. The property provides privacy with expansive lake and mountain views. With hardwood floors throughout, incredible millwork, coffered ceilings, generous floor-to-ceiling windows, and a truly gourmet kitchen, this home is a perfect balance of contemporary open floor plan and traditional design. This property is a rare find and a unique opportunity.

4920 CHUTE LAKE ROAD

MLS® 10171821 | \$4,798,000



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







Lakeview estate home set on private 2.05 acres positioned to capture the lake, city and vineyard views. Expansive flagstone patio and spectacular negative edge, saltwater infinity pool creates a resort-like backyard with room to lounge. Gated entry leads to heated, triple garage and single garage plus RV garage. Entry walls of glass embrace the views. Floor-to-ceiling windows and sliding wall system create a seamless extension to the outdoors. Open-concept great room, dining and kitchen. Kitchen features oversized granite island, top-of-the line appliances, fixtures and cabinetry. Master has gas fireplace, full ensuite with frameless glass shower, his/her sinks and soaker tub. 4 bedrooms, 7 bathrooms. Wine room, media room, games room. Pool, patio, pergola and outdoor living space. Located minutes to the lake, hiking, dining, boutiques and schools.

2715 HEWLETT ROAD

MLS® 10159186 | \$4,550,000



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







Lake View Estate acreage in South East Kelowna. Over 19 acres with beautiful main home. Property offers indoor and outdoor pool. Gourmet granite island kitchen opens to great room, offering easy transition to the outdoor park setting. Full equestrian centre with 15,500-square-foot barn. Indoor and outdoor paddocks and arena. Equestrian aspect of this property is rented and operated independently, producing a good income. Second home on property is also producing income. This rare offering has easy ability to be converted to winery if desired.

4160 JUNE SPRINGS ROAD

MLS® 10173915 | \$2,998,000



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







Private 6.55-acre estate property in South East Kelowna. Nearly level land, luxury main house, attached 3-car garage complete with hoist, detached double garage and 2,400-square-foot detached garage/workshop. Second caretaker's home on the property. The main home offers open-concept main floor with vaulted great room, granite island kitchen, breakfast nook and formal dining room. This level transitions to a private pool, wet bar and island surrounded by trees. Enjoy relaxing by the free-standing outdoor rock fireplace in the evening. Main floor master bedroom has spa-inspired bath. 4 bedrooms, 4 bathrooms. Lower level media room and wine cellar finished in cedar. Second home on property offers 3 bedrooms, den and 2 bathrooms. Detached workshop features engine hoist, fully heated and high ceilings. Fenced and professionally landscaped.

7220 - 97 HIGHWAY S

MLS® 10177387 | \$2,998,000



LOCATION: PEACHLAND | LOT SIZE: 2.795 ACRES | SQUARE FOOTAGE: 5,000 SQ. FT. BEDROOMS: 6 | BATHROOMS: 5







Bold, modern, luxurious, post-and-beam architectural home set on 2.8 acres of private woodland with 400 feet of waterfront. Stunning views from every room. Huge, fir French doors lead to the great room where the open space suspends you between land and sky, framed by windows that rise to meet a 20-foot fir ceiling. The kitchen features 2-toned custom cabinetry (all soft-close), pantry, soapstone island and cosy built-in breakfast nook. 6 bedrooms, 5 bathrooms, office, rec room. Quality craftsmanship, solid mahogany hardwood floors, tile, natural stone accents, edge-grained fir windows and fir timbers. Lake-view patios wrap around the house on both floors. Breezeway connects to 3-bedroom, 2-bathroom guest cottage. Pebbled shoreline with lakeside cabana, 90-foot dock and boat lift. Artesian well and circular driveway with parking for up to 10.

14198 MIDDLE BENCH ROAD

MLS® 10165591 | \$2,995,000



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







Enjoy woods and lake views from this incredible 9.25-acre estate. Gated entry opens to a Tuscany-inspired home with triple garage and 600-square-foot bonus room with wet bar and full bath. Interior finishings include 9-foot doors, hickory-stained hardwood flooring, extensive use of granite, custom cast concrete around the 2 fireplaces, distressed timber beams and stone. Open-concept combination on main with lake views from living, dining and kitchen through floor-to-ceiling windows. Master bedroom is oversized with full lounging area, stunning private bath with stand-alone clawfoot tub, seamless glass shower, his/hers vanities and over 120 square feet of walk-in closet. Lower level offers bedrooms, family room plus wine, games and exercise rooms. 3 acres of grapevines currently leased to a winery. Second residence with 6 bedrooms and 3 bathrooms plus a small cabin.

3995 SWAMP ROAD

MLS® 10177636 | \$2,895,000



LOCATION: SOUTH EAST KELOWNA | LOT SIZE: 28.324 ACRES | SQUARE FOOTAGE: 1,144 SQ. FT. BEDROOMS: 3 | BATHROOMS: 4







Acreage for sale in desirable South East Kelowna. Short drive to downtown Kelowna and all amenities. Golf course is across the street and wineries surround this property. This incredible 28.32-acre property offers endless possibilities. Two residences on the property are both well-maintained and updated. Residence #1 offers approximately 1,080 square feet with 2 bedrooms and 2 bathrooms. The second residence offers approximately 1,144 square feet with 3 bedrooms and 1 bathroom. 90-year-old barn on site is in fair condition. 21 acres is nearly level and 7-acre sloped building sites have lake views. Rare inner city acreage is a perfect location to build that dream estate.

4329 BEDFORD LANE

MLS® 10175499 | \$2,575,000



LOCATION: SOUTH EAST KELOWNA | LOT SIZE: 14 ACRES | SQUARE FOOTAGE: 3,585 SQ. FT. BEDROOMS: 4 | BATHROOMS: 4







Outstanding farming/business opportunity: Arlo's Honey Farm in South East Kelowna. A substantial and profitable business. In addition to award-winning honey, Arlo's offers beeswax, propolis, candles, fresh fruits, berries and vegetables in season from its own on-site Kelowna Farm Gift Gallery. The residence offers an exceptional design with large rooms for entertaining and a main floor master suite, plus upper level with a bright loft and 3 large bedrooms, each with ensuite access, plus a second laundry room (potential B&B?). The farm buildings were specifically designed for the business and provide 2,700-square-feet of warehouse, production and retail space, plus demonstration space for bus tours and carport for farm equipment.

3280 WILDWOOD ROAD

MLS® 10181083 | \$2,399,000



LOCATION: SOUTH EAST KELOWNA | LOT SIZE: 4.01 ACRES | SQUARE FOOTAGE: 5,380 SQ. FT. BEDROOMS: 4 | BATHROOMS: 4







Exceptional estate property in South East Kelowna. Set in a 4-acre park setting with complete privacy and a flowing creek and pond. Close proximity to all amenities and Mission Creek Park. A car enthusiast's paradise with an attached triple garage and custom-built detached garage with upper loft. Soaring ceilings on entry with immediate views of the pool and lush grounds beyond. Cosy living room has gas fireplace encased in stone and flanking custom cabinetry. Incredible kitchen with oak cabinetry, spacious island and beveled-edged granite surfaces, breakfast nook and butler's pantry. Main floor master accesses outdoor pool and hot tub. Private ensuite with his/her vanities, soaker tub, shower and vanity table. Walk-in closet with built-in organizers. Exercise room, office, casual sitting room and games room. Ample outdoor lounging space around the in-ground pool.

1135 GRAF ROAD

MLS® 10177068 | \$2,390,000



LOCATION: RUTLAND NORTH | LOT SIZE: 5.07 ACRES | SQUARE FOOTAGE: 4,015 SQ. FT. BEDROOMS: 4 | BATHROOMS: 5







City and lake view estate property with fabulous total privacy. Triple attached garage, large, level lawn area and 20 x 40 in-ground pool on the view side for lots of sun and perfect spot to entertain! 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. The home is of exceptional construction quality, custom built for the current owners. There is also a large, detached workshop that is insulated and heated, with separate electrical service — ideal for a home-based business or car enthusiast. Endless room to store the toys, and a fabulous package right in the heart of town and only minutes to all amenities!

3042 DUNSTER ROAD

MLS® 10180658 | \$2,149,000



LOCATION: SOUTH EAST KELOWNA | LOT SIZE: 3.33 ACRES | SQUARE FOOTAGE: 2,763 SQ. FT. BEDROOMS: 3 | BATHROOMS: 4







Amazing rancher with architectural elements set on 3.33 acres only minutes to downtown Kelowna. Magnificent property with panoramic views of the lake, city and mountains. Offers 3 bedrooms and 3.5 bathrooms. Modern, open-concept dining/living room and kitchen/family room providing seamless integration to the outside with 2 patios with 4 access points. Enjoy the expansive views on your private estate property! Completely updated, hardwood oak and travertine flooring, soapstone kitchen counters and high end stainless appliances. Oversized triple car garage and 1 bedroom/den secondary residence. A1 zoning and orchard is leased.

2485 LONGHILL ROAD

MLS® 10179861 | \$1,950,000



LOCATION: NORTH GLENMORE | LOT SIZE: 6.86 ACRES | SQUARE FOOTAGE: 4,250 SQ. FT. BEDROOMS: 4 | BATHROOMS: 4







Rare inner city, private 6.86 estate acreage. Winding paved driveway under a canopy of trees leads to this 4 bedroom, 4.5 bathroom home perched on nearly 7 picturesque acres with sweeping pastoral valley and mountain views. Spacious entrance gives way to a luxurious 20x40-foot saltwater pool in a secluded backyard. Recently renovated rancher features a gourmet kitchen, formal dining room, spacious living room with cosy fireplace, large office, mudroom with laundry, master bedroom complete with ensuite and double walk-in closets. Lower level offers a 1-bedroom guest suite with kitchenette, large recreation room, laundry and separate entrance. The remaining 2 bedrooms are oversized and share Jack and Jill bathrooms. Double plus triple attached garages and detached Quonset provides ample secure storage for cars, toys, RV and boats.



HOMES OVER \$2 MILLION









GLOBAL LUXURY...



752 HIGHPOINTE PLACE

LOCATION: Glenmore

LOT SIZE: .435 Acres SQUARE FOOTAGE: 6,083 SQ. FT.

Stunning lake/city vistas in prestigious, gated Highpointe. Crisp, clean-lined exterior with stone and modern interior blends natural elements. Open concept on the main level with windows that encompass endless views. Gourmet island kitchen, dramatic gas fireplace in great room. Dining room has unique glass-enclosed wine room and Nano opening wall system that seamlessly integrates outdoor living.

MLS® 10171754 | \$2,998,000



8 - 1150 MISSION RIDGE DRIVE

LOCATION: Crawford Estates

LOT SIZE: .354 Acres SQUARE FOOTAGE: 5,633 SQ. FT.

Over 4000 sq ft on 2 levels. 4 bed/4 bath, soaring ceilings, flooded with natural light and includes a 407 sq ft pool house. Contemporary design by award winning Frame Custom Homes, maintaining a high level of craftsmanship throughout. Spectacular view overlooking the lake & city. Incredible back yard, outdoor kitchen/BBQ area, lounging patio & pool. Triple garage w/storage cabinets & epoxy floor finish.

EXCLUSIVE | \$2,895,000



1153 PARKBLUFF LANE

LOCATION: Glenmore

LOT SIZE: .759 Acres SQUARE FOOTAGE: 5,633 SQ. FT.

Sophisticated residence with magnificent lake and city views. No expenses spared on interior finishing, including alder cross-beamed details, modern light fixtures. Walls of glass throughout; 4 bedrooms plus office; 5 baths. Negative edge saltwater pool, hot tub and waterscape. Outdoor living space with 2 sitting areas and outdoor gas fireplace. Oversized double garage plus single garage with room for all the toys.

MLS® 10173211 | \$2,680,000



1723 DIAMOND VIEW DRIVE

LOCATION: West Kelowna

LOT SIZE: 1.421 Acres SQUARE FOOTAGE: 4,880 SQ. FT.

Dramatic floor-to-ceiling glass integrates breathtaking lake views Offering top-of the world privacy and nearby natural green space. 5 bedroom/6 bathrooms; barrel-vaulted ceiling in great room, curved hallways. Expansive tiled deck with outdoor gas fireplace. Heated marble tile floors. Covered patio, pool-sized backyard and hot tub. 1 bedroom legal suite with private entrance.

MLS® 10182991 | \$2,499,000



4820 TUSCANY LANE

LOCATION: Upper Mission

LOT SIZE: .25 Acre SQUARE FOOTAGE: 5,506 SQ. FT.

Timeless elegance in Tuscan-style rancher. Located behind a private gate with intimate front entry courtyard. Soaring ceilings, luxurious flooring and decor. All main rooms are bright and spacious with stunning lake, valley and city views. Practical, functional floor plan. 3-car garage, amazing landscaping with water feature. Pool with lounging deck and thoughtfully landscaped backyard to provide privacy!

MLS® 10179741 | \$2,488,000



704 ROCKCLIFFE PLACE

LOCATION: Glenmore

LOT SIZE: .353 Acre SQUARE FOOTAGE: 5,220 SQ. FT.

Prestigious Highpointe home with magnificent lake views. Rustic charm, elegance and modern convenience. 4 bedrooms plus den. Dramatic 18-foot ceilings, solid oak floors, knotty alder interior doors. Entertainment-sized granite island kitchen, high-end stainless appliances. Main floor master with 6-piece ensuite, walk-in closet. Seamless indoor/out-door living. Family room, wet bar, covered patio, 4-car garage.

MLS® 10175150 | \$2,398,000



2673 GORE STREET

LOCATION: Kelowna South **SQUARE FOOTAGE:** 2,833 SQ. FT.

Penthouse in exclusive building of only 4 homes in South Pandosy. Private double-tandem oversized garage with elevator to top floor unit. High-quality option for discerning homeowners that want turn-key living without compromising luxury living. Oversized covered patio, solid flooring, designer kitchen and architectural features bring a modern touch to a classic design.

MLS® 10182094 | \$2,300,000



4816 CARMEL CRESCENT

LOCATION: Upper Mission

LOT SIZE: .729 Acre SQUARE FOOTAGE: 6,377 SQ. FT.

Custom home with amazing lake/city views from all 3 levels. Natural granite face and tile roof. 5 bedrooms, including 2 master suites, one with a granite gas fireplace, spa-inspired ensuite. Gourmet island kitchen, grand, open design, soaring ceilings. Walk-out lower level with rec room and wet bar, tiered seating theatre room and wine room. Private backyard with kidney-shaped salt water pool and hot tub. Triple tandem garage.

MLS® 10176629 | \$2,198,000



1088 WESTPOINT DRIVE

LOCATION: Lower Mission

LOT SIZE: .346 Acre SQUARE FOOTAGE: 5,138 SQ. FT.

Superior craftsmanship and contemporary architectural design in sought-after Woodland Hills. Private, 0.346-acre ridge lot with breathtaking views. 4 bedrooms/4.5 bath. Solid, white oak hardwood floors, open-concept living, chef-inspired island kitchen. Large patio doors open to infinity edge, swim-current pool. LED Lutron RA2 Wireless Lighting Control System. Rough-in for an elevator.

MLS® 10167654 | \$2,195,000



4311 HOBSON ROAD

LOCATION: Lower Mission

LOT SIZE: .37 Acre SQUARE FOOTAGE: 4,700 SQ. FT.

Prestigious Hobson Road home close to the lake. Three sets of Nana sliding doors open to private backyard with outdoor kitchen, pool, hot tub, dining and lounging areas. Styling is a perfect blend of modern and traditional warmth. Soaring ceiling height in the great room with brick from floor-to-ceiling surrounding the fireplace. The 4-car garage contains a newly completed bonus room for guest accommodation or studio and separate suite.

MLS® 10169639 | \$2,100,000



3321 VINEYARD VIEW DRIVE

LOCATION: Lakeview Heights

LOT SIZE: .35 Acres SQUARE FOOTAGE: 4,418 SQ. FT.

Stunning home with unobstructed lake and mountains views. Oldworld-layered stucco and natural granite. Granite counters, tumbled limestone tiled floors. 5 bedrooms and 6 baths, multi-purpose room. office. Open-concept great room with dramatic wall of windows extending to the second storey. Extensive stamped concrete patios, inground pool, oversized triple garage with extra storage. Oversized triple garage with extra storage.

MLS® 10177787 | \$2,195,000



5588 UPPER MISSION DRIVE

LOCATION: Kettle Valley

LOT SIZE: .306 Acres SQUARE FOOTAGE: 4,708 SQ. FT.

Breathtaking 220-degree views. Stunning kitchen with granite counters, high-end appliances. Great room with floor-to-ceiling windows, limestone fireplace and room for a grand piano! Exquisite millwork and fine details throughout. Main-level deck and lower covered patio. Master suite with spa-inspired ensuite, soaker tub, vanity and more. Family and games rooms next to pool, patio, gym and triple garage.

MLS® 10177950 | \$2,195,000



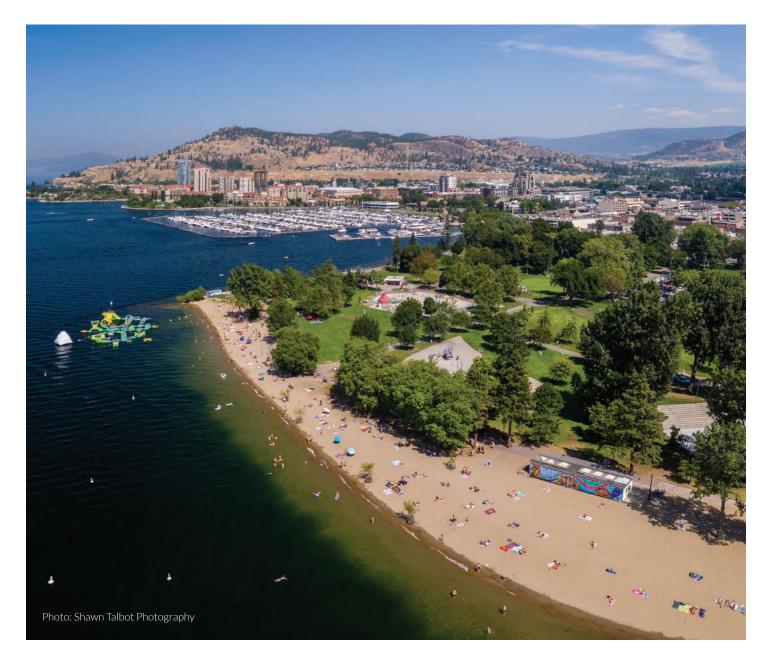
452 HOBSON CRESCENT

LOCATION: Lower Mission

LOT SIZE: .248 Acre SQUARE FOOTAGE: 4,435 SQ. FT.

Modern home in desirable Hobson area. Soaring ceilings, bright interiors and stunning open-concept living with seamless transitions from poolside oasis to gourmet kitchen. Main level home office, 2-piece guest bath and large laundry and mudroom. Upper level master with private balcony, walk-in closet, spa-like bathroom. 2 more bedrooms, one with a hidden room. Lower level family room contains a climbing wall and self contained suite with separate entry!

MLS® 10166771 | \$2,189,000





HOMES

\$1-\$2 MILLION









GLOBAL LUXURY...



3274 KING ROAD

LOCATION: Lakeview Heights

LOT SIZE: .832 Acre SQUARE FOOTAGE: 4,807 SQ. FT.

Spectacular vistas of Okanagan Lake. Custom built 4 bedroom home with saltwater pool. Quality crafstmanship, fir windows and fir timbers. Vaulted ceilings, floor to ceiling windows, granite island kitchen, master on main. Lower level rec room walks out to patio and pool. 4 car garage. Backs on to parkland, trails + beach access.

MLS® 10175929 | \$1,995,000



2547 HILLSBOROUGH PLACE

LOCATION: Lakeview Heights

LOT SIZE: .45 Acre SQUARE FOOTAGE: 3,465 SQ. FT.

Spectacular lake and city views from this stunning rancher with walkout lower level. Gated and privately set with 3 bedrooms/5 bathrooms. Open design, vaulted ceilings, hand-scraped hickory hardwood floors, alder interior doors. Granite island kitchen, wood cabinets. All bedrooms with ensuites. Beautiful backyard tiered landscaping and grassy area. Front courtyard with water feature, fire pit. Double garage.

MLS® 10184376 | \$1,895,000



492 KNOWLES ROAD

LOCATION: Lower Mission

LOT SIZE: .34 Acre SQUARE FOOTAGE: 4,923 SQ. FT.

Contemporary masterpiece in desirable location and park-like backyard. Seamlessly transition to the exterior oasis, with detached outbuilding, storage area, change room and outdoor shower. Modern kitchen with oversized eating bar adjoins dining room featuring stunning glass chandelier. Flex room, media room, area for workstations and spacious 400-square-foot rooftop deck.

MLS® 10174983 | \$1,890,000



2553 LUCINDE ROAD

LOCATION: Lakeview Heights

LOT SIZE: .274 Acre SQUARE FOOTAGE: 5,770 SQ. FT.

Spectacular lake and city views in this custom-designed home. Exceptional attention to detail. 4 bedroom, 4 bathroom home with travertine stone, hickory hardwood floors and built-in 6-zone audio system. Main floor master with 5-piece ensuite, heated floors, walk-in shower, builtin floor-to-ceiling triple-view mirror, soaker tub, heated towel rack. Rec room with space for pool table and wet bar with beverage fridge.

MLS® 10183157 | \$1,838,000

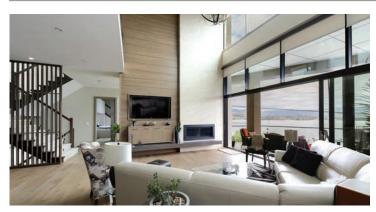


2679 GORE STREET

LOCATION: Kelowna South **SOUARE FOOTAGE:** 2.568 SO. FT.

One level Sub-Penthouse in exclusive building of only 4 homes South Pandosy. Private double tandem oversized garage with private elevator to top floor unit. High-quality option for discerning homeowners that want turnkey living without compromising luxury living. Oversized covered patio, solid flooring, designer kitchen and architectural features bring a modern touch to classic design.

MLS® 10181445 | \$1,800,000



1078 WESTSIDE ROAD

LOCATION: Westside Road

ACRES: .42 Acre SQUARE FOOTAGE: 5,088 SQ. FT.

Stunning contemporary home with breathtaking views of Okanagan Lake and bridge. Custom built, open-concept living with floor-to-ceiling windows, dramatic 2-storey fireplace and 22-foot vaulted ceiling. Quality finishing throughout, wide plank white oak floors. Gourmet island kitchen. Spacious 1-bedroom legal suite. Conveniently located, just 10 minutes to downtown Kelowna.

MLS® 10175900 | \$1,798,000



839 MANHATTAN DRIVE

LOCATION: Kelowna North

LOT SIZE: .18 Acre SQUARE FOOTAGE: 3,276 SQ. FT.

Stylish living with 3 bedrooms/3 bathrooms. Beach access, modern architecture and extensive lake views. Open plan integrates kitchen, living and dining rooms with a 2-way fireplace. Floor-to-ceiling windows in the gourmet kitchen, and stunning light fixtures. Floating staircase finished in glass rises to the upper level, where a 2nd kitchen opens to exterior dining. Additional carriage home on site.

MLS® 10172214 | \$1,695,000



4163 WESTSIDE ROAD

LOCATION: Westside Road

LOT SIZE: 1.52 Acres SQUARE FOOTAGE: 5,088 SQ. FT.

Side-by-side lakefront properties allow you to build a 2nd investment home or cottage, exempt from BC speculation tax. Located on Okanagan Lake and priced below current assessed value, the two lots offer almost 400 feet of pebbled shoreline. Charming, immaculate and meticulously kept house with 4 bedrooms, 3 baths, a large deck and lakeside dock system with boat lift and lofted beach house. Secure gated entry.

MLS® 10176175 | \$1,695,000



746 KUIPERS CRESCENT

LOCATION: Upper Mission

LOT SIZE: .28 Acre SQUARE FOOTAGE: 5,864 SQ. FT.

Panoramic views from this modern 4-bedroom 5-bathroom home. Architectural details include ambient lighting, great room water feature, natural stone fireplaces, gourmet granite kitchen and saltwater pool with amazing patio deck. 4-car garage with solid hardwood doors. Walkout to a covered patio, hot tub and pool area, backing onto parkland for added privacy.

MLS® 10172922 | \$1,690,000



381 OKAVIEW ROAD

LOCATION: Upper Mission **SOUARE FOOTAGE:** 5.340 SO. FT.

One-of-a kind lake view home in family friendly neighbourhood. Rare 6-covered parking and heated driveway with ample room for additional parking or toy storage. Luxurious finishes throughout this home in sought after Upper Mission location. Sandy beaches are minutes away. Offers 6 bedrooms, 6 bathrooms and in-law suite. Enjoy the lake views from the poolside!

EXCLUSIVE | \$1,600,000



1635 PINOT NOIR DRIVE

LOCATION: West Kelowna

LOT SIZE: ..22 Acre SQUARE FOOTAGE: 3,900 SQ. FT.

New modern contemporary home with stunning lake views. GST has been paid. Extensive use of glass to showcase the views and create a bright interior. High ceilings, stunning modern chandeliers, seamless glass railings and wide-plank tiled flooring. 4 bedrooms and 3 bathrooms. Gourmet kitchen, gas fireplace, Sliding glass doors open to the oversized lake view balcony with views of the pool below.

EXCLUSIVE | \$1,549,000



3351 VINEYARD VIEW DRIVE

LOCATION: Lakeview Heights

LOT SIZE: .24 Acre **SQUARE FOOTAGE:** 3,880 SQ. FT.

Stunning home with 180-degree lake view. Quiet cul-de-sac, open concept with 5 bedrooms, 4 bathrooms, office and studio. Natural light, custom kitchen, high-end appliances, entertainment-sized island, quartz counters, exotic hardwood floors. Breathtaking views from the master and spa-inspired ensuite. Covered main level deck and patio leading to private backyard with saltwater pool. Elevator, triple garage, studio.

MLS® 10180705 | \$1,549,000



3032 OURTOLAND ROAD

LOCATION: Lakeview Heights

LOT SIZE: .31 Acre SOUARE FOOTAGE: 3.998 SO. FT.

Stunning views from exceptional custom-built home Attached double garage plus detached double garage with two overhead doors and workshop. Lots of parking for RV/boat. Vaulted ceiling in the great room plus a wall of windows and natural stone fireplace. Open design kitchen, dining and living room; extensive outdoor living areas with patios, covered breezeway, main floor deck. 2-bedroom legal suite.

MLS® 10182655 | \$1,395,000



4805 PARKRIDGE DRIVE

LOCATION: Crawford Estates

LOT SIZE: .404 Acre SQUARE FOOTAGE: 5,595 SQ. FT.

Craftsman-style home on park-like setting with reclaimed wood beams, wrought iron fixtures, pella windows and hardwood floor. Kitchen with 2 islands, concrete and butcher block counter tops, walk-in pantry, Thermador gas stove, 2 oversized fridges. Vaulted beamed ceiling in the great room plus stone fireplace. Master opens to the backyard and hot tub. Large fenced dog run.

MLS® 10181828 | \$1,395,000



3197 PINOT NOIR DRIVE

LOCATION: West Kelowna

LOT SIZE: .306 Acre SQUARE FOOTAGE: 4,525 SQ. FT.

Commanding lake and mountain views from this home overlooking a sea of vineyards. Open design with 20-foot ceiling, a dramatic full wall of windows, linear gas fireplace and accented wood pillars. The outdoors seamlessly integrates decks and patios. Fabulous island kitchen boasts sleek wood cabinets, granite counters and high-end appliances. Exceptional quality finishing and attention to detail throughout.

MLS® 10182586 | \$1,349,000



424 OKAVIEW ROAD

LOCATION: Upper Mission

LOT SIZE: .23 Acre SQUARE FOOTAGE: 4,352 SQ. FT.

Magnificent, 180-degree views. Custom-built by Chriscan with open-concept living, 5 bedrooms, 4 bathrooms, exceptional millwork and ceiling detail, cherry hardwood floors, cherry and maple cabinetry, gourmet island kitchen and high-end appliances. Main floor master bedroom has spa-like ensuite with lake and city views. Spacious deck, covered patio, hot tub, saltwater pool. Parking for 3 vehicles.

MLS® 10167274 | \$1,345,000



1333-1335 BERNARD AVENUE

LOCATION: Kelowna North

LOT SIZE: .255 Acre SQUARE FOOTAGE: 1,856 SQ. FT.

Investment opportunity. Great location on the edge of downtown Kelowna. RU-6 duplex lot can be subdivided with 2 homes on it. Gleaming granite counters in island kitchen, hardwood and ceramic floors on main, bright and open floor plan, huge outdoor patio area with fire pit, gazebo and hot tub. Excellent privacy between the two homes with garden areas and separate access for each home.

MLS® 10183256 | \$1,298,888



4558 WALKER ROAD

LOCATION: Lower Mission

LOT SIZE: .16 Acre SQUARE FOOTAGE: 3,801 SQ. FT.

Custom 4 bedroom home filled with natural light. Resort atmosphere with private rear patio and year-round jetted plunge pool complete with waterfall with ambient lighting. Wood windows, wood doors, solid oak hardwood floors and detailed millwork. Open-concept kitchen, dining and great room with patio doors to outdoor living spaces. One bedroom guest suite. Close to schools in a great family neighbourhood.

MLS® 10181645 | \$1,295,000



2677 GORE STREET

LOCATION: Kelowna South

LOT SIZE: .247 Acre SQUARE FOOTAGE: 2,029 SQ. FT.

One-of-a kind development in trendy South Pandosy, with a short walk to the beach, fine restaurants and shops. 2 level townhouse with solid flooring in wood and tile, designer kitchens. Architectural features bring a modern touch to the classic design. Hybrid construction style features solid, concrete walls separating each unit and a Hambro floor system that offers superior noise insulation. Private garage.

MLS® 10181437 | \$1,250,000



3854 BEACH AVENUE

LOCATION: Peachland

LOT SIZE: .29 Acre **SQUARE FOOTAGE:** 3,335 SQ. FT.

Priced below assessed value, with no speculation tax, this semi waterfront home was tastefully updated with new light fixtures, elegant colours and new carpet. Nestled near the shores of Okanagan Lake to capture stunning lake views. Located in Peachland, with 11 km of Okanagan lakefront and close to shops and dining. 3 bedrooms and 3 bathrooms plus a 255-square -foot exterior deck.

MLS® 10179795 | \$1,248,000



1564 MONTENEGRO DRIVE

LOCATION: Black Mountain

LOT SIZE: .36 Acre SOUARE FOOTAGE: 4.490 SO. FT.

Quality craftsmanship and high-end finishes in 4-bedroom plus office, and 4-bathroom home. African ebony hardwood, travertine tile, granite counters, timber accents, stamped concrete and extensive stonework. Bright main floor master with views, patio access, 3-way gas fireplace and ensuite with soaker tub and steam shower. Home theatre, rec room, billiards/game area, wet bar, gym. Plenty of parking.

MLS® 10173884 | \$1,199,000



2457 TALLUS RIDGE DRIVE

LOCATION: Shannon Lake

LOT SIZE: .208 Acre SQUARE FOOTAGE: 5,739 SQ. FT.

Shannon Lake gem! Versatile layout for any family dynamic. Kitchen flows to the great room, featuring soaring ceilings with intricate details and gas fireplace. Formal dining room plus family room. Main floor master with ensuite and walk-in closet. Upper level games room, 4 bedrooms, full bath and laundry. Self-contained in-law suite plus garage! Beautiful outdoor living space, lounging balconies and in-ground pool.

MLS® 10177413 | \$1,199,000



325 TANAGER DRIVE

LOCATION: Upper Mission

LOT SIZE: .499 Acre SQUARE FOOTAGE: 3,526 SQ. FT.

Incredible lake and city views bordering Lebanon Creek Greenway. Views from every window. Great room with floor-to-ceiling windows and cosy fireplace. Dining, kitchen and breakfast nook with access to private poolside area. Kitchen with ample cabinetry, granite surfaces and large island. Master with walk-in closet, private bath, soaker tub, shower and his/her vanities also accesses hot tub and pool.

MLS® 10179690 | \$1,198,000



424 - 4205 GELLATLY ROAD

LOCATION: Westbank Centre **SQUARE FOOTAGE:** 1,390 SQ. FT.

Breathtaking lake-view penthouse at Cove Lakeside Resort. 3 bedroom/3 bathroom front unit with wrap around deck and lots of natural light. Granite counters, wood cabinets, new engineered hardwood floor. 3 sets of French doors integrate indoor/outdoor living areas. Turnkey, fully furnished. Optional rentals. Resort amenities include spa, fitness centre, pool, hot tub, water slide, marina, tennis courts, restaurants.

MLS® 10177378 | \$1,195,000



4246 ESO COURT

LOCATION: Lower Mission

LOT SIZE: .247 Acre SQUARE FOOTAGE: 4,525 SQ. FT.

Just minutes to the beach: timeless brick and stucco home with dormer windows. Main floor great room with gas fireplace. Kitchen easily accesses formal dining room, great room and outdoor balcony. Main floor master with walk-in closet and ensuite, plus 2 additional bedrooms. Private backyard; lower level family room and more bedrooms. Upper level over the triple garage is currently used as his and hers offices.

MLS® 10180937 | \$1,169,000



2675 GORE STREET

LOCATION: Kelowna South **SQUARE FOOTAGE:** 1,898 SQ. FT.

One-of-a-kind development in trendy South Pandosy, close to the beach, fine restaurants and shops. Brownstone 2-level townhouse provides a high-quality option for discerning homeowners done with the family home and yard work, but not willing to compromise. Solid flooring surfaces in wood and tile, designer kitchen, quartz counters in kitchens and baths.

MLS® 10181424 | \$1,150,000



2273 RHONDDA COURT

LOCATION: Kelowna South

LOT SIZE: .265 Acre SQUARE FOOTAGE: 3,822 SQ. FT.

Incredible central location with fully fenced backyard, in-ground saltwater pool and in-law suite. Soaring ceilings. Main floor with 2 family rooms, office, formal dining room, breakfast nook and updated kitchen with access to patio. Upper level master with walk-in closet and private bathroom. Double attached garage plus single detached garage with power. Lots of space to park a boat or RV. Quiet location.

MLS® 10184528 | \$1,100,000



5861 LAKESHORE ROAD

LOCATION: Upper Mission

LOT SIZE: .46 Acre SQUARE FOOTAGE: 3,892 SQ. FT.

Panoramic views across from park and beach access. Immaculate family home with hardwood floors, vaulted ceilings and stone accents. Spacious kitchen plus pantry. Custom built-in dining hutch. Upper level master (with ensuite, walk-in closet, private deck) and 2 additional bedrooms with Jack-and-Jill bathroom. Wood burning fireplace, hobby room with adjoining partial kitchen, oversized family room. Large yard.

MLS® 10182373 | \$1,055,000



5745 MOUNTAINSIDE DRIVE

LOCATION: Kettle Valley

LOT SIZE: .269 Acre SQUARE FOOTAGE: 3,100 SQ. FT.

Modern living overlooking Lebanon Linear Creek Park. 5 bedroom, 3 bathroom walkout rancher with main floor master, guest bedroom/ office plus potential for legal suite. Open concept, vaulted ceilings, extensive glass, granite counters, modern lighting. Covered upper and lower patios. Manicured grounds with water feature, rock wall gardens, fenced backyard and room for a pool.

MLS® 10179107 | \$1,079,000





HOMES UPTO\$1 MILLION











5-570 SARSONS ROAD

LOCATION: Lower Mission

LOT SIZE: .149 Acre SQUARE FOOTAGE: 2,581 SQ. FT.

Pristine Executive Luxury Townhome offering 3 bedrooms and 3 bathrooms over 2500 square feet with double garage. Open concept design with high ceilings and expansive windows. Main floor master bedroom with opulent private bathroom and further bedrooms upstairs. Small private fenced yard out back. Community amenities include indoor pool, hot tub, exercise and meeting room.

MLS® 10181809 | \$985,000



480 FEATHERTOP WAY

LOCATION: Big White

LOT SIZE: .06 Acre SQUARE FOOTAGE: 1,803 SQ. FT.

Deluxe, free-standing ski chalet with ski-in/ski-out access. Functional floor plan with 3 bedrooms (plus large family room for additional sleeping accommodation), 3 full bathrooms (2 with steam showers), open-concept main floor, large balcony with hot tub. Boot room includes a large dressing area, access to a 3-piece bath and room to store clothes and equipment. Can accommodate up to 6 vehicles.

MLS® 10170096 | \$975,000



1784 BROADVIEW AVENUE

LOCATION: Glenmore

LOT SIZE: .516 Acre SQUARE FOOTAGE: 3,247 SQ. FT.

Beautifully finished in contemporary style with gleaming white kitchen cabinets and quartz counters, stainless steel appliances, hardwood and tile floors, upscale lighting package and open floor plan ideal for entertaining. Large, covered deck, basement with 2 additional bedrooms, full bath and huge rec room. Walking distance to golf club and 800 acres of walking/mountain biking at Knox Mountain Park.

MLS® 10173055 | \$959,000



446 CASCIA DRIVE

LOCATION: Lower Mission

LOT SIZE: .149 Acre SQUARE FOOTAGE: 2,289 SQ. FT.

Incredible location. 2-storey entrance opens to oversized living room and access to upper level. Main floor open-concept breakfast nook, kitchen and living room with fireplace. Kitchen with centre island, wood cabinetry, granite and travertine tile backsplash. Breakfast nook with access to private backyard and patio. Main floor master with private bathroom and walk-in closet. 2-piece guest bath, laundry and office.

MLS® 10176309 | \$949,000



155 SKYLAND DRIVE

LOCATION: Wilden

LOT SIZE: .165 Acre SQUARE FOOTAGE: 3,227 SQ. FT.

Custom, Rykon-built 5 bedroom home. Quality materials and finishes include hardwood flooring and marble-like counters. Designer kitchen; spacious walk-through pantry. Open great room, stunning feature fireplace, pool-sized backyard, fully landscaped, beautiful lake views from upper bedroom. Wired for hot tub on patio, plumbed for bar in lower level. Lower level bedroom could also make a great home theatre room.

MLS® 10177564 | \$949,000



428 - 4205 GELLATLY ROAD

LOCATION: Westbank Centre **SQUARE FOOTAGE: 2,380 SQ. FT.**

The Cove Lakeside Resort: penthouse suite with 3 bedrooms (each with ensuite), loft, 3.5 bathrooms. One-of-a-kind lakeside location, southwest sun exposure with 2 balconies overlooking the park and lake. Vaulted ceilings, tasteful high-end finishes. Resort is set on 6.5 acres with 600 feet of waterfront and access to marina. Fully furnished/turnkey. Optional rental pool professionally managed.

MLS® 10150008 | \$948,000



645 FULLER AVENUE

LOCATION: Kelowna North **SQUARE FOOTAGE:** 2,214 SQ. FT.

Kensington Terrace townhome that offers luxury living downtown with 8 classically designed homes. Timeless architecture with modern finishing, this home has a beautiful kitchen with deck off eating area plus a spacious rooftop patio with hot tub hook-up on a quiet street. Bright corner townhome with 2 bedrooms and 2.5 bathrooms plus office. Private 1-car garage with additional parking spot.

MLS® 10182072 | \$899,000



3131 POOLEY ROAD

LOCATION: South East Kelowna

LOT SIZE: 1.1 Acre SQUARE FOOTAGE: 1,045 SQ. FT.

Lake-view acreage with well-maintained original homestead. Offers level land to build that lake-view dream home. Approximately 1,000 square feet with 1 bedroom and 1 bathroom. Spacious living room with wood stove. Lower level cellar/basement with laundry, mechanical and wash sink. Detached shed with adjoining fenced in dog run. Quiet rural setting and just a short drive to amenities.

MLS® 10179808 | \$899,000



152 CLIFTON ROAD N

LOCATION: Glenmore

LOT SIZE: .37 Acre **SQUARE FOOTAGE:** 3,934 SQ. FT.

Clifton Bench with 180 degrees of stunning lake and mountain views. Features two bedrooms, two bathrooms upstairs, with spcious family room, open staircase at the centre of the home. Lower level has guest bedroom, office and there is a workshop in the garage. Pool deck in backyard with gorgeous views. Access to trails nearby. Original owner.

MLS® 10176753 | \$888,000



2650 LAKEVIEW ROAD

LOCATION: Lakeview Heights

LOT SIZE: .61 Acre SQUARE FOOTAGE: 3,055 SQ. FT.

Unique architectural design with 3 levels. Quiet and private. 4 bedrooms, 3.5 bathrooms. Living room and family room, each with a stone fireplace. Light-filled kitchen with stainless appliances, wood cabinets and marble counters. Flagstone patio; private backyard with tiered, mature landscaping, hedging, perennials and fruit trees. Backyard artist studio with view of the lake. Beaches, golf, wineries nearby.

MLS® 10176753 | \$885,000



4134 GALLAGHERS BOULEVARD S.

LOCATION: South East Kelowna

LOT SIZE: .155 ACRES SQUARE FOOTAGE: 2,885 SQ. FT.

Home in outstanding Golf Community! Gallaghers Canyon, framed by forested mountains that surround this championship Golf Course. Pride of ownership is evident in this 3 bedroom, 2 bathroom open concept home. Gourmet kitchen with granite surfaces and raised bar, living, dining and all bedrooms on main floor with finished basement.

MLS® 10179848 | \$849,000



306 - 2901 ABBOTT STREET

LOCATION: Kelowna South **SQUARE FOOTAGE:** 1,389 SQ. FT.

Condo in prime Kelowna South location. Beautiful lake and valley views, spacious, bright 2-bedrooms, each with private ensuite baths. Flex/office area. 3 bathrooms. Hardwood floors. Updated kitchen, gas range, massive granite kitchen island with bar sink and fridge. Sonos surround sound, built-in ceiling speakers in living, dining, master bedroom and lake-view deck. Laundry room, ample storage, underground parking.

MLS® 10180037 | \$799,900



304 - 4200 BEACH AVENUE

LOCATION: Peachland

SQUARE FOOTAGE: 1,577 SQ. FT.

Boutique beach-front living in top-floor penthouse. Vaulted ceiling in great room, sliding glass door access to covered deck with power awning. 2 bedrooms plus den. Master with luxurious ensuite and jetted tub. Gourmet island kitchen, granite counters, high-end appliances. Custom finishes, modern light fixtures. Lots of storage. Games room, gym, media room, library, infrared sauna, change rooms, steam shower.

MLS® 10175964 | \$799,000



827 WESTVIEW WAY

LOCATION: West Kelowna

LOT SIZE: .262 Acre SQUARE FOOTAGE: 2,555 SQ. FT.

Walk-out rancher with panoramic lake, mountain and city views. Private spot at the end of a cul-de-sac, overlooking green space. Open concept, vaulted ceilings in great room with wall of windows. Master bedroom on the main level, formal dining room, wood kitchen cabinets, granite counters. Main-level bathroom with steam shower. Lower level family room accesses deck and hot tub, 2 bedrooms plus a full bathroom.

MLS® 10179062 | \$779,000



3901 SONOMA PINES DRIVE

LOCATION: Westbank Centre **SQUARE FOOTAGE:** 2,868 SQ. FT.

Luxuriously appointed home with lake view on Two Eagles golf course. Hardwood floors, granite countertops. Bright, natural lighting in open-concept living area with gas fireplace and access to the deck. Spacious master ensuite and extra bedroom for guests or office. Lower walk-out level with third bedroom, bathroom and flex space. The driveway will accommodate an extra 4 vehicles for guest parking.

MLS® 10172487 | \$749,900



1232 MCCALLUM ROAD

LOCATION: Lakeview Heights

LOT SIZE: .307 Acre SQUARE FOOTAGE: 3,033 SQ. FT.

Exceptional West Coast contemporary style with soaring cedar ceilings, fir floors and the warm ambiance of wood finishing details. Privately nestled in nature with an absolutely stunning view of the lake and mountains. Multi-level home with over 3,000 square feet, 5 bedrooms, 3 bathrooms. Top level 700-square-foot master suite with private deck walk-in closet, ensuite with soaker tub and stunning views.

MLS® 10179587 | \$725,000



2559 QUAIL LANE

LOCATION: University District

LOT SIZE: .14 Acre **SQUARE FOOTAGE:** 2,509 SQ. FT.

Great 3 or 4 bedroom family home adjacent to UBCO and 2 great golf courses. Walk or ride the Flume Trail, or take advantage of the transit bus that runs daily to UBCO. Shopping now within a couple of blocks; airport just 5 minutes away. Partial basement with rec room or extra accommodation. Tall crawl space with mechanical and loads of storage. Double garage, great yard with patio accessed from family room.

MLS® 10179556 | \$699,000



3063 BURTCH ROAD

LOCATION: Springfield/Spall

LOT SIZE: .111 Acre SQUARE FOOTAGE: 1,410 SQ. FT.

Maintenance-free lifestyle. Brand new, detached, single family home with high quality finishing, quartz counters, hardwood and ceramic floors, deluxe appliance package. Linear gas fireplace, accent pot lighting, heated floor in ensuite. Detached double garage is fully finished with a separate sub panel in case you want a workshop. Parking for a small RV/boat. Convenient location, and adjacent to a lovely park.

MLS® 10181847 | \$689,000



1203 TREVOR DRIVE

LOCATION: Lakeview Heights

LOT SIZE: .54 Acre SQUARE FOOTAGE: 2,639 SQ. FT.

Commanding lake views and quiet location. 3 bedroom and 2.5 bathrooms. Bright open kitchen/dining room concept with access to the two-tiered decks. Formal dining room and living room with vaulted ceilings. Breezeway connects to a workshop above the garage. Fenced backyard. Paving stone driveway leads to courtyard-like front entrance and double garage. A great family package.

MLS® 10175313 | \$677,500



1480 INKAR ROAD

LOCATION: Springfield/Spall

LOT SIZE: .104 Acre SQUARE FOOTAGE: 1,998 SQ. FT.

Brand new contemporary build in super convenient Capri neighborhood. Open-concept main with quartz counters and stainless steel appliance package. Upper floor with 3 bedrooms, 2 bathrooms, laundry. Kids' bedrooms share Jack-and-Jill bathroom. Private 2nd floor deck off master. Great alternative to a townhome without the fuss of a formal strata. New Home Warranty in place and no property transfer tax.

MLS® 10180763 | \$659,900



6 - 3719 WOODSDALE ROAD

LOCATION: Lake Country South West **SQUARE FOOTAGE:** 1,945 SQ. FT.

New townhouse on the Okanagan Rail Trail. 3 bedrooms, 3 bathrooms. Contemporary, clean-line kitchen opens to dining and living area with large windows and natural light. Large patio off kitchen. Upstairs master with walk-in closet and ensuite, plus 2 additional bedrooms, laundry and guest bathroom. Third-floor flex room opens onto a rooftop deck. Across from a dog beach and Wood Lake.

MLS® 10172475 | \$599,900



604 - 1160 SUNSET DRIVE

LOCATION: Kelowna North **SQUARE FOOTAGE:** 1,254 SQ. FT.

Located downtown on the waterfront park. Freshly painted. Bright open plan with natural light, 2 decks, 2 large bedrooms, 2 full bathrooms and a large kitchen with nook. Enjoy sunsets over the lake to the west from the kitchen, living room and second deck. Walk right from your front door onto the waterfront promenade and visit the adjacent recreational/dining and cultural opportunities!

MLS® 10175277 | \$599,900



18 - 3416 SCOTT ROAD

LOCATION: Lower Mission **SQUARE FOOTAGE:** 1,347 SQ. FT.

Enjoy sandy shoreline or beach volleyball at Gyro Beach. Spacious townhome with a great interior layout. Opportunity for guest suite development. Granite surfaces, hardwood floors, modern lighting, high-end appliances. Open-concept main floor with lake view balcony. Spacious master bedroom with private bathroom and walk-in closet. Seller will consider vendor financing on approved credit.

MLS® 10181937 | \$588,000



10 - 3719 WOODSDALE ROAD

LOCATION: Lake Country South West **SQUARE FOOTAGE:** 1,868 SQ. FT.

New townhouse on the Okanagan Rail Trail. 3 bedrooms, 3 bathrooms with double garage. Entry level living features a large flex room with access to the patio and yard. Contemporary clean-line kitchen. Upstairs master with walk-in closet and ensuite plus 2 additional bedrooms and bathroom. Stairs open onto a rooftop patio. Across from a dog beach, lake and trails and close to parks, schools and amenities.

MLS® 10167067 | \$585,900



4 - 3719 WOODSDALE ROAD

LOCATION: Lake Country South West **SQUARE FOOTAGE:** 1,896 SQ. FT.

New townhouse on the Okanagan Rail Trail. 3 bedrooms, 3 bathrooms with double garage. Entry level living features a large flex room with access to the patio and yard. Contemporary clean-line kitchen. Upstairs master with walk-in closet and ensuite plus 2 additional bedrooms and bathroom. Stairs open onto a rooftop patio. Across from a dog beach, lake and trails and close to parks, schools and amenities.

MLS® 10172470 | \$565,900



58 - 600 BOYNTON PLACE

LOCATION: Glenmore

SQUARE FOOTAGE: 1,530 SQ. FT.

Fabulous ground floor townhome has heated double garage with 2 overhead doors and epoxy floor. Two levels with 3 bedrooms and 2.5 bathrooms. Open-concept main living with access to the patio. Bright unit with modern décor, hardwood and tile floors, Westwood kitchen cabinets, quartz surface counter and white subway tile backsplash. Stainless appliances. 3 bedrooms on upper level, full bath, master with ensuite.

MLS® 10179923 | \$519,000



104 - 2142 VASILE ROAD

LOCATION: Springfield/Spall **SQUARE FOOTAGE:** 1,374 SQ. FT.

Incredible location within walking distance of everything! Spacious front patio leads to main entry. 14-foot ceilings with floor-to-ceiling windows. Dining, kitchen and living room with centrally located fireplace. Granite kitchen with eating bar, wood cabinetry, stainless appliances, travertine backsplash. Upper level landing could easily be a 2nd living area. Small pets are okay and rentals too! 2 underground parking spots.

MLS® 10175309 | \$449,000



402 - 710 STOCKWELL AVENUE

LOCATION: Kelowna North **SQUARE FOOTAGE:** 671 SQ. FT.

Prime central location at The Stockwell. Newer boutique low rise condo walking distance to everything downtown Kelowna has to offer! Spacious top floor one bedroom. Unique and very functional! Designer decor and modern finishings throughout. Open concept kitchen with island. Quartz surface counters. Easy care flooring. MASSIVE private deck, storage locker and secure parking included!

MLS® 10177306 | \$389,900



220 - 1770 RICHTER STREET

LOCATION: Kelowna North **SQUARE FOOTAGE:** 706 SQ. FT.

Central Kelowna! 2 bedroom and 2 bathrooms plus massive covered deck facing quiet area. 9-foot ceilings. Upgrades include cement feature wall in living room, kitchen island, stone countertops in kitchen and bathrooms. Stainless steel kitchen appliances. Washer/dryer included. Convenient storage locker. Underground parking stall. Just steps to downtown shops, restaurants, nightlife and the lake!

MLS® 10181092 | \$379,900



3201 - 4036 PRITCHARD DRIVE

LOCATION: Lakeview Heights **SQUARE FOOTAGE:** 1,047 SQ. FT.

Vacation retreat! On the sandy shores of Okanagan Lake. Barona offers pool facilities complete with hot tub, wharf system, sandy beach and exercise room. 2nd floor home with 2 spacious bedrooms and 2 baths. Open-concept living, dining and kitchen with easy transition to large, covered patio. Location is midway between West Kelowna and Kelowna. Surrounded by wineries; minutes to golf and all amenities.

MLS® 10164951 | \$379,900



100 - 722 VALLEY ROAD

LOCATION: Glenmore **SQUARE FOOTAGE:** 894 SQ. FT.

Prime ground floor unit in pet friendly, rental friendly Glenmore Central. Thoughtfully designed living with 2 bedrooms, 2 bathrooms and patio. Luxury vinyl plank flooring and open-concept living. New appliances. Car-share program, shared rooftop patio and ample bike storage. Close to all amenities and trails, and will be completed fall 2019.

MLS® 10175207 | \$354,900



108 - 1152 LANFRANCO ROAD

LOCATION: Lower Mission **SQUARE FOOTAGE:** 1,123 SQ. FT.

Amazing location! This corner unit has refinished kitchen, complete with Quartz counters, new lighting and newer appliances, refurbished bathrooms, 9 foot, layered ceilings with crown moldings, and large rooms with plenty of natural light. The brick and oak fireplace has been updated with an electric fireplace and the living room opens to an over-sized enclosed deck.

MLS® 10181759 | \$339,900



9 - 695 WEBSTER ROAD

LOCATION: Rutland North **SQUARE FOOTAGE:** 899 SQ. FT.

Exceptional layout in a compact space! Perfect first home or investment townhome with massive, private roof-top deck with orchard views. The two bed one bath floor plan is open and bright, the kitchen includes a full appliance package and the laundry is conveniently located on the same floor. Close to amenities, on transit routes and convenient to UBCO!

MLS® 10180951 | \$339,000



214 - 3521 CARRINGTON ROAD

LOCATION: Westbank Centre **SQUARE FOOTAGE:** 775 SQ. FT.

Condo on a golf course, walking distance to shopping, restaurants and services, with a view down Fairway #1 as well as a view of Okanagan Lake from the suite or balcony. Great golf and practice facility at Two Eagles Golf make this an ideal summer vacation home! Property is on a longterm lease which can be bought out. A very unique offering and the perfect way to enjoy the best of the Okanagan lifestyle!

MLS® 10182195 | \$295,000



102 - 200 HOLLYWOOD ROAD N

LOCATION: Rutland North SQUARE FOOTAGE: 1,200 SQ. FT.

Somerset Gardens ground floor Corner Condo like new! New flooring, new paint including all baseboards and closet doors. Some new lighting fixtures too! Spacious 2 bedroom and 2 bath with main living open concept plan! Enclosed sun room encased in windows to enjoy the warm summer weather in the Okanagan. Incredible location close to all amenities.

MLS® 10182303 | \$289,000



101-722 VALLEY ROAD

LOCATION: Glenmore

SQUARE FOOTAGE: 721 SQ. FT.

Ground floor condo, 1 bedroom plus den in north-facing unit in Glenmore Central. This home features a thoughtfully laid out floor plan to maximize space, large bedroom with walk-through closet to the bathroom. Oversized den could be utilized as an office or flex space; there is also in-home laundry. The kitchen has bar seating, opening onto the living space and patio. Pet friendly and 1 parking space included!

MLS® 10182947 | \$285,900



320 - 575 SUTHERLAND AVENUE

LOCATION: LOCATION SQUARE FOOTAGE: 932 SQ. FT.

Desirable Pandosy South area. Top floor overlooks a creek with morning sun and afternoon shade. Open-concept kitchen, glassed-in balcony, laminate flooring, 2 bedrooms, mirrored closet doors, computer shelf, 1 large bathroom with two accesses. Pool table/games room, library, workshop, 1-car parking with extra available; storage locker, private grounds adjacent to creek. No pets, 55 plus, no rentals.

MLS® 10177826 | \$239,900





LOTS AND ACREAGES









GLOBAL LUXURY...



2843 LAKERIDGE ROAD

LOCATION: Lakeview Heights **LOT SIZE:** .899 Acre

MLS® 10165161 | \$799,000



1520 HARBOUR POINTE LANE

LOCATION: West Kelowna **LOT SIZE:** .107 Acre

EXCLUSIVE | \$795,000



1630 GRANITE ROAD

LOCATION: Lake Country South West

LOT SIZE: .492 Acre

MLS® 10180224 | \$699,000



906 CLARANCE AVENUE

LOCATION: Upper Mission

LOT SIZE: .84 Acre

MLS® 10179190 | \$698,000



918 CLARANCE AVENUE

LOCATION: Upper Mission

LOT SIZE: .84 Acre

MLS® 10179267 | \$698,000



3337 VINEYARD VIEW DRIVE

LOCATION: Lakeview Heights

LOT SIZE: .23 Acre

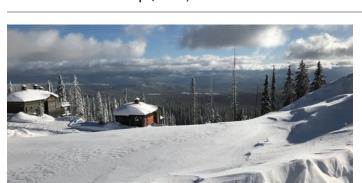
MLS® 10179127 | \$650,000



19 - 735 FEATHERTOP WAY

LOCATION: Big White **LOT SIZE:** .291 Acre

MLS® 10180279 | \$639,000



79 & 80 - 685 & 695 FEATHERTOP WAY

LOCATION: Big White **LOT SIZE:** .25 Acre

MLS® 10171893 | \$625,000



1478 FAWN RUN ROAD

LOCATION: Upper Mission **LOT SIZE:** .42 Acre

MLS® 10181409 | \$629,000

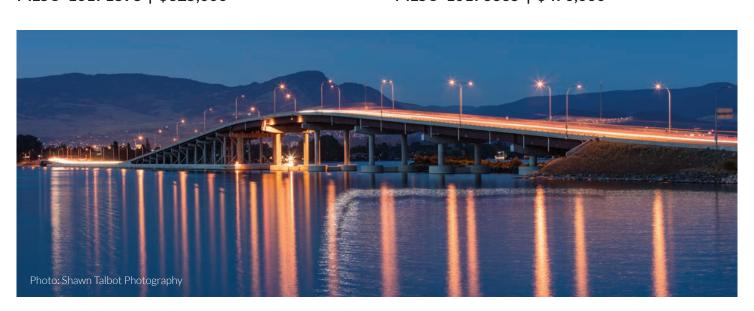


3540 BOXWOOD ROAD

LOCATION: McKinley Landing

LOT SIZE: .169 Acre

MLS® 10176665 | \$470,000





38 - 415 FEATHERTOP WAY

LOCATION: Big White LOT SIZE: .083 Acre

MLS® 10174980 | \$319,000



13369 DEREK TRETHEWEY DRIVE

LOCATION: Lake Country North West

LOT SIZE: .218 Acre

MLS® 10176241 | \$335,000



LOT 143 HARE ROAD

LOCATION: Lake Country South West

LOT SIZE: .95 Acre

MLS® 10180918 | \$429,000





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