



GALLERY



10-180 SHEERWATER | MLS® 10202752

DISCOVER KELOWNA'S REAL ESTATE

COLDWELL BANKER JANE HOFFMAN REALTY



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REALTY



A WORD FROM JANE



As I reflect on the last two months, I reflect on what impact these uncertain times have had on our industry.

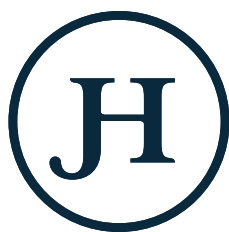
I have worked from early morning until midnight every day, questioning what drives me to keep going.

All of you are the reason I face each day with renewed vigour. We share a passion and a connection for the industry and for helping our clients. I am proud of the agents and administrative staff I have worked with over the years, and I thank them for their support as I open my new brokerage, Coldwell Banker Jane Hoffman Realty.

Breathing new life into the real estate market has also renewed my commitment to this work: We all see why, now, more than ever, finding the right home is so important. I am listening to clients redefining their lives and where they want to live.

My love for this industry goes back to my childhood when my father would drive me around Revelstoke on Sundays. We would look at the homes, dream up plans and talk about the properties of the future.

No matter what happens, everyone deserves a home where they feel comfortable and secure. The Coldwell Banker Jane Hoffman Realty team will endeavour to have a positive impact, as we embark on the new normal.



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OUR BROKERAGE

MEET THE TEAM

The professionals at Coldwell Banker Jane Hoffman Realty offer a diverse set of talents and experiences. As a direct result, we provide our clients with deep product knowledge and an unwavering dedication to real estate in Kelowna, and throughout the Okanagan. Extensive experience, intimate local market knowledge, and personalized, attentive service put clients at ease. Collectively, this diverse, award-winning office consistently delivers exceptional results our clients and their properties deserve.



JANE HOFFMAN
President, Realtor® since 1985



KRISTY HUBER
VP Sales, Realtor® since 1992



SHERRIN STEWART
Realtor® since 2003



DEAN SIMONELLI
Realtor® since 2001



GREG DUSIK
Realtor® since 1985



SHERRY TRUMAN
Realtor® since 2006



JODI HUBER
Realtor® since 2016



PAUL HEINRICH
Realtor® since 2017



MARCUS SHALABY
Realtor® since 2006



TYLER BOUCK
Realtor® since 2016



BEV HUBER
Website Administrator



AMBER RUTLEDGE
Real Estate Assistant



MELISSA COOK
Executive Assistant to Jane Hoffman



ADAM SCHMIDT
Licensed Real Estate Assistant



ANGELA COUPAL LL.B MBA
Managing Director & Legal Counsel



JENNIFER LEBEDOFF
Managing Broker



KRISTY HUBER & JANE HOFFMAN

Realtor® since 1985

Jane and Kristy's success is due to an unwavering commitment to providing first-class service to all clients and a synergistic working relationship.

Over the past 25 years of working together, Jane and Kristy have created a successful relationship built on a foundation of support, which has allowed them to overcome any challenges presented in the fast-paced world of real estate. In utilizing their separate talents, they come together to compliment each other's strengths with one end goal in mind: delivering the exceptional results.



SHERRIN STEWART

Realtor® since 2003

Sherrin moved from Revelstoke in 1981, making Kelowna her home. She enjoys and appreciates the beauty of the lake and the growing "pulse" of Kelowna, ultimately understanding why there is a desire to relocate to the Okanagan Valley.

She obtained her real estate license in 2003 and joined the Jane Hoffman Group that same year. Being a part of such a successful team adds to the satisfaction of her career. She has a lifetime of experience in businesses, including owning her own travel agency, property management company and family hotel operations. She takes utmost pride in offering dedication in assisting in both the buying and selling process.



DEAN SIMONELLI

Realtor® since 2001

Dean was born in Calgary, AB and moved to Kelowna in 1974. He is one of the most senior agents with the Jane Hoffman Group, having been with the team for over 15 years. With a background in finance and client service, Dean has a solid foundation of professional experience that helps him provide exceptional client service.

Dean obtained his real estate license in 1986. With passion and professionalism, Dean delivers exceptional advice and goes the extra mile for all of his clients.



GREG DUSIK

Realtor® since 1985

Greg moved to Kelowna in 1992. Having a degree in business with a focus on finance, accounting and economics, Greg has the experience and ability to provide in-depth analysis of real estate opportunities.

Since the start of his real estate career in 1985, Greg has focused in project sales and the development process in marketing new construction, subdivisions and mid-to-high-density residential projects. Greg is licensed as a Managing Broker and joined Jane and her team in 2013.



SHERRY TRUMAN

Realtor® since 2006

Sherry was born and raised in Alberta and relocated to the Okanagan in 1989 with her family. She has worked in both real estate and the financial industry for over 20 years. Sherry has successfully led many clients through the real estate buying and selling process as a result of her industry experience and consistent dedication.

Sherry became a realtor in 2006 and joined Coldwell Banker Jane Hoffman Realty in 2014. With the spectacular properties the Okanagan has to offer, Sherry enjoys the challenge of matching the perfect home to each client's unique lifestyle.



JODI HUBER

Realtor® since 2016

Born in Kelowna, Jodi has an appreciation for what the Okanagan has to offer. Jodi has been working in the real estate industry for 25 years, 7 of those years with Coldwell Banker Jane Hoffman Realty.

In 2015, Jodi obtained her real estate license and in her first year she received the "Rookie of the Year" Coldwell Banker award for being one of the top-producing new agents. Jodi looks forward to using her many years of experience in real estate to help clients find their perfect Okanagan home.



PAUL HEINRICH

Realtor® since 2018

Paul moved to Kelowna in 1991. After earning a Degree in Economics at SFU and a Diploma in Marketing and Real Estate Studies at BCIT, he joined the real estate industry, which included being a realtor and branch manager at NRS Block Brothers until 1994.

Paul left Block Brothers to pursue a career in the financial industry. After almost 20 years providing financial services, Paul rediscovered his passion for the real estate industry. In 2018, he joined Coldwell Banker Jane Hoffman Realty, and is proud to be a part of this award-winning team.



MARCUS SHALABY

Realtor® since 2006

Marcus was born and raised in Burnaby, BC and has lived throughout the Lower Mainland and Vancouver Island. Relocating to the Okanagan in 2010, Marcus and his wife, Terra, have found their family home and lifestyle for their identical twin boys who are now 10 years old.

Prior to being licensed as a realtor in 2006, Marcus obtained industry experience in construction, residential building material sales, residential development pre-sales, and homeowner customer care. Marcus is a new member of Jane Hoffman Realty since January 2020 with a primary focus on new-home marketing and pre-construction sales.



TYLER BOUCK

Realtor® since 2016

Tyler entered the real estate industry in 2016 and joined Coldwell Banker Jane Hoffman Realty in 2020. Before becoming a realtor, he was fortunate enough to play 14 years of professional hockey, including over 90 games in the NHL.

His experience with professional hockey taught him dedication, sacrifice and hard work, as well as leadership and communication skills. He brings these skills to his real estate career, working hard to get each client the best deal possible. Tyler lives in West Kelowna with his wife and three sons, and continues to coach youth hockey.

DREAMY LAKESIDE & EPIC VIEWS





10-180 SHEERWATER COURT | GLENMORE | MLS® 10202752

Welcome to Sheerwater Estates, a prestigious gated community. Enjoy the epic views from this contemporary waterfront estate on 8.5 acres of natural beauty.

Urban Arts Architecture created this luxurious home. A heated concrete driveway with natural stone blends with the clear cedar wood siding and glass accents. The exterior has an eco-friendly Marmorino plaster, made with natural lime and marble. From the metal roof to the superb landscaping, this home emanates a sense of serenity and wellbeing.

A flagstone pathway and stairs lead down to 600 feet of beach front. Enjoy miles of trails along the lake and over to Knox Mountain Park. There's easy access to three boat slips via a state-of-the-art tram.

Staying home is a delight with amenities such as a home gym. Should you prefer to relax, there's a professional media room with step-lighted tiered seating for 10. When you're in a musical mood, head over to the music room where you can play and record to your heart's content.

Have your friends over for a cigar or poker night in the designated poker room. It comes complete with its own ventilation system and glass French doors that lead to the courtyard and grounds.

There's also a temperature-controlled wine room.

From stunning views to the natural light that floods into almost every room, this home feels like a resort. In addition to the glass-encased fireplace and custom-built kitchen, there's a full catering back kitchen, a pet wash, a mud room, an office and an art studio.

Outdoors, find numerous living spaces, including a vanishing-edge pool with a swim-up bar and hot tub, as well as a dining area and lounge with firepit.

When night falls, head to your luxurious master suite complete with hypnotic lake views, a custom, king-sized bed, private deck, coffee bar and his-and-her closets. The spa-inspired en suite is a destination unto itself, with his-and-her vanities, an air hydro bubble system soaker tub with unobstructed views of the lake, and a walk-in tiled steam shower with aroma therapy.

The home comes complete with a Lutron home automation system, a 3,000-square-foot garage and workshop. And visitors can stay in their own one-bedroom detached guest house.

All this, and it's just minutes away from downtown Kelowna.

LUXURY LAKESHORE LIVING





16019 N LAKESHORE DRIVE | SUMMERLAND | MLS® 10205208

Nestled on the shores of Okanagan Lake in Summerland, discover over 4,200 square feet of lakeside living. This impressive Tommie Award-winning home sits on a 1.43-acre lot with 450 feet of lakeshore and sandy beach. And a new \$110,000 dock with room for two personal water craft awaits.

Designed by Mullins Drafting and Design, this home was built with the utmost care by Edgecombe Builders Group. Everything from low-maintenance landscaping to private patios enhance this architectural marvel.

The Tyndall stone exterior with timbers and wood soffits is a work of art, and copper-coloured roof accents lend to the opulence. Step inside and feel the warmth of walnut flooring, trim and doors throughout. The 25-foot vaulted ceiling in the great room draws the eye to the gorgeous lake views outside.

Entertaining has never been so enjoyable. The oversized dining area has plenty of room for guests, as does the Taj Mahal granite island kitchen with raised eating bar. Home cooks and chefs will love the Sub-Zero, Wolf and Asko appliances and the butler's pantry.

The cosy family room opens to the great outdoors, offering immediate access to the beach, dock and Okanagan Lake.

When it's time for bed, the master suite awaits. In the winter, cosy up with a warm fire radiating from the floor-to-ceiling brick fireplace. The en suite is also a great place to unwind — choose either the free-standing soaker tub or walk-in steam shower. Massive windows allow each day to start with a calming lake view, and a glass door provides access to the yard, beach and lake beyond.

The second level mezzanine overlooks the living area and offers more views to the lake. Walk down the art corridor and discover the media area, which comes with its own private balcony. Two additional bedrooms upstairs both have en suites.

Parking? It's not a problem, with an attached double garage plus a detached 1,875-square-foot garage with four overhead doors. There's space for five or more cars and it has a work area, wet bar with media, plus a bathroom with a full shower. There are also two RV sites with 50-amp power, water, and sewer.

TO BE LIKE Jane...

The Jane Hoffman Realty leadership team reflects on why this was the time to solidify the Jane Hoffman brand as a business entity that will continue to thrive and evolve with Kelowna.

AT A BUSINESS PLANNING SESSION

EARLY IN 2020—it was a cold Okanagan January day - members of Jane Hoffman's team were brainstorming qualities of Jane they wanted to emulate. One said, "humble." Another said, "work ethic." Two people said, "compassionate" at the same time. "I think of those a lot," says Jennifer Lebedoff, Managing Broker and one of Jane's early mentees.

Just a few months before that meeting, the Jane Hoffman Group transitioned to Coldwell Banker Jane Hoffman Realty. It was the start of a new brokerage and a new year, and yet their tight-knit team of 15 people were drawing on a 35-year legacy—Jane Hoffman's legacy—to propel them forward and continue her success.

"We all bring a 'Jane' level of care to our work," says Jennifer. What does that mean, for Jane Hoffman Realty clients and colleagues? What does it mean for that legacy if their team now serves clients from an independent brokerage with a very unique leadership structure? "What's made Jane so successful is how she connects with people on a human level and truly understands them," says Angela Coupal,

LLB, MBA, Managing Director and Legal Counsel at Jane Hoffman Realty. "She says, 'success will come if you simply care.'"

For Michael Hoffman, a partner, local developer and Jane's son, to be Jane is to all at once demonstrate "intuition, tenacity, and integrity." Jennifer says for their leader, being Jane isn't easy. "But she makes it look that way, as she moves with care through her day. She cares more than anyone I know. That means long hours, both at work and in service to her community, but she is that special sort of person who has the energy and love for it."

This is why it was so difficult when, in the fall of 2019, new regulations arose that would have had a dramatic impact on how their Realtors® could communicate with and support clients. "All of the sudden there was a barrier that stood in the way of that emotional connection between agents and clients. We wanted to make sure that what's made her approach so successful could stay in place," recalls Angela, who, for months had been analyzing and capturing the values and brand that is Jane Hoffman.

So, the team moved a little more quickly





What's made Jane so successful is how she connects with people on a human level and truly understands them... She says, "success will come if you simply care."

toward a natural step: to become an independent brokerage still affiliated with Coldwell Banker. Michael says the fortunate timing of Angela's deep analysis and systemizing of the Jane Hoffman team made taking that leap possible. "There has long been a realization that the Jane Hoffman brand, culture and businesses practices were worth encapsulating into a permanent business entity. But the vision and leadership of Angela, along with the support of Jennifer and Horizon Realty, gave my mom strength as she moved forward with this significant change. We all now had this awareness of our values and what we stand for, and that made all the difference."

On the outside, to a seller about to put all their trust into a Realtor, the difference might go unnoticed. But that's only because the team can continue to help people discover their next home in the way Jane and her team always have—with great care. On the inside, Jane Hoffman Realty is a unique entity in that there are only a handful of Realtors who are supported at length by an administrative/marketing team as well as a leadership team, which includes **Angela** and **Jennifer**.

That structure means emerging Realtors receive a lot of mentorship and "details" support, and that makes all the difference in the client experience.

"Mentoring agents is something I am enthusiastic about," says Jennifer. "Having been in their shoes, I am constantly thinking of ways I can support them to be confident, competent and professional...they have the caring part down pat. Empowering agents often means hearing their problem, hearing their solution and affirming it. Feeding someone an answer is easy; supporting an independent, critical thinker takes more creativity, but is far more rewarding."

Michael says the brokerage's next generation is just as passionate about Jane's early values, and that's how he knows they're all on the right path. "My mom is a brilliant mentor for so many reasons, and while she still has many years to give as a Realtor, I do get really excited to see that there is already a legacy being left by her when I see the great agents and leaders coming up through the organization."



ANGELA COUPAL LL.B MBA



JENNIFER LEBEDOFF



MICHAEL HOFFMAN



BENCHMARK FOR EXCELLENCE

ACCOMPLISHMENTS

\$3.2B

in Sales
*since 1985

10

Dedicated Sales
Agents

10

Years as #1 Team in
Canada with Coldwell
Banker *2008-2018

5

Years as Top Ten Team
in North America for
Coldwell Banker

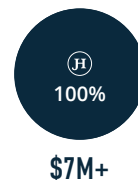
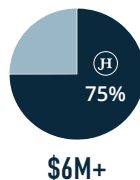
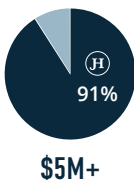
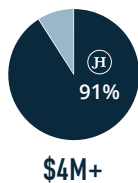
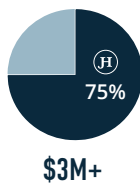
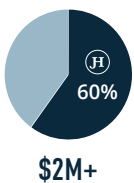


5 YEAR PERFORMANCE STATS

Central Okanagan Sales on MLS from
January 01, 2015 - April 2020

SALES

- Over 1100 sales in 5 years
- Avg. List End Price of \$1.2M
- Avg. Buy End Price of \$1.35M



GLOBAL LUXURY REACH

One of real estate's most robust global networks.

GLOBAL LUXURYSM

The Global Luxury Network culminates extraordinary representation that crosses oceans, continents and language barriers. Global Luxury has 92,000 independent sales associates in approximately 3,000 offices over 44 countries and territories. Your luxury is our legacy.





LAKESHORE

OVER \$4 MILLION



**COLDWELL
BANKER**

GLOBAL
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12391 PIXTON ROAD

EXCLUSIVE | \$55,000,000



LOCATION: Lake Country North West | **SQUARE FOOTAGE:** 24,469 SQ. FT. | **LOT SIZE:** 8.55 Acre | **WATERFRONT:** 850 FT.
BEDROOMS: 8 | **BATHROOMS:** 13 | **LISTING AGENT:** Jane Hoffman, PREC



"The Waterside Farm," is a luxurious lakeside retreat nestled on Lake Okanagan. This exquisite estate is luxury at its finest, offering state-of-the-art technology and outstanding attention to detail. Secure gated entry with majestic porte cochere entry. Tasteful landscape with manicured gardens, raised beds and pathways complement the natural stone and wood exterior at this ultra-luxury home. This one-of-a-kind property has a main residence, a self-contained guest wing and caretaker's residence. Grand great room with soaring ceilings, gourmet kitchen with full butler pantry. Fine-quality craftsmanship is evident throughout with high-end details in every room of the home. Newly installed wharf system with composite decking, steel piles, lighting and seasonal water hookups. Offers boat lift and two Sea-Doo lifts.



4800 LAKESHORE ROAD

EXCLUSIVE | \$13,995,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 11,001 SQ. FT. | **LOT SIZE:** 17.8 Acre | **WATERFRONT:** 400 FT.
BEDROOMS: 6 | **BATHROOMS:** 8 | **LISTING AGENT:** Jane Hoffman, PREC



Lakeshore Equestrian Acreage on the shores of Okanagan Lake. Gorgeous lake views from nearly every angle of this luxury post-and-beam-style home. Generous-sized living areas all enjoy access to the lakeside setting. 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, capturing the Okanagan Lake views to perfection. Outdoor dining off the kitchen boasts a traditional wood fireplace. A horse enthusiast's dream property with riding arena and oversized horse paddocks. Horse barn has three separate stalls, tack room, living room, bath, laundry and heated horse washing. Pebbled shoreline with newly completed lakeside lounging deck. Licensed boat dock with lift and slide.



#10 180 SHEERWATER COURT

MLS® 10202752 | \$12,998,000



LOCATION: Glenmore | **SQUARE FOOTAGE:** 13,327 SQ. FT. | **LOT SIZE:** 8.5 Acre | **WATERFRONT:** 600 FT.
BEDROOMS: 5 | **BATHROOMS:** 8 | **LISTING AGENT:** Jane Hoffman, PREC



Contemporary waterfront estate and gated "Sheerwater." Property seamlessly integrates finest luxury living with natural beauty of its surroundings. Offers state-of-the-art technology for a sustainable lifestyle. Eco-friendly exterior in clear cedar, stone and metal roof. Walls of glass offer lake views and natural light. Book-matched walnut throughout adds warmth to the interior. Lower level movie theatre, recording studio, poker room, gym and wine cellar. Numerous private outdoor living areas include covered dining space and lounge with stone fire pit, vanishing-edge pool with swim-up bar and hot tub. Advanced carbon-filter water treatment system, backup generator, LED lighting and geothermal heating/cooling. Lutron automation system, security with cameras and secondary gated entry. Eight- to 10-car heated garage and 3 boat slips accessed by tram and private, secluded cove.



4624 FULLER ROAD

MLS® 10205659 | \$6,995,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 3,052 SQ. FT. | **LOT SIZE:** 0.949 Acre | **WATERFRONT:** 109 FT.
BEDROOMS: 5 | **BATHROOMS:** 4 | **LISTING AGENT:** Tyler Bouck, PREC



Welcome to 4624 Fuller Road, one of the most exclusive lakefront properties for sale in the Okanagan. This flat 0.949-acre lakefront property with mature trees, sandy beach and dock creates the utmost tranquil and private lakefront setting. This is the first time this generational Lower Mission property has ever been listed for sale. The architecturally designed home features 5 bedrooms, 3 bathrooms, a triple car garage with a workshop and storage area, as well as a dedicated washroom accessible from the outside for use while enjoying the lake and beach. Fuller Road is centrally located in Lower Mission and is within walking distance of excellent schools, restaurants, pubs, grocery stores, medical offices and many outdoor amenities.



3702 FINCH ROAD

MLS® 10190809 | \$6,900,000



LOCATION: North Glenmore | **SQUARE FOOTAGE:** 4,332 SQ. FT. | **LOT SIZE:** 24.84 Acre | **WATERFRONT:** 890 FT.
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Rare, private waterfront estate on Okanagan Lake. The ultimate in privacy and solitude. Nestled amid a natural woodscape offering sweeping lake and mountain views. Luxury, ranch-style home with expansive windows and easy access to the shores of the lake. Open-concept main floor living with vaulted ceilings and traditional fireplace. Private, main floor master bedroom with lounging area, access to exterior, walk-in closet and spa-like bathroom. Lower level family room plus additional bedrooms. Beach house with bathroom, living and kitchen. Two-storey garage with parking for 6 and full office. Exterior studio complete with generous deck and changing area. Four-bedroom caretaker's home. Tennis courts and new dock with 3-ton boat lift.



1687 PRITCHARD DRIVE

MLS® 10172415 | \$6,895,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 5,596 SQ. FT. | **LOT SIZE:** 0.43 Acre | **WATERFRONT:** 100.4 FT.
BEDROOMS: 6 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



Waterfront Modern Timber Frame Masterpiece. The exterior is rich with stone & timber complementing the interior. Home designed to flow seamlessly to the incredible outdoor living spaces. Soaring ceilings lined in fir with double flanking staircase creates a grand entry. Great room features floor to ceiling fireplace with detailed woodwork & wall of windows embracing views of the infinity-edge pool & lake. Gourmet kitchen with an open layout to dining, casual living room & expansive patio with full outdoor kitchen. Main floor master retreat boasts floor to ceiling windows capturing endless views. Upper level bridge separates two bedroom wings. 5 bedrooms are located on this level & 3 bathrooms. Stunning pool and lakeside entertainment areas! Wharf 2 boat lifts & 2 sea doo lifts.



5308 LAKESHORE ROAD

MLS® 10205688 | \$6,495,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 4,510 SQ. FT. | **LOT SIZE:** 1.22 Acre | **WATERFRONT:** 180 FT.
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



One-of-a-kind lakeshore setting! Custom home with private shoreline and licensed dock. Thought-out design focused on energy efficiency. Crossing the creek, a private bridge leads through lush forest to the secluded beach. Superior quality from the structure to the finishing, with thick-granite exterior walls, arched roof lines and dramatic overhangs. European tilt-and-turn windows, in-floor radiant heating and walnut millwork throughout. Twenty-nine-foot ceilings with skylights, curved wall of Sycamore cabinetry with tear-drop-shaped island. Spacious dining area leads to a covered patio with BBQ and lounging area, while the great room showcases floor-to-ceiling granite fireplace and walls of folding windows to complete the outdoor experience. Master suite with balcony, media room, lakeside patio with hot tub, exercise pool and greenhouse.



2463 WHITWORTH ROAD

MLS® 10176873 | \$6,295,000



LOCATION: Westbank Centre | **SQUARE FOOTAGE:** 6,008 SQ. FT. | **LOT SIZE:** 0.448 Acre | **WATERFRONT:** 93 FT.
BEDROOMS: 5 | **BATHROOMS:** 7 | **LISTING AGENT:** Jane Hoffman, PREC



Waterfront luxury on Whitworth! Contemporary design with stone and wood elements to create over 6,000 sq. ft. of lakeside living space 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 available. This one-of-a-kind, open-concept home blends both modern contemporary elements with natural materials, creating an inviting atmosphere, and seamlessly incorporating an amazing outdoor bar and expansive lakeside patio. Private waterfront yard to enjoy the ever-changing vistas of Lake Okanagan and deep-water moorage for your boat. One bedroom in-law suite with separate entrance.



16019 NORTH LAKESHORE DRIVE

MLS® 10205208 | \$5,850,000



LOCATION: Summerland | **SQUARE FOOTAGE:** 4,240 SQ. FT. | **LOT SIZE:** 1.43 Acres | **WATERFRONT:** 450 FT.
BEDROOMS: 3 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Award-winning custom home on level lakeshore with sandy beach. Gated, low maintenance landscaping and outdoor kitchen! Stone and timber exterior, open-concept interior with 25-foot vaulted ceilings, walnut flooring, oversized dining area, granite island kitchen with separate butler's pantry. Family room opens to outdoors. Master on main with brick fireplace and private beach side patio. Second level mezzanine overlooks living area with art corridor leading to media area and two additional bedrooms with en suites. Attached double plus detached 1,875-square-foot garage with 4 overhead doors, epoxy flooring, radiant heat, pre-wired for lifts, work bench, wet bar with media and bathroom with shower. Two RV sites with power, water and sewer. New dock with two Sea-Doo slips, and buoy. No speculation tax!



177 MATHISON PLACE

MLS® 10199365 | \$5,850,000



LOCATION: Kelowna South | **SQUARE FOOTAGE:** 8,522 SQ. FT. | **LOT SIZE:** 0.445 Acre | **WATERFRONT:** 76.4 FT.
BEDROOMS: 7 | **BATHROOMS:** 7 | **LISTING AGENT:** Jane Hoffman, PREC



Prime, level waterfront in coveted Abbott Street corridor! Stunning home offers the ultimate in lakeshore living, from the grand, dual staircase in the foyer to the spectacular views of the lake from almost every room. Main floor living encompasses open-design kitchen with granite counters, dining and casual family room. Great room features fireplace with custom cast limestone surround. Office, games and theatre room complete this living level. Master suite with spa-inspired en suite. Upper level bedrooms all have en suites. Gated, estate-sized lot on a quiet cul-de-sac with sandy beach. Expansive, stamped-concrete terrace surrounds the saltwater pool, hot tub and gazebo. A serene water fountain and putting green adds to the relaxed ambiance. Guest studio suite above the garage. Oversized, triple-heated garage. Licensed dock with boat lift.



245 SWICK ROAD

MLS® 10199538 | \$5,600,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 7,874 SQ. FT. | **LOT SIZE:** 2.8 Acres
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Rare one-of-a-kind property on immaculate manicured grounds. Luxurious main residence has 1 bedroom, 1 bath beach house with full kitchen. Main residence provides a main floor master, in addition the lower walk out level features a further master suite that enjoys patio access to a lovely rose garden, full sun room, sitting room, private bath and massive walk-in closet. The extensive use throughout the home of glass brings the park like grounds and lakeside setting in. Incredible lake views, quality craftsmanship and charming details come together to make this unique estate a true masterpiece. Pool, level lakeside yard and large dock See listing agent if interested in larger parcel, 5.4 acres with main house, guest house, boat house and 325ft of waterfront for 8 million.



2371 GEORGE COURT

MLS® 10169125 | \$5,390,000



LOCATION: Westbank Centre | **SQUARE FOOTAGE:** 4,040 SQ. FT. | **LOT SIZE:** 0.32 Acre | **WATERFRONT:** 84.5 FT.
BEDROOMS: 4 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



Prime, level lakeshore home in West Kelowna. This stately home exudes a warm, inviting Lake Como villa style with exquisite finishing, unsurpassed quality and attention to detail. Gated entry and front courtyard with Canterra carved stone fireplace. Stunning Carolyn Walsh custom island kitchen. Master bedroom on main with luxurious en suite. Guest bedroom with private en suite and access to the courtyard. Two guest bedrooms on the upper level with family room and wet bar. Oversized double garage with workbench plus 40-foot-deep RV/boat garage, 14-foot-high overhead door. Extra side parking for RV or boat. Low maintenance yard with flagstone terrace, covered patio with timbered pergola and outdoor kitchen. Dock with 12,000-lb boat lift plus 2 Sea-Doo lifts.



#6 180 SHEERWATER COURT

MLS® 10202300 | \$5,295,000



LOCATION: Glenmore | **SQUARE FOOTAGE:** 5,187 SQ. FT. | **LOT SIZE:** 2.619 Acre | **WATERFRONT:** 429 FT.
BEDROOMS: 5 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



Stunning home in prestigious Sheerwater Estates, one of Kelowna's premier lakefront neighbourhoods. Gated community close to city centre. Architecturally designed to blend seamlessly with the commanding views of the lake, mountains, and the infinity edge saltwater pool. Soaring ceilings and clean contemporary lines embody quality craftsmanship. Amazing outdoor spaces including a spacious terrace, full outdoor kitchen and covered patio with unique see-through fireplace. Outstanding attention to detail, custom black walnut cabinetry, solid walnut interior doors and feature walls, wire-brushed white oak hardwood floors. Over 5,800 sq. ft. with 5 bedrooms and 6 baths, including a 1-bedroom/1-bath caretaker's suite. Oversized triple car garage with epoxy finish and an abundance of cabinets. All furniture included. Quick possession. Boat moorage and slip included.



208 POPLAR POINT DRIVE

MLS® 10187118 | \$5,295,000



LOCATION: Kelowna North | **SQUARE FOOTAGE:** 6,149 SQ. FT. | **LOT SIZE:** 0.47 Acre | **WATERFRONT:** 106.3 FT.
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Outstanding waterfront in the heart of Kelowna. This home is where tranquility and technology co-exist. This ultimate, custom-designed lakeshore home has been carefully crafted into the lakeside landscape with precision. Boat dock offers multiple lifts and slips. Award-winning vanishing edge pool design integrates with the lake beyond. Full outdoor kitchen to entertain with ease while enjoying the warm summer Okanagan evenings. This luxurious residence offers over 6,000 square feet, 4 bedrooms plus den and 5 bathrooms. Quality materials inside and out will impress the most discerning buyer. Exterior features extensive cultured stone, stucco and copper metal roof system. The location is one of a kind. Bordering on parkland that offers miles of exploring, yet walking distance to Kelowna's vibrant downtown amenities.



#15 901 WESTSIDE ROAD SOUTH

MLS® 10205592 | \$4,999,000



LOCATION: Westside Road | **SQUARE FOOTAGE:** 6,642 SQ. FT. | **LOT SIZE:** 0.637 Acre | **WATERFRONT:** 169 FT.
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Tyler Bouck, PREC



A magnificent modern masterpiece perched on the lakefront cliffs off Westside Road with spectacular views of Lake Okanagan and the City of Kelowna. Located in Sailview Bay: an exclusive, gated, lakefront development that offers exceptional privacy and is less than a 10-minute drive to downtown Kelowna. This home was substantially renovated and redesigned, merging indoor and outdoor living with nano doors on every level. The lower level bar opens up to the large concrete pool deck with saltwater pool and custom hot tub. This property is on a double lot and features 169 feet of private beachfront complete with funicular/tram access to the lake, sandy beach area, fire pit, beach house and a private dock with lift. This home truly is the ultimate Okanagan lakefront property.



3994 BLUEBIRD ROAD

MLS® 10205214 | \$4,998,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 5,449 SQ. FT. | **LOT SIZE:** 0.45 Acre | **WATERFRONT:** 50 FT.
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Waterfront masterpiece created by San Marc Custom Homes. This exquisite luxury residence is set on a level lot with a sandy beach. Fully landscaped, winding pathways, tall trees, shrubs and two beautiful courtyards, with cascading waterfalls at entrance. Finishing details include wainscoting, inset wall shelving and crown mouldings. The kitchen and great room are the showpieces on the main level, placed perfectly for entertaining indoors or outdoors. Access to the exterior lakeside patio complete with stone wood fireplace flanked with built-in barbecue and cabinets. Upper level mezzanine overlooks kitchen and great room, and leads to bedrooms and oversized guest area and office with own entrance. Ample green space gives access to sandy beach and dock. Massive, triple garage with additional storage. Short stroll to nearby amenities!



3600 LAKESHORE ROAD

MLS® 10201361 | \$4,998,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 4,518 SQ. FT. | **LOT SIZE:** 0.433 Acre | **WATERFRONT:** 68.2 FT.
BEDROOMS: 3 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Lakeshore Masterpiece! Modern New York loft inspired luxury home. Clean lines, flat roof, polished surfaces and incredible connection to natural light and lake. Fully fenced level lakeshore property with brushed steel security gate. Upon entering the home, soaring windows give transparency from the main entrance to the lake! Carolyn Walsh designed kitchen featuring a 12' quartz island. Open concept great room and kitchen feature exposed trusses and 26' expanse of glass opens to the lakeside patio. Great room features an 84" linear gas fireplace. Floating staircase leads to upper level mezzanine with casual living area. Lakeside master bedroom with elegant private bath and incredible walk in closet with pocket door to laundry. Dock with boat lift accommodates 14,000 pound boat. Great location, short walk to dining + city amenities.



LAKESHORE OVER \$4 MILLION

3602 LAKESHORE ROAD

MLS® 10201191 | \$4,998,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 6,129 SQ. FT. | **LOT SIZE:** 0.51 Acre | **WATERFRONT:** 68 FT.
BEDROOMS: 6 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



Extraordinary private waterfront home in desirable Lower Mission on prime level lake shore. Timeless design offering luxurious living with large patios and balconies that seamlessly transition from interior to exterior. Expansive patio with pool and hot tub. Full outdoor kitchen and BBQ area poolside, with sit-up bar and granite counter. Gourmet island kitchen with top-of-the-line appliances, dining room and adjoining great room feature two sliding-door accesses to the exceptional lakefront setting. Master bedroom features private view balcony, en suite bathroom and fireplace. Additional bedrooms on upper level. Shared deck from one of the upper bedrooms leads to guest suite over the heated triple garage. Triple garage has a 2-piece bathroom. Front courtyard with water feature plus fountain. New dock with 7,000-lb boat lift.



#4 315 KALAMALKA LAKEVIEW DRIVE

MLS® 10190423 | \$4,995,000



LOCATION: Coldstream | **SQUARE FOOTAGE:** 4,915 SQ. FT. | **LOT SIZE:** 4.942 Acres
BEDROOMS: 4 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



Breathtaking views of the colourful waters of Kalamalka Lake. Stamped-concrete driveway leads to upper 4-car garage and winds to lower over-sized 1-car garage. Dramatic lakeview entry with soaring ceilings accented with wood beams, glass railings, floating staircases and hickory floors. Open-concept dining, kitchen and great room with a fantastic connection to the outdoor kitchen and pool. Gourmet kitchen with ample cabinetry, Cambria quartz counters, oversized center island and full pantry with Nana doors to the exterior, and dumbwaiter to the upper level. Two-storey great room with floor-to-ceiling windows and stunning fireplace. Lakeview master retreat has direct access to the poolside. Saltwater pool with jets and 8-person hot tub. Amazing year-round outdoor kitchen set poolside.



4514 ELDORADO COURT

MLS® 10202567 | \$4,995,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 5,945 SQ. FT. | **LOT SIZE:** 0.43 Acre | **WATERFRONT:** 80.1 FT.
BEDROOMS: 3 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



This world-class property is commonly referred to as one of the most beautiful and spectacular in the Lower Mission area of Kelowna. Private park-like setting on magnificent lakefront. Large island kitchen with double ovens opens to casual eating space. Multiple living spaces with wall-to-wall windows and French doors opening to outdoor patio. Back patio with outdoor kitchen overlooks well-manicured grounds. Upper master suite with sitting area, gas fireplace large en suite and flooded with natural light. Enchanting grounds rarely found in the city feature trees with over 200 years of growth! Four-car garage with space for extra parking. Nanny/guest suite over the extended garage with separate entry. Backyard privacy from landscaping hedge with private pebbled Okanagan shoreline.



16838 MAKI ROAD

MLS® 10191311 | \$4,895,000



LOCATION: Lake Country North West | **SQUARE FOOTAGE:** 4,054 SQ. FT. | **LOT SIZE:** 2.41 Acres | **WATERFRONT:** 214 FT.
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Lakeshore home with total privacy! A rare opportunity to acquire this lakefront estate acreage. Experience the unsurpassed shimmering lake views from this charming, cosy rancher that offers 3 bedrooms and 2.5 baths. Tasteful updates and immaculately maintained. Many updates including bamboo flooring and granite island kitchen. Home features 2 bedrooms with en suites and full living room. A unique element is the 6-car covered parking with a professional wash bay, complete with dryer, and separate guest accommodations above. Secure gated entry and the property is fully fenced with manicured grounds and easy access to the lake side. At the waterfront, there is a level grassy area, beach cabana with BBQ patio and wharf. Dock system supports a 38-foot boat, additional jet ski lifts and smaller boat lift.



LAKESHORE OVER \$4 MILLION

2553 WHITWORTH ROAD

MLS® 10184834 | \$4,798,000



LOCATION: Westbank Centre | **SQUARE FOOTAGE:** 4,473 SQ. FT. | **LOT SIZE:** 0.558 Acre | **WATERFRONT:** 96.8 FT.
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Quiet waterfront on prestigious Whitworth Road. Prime level lakeshore on estate-sized property. Luxury home is surrounded by established landscaping and magnificent maple-tree-lined driveway. Triple garage with extra parking. Main level offers many access points to the covered patio, salt-water pool and lakeside setting. Gourmet kitchen with entertainment-sized granite centre island opens to casual breakfast nook and cosy family room, complete with traditional wood-burning fireplace. Adjacent to the kitchen is a formal dining room and living room. The location of all living areas offers sun-filled ambiance, southeast sun exposure and stunning views of the lake. Master bedroom has huge walk-in closet with room for gym, full lounging area, gas fireplace, lakeside balcony and a spa-like marble en suite. A must see!



1719 PRITCHARD DRIVE

MLS® 10199459 | \$4,498,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 5,898 SQ. FT. | **LOT SIZE:** 0.52 Acre | **WATERFRONT:** 103 FT.
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Stunning lakeshore property in West Kelowna! Exquisite San Marc masterpiece, level estate-sized lot. Sandy beach, licensed dock with 10,000-pound hydraulic lift and 2 Sea-Doo lifts. This custom home offers grand spaces with a cosy family atmosphere. White oak hardwood, Carerra marble flooring, "washed" cedar decked ceilings. High-quality materials, appliances and craftsmanship evident throughout. Chef's kitchen with incredible counter space, oversized centre island and top-of-the-line appliances. Spacious master bedroom on main level with spa-like en suite leading to the exterior 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, offer options for parking up to 4 vehicles.



2383 GEORGE COURT

MLS® 10204276 | \$4,195,000



LOCATION: Westbank Centre | **SQUARE FOOTAGE:** 3,967 SQ. FT. | **LOT SIZE:** 0.38 Acre | **WATERFRONT:** 84.5 FT.
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Paradise on the lake! Custom home set on prime, level lakeshore. Completely rebuilt in 2015 with a new 3-bay garage addition, 980 sq. ft. Designed to take full advantage of the lakeside setting with soaring floor-to-ceiling windows and beautiful coffered ceilings. Open-concept design embraces the stunning granite island kitchen, dining room, great room and natural stone fireplace. Seamless integration of indoor/outdoor living with expansive covered patio and hot tub. Two master suites – one on the main level and one on second level, both with spectacular views and luxurious en suites! Private park-like setting with mature, manicured cedar hedge. Four-car garage – one bay with extra height. Side parking for RV/boat. Licensed dock with 2 boat lifts.



4760 CRIGHTON ROAD

MLS® 10197935 | \$4,195,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 4,359 SQ. FT. | **LOT SIZE:** 0.53 Acre | **WATERFRONT:** 79.6 FT.
BEDROOMS: 3 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC

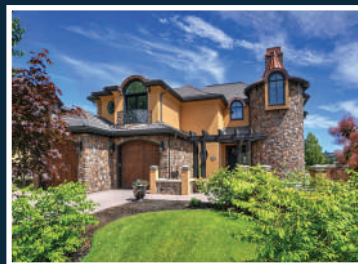


"Oasis" in very sought-after area. Amazing landscaping and waterfall creates privacy and serenity. Completely renovated in 2012. Home showcases fine craftsmanship throughout. Tongue-and-groove ceilings with wood beams. Light, contemporary gourmet kitchen with live-edge kitchen island, high-end appliances and pass-through window to outdoor covered lakeside patio. Off the kitchen is glassed-in office nook with built-in cabinetry. Kitchen opens to dining and great room with stone fireplace. Nana doors open to covered lakeview patio. Spa-inspired master retreat with oversized glass doors opening to private patio. Lower level media and games room with wet bar opens to covered patio and hot tub. Three-hundred-square-foot beach cabana with kitchen. Heated driveway, gated entry. Beautiful beachfront with dock and boat lift.



LAKESHORE

\$2 - \$4 MILLION



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8312 KALAVISTA DRIVE

LOCATION: Coldstream **WATERFRONT:** 170 FT.
LOT SIZE: 0.64 Acre **SQUARE FOOTAGE:** 4,885 SQ. FT.

Exceptional Kalamalka Lake waterfront, 3-bed, 5-bath estate! Level gated property. Manicured gardens, licensed dock with jet ski lift and 4-bay garage. Dramatic, open design with lakeside indoor/outdoor living. Gourmet chef's kitchen with adjoining dining and living space. Lakeside master suite with spa-like en suite, 1 bedroom nanny suite with separate entry. Lake-side patio extends to waterfront and dock.

MLS® 10196309 | \$3,995,000 | LISTING AGENT: Jane Hoffman, PREC



3673 GREEN BAY LANDING

LOCATION: Lakeview Heights **WATERFRONT:** 59 FT.
LOT SIZE: 0.23 Acre **SQUARE FOOTAGE:** 3,950 SQ. FT.

Pinnacle of waterfront living in private, gated community. Executive 4-bed, 5-bath home with the finest in finishing. Unbelievable kitchen, media room and wine cellar. Outdoor kitchen on the waterfront. Intimate inner courtyard with stone wall and water feature. All bedrooms complete with en suite baths. Waterfront entertainment area. Large, oversize double garage. Dock with boat and jet ski lifts.

MLS® 10194622 | \$3,895,000 | LISTING AGENT: Dean Simonelli





4096 LAKESHORE ROAD

LOCATION: Lower Mission **WATERFRONT:** 63 FT.
LOT SIZE: 0.51 Acre **SQUARE FOOTAGE:** 3,012 SQ. FT.

Exceptionally renovated 3-bed, 3-bath waterfront rancher! Open-concept main living with great room dining and double island kitchen all with shared fireplace. Wine cellar, butler's pantry and wood-beamed ceilings. Main living space opens to lakeside patio with outdoor kitchen. Lakeside master suite with fireplace. Casual media room, separate detached guest quarters. Level lakeshore with sandy beach!

MLS® 10187999 | \$3,750,000 | LISTING AGENT: Jane Hoffman, PREC



2331 CAMPBELL ROAD

LOCATION: Lakeview Heights **WATERFRONT:** 82 FT.
LOT SIZE: 0.34 Acre **SQUARE FOOTAGE:** 4,294 SQ. FT.

Spectacular 4-bed, 5-bath lakefront retreat! Luxury rancher with fully finished walkout. Large triple garage. Unobstructed lake, city and bridge views from every room. Soaring ceilings, expansive use of glass and nano doors to spacious deck. Sleek island kitchen, main-floor master suite and all bedrooms with en suites. Two-level beach house. Wiring for tram to sandy beach and newer dock.

MLS® 10194982 | \$3,695,000 | LISTING AGENT: Jane Hoffman, PREC





1353 GREEN BAY ROAD

LOCATION: Lakeview Heights **WATERFRONT:** 69.8 FT.
LOT SIZE: 0.22 Acre **SQUARE FOOTAGE:** 3,989 SQ. FT.

West Kelowna level lakeshore. Stunning open-concept, 3-bed, 4-bath San Marc designed home. Wall of windows for easy access to expansive outdoor terrace. Custom cabinetry, maple hardwood and detailed millwork throughout. Main floor master with views, 3 bedrooms, each with own en suite plus main floor office. Deep-water moorage, boat slip, 3-ton lift and 2 jet ski lifts.

MLS® 10204338 | \$3,690,000 | LISTING AGENT: Jane Hoffman, PREC



3264 WATT ROAD

LOCATION: Lower Mission **WATERFRONT:** 67 FT.
LOT SIZE: 0.46 Acre **SQUARE FOOTAGE:** 3,420 SQ. FT.

"Hawaiian" golden sandy beach on prime level lakeshore! Impressive views from 5-bed, 3-bath home. Gated entry, fenced and mature landscaping. Covered lakeside patio with fireplace. Kitchen with nook opens to outdoor dining. Spacious living and dining rooms plus cosy, garden-view family room. Main level master suite. Oversized double detached garage and RV parking. New dock and boat lift!

MLS® 10179253 | \$3,690,000 | LISTING AGENT: Sherrin Stewart





5052 LAKESHORE ROAD

LOCATION: Upper Mission **WATERFRONT:** 190 FT.
LOT SIZE: 1.228 Acres **SQUARE FOOTAGE:** 3,412 SQ. FT.

Outstanding waterfront estate. One-of-a-kind, 4-bed, 3-bath architecturally designed home with established grounds, secure entry, tennis courts and negative-edge pool. Bedroom wing of home has master with fireplace and lake access. Living room with floor-to-ceiling windows, oversized kitchen with access to outdoor dining. Shoreline with beach cabana and galley kitchen. Wharf with boat lift!

MLS® 10189837 | \$3,650,000 | LISTING AGENT: Jane Hoffman, PREC



#6 3745 WEST BAY ROAD

LOCATION: Lakeview Heights
LOT SIZE: Strata **SQUARE FOOTAGE:** 3,811 SQ. FT.

Paradise Estates – a gated waterfront community. Open-concept, 3-bed, 4-bath luxury home with indoor/outdoor beachfront living, custom walnut millwork, heated tile floors, elevator, wine cellar, rooftop patio with hot tub. Opulent master suite, with second bed en suite, community beach, pool, waterslide, putting green, state-of-the-art dock with slip. Double garage, steel and concrete construction.

MLS® 10197060 | \$3,599,000 | LISTING AGENT: Jane Hoffman, PREC





#210 440 CASCIA DRIVE

LOCATION: Lower Mission

LOT SIZE: 0.184 Acre **SQUARE FOOTAGE:** 3,730 SQ. FT.

South Bay Landing gated waterfront community! Luxurious waterfront open-concept home with 3 beds, 3 baths, floor-to-ceiling windows, gourmet granite island kitchen, an abundance of maple cabinetry, walnut hardwood flooring, quality millwork and crown mouldings. Outdoor fireplace. 2 lakeside patios, hot tub, full-time boat slip with lift. Community beach, pool, hot tub, club house and fitness centre.

MLS® 10202203 | \$3,495,000 | LISTING AGENT: Jane Hoffman, PREC



11990 OKANAGAN CENTRE ROAD

LOCATION: Lake Country East/Oyama **WATERFRONT:** 145 FT.

LOT SIZE: 0.95 Acre **SQUARE FOOTAGE:** 3,600 SQ. FT.

Spectacular waterfront, 4-bed, 5-bath log home. Generous living areas all offering impressive lake views. Perfect for family gatherings with kitchen and dining opening onto lakeside balcony, large family room with wood-burning fireplace upper. Master suite with patio. Lower level living room with fireplace. Mature landscaping, detached garage with upper level bed and bath. Dock with boat lift, desirable location, no speculation tax!

MLS® 10192418 | \$3,450,000 | LISTING AGENT: Jane Hoffman, PREC





14450 CARRS LANDING ROAD

LOCATION: Lake Country North West **WATERFRONT:** 165 FT.
LOT SIZE: 0.63 Acre **SQUARE FOOTAGE:** 3,757 SQ. FT.

Lakeshore living! Three-bed, 3-bath home with open concept and amazing views. Soaring ceilings, walls of glass, custom cabinetry, granite surfaces and hardwood flooring. Kitchen at the heart of the home with adjacent dining, great room and main floor master suite. Lower level family room with wet bar and access to lake. Seating area next to new dock with lift. Private 165 ft. of beach and no speculation tax!

MLS® 10201800 | \$3,295,000 | LISTING AGENT: Jane Hoffman, PREC



1938 MCDOUGALL

LOCATION: Kelowna South **WATERFRONT:** 80 FT.
LOT SIZE: 0.36 Acre **SQUARE FOOTAGE:** 4,066 SQ. FT.

Stunning architecture with floor-to-ceiling windows, commanding views and sandy waterfront. This open-concept lakeshore home offers space, flexibility, detail and simplicity. Nana-style folding windows and overhead retractable glass door engages seamless transition to the lakeside patio, backyard and hot tub. Sleek custom cabinets and magnificent centre island. Soaring 2-storey ceiling in the great room. Sandy beach, minutes to downtown Kelowna.

EXCLUSIVE | \$3,195,000 | LISTING AGENT: Jane Hoffman, PREC





#9 2368 ABBOTT STREET

LOCATION: Kelowna South
LOT SIZE: 0.17 Acre **SQUARE FOOTAGE:** 3,075 SQ. FT.

Exquisite 4-bed, 4-bath waterfront home in gated community. Two storeys of luxurious, fully renovated living with master on the main. South-west exposure floods light into open-concept space with views of the water. The sleek, modern kitchen showcases double islands, illuminated wine display, beautiful master suite, games room, new wharf with full-time boat slip, community pool and hot tub.

MLS® 10200909 | \$2,998,000 | LISTING AGENT: Jane Hoffman, PREC



#7220 97 HIGHWAY

LOCATION: Peachland **WATERFRONT:** 402 FT.
LOT SIZE: 2.795 Acres **SQUARE FOOTAGE:** 5,000 SQ. FT.

Luxury post-and-beam 6-bed, 5-bath home with stunning lake and mountain views. Impeccable workmanship with rich, fir finishing and mahogany floors, walls of windows overlooking the lake and indoor/outdoor living. Lower level has 3 self-contained suites. Separate 3-bed 2-bath guest cottage. Tram and stairs to private shoreline, lakeside cabana, patio deck, dock and boat lift.

MLS® 10195046 | \$2,998,000 | LISTING AGENT: Jane Hoffman, PREC





4174 LAKESHORE ROAD

LOCATION: Lower Mission **WATERFRONT:** 50 FT.
LOT SIZE: 0.364 Acre **SQUARE FOOTAGE:** 3,381 SQ. FT.

Prime level lakeshore in Lower Mission. This 3-bed, 5-bath home combines luxury and beachy elegance, blending perfectly with the lakeside setting. The design brings the beauty of the outdoors into the interior with quality renovations, stone fireplace and media room with wet bar. Car enthusiast's 4-bay, 8-car garage. Swimming pool, sandy beach, licensed dock with slip and lift.

MLS® 10186219 | \$2,895,000 | LISTING AGENT: Jane Hoffman, PREC



8839 OKANAGAN LANDING ROAD

LOCATION: Vernon **WATERFRONT:** 85 FT.
LOT SIZE: 0.28 Acre **SQUARE FOOTAGE:** 5,660 SQ. FT.

Gated, level lakeshore! Impeccable 4-bed, 6-bath waterfront home with oversized covered lakeside patio. Open design with kitchen, dining and living sharing 3-way fireplace, transitioning to outdoor living. Main level den, laundry and 1 of 2 master suites. Bonus room with wet bar and access to upper level deck. Lower level media and games room. Dock with boat lift.

MLS® 10191606 | \$2,645,000 | LISTING AGENT: Jane Hoffman, PREC





5044 LAKESHORE ROAD

LOCATION: Upper Mission **WATERFRONT:** 100 FT.
LOT SIZE: 0.511 Acre **SQUARE FOOTAGE:** 3,616 SQ. FT.

Private lakeshore setting! Six-bed, 5-bath home with self-contained accommodations. Entry level spacious family room with 2 flanking master beds with en suites. Open-concept great room, kitchen and dining all share wood fireplace. Courtyard off great room leads to studio guest accommodations. Ground level summer kitchen, 3 lakeside decks, tram and stairs to water, beach cabana and wharf.

MLS® 10186661 | \$2,498,000 | LISTING AGENT: Jane Hoffman, PREC



#161 9845 EASTSIDE ROAD

LOCATION: Vernon
LOT SIZE: Strata **SQUARE FOOTAGE:** 3,699 SQ. FT.

Luxury living at "The Outback," offering marina, available slip rental, 2 pools, 4 hot tubs, tennis, gym and beach! Only one of 2 homes with its own private pool. Four-bed, 4-bath home with wood beams, granite, wood-lined ceilings and marble used throughout. Vaulted ceilings, open living spaces and floor-to-ceiling glass brings nature in with incredible lake views. Stunning view and setting.

MLS® 10166998 | \$2,495,000 | LISTING AGENT: Jane Hoffman, PREC





5000 LAKESHORE ROAD

LOCATION: Upper Mission **WATERFRONT:** 97 FT.
LOT SIZE: 0.79 Acre **SQUARE FOOTAGE:** 5,500 SQ. FT.

Contemporary waterfront home with pristine lake front, beach house and wharf with covered electric lift! Breathtaking lake views from this 5-bed, 7-bath home with 2,200 sq. ft. of deck! High-end renovations throughout, vaulted ceilings and extensive use of granite and travertine. Full gym or nanny suite and 5-person steam room! Waterfall, Koi pond and a backyard made for a pool.

MLS® 10182210 | \$2,495,000 | LISTING AGENT: Dean Simonelli



215 SWICK ROAD

LOCATION: Upper Mission
LOT SIZE: 2.29 Acres **SQUARE FOOTAGE:** 3,840 SQ. FT.

Peaceful waterfront home! Perfectly positioned to capture the unobstructed lake and city views. Approximately 1 acre suitable for development of a guest house or shop. Landings throughout the yard for lounging by the lake. Bright and spacious 3-bed, 4-bath home, vaulted ceilings, island kitchen with lakeside balcony, main floor master. Timber Pergola, detached shed, wharf and boat lift.

MLS® 10191804 | \$2,295,000 | LISTING AGENT: Jane Hoffman, PREC





3668 GREEN BAY LANDING

LOCATION: Lakeview Heights
LOT SIZE: 0.183 Acre **SQUARE FOOTAGE:** 3,861 SQ. FT.

Gated Green Bay, 4-bed, 4-bath home built to entertain. Dramatic foyer opens to 2-storey library and office. Open-concept gourmet island kitchen, dining and living all with amazing lake views and double-sided rock fireplace. Upper level lake view master suite. Second master and additional bedroom on upper level. Boat moorage on canal and at community dock.

MLS® 10195030 | \$2,195,000 | LISTING AGENT: Jane Hoffman, PREC



#100 440 CASCIA DRIVE

LOCATION: Lower Mission
LOT SIZE: 0.167 Acre **SQUARE FOOTAGE:** 3,457 SQ. FT.

"South Bay" gated waterfront community. Sophisticated and modern 5-bed, 6-bath home with open-concept main floor and easy transitions to the exterior. High ceilings in entrance open to living, dining and kitchen with shared fireplace. Oversized island kitchen, main floor office and guest bedroom. Upper level master bedroom with fireplace. Triple-car garage, community pool and full-time slip at dock!

MLS® 10191772 | \$2,195,000 | LISTING AGENT: Jane Hoffman, PREC





LAKE SHORE

UP TO \$2 MILLION



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1099 SUNNYSIDE ROAD

LOCATION: Lakeview Heights **WATERFRONT:** 105 FT.
LOT SIZE: 0.58 Acre **SQUARE FOOTAGE:** 2,079 SQ. FT.

Spectacular waterfront property with breathtaking lake and city views! 3-bed, 2-bath home on over half an acre with 105 ft of lakeshore. Exclusive "Sunnyside" location with southeast exposure. New flooring and an abundance of light throughout living areas. Tram to waterfront with beach and grassy area, dock and boat lifts. In the heart of wine country, just minutes to West Kelowna amenities.

EXCLUSIVE | \$1,998,000 | LISTING AGENT: Jane Hoffman, PREC



2630 ABBOTT STREET

LOCATION: Kelowna South
LOT SIZE: 0.19 Acre **SQUARE FOOTAGE:** 2,069 SQ. FT.

Relaxed "beach" living on Abbott Street! Casual, light and airy 3-bed, 2-bath, one-level home with open-concept kitchen, dining and great room, engaging with outdoor lounging patio. Poolside patio complete with timber pergola, BBQ kitchen and saltwater pool. Features oak flooring and updates throughout. Detached double garage. Commanding views of lake, close to hospital and Pandosy village.

MLS® 10201571 | \$1,900,000 | LISTING AGENT: Sherrin Stewart



#4 3756 LAKESHORE ROAD

LOCATION: Lower Mission
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,020 SQ. FT.

Luxury lakefront with boat slip and lift. Selling turn-key with the finest furnishings. Flooded with natural light, this 3-bed, 3-bath open design is finished to the highest quality. Upgrades include sound system, security, patio awnings, custom millwork and steam shower. Kitchen, dining and living rooms transition to outdoor patio with kitchen. Upper level master with lakeview balcony. Double garage.

MLS® 10207451 | \$1,898,000 | LISTING AGENT: Jane Hoffman, PREC



3703 BEACH AVENUE

LOCATION: Peachland **WATERFRONT:** 131 FT.
LOT SIZE: 0.28 Acre **SQUARE FOOTAGE:** 2,104 SQ. FT.

Level lakeshore in Peachland! First time offered. Licensed wharf system on sandy shoreline. Well-maintained, 3-bed, 3-bath lakefront home with main floor master, wrap-around deck and vaulted ceilings. Open-concept dining, kitchen and living with shared wood-burning fireplace. Exceptional lake views from nearly every room. Private lot is surrounded in mature landscaping, offering the ultimate park-like setting.

MLS® 10192122 | \$1,799,000 | LISTING AGENT: Jane Hoffman, PREC



19231 LAKESHORE DRIVE NORTH

LOCATION: Summerland **WATERFRONT:** 25 FT.
LOT SIZE: 0.058 Acre **SQUARE FOOTAGE:** 1,508 SQ. FT.

Lakefront Apchin Design home. Contemporary architecture with floor-to-ceiling windows bringing the outdoors in. Three beds, 3 baths and private dock! Main living areas filled with light, open to lakeside patio just steps to the beach. Thoughtful floor plan with kitchen opening to great room. Second floor flex room and top floor master bedroom with 285-square-foot deck.

MLS® 10186351 | \$1,699,000 | LISTING AGENT: Jane Hoffman, PREC



1670 PRITCHARD DRIVE

LOCATION: Lakeview Heights **WATERFRONT:** 70 FT.
LOT SIZE: 0.05 Acre **SQUARE FOOTAGE:** 3,647 SQ. FT.

Luxury home on Pritchard Drive. Completely renovated 3-bed, 3-bath walkout rancher. Granite island kitchen, main floor master suite, office and art studio, all with ample natural light. Spacious family room with built-in cabinetry. Lower level in-law suite with own laundry and private entrance. Covered lakeside patio and timbered pergola. Ample parking, beautiful landscaping and private boat moorage.

MLS® 10202260 | \$1,695,000 | LISTING AGENT: Sherrin Stewart



#312 3880 TRUSWELL ROAD

LOCATION: Lower Mission
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,767 SQ. FT.

Prime lakefront townhome in Mission Shores. Walk out your back door directly onto the sandy beach. Three-bed, 4-bath, open-concept luxury living with spacious island kitchen opening to great room and dining, and transitioning to the outdoor lakeside patio. Two parking stalls plus over-sized storage. Outdoor pool and hot tub, exercise room, sandy beach and full-time boat slip!

MLS® 10183192 | \$1,695,000 | LISTING AGENT: Jane Hoffman, PREC



1807 LAKESTONE DRIVE

LOCATION: Lake Country North West **WATERFRONT:** 108 FT.
LOT SIZE: 0.37 Acre **SQUARE FOOTAGE:** 1,804 SQ. FT.

Prime level lakeshore in Okanagan Centre. Immaculate 2-bed, 2-bath home with tasteful renovations and private moorage. Island kitchen, dining area, vaulted ceilings, living room flooded with light and stunning lake views. Large grassy area, patio and covered deck. Master bedroom and en suite on upper level with second bedroom and en suite on the lower, walk-out level. No speculation tax and new dock!

MLS® 10198134 | \$1,695,000 | LISTING AGENT: Jane Hoffman, PREC



#358 1288 WATER STREET

LOCATION: Kelowna North
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,870 SQ. FT.

Largest suite at Royal Kelowna Residences on the water! Massive, wrap-around lakeview deck, fully furnished and equipped, turnkey luxury living! Three-bed, 3-bath, one-level living. In the heart of downtown and close to restaurants, shops, parks and beaches. All the luxuries of hotel living: in-suite dining, concierge, private rooftop pool, spa and gym. Rental pool available.

MLS® 10199958 | \$1,695,000 | LISTING AGENT: Jane Hoffman, PREC



#18 2368 ABBOTT STREET

LOCATION: Kelowna South
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,116 SQ. FT.

Le Chateau, a gated waterfront community in the sought after Abbott Corridor of Kelowna South. Quiet, park-like setting of 20 exclusive homes steps away from boutique restaurants and shops. New wharf, full-time boat slip, pool and hot tub. Spacious 2,100-plus-square-foot rancher with quality upgrades throughout, island kitchen, private patio and double garage. A lakeshore lifestyle at its best!

MLS® 10207552 | \$1,499,000 | LISTING AGENT: Sherry Truman



#11 1457 GREEN BAY ROAD

LOCATION: Lakeview Heights
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,315 SQ. FT.

Stunning architecture at waterfront resort! Four-bed, 4-bath luxury townhome. Thirty-foot soaring glass entry, open-concept layout with Nana doors providing seamless indoor/outdoor living. State-of-the-art kitchen with professional appliances, adjoining dining room, overlooking living room opening to outdoor patio with kitchen. Private master suite and second bedroom with en suite. Pool, hot tub, beach and dock!

MLS® 10199185 | \$1,419,000 | LISTING AGENT: Jane Hoffman, PREC



#8 1457 GREEN BAY ROAD

LOCATION: Lakeview Heights
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,050 SQ. FT.

Lakefront town home! Soaring glass, contemporary, sleek lines, high-quality finishings and custom built-ins throughout. Four-beds, 4-baths with 2 masters; perfect for two families to enjoy with privacy. Stunning kitchen, solid quartz surface counters and high-end cabinetry. NanaWall opens to the covered patio and outdoor kitchen. Community pool hot tub and sandy beach. Dock with boat slip and 6000-lb lift.

MLS® 10200843 | \$1,398,000 | LISTING AGENT: Jane Hoffman, PREC



#3 5235 BUCHANAN ROAD

LOCATION: Peachland

LOT SIZE: Strata **SQUARE FOOTAGE:** 2,146 SQ. FT.

"Beach House" at Stonewater! Eight private waterfront residences. Breathtaking West Coast architecture, with 3 beds, 4 baths and superior craftsmanship throughout. Granite island with stone counters, walnut hardwood floors and 14'-foot door opening to covered living space that brings the outdoors in. Spa-like lakeview master suite upstairs, lower level family room to covered patio. Private boat moorage. Detached double garage.

MLS® 10192209 | \$1,398,000 | LISTING AGENT: Jane Hoffman, PREC



#322 3880 TRUSWELL ROAD

LOCATION: Lower Mission

LOT SIZE: Strata **SQUARE FOOTAGE:** 2,798 SQ. FT.

Mission Shores! Three-bed, 4-bath home with unobstructed lake views, offering access to beach and wharf. Full-time boat lift, 2 parking stalls and 2 storage lockers. Bright interior with open-concept living, dining and kitchen. Kitchen has ample cabinetry, sit-up eating bar and quartz counters. Upper level master with spa-like en suite and private balcony. All bedrooms feature en suites!

MLS® 10197755 | \$1,348,000 | LISTING AGENT: Jane Hoffman, PREC



#406 6948 TERAZONA DRIVE

LOCATION: Fintry

LOT SIZE: 0.074 Acre **SQUARE FOOTAGE:** 1,296 SQ. FT.

La Casa Resort, completely updated 3-bed, 2-bath cottage! A complete smart home with all the possible technology available and generator for power outages. Comes furnished with custom finishing throughout, Douglas fir doors, glass rails, onyx lighting, JennAir euro appliances. 40-gallon HWT, R40 insulation, 45-foot long garage and fantastic landscaping! Gated La Casa Resort – outdoor pool, tennis courts and fitness centre.

MLS® 10184954 | \$1,295,000 | LISTING AGENT: Jane Hoffman, PREC



#14 3756 LAKESHORE ROAD

LOCATION: Lower Mission

LOT SIZE: Strata **SQUARE FOOTAGE:** 1,615 SQ. FT.

Lakeside luxury living! Thoughtfully designed 2-bed, 3-bath townhome with custom finishes, natural stone, wood elements and wide-plank flooring. Chef-appointed island kitchen with top-of-the-line appliances and solid surface counters. Spa-inspired bathrooms, 18-foot ceilings, two-storey fireplace, folding glass doors for indoor/outdoor living. Outdoor pool, lakeside fire pits, full wharf system with lift.

MLS® 10205702 | \$1,235,000 | LISTING AGENT: Sherry Truman



#424 4205 GELLATLY ROAD

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

Lakefront penthouse at the Cove Lakeside Resort! Generous sized wrap-around deck featuring lakeview like no other. Turnkey, fully furnished with optional rental pool. Three-bed, 3-bath and flooded with natural light and easy indoor/outdoor living. Granite counters, wood cabinets, hardwood floors. Community spa, gym, pool, hot tub, marina and tennis courts. Fabulous sandy beach – all in wine country!

MLS® 10202907 | \$1,095,000 | LISTING AGENT: Sherrin Stewart



#15A 18451 CRYSTAL WATERS ROAD

LOCATION: Lake Country East/Oyama
LOT SIZE: 0.125 Acre **SQUARE FOOTAGE:** 2,487 SQ. FT.

“Crystal Waters” Kalamalka Lake. New build with incredible 4-bed, 5-bath layout. Thoughtful design with open-concept dining, kitchen and living, all sharing the stunning lake views and rooftop patio. Master en suite plus 2 bedrooms with en suites. Granite surfaces, hardwood floors, stunning lighting and linear gas fireplace. 1,000 feet of shared water-front with full wharf system and slip.

MLS® 10201816 | \$1,049,000 | LISTING AGENT: Sherry Truman



#125 3880 TRUSWELL ROAD

LOCATION: Lower Mission
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,688 SQ. FT.

Luxurious family-sized townhome at Mission Shores! Lakefront living with unsurpassed sophistication. This executive townhome boasts 2,684 sq. ft. with 3 bedrooms, each with its own spacious, fully tiled en suite bathroom. Master bedroom on main level. Recent modern updates and renovations throughout. Furniture included. Rooftop deck has a private hot tub. New boat slip/lift, 1 secure parking, 1 storage locker.

MLS® 10196825 | \$998,000 | LISTING AGENT: Jane Hoffman, PREC



#227 3880 TRUSWELL ROAD

LOCATION: Lower Mission
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,612 SQ. FT.

Lakefront townhome in Mission Shores! Sun-filled interior and lake views. Furnished 2,612 sq. ft., 3 bedrooms, 3 full en suite baths and 2-piece powder room. Main floor open concept with kitchen, dining and living all transiting to lakeside balcony. Lakeview master with luxury en suite. Secure covered parking and full-time boat slip with outdoor pool and beach. No GST.

MLS® 10202918 | \$998,000 | LISTING AGENT: Jane Hoffman, PREC



#502 3865 TRUSWELL ROAD

LOCATION: Lower Mission
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,900 SQ. FT.

Semi-lakefront condo in desirable Lower Mission Area. Top floor, 1,900-square-foot condo with 2 decks, 3 beds and 3 full baths. Great room with soaring 23-foot ceiling, open design island kitchen and dining area. Lake views from decks. Upgrades include flooring, gas fireplace, Norelco cabinets and quartz counters. Secure parking and storage room. Outdoor heated pool, hot tub and gym!

MLS® 10202813 | \$929,000 | LISTING AGENT: Jane Hoffman, PREC



#428 4205 GELLATLY ROAD

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

The Cove Lakeside Resort, 2,380 sq. ft. fully furnished penthouse suite. Three-bedroom 3.5-bath, southwest facing home with 2 lakeview patios. Main living area boasts vaulted ceilings, granite island kitchen, maple cabinetry. En suites in all 3 bedrooms. Optional rental pool professionally managed. Amenities include spa, private marina, 2 pools, hot tub, tennis courts, restaurant and sandy beach.

MLS® 10204328 | \$895,000 | LISTING AGENT: Sherrin Stewart



#157 1288 WATER STREET

LOCATION: Kelowna North
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,498 SQ. FT.

Waterfront residence at The Royal Kelowna at the Grand Hotel offering all hotel amenities and services. Luxury living with 3 beds 2.5 baths, large lakeview deck, large kitchen with stone counter tops, fully furnished and optional rental pool available! Room service, private rooftop pool, hot tub, fully equipped gym, spa and concierge services. Downtown location close to restaurants, parks and beaches.

MLS® 10200770 | \$789,000 | LISTING AGENT: Jane Hoffman, PREC



#103 3398 MCKINLEY BEACH LANE

LOCATION: McKinley Landing
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,225 SQ. FT.

Waterfront townhome in McKinley Beach! Large rooftop lakeview patio, contemporary open main living space with beautiful two-tone kitchen, hardwood flooring throughout, modern fixtures, 2-bed, 2-bath lakeside living. Single car garage. One of the few homes remaining! Community features beach, private marina and miles of hiking and biking trails! Built for lock-and-leave lakeside living!

MLS® 10187271 | \$749,000 | LISTING AGENT: Gregory Dusik, PREC



#7404 4022 PRITCHARD DRIVE

LOCATION: Lakeview Heights
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,524 SQ. FT.

Top floor corner unit at Barona Beach Resort. One-level, 3-bed, 2-bath living with unobstructed lake views. Spacious covered deck with two-way gas fireplace. Open-design great room, dining and kitchen. Granite island kitchen with gas stove. Master suite with lake views. Furniture, TVs and one parking spot included. Sandy beach, pool, hot tub and private boat slip.

MLS® 10206819 | \$694,900 | LISTING AGENT: Jane Hoffman, PREC





LAKE SHORE

LOTS AND ACREAGES



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LOT #1 8888 LAKESHORE ROAD

LOCATION: Upper Mission
LOT SIZE: 25 Acres **WATERFRONT:** 1,197 FT.

The crown jewel of four estate lots in gated Golden Mile subdivision on Okanagan Lake. One-of-a-kind location surrounded by park, 1,200 ft of shoreline, 180-degree views of summer sunrises and sunsets. One home has 4 levels of decks hanging over waterfall, second home is unfinished positioned lakeside. Also available for sale: Lot 2 MLS 10204584 and Lot 3 MLS 10204582.

MLS® 10204587 | \$21,000,000 | LISTING AGENT: Jane Hoffman, PREC



DL 3792 WESTSIDE ROAD

LOCATION: Westside Road
LOT SIZE: 24.85 Acres **WATERFRONT:** 1,428 FT.

Waterfront acreage! Rare opportunity with 24-plus acres on Okanagan Lake, offering over 1,400 feet of pristine Okanagan Lake shoreline. Stunning beach area, absolute privacy, incredible bench that's not too high from the water to build your dream residence or vacation get-away. Located just south of the Jenny Creek subdivision, a portion of the property is dissected by Westside Road. Power, phone and water available.

MLS® 10173240 | \$5,900,000 | LISTING AGENT: Jane Hoffman, PREC



4510 ELDORADO COURT

LOCATION: Lower Mission
LOT SIZE: 0.62 Acre **WATERFRONT:** 112.3 FT.

Private level lakeshore in desirable Lower Mission. Rare opportunity to build your dream lakeside home. Private, park-like setting, gated entry and cobblestone driveway that leads to future building site. The property offers approximately one-half of an acre. Truly a property like no other, the sellers have created a "Stanley Park" in the middle of an exclusive, sought-after neighborhood.

MLS® 10202563 | \$5,250,000 | LISTING AGENT: Jane Hoffman, PREC



LOT #2 8888 LAKESHORE ROAD

LOCATION: Upper Mission
LOT SIZE: 10 Acres **WATERFRONT:** 480 FT.

Golden Mile is everything one would expect from a protected "hide-away." A 74-acre subdivision comprised of just 4 estate properties. Located on Okanagan Lake, at the end of Lakeshore Road and surrounded by park. Golden Mile is an unsurpassed setting — and a legacy for future generations. Also available for sale: Lot 1 is MLS: 10204587 and Lot 3 is MLS: 10204582

MLS® 10204584 | \$3,900,000 | LISTING AGENT: Jane Hoffman, PREC



000 WESTSIDE ROAD

LOCATION: Westside Road
LOT SIZE: 152.56 Acres **WATERFRONT:** 2,600+ FT.

Valuable opportunity for a waterfront estate acreage, just 12 kilometres from Highway 97: 152.56 acres with total seclusion and privacy – crown land on either side. Numerous large plateaus ideal for a generous sized estate home. Gas, cable TV, power, phone at lot line. Lake frontage with sandy beaches and potential for dock license. Spectacular views of Okanagan Lake and surrounding mountains.

MLS® 10185367 | \$3,499,999 | LISTING AGENT: Jane Hoffman, PREC



1515 PRITCHARD DRIVE

LOCATION: Lakeview Heights
LOT SIZE: 0.274 Acre **WATERFRONT:** 80 FT.

A rare opportunity to own a flat, 0.274-acre lakefront lot on Pritchard Drive, one of the most desirable streets in West Kelowna. With 80 feet of beach front, a flat, lakefront building site located in a premier location on a no-through road does not become available very often. The dock was installed in 2017 by Shoreline Pile Driving.

MLS® 10205526 | \$2,799,000 | LISTING AGENT: Tyler Bouck, PREC



LOT #3 8888 LAKESHORE ROAD

LOCATION: Lower Mission
LOT SIZE: 22 Acres **WATERFRONT:** 128 FT.

Golden Mile is everything one would expect from a protected "hide-away." A 74-acre subdivision comprised of just 4 estate properties. Located on Okanagan Lake, at the end of Lakeshore Road and surrounded by park. Golden Mile is an unsurpassed setting – and a legacy for future generations. Also available for sale: Lot 1 is MLS: 10204587 and Lot 2 is MLS: 10204584

MLS® 10204582 | \$2,700,000 | LISTING AGENT: Jane Hoffman, PREC



16225 BUTTERWORTH ROAD

LOCATION: Lake Country East/Oyama
LOT SIZE: 0.73 Acre **WATERFRONT:** 168 FT.

Semi lakeshore with 168 feet of frontage along the picturesque Rail Trail and Kalamalka Lake. Unobstructed lake views! Design and build your fabulous inter-generational home and enjoy the lake for years to come. Quiet and private no-through access road. The gentle slope is perfect for a level-entry home.

MLS® 10186583 | \$1,795,000 | LISTING AGENT: Jane Hoffman, PREC



3278 SHAYLER ROAD

LOCATION: McKinley Landing
LOT SIZE: 2.89 Acres **WATERFRONT:** 150 FT.

Amazing private lakeshore with tram down to 150 feet of lakeshore and boat moorage. A great flat building site takes advantage of fabulous, unobstructed views of Okanagan Lake. Build your dream home here and live your true life story every day in this private oasis paradise. Fifteen minutes to airport and downtown Kelowna.

MLS® 10199944 | \$1,795,000 | LISTING AGENT: Jane Hoffman, PREC



3524 ARROWROOT DRIVE

LOCATION: McKinley Landing
LOT SIZE: 0.3 Acre **WATERFRONT:** 90 FT.

One of only a handful of lakefront lots in Kelowna's only lakefront community: McKinley Beach. Situated within 872 acres of natural Okanagan landscape, McKinley Beach offers amenities including an on-site vineyard currently in development, a kilometre of beach front, stunning vistas, 110-slip marina with a protective concrete breakwater, ensuring safety and ease of access for boats and water toys.

MLS® 10187247 | \$1,150,000 | LISTING AGENT: Gregory Dusik, PREC



365 HIGH RIDGE ROAD

LOCATION: Coldstream
LOT SIZE: 7.9 Acres **WATERFRONT:** 400 FT.

Spectacular waterfront estate property, perched hillside overlooking the picturesque colors of Kalamalka Lake. Four hundred feet of water frontage alongside the Rail Trail, with over 16 kilometres of secluded beaches and provincial parks to enjoy. Ten minutes to downtown Vernon and 30 minutes to Kelowna International Airport. Utilities to the approved building site with lake intake for water. This is a rare opportunity!

MLS® 10196930 | \$1,100,000 | LISTING AGENT: Jane Hoffman, PREC



3542 ARROWROOT DRIVE

LOCATION: McKinley Landing
LOT SIZE: 0.13 Acre **WATERFRONT:** 89 FT.

One of only a handful of lakefront lots in lakefront community: McKinley Beach. A place to call home, a place to make your own, a community created for everyone to enjoy. McKinley Beach offers amenities including an on-site vineyard currently in development, a kilometre of beach front and stunning vistas with a 110-slip private marina. In nature, but minutes to the city.

MLS® 10187248 | \$899,000 | LISTING AGENT: Gregory Dusik, PREC



ESTATE PROPERTIES AND ACREAGES



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4040 CASORSO ROAD

MLS® 10200393 | \$6,995,000



LOCATION: South East Kelowna | **LOT SIZE:** 9.23 Acres | **SQUARE FOOTAGE:** 10,093 SQ. FT.
BEDROOMS: 4 | **BATHROOMS:** 8 | **LISTING AGENT:** Jane Hoffman, PREC



Rare estate property 10 minutes to the heart of Kelowna! Gorgeous home surrounded by manicured gardens. Luxury lake and valley view home with 1,200-square-foot guest house and pool. Grand front entry leads to the open-concept main living area with quality millwork throughout. Gourmet kitchen, casual and formal dining, all transitioning to the outdoor kitchen and pool. Superb main floor master. Lower level has additional living rooms, bedrooms and a stylishly finished wine room. 2.5 acres planted in vineyard with the potential to plant an additional 5 acres. Adjoining 28.32-acre parcel also for sale for winery/cidery. Oversize double garage plus lower level garage that can hold another 8 to 10 vehicles plus detached storage building.



596 MCCLURE ROAD

MLS® 10205200 | \$5,999,000



LOCATION: Lower Mission | **LOT SIZE:** 1.93 Acres | **SQUARE FOOTAGE:** 10,693 SQ. FT.
BEDROOMS: 6 | **BATHROOMS:** 7 | **LISTING AGENT:** Tyler Bouck, PREC



This private estate property features nearly 2 acres of flat land with a triple detached garage, swimming pool, hot tub, pool house, outdoor fireplace and kitchen, spray park/splash pad, sport court and beach volleyball court. The 6 bedroom, 6.5 bathroom home was custom built in 2012 and features curved stairways, detailed ceilings, and high-end lighting throughout the home. Perhaps the most signature aspect of this property is the detached triple bay garage that features an aviation themed lounge with seating area and bar. Centrally located in the Lower Mission with close proximity to schools and beaches, keep a boat slip at the Eldorado and enjoy the privacy from this Lower Mission gem. This rare offering is one of only a few Lower Mission estate properties.

840 CURTIS ROAD

MLS® 10200929 | \$5,998,000



LOCATION: North Glenmore | **LOT SIZE:** 18.483 Acres | **SQUARE FOOTAGE:** 8,170 SQ. FT.
BEDROOMS: 7 | **BATHROOMS:** 7 | **LISTING AGENT:** Jane Hoffman, PREC



State-of-the-art equestrian farm. Interior riding ring with adjoining stalls. Exterior riding ring with underground irrigation, detached foaling barn, hay storage outbuilding, workshop, and office. Custom designed in 2003 by award-winning Carl Scholl. Warm, well-thought-out layout. Gourmet kitchen is at the centre of the home and is flanked by 2 cosy living rooms adjacent to dining with access to covered patio and saltwater pool with poolside cabana. Upper level features his-and-her master bedrooms with shared oversized walk-in closet. Two guest bedrooms in one wing with Jack and Jill bath. Children's wing features 3 bedrooms with walk-in closets and private baths with media or playroom. Five-car attached garage and secondary 2-bed, 2-bath home. A truly amazing estate for the family and horse lover!

1543 VINEYARD DRIVE

MLS® 10202862 | \$4,798,000



LOCATION: Lakeview Heights | **LOT SIZE:** 2.12 Acres | **SQUARE FOOTAGE:** 9,927 SQ. FT.

BEDROOMS: 5 | **BATHROOMS:** 7 | **LISTING AGENT:** Jane Hoffman, PREC



Incredible “top of the world” 2,700-degree views of Okanagan Lake, lush vineyards and mountains. Luxurious transitional-inspired home with expansive covered patios encompassing over 5,000 sq. ft. of outdoor living area including saltwater pool and hot tub. Outdoor kitchen and fireplace. Indoor living has uncompromising quality, exacting attention to detail with dramatic foyer entrance opening to stunning views. Carolyn Walsh custom kitchen with dual islands, solid cherry cabinets, granite surfaces and full butler’s pantry. Intimate family room adjacent to kitchen, an informal area, while the great room presents a grand space to entertain. Master bedroom suite with spa-like en suite and endless views. All guest bedrooms with en suite bathrooms. Lower level media and games rooms. Walking distance to nearby wineries!

3602 LUXMOORE ROAD

MLS® 10190285 | \$2,795,000

**LOCATION:** South East Kelowna | **LOT SIZE:** 15.89 Acres | **SQUARE FOOTAGE:** 6,244 SQ. FT.**BEDROOMS:** 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC

Stunning private 15.9-acre property backing on to parkland! Fenced, well-manicured property with outbuildings and tack room. Luxury home offers soaring ceilings, granite surfaces, hardwood floors, trayed ceilings, wood fireplaces and marble. The master bedroom wing features a full living room or exercise room, fireplace, a private bathroom complete with soaker tub, glass shower and walk-in closet. Gourmet island kitchen with adjoining breakfast nook. Casual living room opens to the kitchen with both rooms sharing a wood fireplace. Mere steps away formal dining room that can host large gatherings. Additional living room on the main floor with bar. Lower level features galley-styled kitchen, games room and another family room. Generous outdoor living with patios to lounge poolside. Designed to entertain!

3995 SWAMP ROAD

MLS® 10201368 | \$2,495,000


LOCATION: South East Kelowna | **LOT SIZE:** 28.324 Acres | **SQUARE FOOTAGE:** 2 Homes

LISTING AGENT: Jane Hoffman, PREC


Beautiful, flat acreage in desirable southeast Kelowna. Short drive to downtown Kelowna and all the amenities! Golf course is across the street with wineries surrounding this property. This incredible 28.32-acre property offers endless possibilities. Two residences are both well maintained and updated. Residence #1 offers approximately 1,080 square feet with 2 bedrooms and 2 baths. Residence #2 offers approximately 1,144 square feet with 3 bedrooms and 1 bathroom. Ninety-year-old barn on site is in fair condition. Twenty-one acres are nearly level and 7 acre sloped building sites with lake views. Rare inner city acreage is a perfect location to build that dream estate. Adjoining property at 4040 Casorso Road also available: contact Jane Hoffman, listing agent.

2850 OLD VERNON ROAD

MLS® 10196609 | \$2,249,000



LOCATION: Ellison | **LOT SIZE:** 20 Acres | **SQUARE FOOTAGE:** 1,220 SQ. FT.
BEDROOMS: 2 | **BATHROOMS:** 2 | **LISTING AGENT:** Gregory Dusik, PREC



This equestrian facility is perfectly located within a few miles of Kelowna International Airport, UBC-O, shopping and services. It backs onto a picturesque golf course, and yet is nestled in the heart of high-quality, productive farmland with a comfortable residence. Private training facility for the owner, with a bright, indoor arena (195 X 66 feet) featuring elevated viewing lounge, 12 stalls, including 2 wash racks, 4 grooming stalls, tack stall and washroom facilities. The outdoor areas include a grass ring that's 250 X 100 feet, and sand ring that's 300 X 110 feet. There's also a half-mile exercise track, barn with several private paddocks, a large feed/equipment shelter and a very nicely appointed modular home with fenced and landscaped outdoor areas.

2259 ARTHUR COURT

MLS® 10204638 | \$1,859,000



LOCATION: McKinley Landing | **LOT SIZE:** 2.82 Acres | **SQUARE FOOTAGE:** 6,225 SQ. FT.
BEDROOMS: 5 | **BATHROOMS:** 7 | **LISTING AGENT:** Jane Hoffman, PREC



Private, custom-built home with lake views and pool! Secure gated entry leads to a beautifully updated home. Brand new designer kitchen, updated flooring, modern light fixtures, new front exterior doors with 6-point locking system and updated bathrooms. Indoor/outdoor living with upper and lower levels featuring expansive use of glass to capture views and generous outdoor seating areas up and down. Spacious living room with fireplace, open dining and breakfast nook. Stunning kitchen with top appliances. Main floor master suite. Main floor has 2 additional bedrooms with en suites. Lower level has 2 bedrooms and large family room that transitions to poolside. Unfinished area on lower level, bonus room over the garage. Detached garage and attached double garage.

3485 FENTON ROAD

MLS® 10199792 | \$1,295,000



LOCATION: Glenrosa | **LOT SIZE:** 1.1 Acres | **SQUARE FOOTAGE:** 4,225 SQ. FT.
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Sherry Truman



Lakeview acreage in a quiet country setting. Exceptional lake views from nearly every room of this 3-level home. Main floor features open design with kitchen and great room both boasting amazing views. Spacious kitchen design with centre island and easy transition to exterior lounging. Main floor master bedroom with en suite and additional second bedroom on main floor. Upper level has second master suite, gym, sun room, wood fireplace and secret media room. Lower level family room, wet bar, office and can easily be suited. Ample room to park all the toys or utilize the 35 X 50 steel-framed shop that with 21-foot ceiling height, 14-foot overhead doors, fully insulated and 200-amp service. Secure gated entry to the property leads to a double garage.



13824 MOBERLY ROAD

MLS® 10200488 | \$1,100,000



LOCATION: Lake Country East/Oyama | **LOT SIZE:** 1 Acre | **SQUARE FOOTAGE:** 4,680 SQ. FT.
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Surrounded by nature in Lake Country! This home has received a luxurious update with quality products and modern styling— a perfect blend of traditional character and modern luxury. Wood-lined vaulted ceiling in entry opens to oversized gourmet kitchen with marble counters and stainless steel appliances. Kitchen opens to built-in office, dining and living anchored by stone gas fireplace and wall-to-wall windows. Living space transitions onto oversized lakeview balcony. Master suite with renovated en suite, 2 additional beds and remodelled bathrooms on main floor. Lower level media room, bedroom, bath, office, storage and space for a gym. Indoor pool and hot tub. Walk out to outdoor patio and fully fenced yard. Lots of parking for boat, RV plus 2-car garage.



HOMES

OVER \$2 MILLION



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#8 1150 MISSION RIDGE ROAD

LOCATION: Crawford Estates
LOT SIZE: 0.354 Acre **SQUARE FOOTAGE:** 3,953 SQ. FT.

Prestigious gated Crawford Point. Built by Frame Custom Homes, 4-bed, 5-bath home. Spectacular lake and city views and saltwater pool with outdoor casita. Master bedroom retreat with private deck. Luxury minimalist open-concept design with walnut and white lacquered cabinetry, quartz counters and wide-plank oak floors. Fifteen-foot sliding doors for easy transition to covered poolside patio.

MLS® 10199854 | \$2,895,000 | LISTING AGENT: Jane Hoffman, PREC



977 WESTPOINT DRIVE

LOCATION: Upper Mission
LOT SIZE: 0.201 Acre **SQUARE FOOTAGE:** 6,083 SQ. FT.

Luxury 5-bed, 6-bath home in Woodland Hills. Magnificent views, private backyard, pool and outdoor kitchen. Island kitchen with butler's pantry and stunning millwork. Great room with soaring ceilings, 2-storey rock fireplace and access to backyard oasis. Luxurious master on main with oversized doors to poolside patio. Three beds upstairs, lower level rec room, wet bar with suite potential.

MLS® 10200551 | \$2,690,000 | LISTING AGENT: Jane Hoffman, PREC



4357 HOBSON ROAD

LOCATION: Lower Mission
LOT SIZE: 0.198 Acre **SQUARE FOOTAGE:** 4,548 SQ. FT.

Luxury 5-bed, 4-bath home with pool. Contemporary Scandinavian design. Luxury and quality throughout. Bright interior and open living spaces. Main floor open-concept gourmet island kitchen, dining and living room anchored by gas fireplace. Patio off dining room leads to poolside patio. Upper level master bedroom and flex room. Fully finished lower level with 2 bedroom legal suite.

MLS® 10202051 | \$2,495,000 | LISTING AGENT: Jane Hoffman, PREC



1153 PARKBLUFF LANE

LOCATION: Glenmore
LOT SIZE: 0.759 Acre **SQUARE FOOTAGE:** 5,633 SQ. FT.

Sophisticated 5-bed, 5-bath home in Highpointe. No expense spared on interior finishing and millwork. Dramatic higher ceiling in kitchen with alder-cross beamed details, modern light fixtures. Walls of glass throughout showcase the expansive views and create seamless transition between interior/exterior. Negative-edge saltwater pool, hot tub, outdoor gas fireplace. Oversized double garage plus single garage. Exceptional location.

MLS® 10205130 | \$2,250,000 | LISTING AGENT: Jane Hoffman, PREC



3650 MCKINLEY BEACH DRIVE

LOCATION: McKinley Landing
LOT SIZE: 0.55 Acre **SQUARE FOOTAGE:** 3,776 SQ. FT.

Spectacular contemporary 4-bed, 4-bath home. Unobstructed lake views captured by wall-to-wall windows in the open-concept living, dining and kitchen. Entertainer's dream with gourmet island kitchen and butler's pantry. Living room with linear marble fireplace. Main floor lakeview master. Lower level walkout to poolside patio, wine display at bar, second master and 2 additional beds.

MLS® 10196472 | \$2,250,000 | LISTING AGENT: Jane Hoffman, PREC



1723 DIAMOND VIEW DRIVE

LOCATION: West Kelowna
LOT SIZE: 1.421 Acres **SQUARE FOOTAGE:** 4,880 SQ. FT.

Modern lakeview luxury with floor-to-ceiling glass for dramatic lake views. Thoughtful, 4-bed, 3-bath, open-concept floor plan with barrel vaulted ceilings. Large covered lakeview patio with gas fireplace. Island kitchen with sleek cabinetry. Main floor master plus 3 lower level bedrooms and 2 en suite baths. Walkout lower level family room, 1 bed legal suite, wheelchair accessible.

MLS® 10196405 | \$2,195,000 | LISTING AGENT: Jane Hoffman, PREC



3430 ACACIA LANE

LOCATION: McKinley Landing
LOT SIZE: 0.0326 Acre **SQUARE FOOTAGE:** 3,760 SQ. FT.

Stunning 4-bed, 4-bath custom home! Spectacular views, walnut kitchen with quartz counters, 21-foot great room ceilings, floor-to-ceiling fireplace, floating staircase and custom millwork throughout. Amazing views from master en suite, lofted upper level sitting room, lower level rec room, 1,500 sq. ft. of outdoor living space, 2 home theatres and 3-bay NASCAR-style garage, large enough for boat trailer.

MLS® 10201109 | \$2,189,000 | LISTING AGENT: Gregory Dusik, PREC



5588 UPPER MISSION DRIVE

LOCATION: Kettle Valley
LOT SIZE: 0.306 Acre **SQUARE FOOTAGE:** 4,708 SQ. FT.

Lakeview home with pool in Upper Mission. Three-bed, 4-bath open floor plan. Seamless indoor/outdoor living. Stunning light-filled island kitchen with butler's pantry. Great room showcases floor-to-ceiling windows and fireplace. Exquisite millwork and maple hardwood floors throughout. Master suite with access to covered patio. Two additional bedrooms downstairs and access to poolside patio. Triple-car garage.

MLS® 10200586 | \$2,098,000 | LISTING AGENT: Sherrin Stewart



HOMES

\$1 - \$2 MILLION



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3321 VINEYARD VIEW DRIVE

LOCATION: Lakeview Heights
LOT SIZE: 0.35 Acre **SQUARE FOOTAGE:** 4,418 SQ. FT.

Breathtaking lake views and pool! Five-bed, 6-bath home with impressive curb appeal, wood beams, granite counters, limestone tiled floors and hardwood floors. Spacious, open-concept great room, dining room off the gorgeous kitchen opens onto covered patio with landscaped yard and pool. Views from the luxury master bedroom and en suite. Oversized triple-car garage. Amazing West Kelowna location.

MLS® 10207494 | \$1,998,900 | LISTING AGENT: Sherry Truman



1088 WESTPOINT DRIVE

LOCATION: Lower Mission
LOT SIZE: 0.346 Acre **SQUARE FOOTAGE:** 5,138 SQ. FT.

Contemporary masterpiece with infinity pool! Four-bed, 5-bath home with ample use of glass and solid white oak floors. Chef-inspired kitchen with butler's pantry, quartz counters and contemporary fixtures with adjoining dining area. Main floor office, guest bed and en suite bath. Upper level master with private deck. Lower level rec room and 2 additional bedrooms. Roughed in for elevator, private pool and patio!

MLS® 10201997 | \$1,998,000 | LISTING AGENT: Jane Hoffman, PREC



5576 UPPER MISSION DRIVE

LOCATION: Kettle Valley
LOT SIZE: 0.3 Acre **SQUARE FOOTAGE:** 4,827 SQ. FT.

Stunning 4-bed, 6-bath home. Top-of-the-line finishing, streamlined architecture in open-concept living areas, opening to outdoor covered living with panoramic lake views. Oversized island kitchen, top-of-the-line appliances and full butler's pantry, glassed-in wine cellar and main floor master bedroom. Lower level wet bar, family room and media room. Triple-car garage.

MLS® 10187619 | \$1,898,000 | LISTING AGENT: Jane Hoffman, PREC



#406 2901 ABBOTT STREET

LOCATION: Kelowna South
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,586 SQ. FT.

Abbott House, 3-bed, 3-bath lakeview penthouse! Fine craftsmanship and millwork throughout open-concept living space with 1,500-square-foot outdoor living on wraparound patios. Open-concept dining, living room with fireplace and stunning island kitchen. Spacious master bedroom, vaulted ceilings with en suite and second master bedroom with en suite. Private elevator, 2 secure parking stalls. Desirable South Pandosy area!

MLS® 10200204 | \$1,898,000 | LISTING AGENT: Jane Hoffman, PREC



1539 PINOT NOIR

LOCATION: Lakeview Heights
LOT SIZE: 0.271 Acre **SQUARE FOOTAGE:** 4,008 SQ. FT.

Custom 4 bed, 5 bath home designed to take in lake and vineyard views. Luxury living with main floor master with spa-like ensuite. Generous island kitchen open to the dining and living areas, steps out to covered deck. Lower level rec and family room, wet bar and theatre room. Triple garage, salt-water pool, and hot tub. Level driveway & low-maintenance landscaping.

MLS® 10207120 | \$1,795,000 | LISTING AGENT: Jane Hoffman, PREC



1813 DIAMOND VIEW DRIVE

LOCATION: West Kelowna
LOT SIZE: 0.25 Acre **SQUARE FOOTAGE:** 5,613 SQ. FT.

Custom 4-bed, 4-bath walkout with commanding views! Dramatic foyer, exceptional finishing, barrel-vault ceilings, island kitchen, open-concept great room opens to covered, lakeview deck. Main floor hosts master bed and en suite, office, powder room, mudroom and laundry. Lower level has wet bar, second laundry, wine cellar and \$40-K golf simulator. Xeriscape landscaping, security and 4-car garage.

MLS® 10192331 | \$1,780,000 | LISTING AGENT: Jane Hoffman, PREC



1106 WESTPOINT DRIVE

LOCATION: Lower Mission
LOT SIZE: 0.269 Acre **SQUARE FOOTAGE:** 3,811 SQ. FT.

Executive 4-bed, 4-bath home with quality finishing, infinity-edge pool and views! Open main floor living with walls of glass and outdoor covered living space. Valley views from the beautiful kitchen with walk-in pantry and Thermador appliance package. Upper level master suite with private patio, laundry and en suite. Lower level family room and wet bar opens onto poolside patio.

MLS® 10202836 | \$1,698,000 | LISTING AGENT: Jane Hoffman, PREC



2673 GORE STREET

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

Penthouse at Kelowna Brownstone in Kelowna South. Open truss ceilings, brick and concrete detail reminiscent of NY-style loft. Private elevator, large open living space with gourmet kitchen and adjoining dining and living spaces. High-end finishing throughout. Transition to huge outdoor patio through nano doors perfect for hot tub. Three beds, 3 baths, Worman Construction with double tandem garage.

MLS® 10194584 | \$1,695,000 | LISTING AGENT: Dean Simonelli



381 OKAVIEW ROAD

LOCATION: Upper Mission
LOT SIZE: 0.49 Acre **SQUARE FOOTAGE:** 5,350 SQ. FT.

Lake view is endless! Sought after location with open-concept kitchen, dining and great room, set to enjoy the vistas. Oversized granite island kitchen, glassed in sun room that accesses the saltwater pool and hot tub. Views from the master bedroom, 2-bedroom in-law suite, detached 1,600-square-foot shop with 30-amp service, over-height door and bathroom. Heated driveway.

MLS® 10205265 | \$1,598,000 | LISTING AGENT: Jodi Huber



1708 CAPISTRANO PEAKS CRESCENT

LOCATION: University District
LOT SIZE: 0.371 Acre **SQUARE FOOTAGE:** 3,918 SQ. FT.

This beautiful, newer 4-bedroom home overlooks the Okanagan Golf Club and features sweeping lake and city views. This property is a dream for all of your Okanagan gatherings, with swimming pool and summer kitchen on the lower walkout level, fitness room, media room, wine cellar, small sport court and plenty of open space to entertain all of your guests.

MLS® 10205689 | \$1,549,000 | LISTING AGENT: Tyler Bouck, PREC



132 SUNSET BOULEVARD

LOCATION: Okanagan Landing
LOT SIZE: 1.04 Acres **SQUARE FOOTAGE:** 3,620 SQ. FT.

Luxury lakeview 5-bed, 3-bath home in gated community, with 28-foot ceilings, floating fir staircase and an abundance of glass. Main floor open concept with show-stopping kitchen, oversized island, large dining and living room with transition to outdoors. Main floor lakeview master and opulent en suite, lower level entertainment with family room, wet bar, saltwater pool. Triple-car garage and RV parking.

MLS® 10205292 | \$1,499,900 | LISTING AGENT: Sherry Truman



468 MORRISON AVENUE

LOCATION: Kelowna South
LOT SIZE: 0.127 Acre **SQUARE FOOTAGE:** 2,379 SQ. FT.

Luxury poolside living in Kelowna South! Amazing, 3-bed, 3-bath layout with indoor/outdoor living. Nano doors open to deck and private saltwater pool. Dramatic 2-storey entrance, main floor gourmet kitchen, master en suite, office with separate entrance and custom staircase to upper level with 2 beds, bath and bonus room. Quality craftsmanship throughout. Detached double garage with epoxy floor.

MLS® 10202763 | \$1,495,000 | LISTING AGENT: Jane Hoffman, PREC



2679 GORE STREET

LOCATION: Kelowna South
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,568 SQ. FT.

Sub penthouse in South Pandosy! Entire third floor of building with private elevator. Glass staircase opens to large living space with gourmet kitchen, walk-in pantry, open dining and living with gas fireplace. Nano doors open to huge covered west-facing patio. Three-bed, 3-bath, NY-style loft with brick and concrete details and double tandem garage.

MLS® 10194589 | \$1,495,000 | LISTING AGENT: Dean Simonelli



821 MCCARTNEY ROAD

LOCATION: Lakeview Heights
LOT SIZE: 0.49 Acre **SQUARE FOOTAGE:** 4,120 SQ. FT.

Stunning lakeview 4-bed, 4-bath walkout rancher with pool. Expansive deck and patios embrace indoor/outdoor living. Quality finishing and millwork throughout. Gourmet island kitchen opens to adjoining dining room. Master suite with spa inspired en suite. Lower level family room opens to covered outdoor kitchen. Designed to take advantage of lakeviews. Huge garage with RV garage/workshop.

MLS® 10199816 | \$1,495,000 | LISTING AGENT: Jane Hoffman, PREC



1180 SUNNYVIEW ROAD

LOCATION: Lakeview Heights
LOT SIZE: 0.86 Acre **SQUARE FOOTAGE:** 2,951 SQ. FT.

Amazing value with spectacular lake views! Pool and privacy in this estate property of nearly 0.86 acres. Currently subdivided into two lots, with access from Gregory Road above or Sunnyview Road below. Well-maintained family home, designed to take full advantage of the views. Remodelled kitchen, adjoining family room with access to sun room and pool deck. Partial basement with ample storage.

MLS® 10201722 | \$1,399,000 | LISTING AGENT: Gregory Dusik, PREC



1333-1335 BERNARD AVENUE

LOCATION: Kelowna North
LOT SIZE: 0.255 Acre **SQUARE FOOTAGE:** 1,856 SQ. FT.

Investment opportunity close to downtown! RU6 duplex lot can be subdivided with 2 homes on it. Excellent privacy between the two homes. Garden areas and separate access driveways for each home. Original home has been updated and offers a 3-bedroom main floor with laundry, plus a fully finished basement and 2 additional bedrooms, wet bar and separate laundry!

MLS® 10200799 | \$1,279,000 | LISTING AGENT: Gregory Dusik, PREC



185 RED ROCK COURT

LOCATION: Wilden
LOT SIZE: 0.22 Acre **SQUARE FOOTAGE:** 3,086 SQ. FT.

"Wilden" contemporary 3-bed, 3-bath home. Open entrance looks through to mountain and valley views. Gourmet kitchen opens to dining and living space with sliding glass doors overlooking pool. Main floor master, office and 2-piece bath complete main level. Lower level family room transitions to poolside patio and hot tub. Geothermal heating, automated patio shades and low maintenance landscaping!

MLS® 10197088 | \$1,265,000 | LISTING AGENT: Jane Hoffman, PREC



935 BARTHOLOMEW COURT

LOCATION: Lower Mission
LOT SIZE: 1.09 Acres **SQUARE FOOTAGE:** 4,129 SQ. FT.

Sought after location! Quiet 1.09-acre lakeview property in cul-de-sac. Three bedrooms plus den with a master bedroom on each floor, each with its own en suite. Chef's kitchen with island, gas stove and double built-in wall ovens, perfect for entertaining. Private patio, landscaped, fully fenced rear yard with covered dog run. Double garage plus additional double carport and loads of storage. Room for pool!

MLS® 10204268 | \$1,239,000 | LISTING AGENT: Jane Hoffman, PREC



3870 ANGUS DRIVE

LOCATION: Westbank Centre
LOT SIZE: 0.34 Acre **SQUARE FOOTAGE:** 4,950 SQ. FT.

270-degree lake views! Five-bed, 6-bath home with double-height ceilings, large kitchen with island opening to family and dining rooms. Master on main with large walk-in closet. Second level has 3 baths and 3 bedrooms, 2 of which have lakeview patios. Lower level 1-bed, 1-bath in-law suite with private parking. Located close to everything!

MLS® 10202311 | \$1,199,000 | LISTING AGENT: Dean Simonelli



5260 BURNELL COURT

LOCATION: Upper Mission
LOT SIZE: 0.3 Acre **SQUARE FOOTAGE:** 3,299 SQ. FT.

Welcoming family rancher on quiet cul-de-sac with panoramic views of the lake. Luxury open-concept living with vaulted ceilings, ample natural light, 4 bedrooms, 3 baths, office, oversized triple garage and RV parking. Lower level rec room with wet bar. Impressive curb appeal. Backyard offers generous-sized pool with slide, hot tub and covered patio, all sharing the magnificent views.

MLS® 10205638 | \$1,199,000 | LISTING AGENT: Jane Hoffman, PREC



1493 MONTENEGRO DRIVE

LOCATION: Black Mountain
LOT SIZE: 0.22 Acre **SQUARE FOOTAGE:** 4,286 SQ. FT.

Custom-built 6-bed, 4-bath rancher with finished walkout basement. Crown mouldings, wide baseboards and tile floors. Chef's kitchen features large quartz island and walk-in pantry with sink. Open design with spacious 36 X 14 foot covered deck, main floor master with luxury en suite. Oversized double garage plus additional parking. Self-contained 1-bedroom legal suite with separate entrance.

MLS® 10199821 | \$1,198,000 | LISTING AGENT: Gregory Dusik, PREC



1981 KNOX CRESCENT

LOCATION: Kelowna South
LOT SIZE: 0.16 Acre **SQUARE FOOTAGE:** 2,040 SQ. FT.

Craftsman 3-bed, 3-bath home in Kelowna South! Constructed in 2015. Quartz surfaces, wide-plank hardwood, stone and timber accents. Welcoming front porch with transom windows. Ample natural light, high ceilings and stone fireplace enjoyed by open-concept dining, kitchen and living room. Covered patio with outdoor kitchen and hot tub, fenced yard with oversized garage. RV parking with sani hook-up.

MLS® 10202254 | \$1,095,000 | LISTING AGENT: Jodi Huber



2675 GORE STREET

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

The Brownstone! Located in Kelowna's trendy South Pandosy village, close to everything. Three-bed, 3-bath townhome with modern industrial interior with exposed concrete, brick and floating staircase, open-truss ceiling and private courtyard. Kitchen with Wolf gas range and quartz counters. Quality and attention to detail throughout. Construction by Worman Homes, solid concrete between units, double tandem garage.

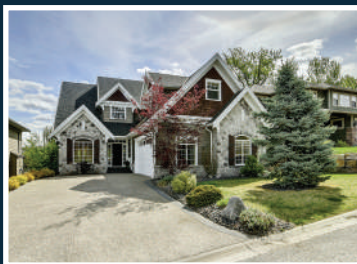
MLS® 10194587 | \$1,005,000 | LISTING AGENT: Dean Simonelli





HOMES

UP TO \$1 MILLION



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362 TRUMPETER COURT

LOCATION: Kettle Valley
LOT SIZE: 0.35 Acre **SQUARE FOOTAGE:** 4,250 SQ. FT.

Open-concept, 4-bed, 3-bath home with lake, city and bridge views. No expense spared! Chef's kitchen with granite counters, gas range, double wall ovens. Eleven-foot coffered ceilings, crown mouldings and hardwood throughout. Master complete with access to wrap-around deck and spa-inspired, 4-piece en suite bath. Two-bedroom in-law suite in fully finished walkout. Low maintenance yard.

MLS® 10197887 | \$999,999 | LISTING AGENT: Dean Simonelli



1344 RICHTER STREET

LOCATION: Kelowna North
LOT SIZE: 0.17 Acre **SQUARE FOOTAGE:** 3,164 SQ. FT.

INCREDIBLE INVESTMENT in the heart of downtown Kelowna. 5 bdrm 4 bath main home with 2 bdrm 1 bath carriage home. Property fully encased in privacy and security gated entry. Immaculate throughout! Built in 2009 offering over 3100 sqft. Great Rental property for years to come. Easy access to everything, close to all amenities bus stops and new UBC campus!

MLS® 10206932 | \$996,000 | LISTING AGENT: Jodi Huber



1180 SUNNYVIEW ROAD

LOCATION: Lakeview Heights
LOT SIZE: 0.55 Acre **SQUARE FOOTAGE:** 2,951 SQ. FT.

Lake views, pool and privacy on 0.55-acre property! Vacant lot above could be included (for additional cost) in sale for future subdivision into potential 4 lots. Well-maintained family home, designed to take full advantage of the views. Updated kitchen opens onto family room with access to sun room and pool deck. Basement for extra storage. Great package with future potential!

MLS® 10201211 | \$989,000 | LISTING AGENT: Gregory Dusik, PREC



453 LAKEPOINTE DRIVE

LOCATION: Kettle Valley
LOT SIZE: 0.168 Acre **SQUARE FOOTAGE:** 3,779 SQ. FT.

Custom home in Kettle Valley on cul-de-sac. Bright natural light throughout, 18-foot ceilings in great room showcase stone fireplace. Open kitchen designed for entertaining, dining room opens to a covered patio. Master bed with deck, en suite and huge walk-in closet. Two additional bedrooms and bath upstairs. Family room, bedroom and bonus room on lower level. Extra deep double garage.

MLS® 10197155 | \$979,000 | LISTING AGENT: Sherry Truman



5025 TREADGOLD COURT

LOCATION: Upper Mission
LOT SIZE: 0.16 Acre **SQUARE FOOTAGE:** 3,596 SQ. FT.

Welcome to this 4-bedroom, 3.5-bathroom home in the family friendly Upper Mission neighbourhood. The open-concept main floor has an office/den, kitchen, living room, dining room, master bedroom and laundry. The upper level features 2 bedrooms with a large loft, while the basement level consists of a large rec room, guest bedroom, bathroom, and gym.

MLS® 10204677 | \$924,900 | LISTING AGENT: Tyler Bouck, PREC



3131 POOLEY ROAD

LOCATION: South East Kelowna
LOT SIZE: 1.1 Acre **SQUARE FOOTAGE:** 1,045 SQ. FT.

Lakeview acreage in southeast Kelowna. Well cared for original home-stead offers level land to build that lakeview dream home. Approximately 1,000 sq. ft. with 1 bedroom and 1 bath. Spacious living room with wood stove. Lower level has laundry and mechanical. Detached shed and fenced-in dog run. Quiet rural setting and just a short drive to amenities.

MLS® 10194742 | \$899,000 | LISTING AGENT: Jane Hoffman, PREC



550 CURLEW DRIVE

LOCATION: Upper Mission
LOT SIZE: 0.44 Acre **SQUARE FOOTAGE:** 2,962 SQ. FT.

Upper Mission 3-bed, 4-bath home with lake views! Impressive curb appeal, beautiful landscaping, rancher with basement and separate entrance. Main living areas walk out on grade to the expansive deck and private backyard. Bright island kitchen opens to cosy family room, bonus room, lots of storage. RV parking with water, power and sewer hookup. Saltwater spa pool.

MLS® 10205113 | \$849,000 | LISTING AGENT: Jane Hoffman, PREC



2746 CURTS STREET

LOCATION: Kelowna South
LOT SIZE: 0.08 Acre **SQUARE FOOTAGE:** 1,566 SQ. FT.

Immaculate home with an open floor plan for easy entertaining. Three bedrooms 2.5 bathrooms, 9-foot ceilings and endless windows with east/south/west exposure for ample natural light. Gorgeous kitchen with quartz counters, custom maple cabinetry and stainless steel appliances. Hardwood floors throughout. Low maintenance fenced yard with underground irrigation. Move-in ready with New Home Warranty until 2025.

MLS® 10200826 | \$748,000 | LISTING AGENT: Dean Simonelli



3380 CHANCELLOR PLACE

LOCATION: Lakeview Heights
LOT SIZE: 0.19 Acre **SQUARE FOOTAGE:** 2,187 SQ. FT.

Custom 3-bed, 3-bath, San Marc home designed to take in the lake views. Bright, open floor plan flooded with natural light. Main floor master with two guest bedrooms on the second level. Kitchen with light oak cabinets and dining area with corner windows. Living room with gas fireplace and lake views. Impressive curb appeal with mature landscaping and front courtyard.

EXCLUSIVE | \$719,000 | LISTING AGENT: Jane Hoffman, PREC



1930 WATER STREET

LOCATION: Kelowna South
LOT SIZE: 0.13 Acre **SQUARE FOOTAGE:** 1,342 SQ. FT.

Character home in Abbott Corridor. Zoned RU1 with park-like grounds. Three-bed, 1-bath home with bright interior and quality updates. Spacious living room with bayed window. Tasteful and stylish kitchen, completed with quartz surfaces and centre island, transitions to the exterior from French doors. Updated main bath and 3 good-sized bedrooms. Fenced backyard with equipment shed.

MLS® 10204124 | \$699,900 | LISTING AGENT: Jodi Huber



3067 RIESLING PLACE

LOCATION: Lakeview Heights
LOT SIZE: 0.108 Acre **SQUARE FOOTAGE:** 2,641 SQ. FT.

Brand new 4-bed, 4-bath custom rancher in West Kelowna's Riesling Ridge! Open-concept main floor living and large 14 x 10 foot covered patio. Lower level features second master suite, additional bedroom, full bathroom and recreation room. Hardwood floors, quartz kitchen counters, stainless steel appliance package and blinds. Double garage with generous parking pad. Price is plus GST.

MLS® 10197129 | \$695,900 | LISTING AGENT: Sherry Truman



760 PETTERSON ROAD

LOCATION: West Kelowna
LOT SIZE: 9.9 Acres **SQUARE FOOTAGE:** 720 SQ. FT.

Fabulous lakeview acreage only 15 minutes to downtown! 9.9 acres of gently sloping property, zoned to accommodate a second dwelling and several build sites for a new home. The 2-bed, 1-bath modular home is approved for occupancy for approximately 3 years after the purchase of the lot and could transition to studio or shop, complete with view deck and hot tub!

MLS® 10205371 | \$695,000 | LISTING AGENT: Gregory Dusik, PREC



3069 RIESLING PLACE

LOCATION: Lakeview Heights
LOT SIZE: 0.15 Acre **SQUARE FOOTAGE:** 2,138 SQ. FT.

Riesling Ridge in Mission Hill Community! Minutes from schools, every-day amenities. Under construction, time to select your own finishings. Open-concept, main floor living with dining, kitchen and great room. Master bed with en suite and 2 additional bedrooms on upper level. Lower level is unfinished and offers nearly another 1,100 square feet. Oversized, 0.15-acre level site in a cul-de-sac location.

MLS® 10197127 | \$670,900 | LISTING AGENT: Sherry Truman



3076 RIESLING WAY

LOCATION: Lakeview Heights
LOT SIZE: 0.11 Acre **SQUARE FOOTAGE:** 2,080 SQ. FT.

Riesling Ridge a desirable Vineyard Estates community. 2080 sq. ft. 3-bed 2.5-bath home. Open-concept main floor living with access to outdoor patio. Large flex room and an additional 847 square feet unfinished basement. Hardwood floors, quartz kitchen countertops, quality cabinetry, stainless steel appliances, gas fireplace and blinds. Freehold land. Price plus GST.

MLS® 10197049 | \$649,900 | LISTING AGENT: Sherry Truman



3074 RIESLING WAY

LOCATION: Lakeview Heights
LOT SIZE: 0.095 Acre **SQUARE FOOTAGE:** 2,080 SQ. FT.

Incredible location minutes from schools, trails, amenities, golf courses and sandy beaches. Family friendly 3-bed, 3-bath, open-concept layout with main floor living and access to outdoor patio plus large flex room. Additional 847 sq. ft. can be developed in the basement. Quality finishing with hardwood floors, quartz surfaces and gas fireplace. Freehold land. Save the PTT ready August 2020.

MLS® 10205686 | \$649,900 | LISTING AGENT: Sherry Truman



6520 FERGUSON PLACE

LOCATION: Peachland
LOT SIZE: 0.234 Acre **SQUARE FOOTAGE:** 3,096 SQ. FT.

This 4-bedroom, 3-bathroom home comes with an in-law bachelor suite on a large 0.234-acre lot and features great lake and mountain views. The backyard is fenced and landscaped, and there is ample parking for a boat or RV. This home offers excellent value and is waiting for a new family to unlock its full potential.

MLS® 10205539 | \$649,000 | LISTING AGENT: Tyler Bouck, PREC



3928 GALLAGHERS CIRCLE

LOCATION: South East Kelowna
LOT SIZE: 151 Acres **SQUARE FOOTAGE:** 1,549 SQ. FT.

Gallagher's Canyon Golf Course residential community! Immaculate, 2-bed, 2-bath, one-owner home with large front courtyard, overlooking the forest beltway. Nine-foot ceilings, gas fireplace, tile flooring, open and airy living spaces. New roof, furnace and eavestroughs. On 2 golf courses, tennis courts, fitness centre, indoor pool/spa and clubhouse. Only 15 minutes to downtown, 2 pets allowed.

MLS® 10202711 | \$609,900 | LISTING AGENT: Jane Hoffman, PREC



4141 GALLAGHERS FOREST S ROAD

LOCATION: Upper Mission
LOT SIZE: 0.14 Acre **SQUARE FOOTAGE:** 1,418 SQ. FT.

Immaculate rancher with 2 beds and 2 baths and double garage. Island kitchen, tile and hardwood floors. Master bedroom with full en suite bathroom. The second bedroom has a queen-sized Murphy bed. Large patio with remote awning. Located on 2 golf courses, access to tennis courts, fitness centre, indoor pool and spa, billiard room, woodwork shop and more! 2 pets allowed.

MLS® 10202774 | \$589,900 | LISTING AGENT: Jane Hoffman, PREC



492 STANLEY CRESCENT

LOCATION: Upper Mission
LOT SIZE: 0.36 Acre **SQUARE FOOTAGE:** 1,331 SQ. FT.

Outstanding location in sought-after Kettle Valley. Chute Lake Elementary steps away. Four-bed, 2-bath home. Open kitchen, living and dining for easy entertaining. Access off dining to enjoy covered patio and BBQ area. South-facing patio surrounds partially fenced above-ground pool. Originally a modular home transitioned into a single-family dwelling. Ample parking or build a garage. Quick possession!

MLS® 10198174 | \$469,900 | LISTING AGENT: Jane Hoffman, PREC





CONDOS AND TOWNHOMES

UP TO \$1 MILLION



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**2154 ALVARADO TRAIL**

LOCATION: Westbank Centre
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,960 SQ. FT.

Welcome to this 3-bedroom, 3-bathroom, former show-suite in the highly sought-after Sonoma Pines community of West Kelowna. With an open walkout rancher floor plan, many modern updates, and lake and mountain views, this home is sure to impress. Located just steps from world-class wineries and golf, Sonoma Pines is one of the top Okanagan communities.

MLS® 10205602 | \$685,000 | LISTING AGENT: Tyler Bouck, PREC

**#143 2455 QUAIL RIDGE BOULEVARD**

LOCATION: University District
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,492 SQ. FT.

Golf course living at its finest! Well-kept rancher with walkout basement on 36-hole Bear and Quail Golf Courses. Three beds, 3 baths, close to UBC-O, airport and minutes to downtown. Open-concept living with dining and living off kitchen. Master bed with double vanity en suite. Upgraded hardwood, tile flooring and driveway, concrete tile roof. Pet friendly, no rentals.

MLS® 10197157 | \$684,900 | LISTING AGENT: Jane Hoffman, PREC

**#6 3719 WOODSDALE ROAD**

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

The Dale Trailside Commons on the Rail Trail. Main floor, entry level living with open-concept kitchen, dining and living that opens to outdoor patio. Thoughtfully laid out and flooded with light. Second level bedrooms with master, 2 guest beds, full bath and laundry. Upstairs flex room opens to rooftop patio roughed in for hot tub! Double car garage.

MLS® 10200080 | \$599,900 | LISTING AGENT: Marcus Shalaby

**#802 1329 ELLIS STREET**

LOCATION: Kelowna North
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,388 SQ. FT.

The Lofts Downtown! Wall-to-wall to ceiling windows throughout this lakeview, 2-bedroom 2-bath condo! West-facing, spacious, open-plan living room, with modern kitchen and dining room. Master bed with walk-through closet and en suite. Gleaming hardwood flooring throughout, in-suite laundry, secure parking, gym, storage and meeting room. Private deck looks out over downtown and the lake.

MLS® 10197962 | \$599,900 | LISTING AGENT: Jane Hoffman, PREC



#164 550 YATES ROAD

LOCATION: North Glenmore
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,564 SQ. FT.

Sandalwood Adult 55+ Community! Private, 2-bed, 2-bath, plus family-room rancher. Vaulted ceilings, gas fireplace, laminate and tile floors, underground sprinklers, satellite dish, gas outlet for BBQ and oversized patio. Clubhouse with exercise room, games room, hot tub, indoor and outdoor pools and library etc. RV parking close to amenities, and pet friendly.

MLS® 10200275 | \$589,000 | LISTING AGENT: Jane Hoffman, PREC



#10 3719 WOODSDALE ROAD

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

Brand new 3-bed, 3-bath home at The Dale. Contemporary kitchen opens to dining and living area with natural light. Master bed with walk-in closet and en suite. Two additional bedrooms, laundry, full bathroom, office and roughed-in bath. Flex room opens to rooftop deck. Across from Wood Lake on the Rail Trail and close to parks, schools and amenities.

MLS® 10200097 | \$585,900 | LISTING AGENT: Marcus Shalaby



#438 2330 BUTT ROAD

LOCATION: Westbank Centre
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,888 SQ. FT.

Well cared for home in pet-friendly Sun Village! Sunny home with basement, 4 bedrooms, 3 bathrooms, family room off the kitchen and gas fireplace. Island kitchen with breakfast nook leading to patio with awning and gas BBQ line. Double garage and updated roof and floors throughout. Clubhouse has pool, hot tub, games room and library. Close to shopping and golf courses!

MLS® 10200611 | \$519,900 | LISTING AGENT: Jane Hoffman, PREC



#123 1775 CHAPMAN PLACE

LOCATION: Kelowna South
LOT SIZE: Strata **SQUARE FOOTAGE:** 809 SQ. FT.

Bright, ground floor, 2-bed, 2-bath, south-facing, open-concept layout with large windows. Spacious fenced patio with artificial grass. Island kitchen features dual-toned cabinetry and white glossy uppers, sleek stainless steel appliances. In-suite laundry, storage locker and 1 secure parkade stall. Located in the heart of Kelowna, steps away from the waterfront and vibrant downtown core.

MLS® 10205637 | \$459,900 | LISTING AGENT: Jane Hoffman, PREC

**#407 654 COOK ROAD****LOCATION:** Lower Mission**LOT SIZE:** Strata **SQUARE FOOTAGE:** 972 SQ. FT.

A highly sought after 2-bedroom and den unit that comes fully furnished. Playa Del Sol is in the heart of Lower Mission and features a large pool and hot tub deck, fitness and games rooms, common outdoor BBQ areas, and underground parking. Nightly vacation rentals are allowed, making this unit highly desirable for investors.

MLS® 10205357 | \$439,900 | LISTING AGENT: Tyler Bouck, PREC**#101 1905 PANDOSY STREET****LOCATION:** Kelowna South**LOT SIZE:** Strata **SQUARE FOOTAGE:** 1,271 SQ. FT.

Incredible location: immaculate 2-bed, 2-bath condo in sought after South Pandosy. Nearly 1,300 sq. ft. of open-concept living with living and dining off kitchen. Oversized kitchen, ample counter space, lots of storage and oak cabinetry. Living room has large window and fireplace with French doors to patio. Master bed with his/hers closets and en suite. Secure parking!

MLS® 10198003 | \$399,900 | LISTING AGENT: Jane Hoffman, PREC**#601 1895 AMBROSI ROAD****LOCATION:** Springfield/Spall**LOT SIZE:** Strata **SQUARE FOOTAGE:** 1,184 SQ. FT.

Top floor corner unit, with a lake view in 55+ concrete and steel building. Bright and spacious 2 beds and 2 baths. New floors, remote sun awning and gas fireplace. Two patios, one large deck off living room with master bed access. Comes with secure underground stall, and storage locker. Walking distance to grocery stores, restaurants, Orchard Park Mall and much more!

MLS® 10198029 | \$385,000 | LISTING AGENT: Jane Hoffman, PREC**#414 722 VALLEY ROAD****LOCATION:** Glenmore**LOT SIZE:** Strata **SQUARE FOOTAGE:** 900 SQ. FT.

Glenmore Central! Brand new 2-bedroom, 2-bathroom condo in amenity-rich building. Car share, rooftop patio and bike storage. Thoughtful 2-bedroom, 2-bathroom floor plan with in-suite laundry. Vinyl plank flooring and quartz counters throughout. Large windows for ample light and private balcony. One parking stall included. Close to amenities, bus route, UBC-O and the airport!

MLS® 10198019 | \$375,900 | LISTING AGENT: Marcus Shalaby



#315 722 VALLEY ROAD

LOCATION: Glenmore
LOT SIZE: Strata **SQUARE FOOTAGE:** 900 SQ. FT.

Glenmore Central! Brand new 2-bedroom, 2-bathroom condo in amenity-rich building. Car share, rooftop patio and bike storage. Thoughtful 2-bedroom, 2-bathroom floor plan with in-suite laundry. Vinyl plank flooring and quartz counters throughout. Large windows for ample light and private balcony. One parking stall included. Close to amenities, bus route, UBC-O and the airport!

MLS® 10198017 | \$371,900 | LISTING AGENT: Marcus Shalaby



#313 722 VALLEY ROAD

LOCATION: Glenmore
LOT SIZE: Strata **SQUARE FOOTAGE:** 900 SQ. FT.

Glenmore Central! Brand new 2-bedroom, 2-bathroom condo in pet-friendly building. Thoughtfully laid out with each bedroom on either side of the unit separated by kitchen, living and dining! Master bedroom features a walk-through closet into en suite. Large windows with private balcony. Close to schools, shopping, parks, trails and a short drive to UBC-O and the airport!

MLS® 10202040 | \$371,900 | LISTING AGENT: Marcus Shalaby



#411 769 KLO ROAD

LOCATION: Lower Mission
LOT SIZE: Strata **SQUARE FOOTAGE:** 986 SQ. FT.

Pandosa Village! Beautiful, 2-bed, 2-bath condo. Stylish updates with quality finishing. South-facing top floor unit with mountain views. Rich wood kitchen cabinetry with stainless steel appliance package and engineered hardwood throughout. Open main living space and updated main bath, master bed has new en suite. Access to outdoor pool, hot tub and gym, and can come fully furnished!

MLS® 10201813 | \$368,000 | LISTING AGENT: Jodi Huber



#312 555 YATES ROAD

LOCATION: North Glenmore
LOT SIZE: Strata **SQUARE FOOTAGE:** 888 SQ. FT.

The Verve. Amazing location close to UBC-O University, the downtown core, walking distance to shops and dining. Two-bed and 2-bath home, well maintained. Complex with amenities that everyone can enjoy. Outdoor pool with ample lounging including BBQ area. Exterior volleyball nets set up too! Full-time manager on-site means a well-managed complex. Pets with restrictions. One parking stall.

MLS® 10201730 | \$349,000 | LISTING AGENT: Jodi Huber



#302 3733 CASORSO ROAD

LOCATION: Lower Mission

LOT SIZE: Strata **SQUARE FOOTAGE:** 764 SQ. FT.

Prime Lower Mission location. Walk to the lake, shopping and schools. Clean, spacious and bright, east-facing home, 9-foot ceilings, stainless steel appliances, stone countertops, durable vinyl flooring with plush carpeting in bedroom. Full bathroom, full-sized washer/dryer and deck. One underground parking stall and storage locker. Complex amenities include gym, clubhouse and guest suite. Pet friendly and rental friendly!

MLS® 10201277 | \$324,900 | LISTING AGENT: Dean Simonelli



#405 265 FROELICH ROAD

LOCATION: Rutland North

LOT SIZE: Strata **SQUARE FOOTAGE:** 998 SQ. FT.

Top floor 2-bed, 2-bath condo. Bright, island kitchen, 55+ building with covered balcony. Good-sized kitchen 9-foot ceilings with tray detailing, forced air wall unit, supplementary baseboard heating, 1 pet 12 inches at shoulder. Lots of storage space plus an additional storage locker. One underground parking spot. Guest suite available. Walk to amenities, shopping, restaurants and transit. Quick possession possible.

MLS® 10200299 | \$304,900 | LISTING AGENT: Jane Hoffman, PREC



#128 1850 SHANNON LAKE ROAD

LOCATION: Shannon Lake

LOT SIZE: Strata **SQUARE FOOTAGE:** 1,460 SQ. FT.

Spacious 3-bed, 2-bath home in 55+ community. Three skylights, island kitchen, new stainless steel appliances sun room and large covered deck. Mountain views, parking for 3, large 26 x 14 attached heated workshop, 2 dogs allowed, no rentals. Community Clubhouse with party room, patios and 2-guest suites. Quick access to 97 for nearby shops and services.

MLS® 10199667 | \$299,900 | LISTING AGENT: Jane Hoffman, PREC





LOTS AND ACREAGES



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549 KNOWLES ROAD

LOCATION: Lower Mission **LOT SIZE:** 0.57 Acre
Subdividable 158'x210' lot close to schools and beaches!

MLS® 10200459 | \$1,295,000 | LISTING AGENT: Jane Hoffman, PREC



405 GROVES AVENUE

LOCATION: Kelowna South **LOT SIZE:** 0.18 Acre
Development opportunity in South Pandosy District.

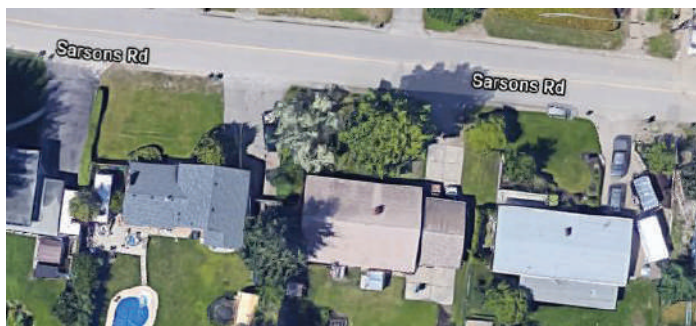
MLS® 10202212 | \$1,195,000 | LISTING AGENT: Gregory Dusik, PREC



#202 224 KALAMALKA LAKEVIEW DRIVE

LOCATION: Coldstream **LOT SIZE:** 13.2 Acres
Two separate titles! Short drive to Vernon or Kelowna!

MLS® 10204812 | \$1,195,000 | LISTING AGENT: Jane Hoffman, PREC



439 SARSONS ROAD

LOCATION: Lower Mission **LOT SIZE:** 0.305 Acre
Supports 2 lots or build dream home! 90' x 162' lot, great location!

MLS® 10202262 | \$1,149,000 | LISTING AGENT: Jane Hoffman, PREC



4219 HOBSON ROAD

LOCATION: Lower Mission **LOT SIZE:** 0.32 Acre
Across from Okanagan Lake and beach! Sought after neighbourhood!

MLS® 10202198 | \$739,000 | LISTING AGENT: Jane Hoffman, PREC



918 CLARANCE AVENUE

LOCATION: Upper Mission **LOT SIZE:** 0.84 Acre
Exceptional view of lake and city in desirable Upper Mission!

MLS® 10179267 | \$698,000 | LISTING AGENT: Jane Hoffman, PREC



906 CLARANCE AVENUE

LOCATION: Upper Mission **LOT SIZE:** 0.84 Acre
Exceptional view of lake and city in desirable Upper Mission!

MLS® 10179190 | \$698,000 | LISTING AGENT: Jane Hoffman, PREC



3337 VINEYARD VIEW DRIVE

LOCATION: Lakeview Heights **LOT SIZE:** 0.23 Acre
Prime Ridge Lot, approx. 100' x 105', spectacular views!

MLS® 10179127 | \$650,000 | LISTING AGENT: Sherrin Stewart



#19 735 FEATHERTOP WAY

LOCATION: Big White **LOT SIZE:** 0.291 Acre
Desirable location on the ski hill at Big White!

MLS® 10180279 | \$599,000 | LISTING AGENT: Jane Hoffman, PREC



5711 JASPER WAY

LOCATION: Kettle Valley **LOT SIZE:** 0.78 Acre
Rare site to build your dream home, large lot on cul-de-sac!

MLS® 10197038 | \$499,000 | LISTING AGENT: Jane Hoffman, PREC



LOT 143 HARE ROAD

LOCATION: Lake Country North West **LOT SIZE:** 0.95 Acre
No Speculation tax on this large lot in Lake Country!

MLS® 10194877 | \$429,000 | LISTING AGENT: Jodi Huber



1291 MOUNTAINVIEW STREET

LOCATION: Glenmore **LOT SIZE:** 0.16 Acre
GST Paid! No timeline to build, established neighbourhood!

MLS® 10198097 | \$389,900 | LISTING AGENT: Jane Hoffman, PREC



116 SILVERSAGE TERRACE

LOCATION: Vernon **LOT SIZE:** 0.24 Acre
Gated community at "The Rise", 78' x 143' lot!

MLS® 10200047 | \$335,000 | LISTING AGENT: Marcus Shalaby



#38 415 FEATHERTOP WAY

LOCATION: Big White **LOT SIZE:** 0.083 Acre
Desirable location on the ski hill!

MLS® 10174980 | \$298,000 | LISTING AGENT: Jane Hoffman, PREC





DEVELOPMENT PROJECTS



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RIESLING RIDGE

Nestled in nature is West Kelowna's newest community - Riesling Ridge. This new community of 70 single family homes is located in the sought after neighbourhood of Lakeview Heights and perched above Okanagan Lake. Situated at the base of Mt. Boucherie and close to world famous wineries, schools, beaches, parks and shopping Riesling Ridge offers something for everyone. Homes at Riesling Ridge community start at \$649,900 +GST and feature quality finishing, thoughtful floor plans and a selection of customization options with both 2 story and rancher style home plans available. Riesling Ridge is your opportunity to own the Okanagan lifestyle!

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For details contact sherry@janehoffman.com
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THE DALE TRAILSIDE COMMONS

The Dale Trailside Commons, a thoughtfully designed townhome neighbourhood located in Lake Country B.C. Situated on the Rail Trail and Wood Lake, surrounded by vineyards and on the edge of Kelowna, The Dale captures the essence of Okanagan living.

Our homes feature 3 bedrooms and 3 bathrooms with expansive kitchens and living spaces created for the modern lifestyle. Design at The Dale embraces Okanagan summers with easy transition from open-concept, contemporary interiors to private rooftop patios made to take in the beautiful views of the Okanagan Valley.

It's time to live the Okanagan lifestyle. With just about everything at your fingertips at The Dale, your outdoor adventure opportunities are endless. The Okanagan Rail Trail is just beyond your private gated backyard, Wood Lake is a short bike ride away and the hustle and bustle of downtown Kelowna is a short 20-minute drive south. The

Dale is right in the heart of things to make your active lifestyle dream a reality.

Starting at \$565,900 +GST, Phase 1 Almost Sold Out, and Move In Ready!

thedaletrailside.com



Proudly Presented by Marcus Shalaby.
For details contact marcus@janehoffman.com
or 250.540.7980.



KELOWNA BROWNSTONES

One-of-a-kind development in Kelowna's trendy South Pandosy neighborhood, close to all amenities and a short walk to the beach, fine restaurants and shops. The Brownstones will provide a high-quality option for discerning homeowners making a change from the family home and yard work, but not willing to compromise.

Interior finishing includes solid flooring surfaces in wood and tile, with designer kitchens by Phoenix Cabinetry featuring 36-inch dual fuel, Wolf gas ranges, and Pure Granite Rocks, Ella Luxury series quartz counters in kitchens and baths. Architectural features such as concrete and mono steel stringer stairways leading to upper levels bring a modern touch to the classic design.

Construction by Worman Homes, with an eye to detail, privacy and soundproofing, finished off with the classic look of brick. The hybrid construction style features solid, concrete walls separating each

unit, and includes a Hambro Floor system that offers superior noise insulation.

Luxury lock and leave living starting at \$1,005,000 +GST.



Proudly presented by Dean Simonelli.
For details contact dean@janehoffman.com
or 250.863.6300.

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