



GALLERY



12391 PIXTON ROAD, LAKE COUNTRY | EXCLUSIVE

DISCOVER KELOWNA'S REAL ESTATE

COLDWELL BANKER JANE HOFFMAN REALTY



COLDWELL BANKER
JANE HOFFMAN
REALTY



A WORD FROM JANE



The beginning of a new year always has me reflecting on the year that has just passed. Over the last 12 months, our world has changed so much. We've had to find new ways to do almost everything, from having business meetings to visiting with family and friends.

Even though there have been challenges in adapting to a new way of life, I can't help but feel inspired. While so much about our daily lives has changed, we've also prioritized what has always been most important to us.

Almost every day, I am met with how people's home-buying preferences have shifted with our changing times. Families are looking for spaces that let them spend more time together, outdoor areas that allow them to take in the Okanagan lifestyle from the comfort of their own property, and more green space for kids and pets. All of this gives me hope because spending time with loved ones in a home that is loved, and in this beautiful valley, is a great gift.

I hope that in the new year you get to enjoy special spaces at home that bring you joy. Or perhaps your perfect home is waiting to be found...Whatever 2021 has in store I wish you and your family health and happy memories.

Jane Hoffman



CONTENT

- 02** A WORD FROM JANE
- 04** ALL FOR ONE
- 06** SELLING ON THE WATER
- 08** OUR BROKERAGE
- 09** REALTOR PROFILES
- 20** 12391 PIXTON ROAD
- 22** 1532 GRANITE ROAD
- 24** 3960 TODD ROAD

PROPERTIES

- 26** LAKESHORE OVER \$4 MILLION
- 45** LAKESHORE \$2 - \$4 MILLION
- 55** LAKESHORE UP TO \$2 MILLION
- 60** LAKESHORE LOTS AND ACREAGES
- 64** ESTATE PROPERTIES AND ACREAGES
- 76** HOMES OVER \$2 MILLION
- 81** HOMES \$1 - \$2 MILLION
- 84** HOMES UP TO \$1 MILLION
- 89** LOTS AND ACREAGES
- 92** DEVELOPMENT PROJECTS
- 98** MAP OF KELOWNA

ALL FOR ONE

At first glance, we might look like other Kelowna real estate agents. Often, within moments of a meeting, though, it becomes clear that we're different.

HOW OUR CLIENTS WIN WITH OUR UNIQUE APPROACH

Clients who spend time in our offices or with anyone from our brokerage often remark that they can feel it, that something that sets us apart and keeps clients in the Jane Hoffman family for generations. What is it? What's behind our unique approach and our success in selling homes in Kelowna?

WE ARE 'ALL FOR ONE' WITH ONE GOAL FOR CLIENTS

We have a tight-knit group of 19 people. Agents who specialize in various types of properties. A management group. Administrative support. Legal counsel. A dedicated marketing team. What we all draw on is the 35-year legacy of Jane Hoffman's reputation and her exceptional level of care—her work ethic and her values. What we have is each other, the work family that she has also developed with great care, and one common goal.

"To me, the all-for-one approach is simply this: A collaborative effort from each and every person involved, with a focus towards the same end goal," says Adam Schmidt, Realtor® and licensed real estate assistant. "It doesn't matter what role you play in a group, every step is important, and if you have a group of people dedicated to perfecting their part—you have a recipe for success."



WE EACH BRING THE BEST OF OUR UNIQUE STRENGTHS TO BEST SUPPORT CLIENTS

At Jane Hoffman Realty, we recognize and celebrate each other's strengths—and with roles that play to those strengths, agents can thrive and bring their best for clients.



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."



Missing from photo, Sherry Truman

"We are lucky to have a deep pool of talent at Jane Hoffman Realty so that specialty is possible, and people can shine at what they do," says Jennifer Lebedoff, Managing Broker for Coldwell Banker Jane Hoffman Realty. "Our management group has put great thought into bringing people into the fold so we have a well-rounded company that can meet the demands of a very diverse market."

The central Okanagan is a unique market and having an agent that specializes in various types of properties helps ensure sellers have the best eyes on their property, and that buyers consider everything that's important before putting in an offer.

We have real estate agents here in Kelowna that specialize in all types of listings, from waterfront and luxury to acreages, condos and recreational properties at Big White, and single family homes in all areas of our City.

"It doesn't matter what you're looking for, we have a specialist in that area

who knows the ins-and-outs," says Adam Schmidt.

**WE ENSURE CLIENTS GET THE
BEST SUPPORT FROM THE RIGHT
PERSON AT EVERY STAGE**

There are two ways this shows up for clients and brings significant benefits.

First, when a potential buyer or seller approaches our brokerage with interest, instead of simply putting them to the next agent in line, we do something different.

"We listen to what the client is looking for and match them with the appropriate professional or professionals to service their unique needs. It's a client-first approach," says Jennifer. "That's why people come back."

Second, when you have an entire group that cares behind your home purchase or sale, you experience greater client care and attention to detail.

"From the initial follow-up through to the listing process, and negotiation of an offer through to the closing date, we have experts in every area who know what's going on and make sure those important details don't get overlooked," says Adam.

When you come to Coldwell Banker Jane Hoffman Realty for your real estate needs you are not only getting decades of experience and deep knowledge of our local market, you are getting a dedicated team of professionals all committed to one thing: bringing your ideal real estate dream come to life."



SELLING ON THE WATER

WHY EXPERIENCE COUNTS

Lakefront properties bring unique considerations. Find out how our waterfront real estate agents put their expertise to work so there are no surprises.

What you see is the view. The water at sunset and the mountains beyond. All the ways you and your family will be able to paddle and boat, read on the dock or talk by a fire late into the night. That you'll wake up to that view every day. It's easy to fall in love with a beautiful home on the water, but with so many years of selling waterfront homes behind us, we know there are a lot of questions you'll want to have answered before putting in an offer or listing your home for sale.

At Jane Hoffman Realty, our founder, Jane, began selling homes in lakeshore neighbourhoods thirty-five years ago. What appealed to homeowners then—the breathtaking beauty of Okanagan Lake and the simple joy of lakefront life—continues to draw buyers from across Canada and beyond. While luxury properties have become more unique and intricate, so

too are the regulations around what is permitted and what you need to know before imagining yourself moving in.

"With lakeshore in particular, there is additional due diligence required by an agent to assist a buyer in understanding all the unique considerations and changing government regulations," says Kristy Huber, a REALTOR® with Jane Hoffman Realty.

Sherry Truman, another Jane Hoffman Realty agent, says when you specialize in waterfront properties, "you can ensure there aren't surprises, especially costly errors or missed opportunities."

DOCKS & FORESHORE BOUNDARIES

Why does it help to have experience selling Kelowna waterfront homes?

While you and your partner begin to imagine adding a little guesthouse by the shore or maybe a dock upgrade, members of Jane Hoffman Realty who specialize in Kelowna waterfront real estate will have already begun to consider the questions you might not know to ask, including the type of dock license the property has & what it means for your plans to use certain types of dock materials. For example, a waterfront property with a designated 'black' zone on the water is prevented from building a permanent dock.

It's also important to know the age of the dock, and we have relationships to help determine the year it was built so you have a sense of its lifespan.

We are also well-versed in riparian areas and coloured zones of fish habitat (black, red, yellow, clear) because these indicate



SALES OVER \$3M ON THE WATERFRONT IN 2020

23

Sales of Single Fam. Waterfront homes by Jane Hoffman Realty

25

Sales of Single Fam. Waterfront homes in all of Central Okanagan

92%

of Single Fam. Waterfront Sales done by Jane Hoffman Realty

2020 WAS A LANDMARK YEAR

types of building activity that can be done within certain areas of the foreshore.

LAKEFRONT REGULATIONS & CONSIDERATIONS

Are you thinking about rebuilding on a waterfront property? Lakefront homes have unique property regulations and considerations.

Setbacks, elevation and site line rules indicate how close to the water you can build and any height restrictions if you were thinking of building up. You'll also want to know the water source so you understand if you'll have additional costs and responsibilities in sourcing drinking water, and the quality of that water.

Boat traffic and public access is also important: Is the property in an area near the core or a public boat launch where you'll see a lot of passing boats? Are you up for the Kelowna boat life energy or were you hoping for a little more tranquility?

Do you want to be on the west side of the water, and enjoy the sun all through the day, or have you fallen in love with a property on the east that welcomes the sun in the afternoon, just in time for cocktails?

Luxury waterfront properties bring other unique considerations. These homes tend to have unique design with advanced technology to make the most of the location and the lifestyle, or new ways to save energy—and having experience in this market helps ensure you notice and understand everything there is to appreciate.

HOME HISTORY & VALUATION

Since Kelowna's lakefront buyers and sellers have been turning to us for more than three decades, we bring a deep knowledge of the history of a neighbourhood and often the home itself.

"I have sold many of the homes over, and

over again, and with this experience, I really know the properties!" says Kristy.

We are fortunate to have represented thousands of waterfront homes for sale over the years, and draw on this expertise every time we work with a client.

"Over the course of a long career, it's likely you'll sell a property more than once, and this history helps to know areas that may have issues, benefits or value," says Sherry.

The Kelowna lakefront community is unlike any other in Canada, and when you're able to lean on a group with this much expertise, it means you can sell your home with confidence or make an informed buying decision knowing this is the house for you!



OUR BROKERAGE

Members of our team of professionals at Coldwell Banker Jane Hoffman Realty come from diverse backgrounds that have helped us provide the best personal and professional service to our clients.



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



SHEILA RONDEAU

Realtor®

DORIS HOLLINGER

Real Estate Assistant

SEASON WANDLER

Real Estate Assistant

DANIELLE MACKENZIE

Real Estate Assistant



JANE HOFFMAN

REALTOR®

While Jane was growing up, talk around the kitchen table generally involved real estate. Her family owned development land in Revelstoke, and Jane started her working career in commercial and spec-home construction.

It wasn't until her husband was killed in a tragic plane accident that Jane obtained her real estate license, encouraged by a simple statement from her cousin, David: "Jane, you love lakeshore so much, you should sell it".

After 35 years of selling real estate, Jane says it still gives her joy helping a client take the plunge to purchase waterfront property. Jane loves hearing stories of how much pleasure the lakeshore lifestyle brings to their families. For her, living on the water is a magical experience. It is a place where Jane feels secure, finds peace and spends time with her family. Being able to view the lake and all its changes through the day keeps life interesting—especially given today's travel restrictions due to Covid-19.

Organization is key to Jane's success. She puts together a detailed schedule every evening to manage her time. However, if her day gets interrupted, Jane knows how to prioritize and keep herself on track.

"Real estate is a 24-7 game. You have to be adaptable and ready to change direction every hour," she says. It takes special skill to multi-task in real estate, and Jane certainly has it.

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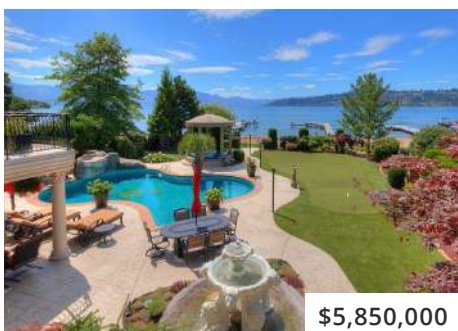
JANE'S FEATURED LISTINGS



\$6,895,000

3960 TODD ROAD, KELOWNA

10 BED 11 BATH 9,695 SF



\$5,850,000

177 MATHISON PLACE, KELOWNA

7 BED 7 BATH 8,522 SF



\$5,598,000

3480 WATER ROAD, KELOWNA

5 BED 6 BATH 10,982 SF



KRISTY HUBER

REALTOR®

Born and raised in Kelowna, Kristy says she has been fortunate to live in many areas of the Central Okanagan, including Lake Country, Glenrosa and everywhere in between, which has helped her in the realtor career path she chose.

"Living in the neighbourhoods and experiencing the schools, amenities, and the local gems of each district have been a helpful tool in offering guidance for my clients to choose the best location for their needs," she says.

Kristy got into real estate when her father, an entrepreneur and developer, approached her while she was in her second year of university and suggested she attain her real estate license.

"He had a townhouse project that would be ready for market in the next year and felt I could help with the selling of these units as a part-time job," Kristy recalls. "Once I was licensed to sell, I jumped in with both feet and a determination to succeed."

After nearly 30 years of representing buyers and sellers, Kristy is most rewarded when her clients are satisfied with their decisions in making the deal happen.

"I was brought up in a home where I was taught that you can do anything and be anybody, and if you just set your mind to your vision, you can achieve whatever you set out to do," she says.

PHONE 250.862.7802

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KRISTY'S FEATURED LISTINGS



\$6,495,000

5308 LAKESHORE ROAD, KELOWNA

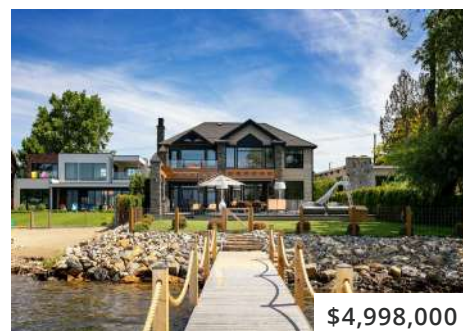
4 BED 4 BATH 4,510 SF



\$5,689,000

4644 FULLER ROAD, KELOWNA

5 BED 4 BATH 3,880 SF



\$4,998,000

3602 LAKESHORE ROAD, KELOWNA

6 BED 6 BATH 6,129 SF



SHERRIN STEWART

REALTOR®

Sherrin believes there is a difference in the concept of “house” and “home.”

“Home is your comfort zone with yourself, family and friends —a place to build warm memories. I pride myself in assisting buyers in finding the most suitable house within our marketplace that they can call their home. Over the years, I have been told by valued clients that I have incredible patience in helping in their detailed search and ultimate purchase.”

Like Jane, Sherrin also grew up in Revelstoke and said she appreciated the smaller community lifestyle with the freedom to roam and a town filled with generations of family memories.

Sherrin fell into real estate quite naturally. Her family worked in the hotel and hospitality industry and property management, while Sherrin once owned a travel agency.

Committed to representing Jane and the entire Hoffman Realty team, Sherrin says her integrity to engage and connect with buyers and sellers gives her great satisfaction.

Sherrin's best advice is to read every night before going to sleep, no matter how late it is, doing her very best and then giving it a bit more, and doing whatever it takes to get the job done.

PHONE 250.878.3244

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SHERRIN'S FEATURED LISTINGS



3264 WATT ROAD, KELOWNA

5 BED 3 BATH 3,420 SF



5588 UPPER MISSION DRIVE, KELOWNA

3 BED 4 BATH 4,708 SF



2630 ABBOTT STREET, KELOWNA

3 BED 2 BATH 2,069 SF



DEAN SIMONELLI

REALTOR®

Born in Calgary and raised in Kelowna, Dean started selling real estate in 1986. He spent three years as a licensed realtor with Block Bros NRS Realty before moving to Vancouver, where he changed his career altogether.

Dean spent seven years as a personal banking representative and account manager at RBC before becoming the registrar of Vancouver Film School's film and new media programs.

Following his tenure at VFS, he decided to leave the country. He headed south to Miami, FL, where he spent three years working abroad in Shipboard Guest Relations for Carnival Cruise Lines and Holland America Line. He lived on six ships and visited nearly every continent, including a six-month cruise where he sailed the globe from Denmark to New Zealand, stopping everywhere in between, in 2003.

"I planned to become an architect, but I decided at an early age that it would be more realistic for me to follow my passion in real estate rather than technical design," he says.

Dean always makes himself available to clients and says he receives the most gratification from helping them make life-changing decisions. "I've learned that home is the place that provides you peace, serenity, security and happiness," he says.

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DEAN'S FEATURED LISTINGS



\$3,595,000

3673 GREEN BAY LANDING, WEST KELOWNA



4 BED



5 BATH



3,950 SF



\$2,499,900

5142 ROBINSON PLACE, PEACHLAND



4 BED



5 BATH



4,427 SF



\$2,288,000

4820 TUSCANY LANE, KELOWNA



4 BED



4 BATH



5,506 SF



GREG DUSIK

REALTOR®

Originally from Oak Bluff, Manitoba, Greg followed his family to White Rock before entering his second year of university. In the process of becoming an insurance broker, Greg had a chance meeting with the realtor who had sold his parents their White Rock home. The realtor offered to sponsor Greg to take the then-required licensing course. Upon graduating, Greg entered and completed the management training program with Royal LePage.

Based in the Lower Mainland, Greg spent the first half of his career involved in new development, rezoning/approval processes and project sales. "Back in the mid-to-late-'80s, the Surrey/White Rock area was exploding, and the pace of work was insane. The long hours were perfect for me and the opportunities kept presenting themselves for different types of work," he says.

After taking a hiatus from selling homes, he eventually re-entered real estate and even managed a realty office for a while, remembering how selling homes was a life-long passion of his. "Home is family. It is a place where you feel welcome and safe and where you can create an environment where your family and friends also feel welcome and safe. It is a sanctuary, a place where you feel secure enough to share your life —happy or sad— with people you care about."

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EMAIL GREG@JANEHOFFMAN.COM

GREG'S FEATURED LISTINGS



301-2245 ABBOTT STREET, KELOWNA

3 BED 3 BATH 2,433 SF



LOT B GREGORY ROAD, WEST KELOWNA

0.3 ACRES



1-8888 LAKESHORE ROAD, KELOWNA

25 ACRES



SHERRY TRUMAN

REALTOR®

Real estate has been a natural fit for Sherry.

Originally from Edson, Alberta, Sherry grew up around an entrepreneurial family. One of her family members even owned an Alberta real estate company.

Sherry moved to Summerland after being offered the opportunity to join a successful Okanagan real estate office.

"I enjoy the whole construction and renovating process that comes with being a licensed realtor. I like the satisfaction that comes from finding the perfect home for my clients," says Sherry.

Sherry's attention to detail is what sets each of her transactions up for success. When not helping her clients, Sherry loves spending time with her children and grandchildren.

"We are a large family, so there's lots of movement, noise, food and love."

PHONE 250.215.9006

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SHERRY'S FEATURED LISTINGS



\$930,000

1059 AURORA HEIGHTS, WEST KELOWNA



4 BED



3 BATH



3,279 SF



\$1,227,000

14-3756 LAKESHORE ROAD, KELOWNA



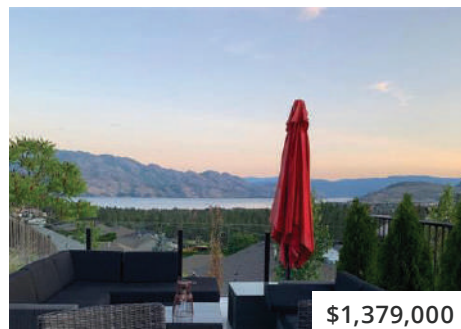
2 BED



3 BATH



1,615 SF



\$1,379,000

3187 RIESLING WAY, WEST KELOWNA



4 BED



5 BATH



3,754 SF



JODI HUBER

REALTOR®

A life-long Kelowna resident, Jodi grew up when Glenmore was all orchards, the Delta Grand was a seaplane base, and the original Hotel Eldorado was a haunted house.

When not exploring local mountains, fishing lakes and every nook and beach on Okanagan Lake, Jodi loves sharing her knowledge of Kelowna's past and present and has an intimate understanding of all the attributes various Kelowna neighbourhoods offer.

Having grown up conversing about real estate around the dinner table, Jodi started working as holiday relief for a real estate office when she was 18. With one foot in the real estate world and one foot raising her kids, Jodi became a fully licensed realtor when her children grew older.

"I love the whole process from start to finish. No transaction is the same because each person is different, from personality to wants and wishes. Real estate is never boring and a problem is never a problem in my mind. It is just a hurdle," she says.

Jodi says her clients appreciate her ability to focus and listen.

"I truly care about what clients tell me. Their dreams become mine while I am working with them. I cannot think of a more rewarding outcome than to make people happy," she says.

PHONE 250.718.7802

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JODI'S FEATURED LISTINGS



\$4,499,000

2715 HEWLETT ROAD, KELOWNA



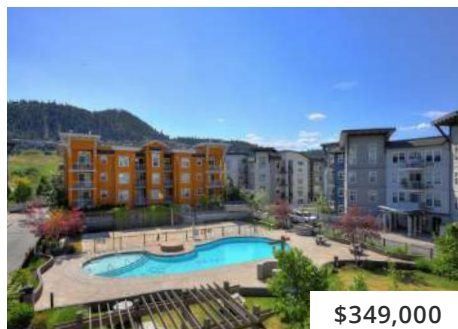
6 BED



6 BATH



6,162 SF



\$349,000

312 555 YATES ROAD, KELOWNA



2 BED



2 BATH



888 SF



TYLER BOUCK

REALTOR®

As someone who grew up on a farm and played professional hockey for a living, Tyler says it's his family who inspired him to work hard and treat people with respect and kindness.

The best advice Tyler ever received came from his dad while he was a teenager. "He said, 'It takes years to build a solid reputation and only a split second to ruin it.' That quote has always stuck in my head. That's not to say I haven't made poor choices over my life, but I try to keep that quote in mind as I go forward and try to build positive relationships and be an example for my sons."

Tyler grew up on an acreage in the small rural community of Camrose. His fondest memories include spending time at his grandparents' adjoining farm and playing hockey on the dugout his dad turned into a skating rink every winter.

Now a father of three boys, Tyler purchased his first house in 2001 while he was still young, which taught him the value of owning and paying off an investment. He also became interested in real estate, seeing growth in various sectors. It seemed like a natural fit for him to get into real estate once his career as a professional hockey player came to an end.

"I go from having a business-type relationship to a personal friendship, and that's a rewarding part of this role," he says.

PHONE 250.317.4558

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TYLER'S FEATURED LISTINGS



\$6,299,000

4624 FULLER ROAD, KELOWNA

5 BED 4 BATH 3,052 SF



\$5,499,000

596 MCCLURE ROAD, KELOWNA

6 BED 7 BATH 10,693 SF



\$4,999,000

15-901 WESTSIDE ROAD S, WEST KELOWNA

4 BED 4 BATH 6,642 SF



MARCUS SHALABY

REALTOR®

As Ferris Bueller once said, "Life moves pretty fast. If you don't stop and take a look around once in a while, you could miss it."

For Marcus, those words resonate to this day.

Hailing from Burnaby, Marcus grew up in the Lower Mainland before moving to Vancouver Island to attend university. Interested in modern architecture and design, Marcus worked in construction as a labourer and material sales management for single and multi-family residential projects.

While investing in personal pre-construction developments, Marcus says, he became more knowledgeable in the process of buying and selling real estate, and then one thing led to another.

"A graduate friend of mine once said that business success is the creation and then the completion of your goal lists. I try to apply this to every client/contact that requires my service daily: set the goal, plot the course and then achieve it."

Marcus loves seeing a pre-construction build from conception to handing over new residents their keys. He says he gets a real sense of accomplishment, helping a seller or buyer make their vision a reality.

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MARCUS' FEATURED LISTINGS



\$342,900

PH15-625 ACADEMY WAY, KELOWNA



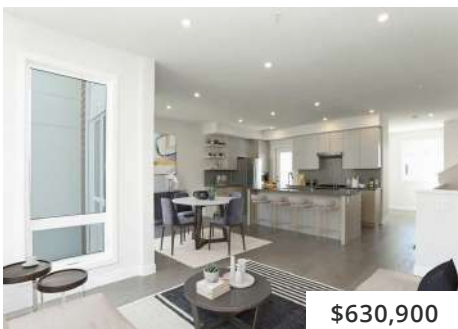
2 BED



2 BATH



701 SF



\$630,900

11-3719 WOODSDALE ROAD, LAKE COUNTRY



3 BED



3 BATH



1,868 SF



\$589,900

18-3719 WOODSDALE ROAD, LAKE COUNTRY



3 BED



3 BATH



1,896 SF



PAUL HEINRICH

REALTOR®

Paul is the first to admit that he likes to talk—a lot. As a long-time sales agent, Paul also knows that listening is the key to understanding.

“Listening makes understanding happen,” he says. “Good communication comes with a good understanding of what your client wants, and this creates a strong relationship and a satisfied client.”

Born at St Paul’s Hospital in Vancouver, Paul grew up in Prince George, where he attended elementary and high school.

After completing his undergrad in economics at Simon Fraser University, Paul worked in the stock market and later enrolled in the professional real estate studies program at BCIT. After moving from Vancouver to Kelowna, he became a licensed real estate agent, where he managed the NRS Block Brothers corporate office before joining the Coldwell Banker Jane Hoffman Realty team.

Showing and discussing both the positive and negative aspects and providing the big picture—and not just concentrating on the sale—is what it takes to make clients happy and achieve the best results.

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PAUL’S FEATURED LISTINGS



\$2,275,000

215 SWICK ROAD, KELOWNA

3 BED 4 BATH 3,840 SF



\$2,690,000

977 WESTPOINT DRIVE, KELOWNA

5 BED 6 BATH 6,083 SF



\$2,795,000

3602 LUXMOORE ROAD, KELOWNA

5 BED 5 BATH 6,244 SF



SHEILA RONDEAU

REALTOR® + Listing Manager

As a mother of four, Sheila counts organizational skills as one of her main attributes.

Born and raised in Northern Alberta, Sheila left long winters behind for the Okanagan, and to this day, she appreciates warmer weather and four actual seasons.

As a real estate agent for the past nine years, Sheila has an abundance of personal experience as a buyer and seller, having bought her first property when she was young. She has also been involved with investment properties, flips and new builds, and says some of the best advice she ever received was to invest in real estate as a way to grow a residual income.

Sheila has a passion for helping people move either into a new home or out of an old one. Her wish is that every client is pleased with their real estate outcome.

"Moving is a big change for most people and requires a thoughtful, professional approach that each client has a right to be provided with," she says. "Everyone needs a home, a place to feel safe and comfortable. I feel so blessed to be able to help people achieve this in their life."

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RELATION, REFLECTION AND PERFECTION





12391 PIXTON ROAD, LAKE COUNTRY BC | \$55,000,000 | EXCLUSIVE LISTING

Meandering past five acres of peach orchard toward a majestic porte-cochere entry and the spectacular Okanagan Lake beyond, the first glimpses of The Waterside Farm makes it clear: this is a property unlike any other. This luxurious Lake Country retreat brings you 8.55 acres of privacy, views and architectural brilliance.

A thoughtfully landscaped yard—flanked by deciduous trees, pebbled pathways, raised beds and stonework—presents points of relaxation and reflection. With every nook and plant, the property takes you from the busy side of life toward a true “zen” experience.

Inside the 20,306-square-foot residence, discover masterful attention to detail and exquisite design. Expertly crafted in 2017 by Doug Pusey of the award-winning Legacy Homeworks and designed by Paul Nesbitt of Nesbitt Originals Ltd., the home’s celebrated great room features an expansive open firebox with floor-to-ceiling Kettle Valley stone and a 31-foot wall of windows that slides open to the lakeside. Below exposed wooden beams, an oversized centre island invites you to linger and enjoy exceptional lake views. Granite surfaces, wood cabinetry and a hammered-steel custom hood vent (over a professional

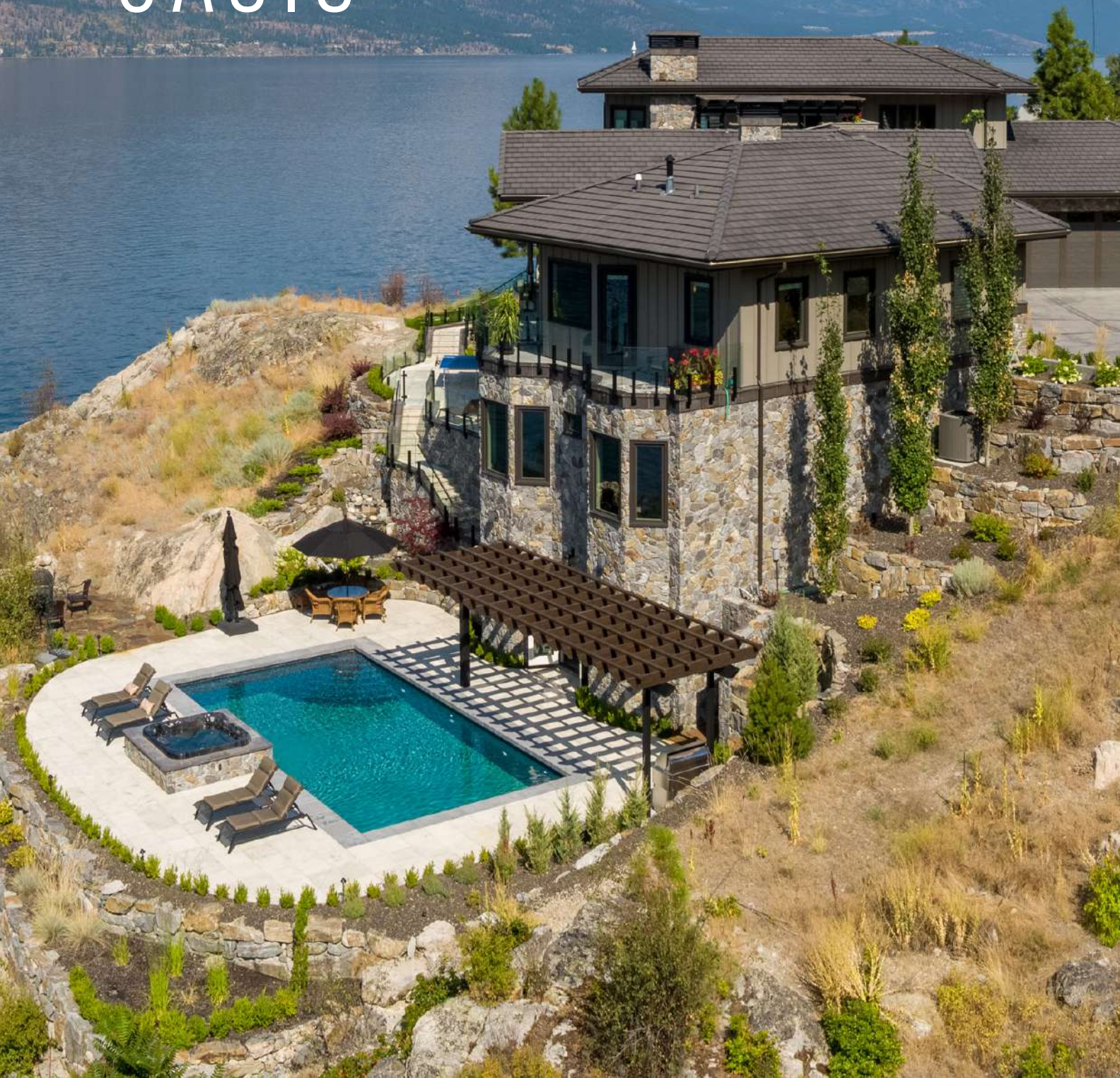
gas stove) enrich the natural warmth of this treasured gathering area.

At every step, you feel the closeness of the lake and the seamless connection between wings and generous living areas indoors and out. In the master suite, wake up to the sound of lapping waves and giant willow trees as the windows lift and bring the lake to the foot of your bed. In the 5-piece en suite and beyond, you and your guests will be taken away by artistry and fine materials: custom millwork, Zeta stonework, heated Italian porcelain tile plank flooring, glass railings for unobstructed views, custom metal chandeliers and an outdoor metal sculpture. The home is also outfitted with one of the most intuitive home automation and security systems for convenience and peace of mind.

Friends and family can make themselves at home and truly relax in a beautiful and thoughtfully designed 4,163-square-foot guest wing.

Where you’ll all want to spend the most time, though, could be on your private boat dock, just 22 steps from the house and featuring a newly installed wharf system to accommodate the deep moorage of yachts. What incredible memories await.

SPECTACULAR LAKEFRONT OASIS





1532 GRANITE ROAD, LAKE COUNTRY, BC | \$8,500,000 | MLS® 10221037

If you close your eyes and imagine the ultimate in lakeshore living, you might come close to the vision that is 1532 Granite Point. This is one of Okanagan Lake's most spectacular properties, and it's easy to see why.

Designed by Di Stefano Architect and built by Chriscan Construction, every inch of this four-level 7,800-square-foot residence exudes grandeur. It starts with a Lake Country setting unlike any other. Situated on a natural rock escarpment with a 50-foot cliff to the water and 275 feet of water frontage, this .82-acre property offers exceptional privacy and breathtaking 280-degree views of Okanagan Lake.

What also makes this residence stunning at every turn is the effortless connection between the magnificence of the outdoors and the interior. Nearly 5,200 square feet of patio and deck space let you and your guests shift from poolside and lower-lounge area to a kitchen and great room made for gathering.

Special touches mark every space. The great room showcases a floor-to-ceiling Kettle Valley granite fireplace, a vaulted, beamed ceiling, and a wall of windows that opens to rare, endlong views. The kitchen,

with its custom walnut cabinets, chef-inspired island, quartz countertops, high-end appliances and spacious butler's pantry (complete with views to the north!), beckons decadent meals that last for hours.

The entire upper floor, accessed by elevator, is dedicated to a fabulous master suite, which is an oasis all its own: lake and mountain views, sunset, garden deck, drop-down TV, his-and-her walk-in closets, and a luxurious spa-inspired 5-piece bathroom appointed for both views and privacy, and more.

What could make a luxury waterfront property even more magical? How about an 18- by 32-foot pool and hot tub facing the lake, a timber pergola and barbecue area, and a licensed dock with hydraulic boat lift for all your water adventures?

A detached pool house, complete with kitchenette and exterior pool shower, a putting green, a wine cellar, a triple-car garage plus a detached triple garage all round out the special extras of your wish list.

Just minutes from UBC Okanagan and Kelowna International Airport, 1532 Granite Point truly is the perfect escape.

SERENITY, PRIVACY, RURAL CHARM





3960 TODD ROAD, KELOWNA, BC | \$6,895,000 | MLS® 10215598

This is the one-of-a-kind country estate you've been dreaming of for your family. With spectacular panoramic Okanagan views, 7.85 acres designed for entertaining, and just a 15-minute drive to city amenities—this is where you can truly have it all.

Estates in Southeast Kelowna are coveted for so many reasons, and 3960 Todd Rodd is no exception. From almost any corner of this idyllic spot, you enjoy breathtaking views of the city, the mountains, Okanagan Lake and rolling vineyards (including a few of your own for ambiance).

This really is a property for stepping away from it all and making the most of your summers with family and friends. Outdoors, enjoy a saltwater pool, hot tub, man-made lake and a sport court with fully adjustable height basketball net and lines for volleyball, tennis, badminton and pickleball.

Inside the luxury residence, entertain guests in the light-filled gathering areas on the main floor or the lower level's expansive recreation room, featuring a granite wet bar, home theatre with tiered seating, gym, sauna and more.

On both floors, you'll find incredible floor-to-ceiling craftsmanship:

custom cabinetry, crown mouldings, wide baseboards, wainscoting, coffered ceilings, wide-plank hardwood and tile design. Nowhere is the craftsmanship more stunning than the open-design kitchen, with its two-tone granite island and backsplash, and adjacent dining and family rooms. The chef in your family will love the high-performance appliances and the views.

The master suite brings you a luxurious space of your own, featuring a six-piece spa-inspired en suite and walk-in closets, where a built-in washer/dryer brings the height of convenience.

Your guests and your toys have been given just as much consideration. In addition to the four-car garage, a detached workshop/garage with extended ceilings can house several vehicles.

An equally sleek guest residence overlooks your two acres of vineyards and the timber pergola firepit area—perfect for catching up on long summer nights. When you feel like venturing beyond the mature trees of this beautifully landscaped yard, and the quiet surrounding roads, you're just steps from trails, flourishing wildlife and wineries.

This is the serenity, privacy and rural charm of South East Kelowna at its finest.



LAKE SHORE

OVER \$4 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



12391 PIXTON ROAD

EXCLUSIVE | \$55,000,000



LOCATION: Lake Country NW | **SQUARE FOOTAGE:** 24,469 sq. ft. | **LOT SIZE:** 8.55 Acres | **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 entrance. Tasteful landscape with manicured gardens, raised beds and pathways that complement the natural stone and wood exterior on this ultra luxury home. This one-of-a-kind property has 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.



LOT 1 8888 LAKESHORE ROAD

MLS® 10220113 | \$21,000,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 1,677 sq. ft. | **LOT SIZE:** 25 Acres | **WATERFRONT:** See Listing Agent
BEDROOMS: 4 | **BATHROOMS:** 2 | **LISTING AGENT:** Jane Hoffman, PREC



This is the crown jewel of the four estate lots in the gated subdivision—perhaps the finest estate compound on Okanagan Lake, featuring one-of-a-kind home sites, one-of-a-kind location, exceptional park-like lake living with exceptional privacy. “Golden Mile” is a 74-acre residential subdivision comprised of four estate properties with endless shoreline, totaling 1,800 feet that blends into 20 miles of wilderness park shoreline. Golden Mile is everything one would expect from a protected “hideaway;” it is one of the premier residential locations in the Okanagan. Mother Nature and an incredible concept have collaborated to create stunningly beautiful estate lots that are beyond compare. (Note: Lot 2 is MLS: 10219078 and Lot 3 is MLS: 10219079)



LAKESHORE OVER \$4 MILLION

#10 180 SHEERWATER COURT

MLS® 10202752 | \$12,998,000



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



Contemporary waterfront estate gated "Sheerwater." Property seamlessly integrates finest luxury living with the 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. 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 home automation system, security with cameras and secondary gated entry. Eight- to 10-car heated garage, 3 boat slips and private secluded cove.

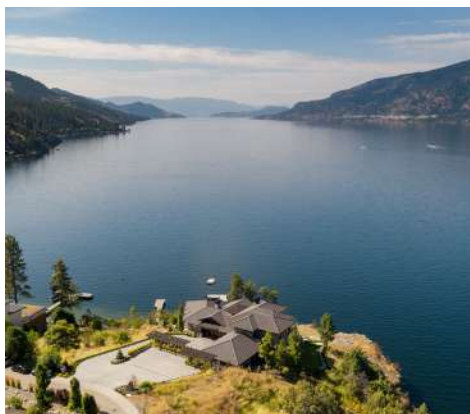


1532 GRANITE ROAD

MLS® 10221037 | \$8,500,000



LOCATION: McKinley Landing | **SQUARE FOOTAGE:** 7,808 sq. ft. | **LOT SIZE:** 0.82 Acres | **WATERFRONT:** 275 ft.
BEDROOMS: 4 | **BATHROOMS:** 8 | **LISTING AGENT:** Jane Hoffman, PREC



Granite Point Lodge is the ultimate in lakeshore living! Stunning home showcases fine architectural details and striking open plan with elevator. Perfectly sited on pristine water frontage with exceptional privacy and 280-degree views of Okanagan Lake. Approximately 5,200square feet of patio effortlessly connects interior to the outdoors. Great room showcases floor-to-ceiling, granite fireplace, vaulted, beamed ceiling and wall of windows. Stunning chef-inspired island kitchen with custom walnut cabinets, high-performance appliances, quartz counters and butler pantry. Upper level dedicated to opulent master suite. Lower-level recreation room, full bar and wine room opens to pool, hot tub, pool house and timbered pergola. Licensed dock with 15,000-lb hydraulic lift and two Sea-Doo lifts. Attached triple garage and detached triple garage.



5308 LAKE SHORE ROAD

MLS® 10212463 | \$6,495,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 4,410 sq. ft. | **LOT SIZE:** 1.22 Acres | **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 mill-work 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.



4624 FULLER ROAD

EXCLUSIVE | \$6,299,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 3,052 sq. ft. | **LOT SIZE:** 0.949 Acres | **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 0.949-acre flat lakefront property with mature trees, sandy beach and dock creates the utmost in a tranquil and private lakefront setting. This is the first time this generational Lower Mission property has ever been listed for sale. This 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.



177 MATHISON PLACE

MLS® 10214905 | \$5,850,000



LOCATION: Kelowna South | **SQUARE FOOTAGE:** 8,522 sq. ft. | **LOT SIZE:** 0.445 Acres | **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. Grand dual staircase in the foyer with 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 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.



4644 FULLER ROAD

EXCLUSIVE | \$5,689,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 3,880 sq. ft. | **LOT SIZE:** 0.857 Acres | **WATERFRONT:** 105 ft.
BEDROOMS: 5 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Rare opportunity for one of the most desirable lakeshore locations. This stunning gated property is designed to deliver the ultimate Okanagan lifestyle. Everything about this property allows for seamless indoor/outdoor lifestyle. The entire .85-acre, flat property is situated in an ideal location minutes from shopping, schools and restaurants. Natural sunlight bathes the main living areas of this totally renovated 5-bedroom home. Extensive use of glass, stone and natural wood millwork throughout creates a warm ambiance that brings the outdoors in. Private master suite is situated lakeside. Large custom kitchen overlooks the lake and opens onto large dining and living areas with vaulted ceilings. Grassy yard with mature trees leads to sandy beach and dock with boat lift.



2371 GEORGE COURT

MLS® 10169125 | \$5,390,000



LOCATION: Westbank Centre | **SQUARE FOOTAGE:** 4,040 sq. ft. | **LOT SIZE:** 0.32 Acres | **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, and 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.



#15 901 WESTSIDE ROAD SOUTH

MLS® 10205592 | \$4,999,000



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



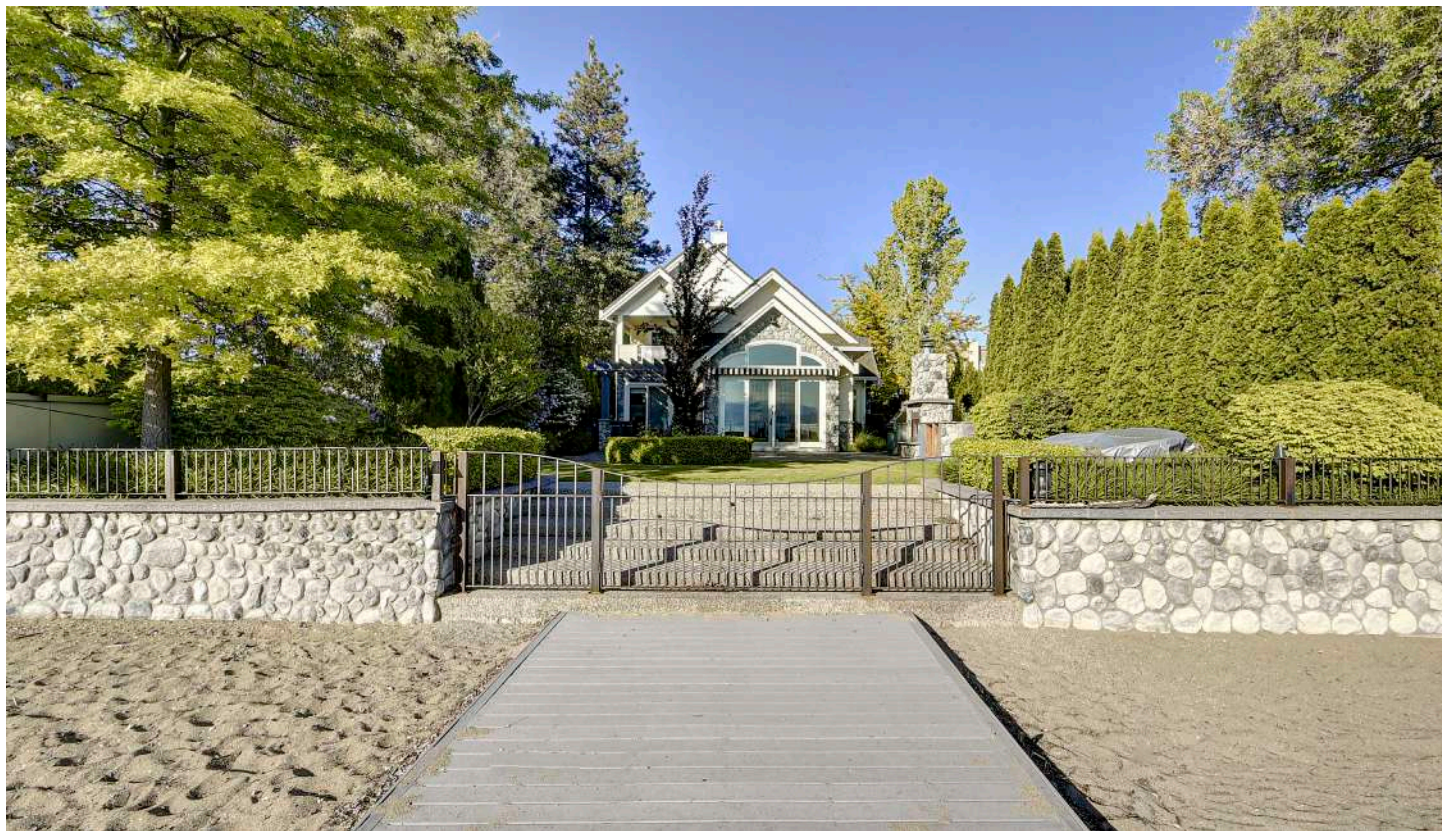
A magnificent modern masterpiece perched on the lakefront cliffs off Westside Road with spectacular views of Lake Okanagan and the City of Kelowna. Located in Sailview Bay—an exclusive gated lakefront development that offers exceptional privacy and is less than a 10-minute drive to downtown Kelowna. 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 beach front 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.



LAKESHORE OVER \$4 MILLION

3994 BLUEBIRD ROAD

MLS® 10205214 | \$4,998,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 4,547 sq. ft. | **LOT SIZE:** 0.45 Acres | **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 sandy beach. Landscaped with winding pathways, tall trees, shrubs and two beautiful courtyards, as well as cascading waterfalls at entrance. Finishing details include wall wainscotting, 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. Easy 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, 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!

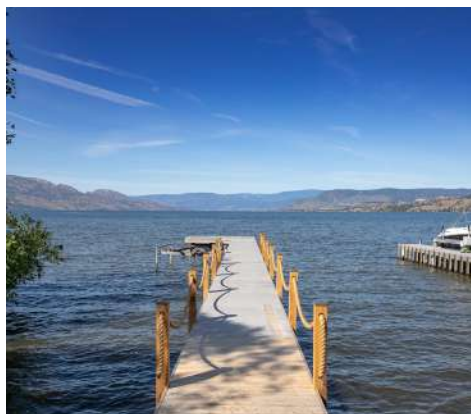


3602 LAKE SHORE ROAD

MLS® 10201191 | \$4,998,000



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



Extraordinary private waterfront home in desirable Lower Mission on prime, level lakeshore. Timeless design offers luxurious living with large patios and balconies that seamlessly transition from the interior. 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.



4514 ELDORADO COURT

MLS® 10202567 | \$4,995,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 5,945 sq. ft. | **LOT SIZE:** 0.43 Acres | **WATERFRONT:** 80.1 ft.
BEDROOMS: 4 | **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 is flooded with natural light. Enchanting grounds rarely found in the city features 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.



2677 WESTSIDE ROAD NORTH

MLS® 10217683 | \$4,995,000



LOCATION: Westside Road | **SQUARE FOOTAGE:** 3,660 sq. ft. | **LOT SIZE:** See Listing Agent | **WATERFRONT:** See Listing Agent
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Waterfront retreat! Approximately 395 feet of water frontage on Okanagan Lake. This estate is perfect for a family and has room for the extended family. Luxurious main home, 2 new studios and beach cabana with sleeping quarters. Stunning, level lakefront access set in private bay with licensed wharf with lift. Beautiful Craftsman-style main home constructed with top-of-the line finishing and quality materials throughout. The grounds are landscaped to perfection! A cascading waterfall has been integrated into the rock bluff adjacent to the home and meanders past the fully equipped outdoor kitchen, ending at the pebbled shoreline. Open-concept main floor with a vaulted great room and traditionally finished fireplace adjacent to dining and gourmet kitchen with two-tone cabinetry, granite counters, professional series appliances and full butler's pantry.



16838 MAKI ROAD

MLS® 10191311 | \$4,895,000



LOCATION: Lake Country NW | **SQUARE FOOTAGE:** 4,054 sq. ft. | **LOT SIZE:** 2.41 Acres | **WATERFRONT:** 214 ft.
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Beautiful Craftsman-style main home seamlessly integrates exterior beauty with the interior with expansive windows and sliding-glass walls that open completely. Featuring an open-concept main floor with a vaulted great room adjacent to dining and gourmet kitchen with two-tone cabinetry, granite counters and full butler's pantry. Outdoor kitchen and living space with a stone fireplace. A licensed boat dock with lift. Make this secluded lakefront hideaway your new home to make lasting lifetime memories.



396 BRAELOCH ROAD

EXCLUSIVE | \$4,695,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 4,495 sq. ft. | **LOT SIZE:** 0.29 Acres | **WATERFRONT:** 89.34 ft.
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Spectacular location for this exceptional contemporary lakeshore home! A truly awe-inspiring view that spans from Peachland to downtown Kelowna and is beyond compare. Quiet, established neighbourhood on no-through road. Gated entry. This home has been meticulously re-modeled from roof to lower level with high-quality and modern finishing throughout. Thoughtfully designed floor plan and wall-to-wall glass takes in the lake views from all main living areas. Chef's kitchen is positioned lakeside and transitions seamlessly to new outdoor kitchen. Outdoor living features include swimming pool, outdoor shower and lakeside lounging area with room for the kids to play. New aluminum and composite dock on steel piles with deep-water moorage and a boat lift.



#8 3745 WEST BAY ROAD

EXCLUSIVE | \$4,495,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 3,811 sq. ft. | **LOT SIZE:** Strata | **WATERFRONT:** Strata
BEDROOMS: 3 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Live in wine country in this truly amazing waterfront home in Paradise Estates. Community amenities include sandy beach, pool, outdoor entertainment area, fire pit, putting green and amazing private wharf! Luxury home with open-concept living, custom walnut millwork throughout, overheight ceilings, heated Italian tile floors, custom temperature-controlled wine room and private elevator to rooftop patio with hot tub and outdoor shower! Every aspect offers the utmost attention to detail and design. Luxurious finishing, superior craftsmanship and an ideal entertaining floor plan. Great room features a stacking patio door system that opens to a 15-foot wide lakeside patio and BBQ area. Opulent master bedroom and generous outdoor living space. Private boat slip accommodates 40-foot cruiser.



2383 GEORGE COURT

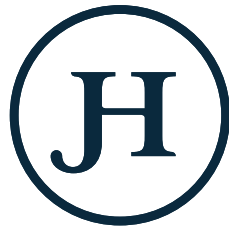
MLS® 10204276 | \$4,195,000



LOCATION: Westbank Centre | **SQUARE FOOTAGE:** 3,967 sq. ft. | **LOT SIZE:** 0.38 Acres | **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 plus a new 98-square-foot 3-bay garage addition. 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.



LAKE SHORE

\$2-\$4 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



5142 ROBINSON PLACE

MLS® 10219004 | \$2,499,900



LOCATION: Peachland | **SQUARE FOOTAGE:** 4,427 sq. ft. | **LOT SIZE:** 0.37 Acres | **WATERFRONT:** 70 ft.
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Dean Simonelli



Waterfront home capturing the lake, skyline and mountain views to perfection. Set on 0.37 acre property, with 4 large bedrooms and 5 baths. Gourmet kitchen with lots of cabinetry and granite countertops. Two islands in the kitchen and top-of-the line appliances. Cosy living room with vaulted ceilings and fireplace. Lower level is devoted to the master suite. Spacious in size and positioned to take advantage of the lake view. Full walk-in closet, private laundry/patio. Spa inspired en suite bath with steam shower, double soaker tub all framed in travertine. Full gym, infrared room, wine cellar, loft and theatre room. Dock with lounging area and boat lift. Large yard, room for a pool, half ball court, 4-car garage.



2577 WHITWORTH ROAD

MLS® 10218197 | \$3,998,000



LOCATION: Westbank Centre | **SQUARE FOOTAGE:** 3,730 sq. ft. | **LOT SIZE:** 0.549 Acres | **WATERFRONT:** 90 ft.
BEDROOMS: 4 | **BATHROOMS:** 3 | **LISTING AGENT:** Jane Hoffman, PREC



Prime level lakeshore home set privately on a 0.55-acre gated property with crystal clear water frontage. Commanding lake views through to Peachland from this well-thought-out rancher surrounded in mature foliage. Four sets of patio doors open to the covered patio and large, lake-side lawn area, perfect for Okanagan living. Spacious family room with cosy gas fireplace, open design with kitchen and breakfast nook. Formal living room and dining room. Engineered hardwood floors. Dock with 2 boat lifts. Generous-sized driveway with extra parking for RV or boat. Triple attached garage with 268-square-foot bonus room/loft over the garage, adding extra living space. Minutes to world-class wineries, golf, shopping and all the amenities of West Kelowna.



1353 GREEN BAY ROAD

MLS® 10204338 | \$3,690,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 3,989 sq. ft. | **LOT SIZE:** 0.22 Acres | **WATERFRONT:** 69.8 ft.
BEDROOMS: 3 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Magnificent level waterfront with sandy beach and deep-water moorage with lifts! Stunning open-concept design boasts 3 bedrooms, each with its own en suite bath plus main-floor office. Breathtaking views with a wall of windows that captures the lakeside setting. Four sets of patio doors provide ease of access to the expansive terrace with outdoor stone fireplace, dining and lounging area. Spectacular kitchen with custom cherry wood cabinetry, granite counters and high-end appliances. Detailed millwork and tray ceilings showcase superb quality throughout. Luxurious main-floor master bedroom and spa-inspired en suite offers captivating views of the lake and mountains. Bonus family room on the upper level with gas fireplace. In the heart of "wine country" with world-class wineries at your doorstep!



3673 GREEN BAY LANDING

MLS® 10213365 | \$3,595,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 3,950 sq. ft. | **LOT SIZE:** 0.23 Acres | **WATERFRONT:** 59 ft.
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Dean Simonelli



The pinnacle of waterfront living in the Okanagan! Private gated community of only 12 homes. This executive 2-storey, 4-bedroom home offers only the finest in architectural finishing and details. Beautiful coffered ceilings, warm ambience and large windows for ample natural light. Unbelievable kitchen, media room and even a wine cellar. Beautiful decor inside and out. New floors in the kitchen and great room. Sonos surround sound, new furnace. Unique intimate inner courtyard with spectacular stone wall, water feature and private upper floor sundeck. All bedrooms complete with en suite baths. Amazing waterfront entertainment area includes outdoor kitchen, hot tub and grassy yard that transitions to sandy beach! Large oversize double garage. Ideal location within this exclusive one-of-a-kind waterfront community!



425 CASA RIO DRIVE

MLS® 10221345 | \$3,195,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 4,115 sq. ft. | **LOT SIZE:** 0.3 Acres | **WATERFRONT:** 75 ft.
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Desirable lakefront location in Casa Loma. Impressive architecturally designed home, offering expansive views of the lake and city. Quiet cul-de-sac setting with east exposure embraces both vibrant sunrise and moon rise over the lake. Timeless design with living room engaging panoramic vistas and ever-changing views of the lake. Custom kitchen with granite counters, stainless-steel appliances. Solid oak hardwood and tile flooring. Main-level access to deck leading to the hot tub and beach. Master bedroom suite overlooks the lake and city; luxurious 5-piece en suite bath. Lower walk-out level has 3 additional bedrooms, family room and access to the covered patio. Oversized double garage. Dock/boat lift plus buoy. Front courtyard with pavers set within a net zero landscape.



#7220 97 HIGHWAY

MLS® 10194902 | \$2,988,000



LOCATION: Peachland | **SQUARE FOOTAGE:** 5,000 sq. ft. | **LOT SIZE:** 2.795 Acres | **WATERFRONT:** 402 ft.
BEDROOMS: 6 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Stunning waterfront lake views from every room of this bold, modern and luxurious post-and-beam architectural home with 400 feet of private waterfront. First-class workmanship everywhere, with rich edge-grained fir finishing and mahogany floors. Beautifully conceived home with every room overlooking the lake, surrounded by lovely, mature rock gardens. Looking for a home for a large family? Or one that can extend to lots of family, friends, or a nanny? Perhaps you have always wanted to run a high-end B&B or generate rental income (\$3-5K/mth) while living in luxury? Lower level has 3 self-contained suites with private view patios. Guest cottage with 3 beds, 2baths connected by cedar breezeway. Choose between stairs or electric tram to 400 feet of private pebbled shoreline, lakeside cabana, patio deck, dock and boat lift.



910 MANHATTAN DRIVE

MLS® 10216924 | \$2,895,000



LOCATION: Kelowna North | **SQUARE FOOTAGE:** 1,900 sq. ft. | **LOT SIZE:** 0.242 Acres | **WATERFRONT:** 50.6 ft.
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Jane Hoffman, PREC



Relaxed Okanagan lifestyle in this ultimate newer 3-bedroom beach house in the heart of Kelowna! Expansive 590-square-foot covered patio with vaulted ceiling and misters seamlessly engages outdoor living space with the lake and beyond! Entertain with ease while enjoying warm summer evenings. Sandy beach in a quiet bay, private dock with 6,500-lb. lift. A short walk to the vibrant core of downtown Kelowna, fine dining, shops and cafes, and close to hiking and biking trails. Contemporary elements throughout, sleek modern white kitchen with quartz surface counters opens to great room, linear gas fireplace with tile surround and dining room—all connecting with the lake. Master bedroom overlooks the lake, luxurious 5-piece en suite bath. Double garage.



3668 GREEN BAY LANDING

MLS® 10209926 | \$2,195,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 3,861 sq. ft. | **LOT SIZE:** 0.183 Acres | **WATERFRONT:** See Listing Agent
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Waterfront home in prestigious Green Bay Landing gated community. This luxurious home was created by award-winning Rock House Style. The essence of the home was to enjoy and entertain with ease to maximize the Okanagan lifestyle. The front foyer is open to dramatic 2 story library and office. Open concept kitchen, dining and living combination with many transitions to the exterior canal setting. Gourmet kitchen with large center island, all with views of the water. On the upper level is the lake view master bedroom with opulent ensuite. Another master suite on the upper floor and bedroom. Moor your boat on the canal or on the community dock! Quiet and secure neighbourhood close to award winning wineries, golf, boutiques and dining.



2630 ABBOTT STREET

EXCLUSIVE | \$2,145,000



LOCATION: Kelowna South | **SQUARE FOOTAGE:** 2,069 sq. ft. | **LOT SIZE:** 0.19 Acres | **WATERFRONT:** Semi-Waterfront
BEDROOMS: 3 | **BATHROOMS:** 2 | **LISTING AGENT:** Sherrin Stewart



Desirable Abbott Street location. Relaxed beach lifestyle living in this casual one-level, semi-waterfront home with 3 beds and 2 full baths. Den/office with Murphy bed could be 4th bedroom. Southwest sun exposure with commanding lake views from the Okanagan Lake Bridge to the sparkling lights of the Westside. Large lakeside kitchen, dining room and great room engage seamlessly with the outdoor lounging patio, timber pergola, BBQ kitchen and saltwater pool. Detached double garage. Immaculate, well-maintained home. Easy walking lifestyle with bike paths along the Abbott Street corridor, short stroll to the cultural core of downtown Kelowna plus Lower Mission Pandosy village with boutique shops & restaurants.



LAKESHORE

UP TO \$2 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



3703 BEACH AVENUE

LOCATION: Peachland **WATERFRONT:** 131 ft.
LOT SIZE: 0.28 Acres **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, wraparound 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 by mature landscaping, offering the ultimate park-like setting.

MLS® 10217749 | \$1,799,000 | LISTING AGENT: Jane Hoffman, PREC



19231 LAKESHORE DRIVE NORTH

LOCATION: Summerland **WATERFRONT:** 25 ft.
LOT SIZE: 0.058 Acres **SQUARE FOOTAGE:** 1,508 sq. ft.

Lakefront Apchin Design home. Contemporary architecture with floor-to-ceiling windows bringing the outdoors in. 3 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





#506 3865 TRUSWELL ROAD

LOCATION: Lower Mission **WATERFRONT:** Strata
LOT SIZE: Strata **SQUARE FOOTAGE:** 3,301 sq. ft.

Modern luxury semi-waterfront penthouse! Brand new and no GST. Formal entry with soaring ceilings, bright open floor plan. Modern kitchen features massive island, quality appliances and stone counters. Master suite on main floor and additional main floor second bedroom with cheater ensuite. Upper-level rec room, wet bar and third bed and bath. Three large decks, 3 secured parking and storage.

MLS® 10210178 | \$1,695,000 | LISTING AGENT: Dean Simonelli

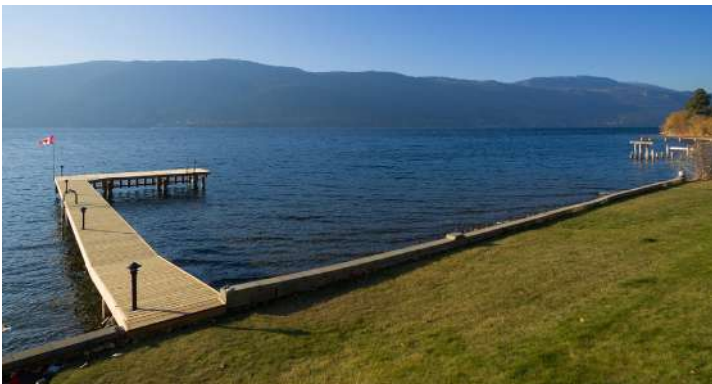


1807 LAKESTONE DRIVE

LOCATION: Lake Country North West **WATERFRONT:** 108 ft.
LOT SIZE: 0.37 Acres **SQUARE FOOTAGE:** 1,804 sq. ft.

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 & covered deck. Master bedroom & ensuite on upper level with 2nd bedroom & ensuite on the lower walk out level. No Speculation Tax + new dock!

MLS® 10217695 | \$1,660,000 | LISTING AGENT: Jane Hoffman, PREC





#14-3756 LAKESHORE ROAD

LOCATION: Lower Mission **WATERFRONT:** Strata
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,615 sq. ft.

Lakeside luxury living. Two-bed, 2-bath thoughtfully designed with custom finishes throughout—from natural stone to wood elements and wide-plank oak flooring. Chef-appointed kitchen, spa-inspired bathrooms, dramatic 18-foot ceilings showcase the two-storey linear fireplace, folding-glass doors from main living area to private patio with outdoor kitchen, outdoor pool, full wharf system with lift, double garage.

MLS® 10221479 | \$1,227,000 | LISTING AGENT: Sherry Truman



#424 4205 GELLATLY ROAD

LOCATION: Westbank Centre **WATERFRONT:** Strata
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 | \$995,000 | LISTING AGENT: Sherrin Stewart





#1305 4014 PRITCHARD DRIVE

LOCATION: Lakeview Heights **WATERFRONT:** Strata
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,800 sq. ft.

Lakefront condo with stunning unobstructed lake views! Private boat slip, 2 secure parking stalls, sandy beach. Spacious 1,800-square-foot, 2-bedroom and main floor den/office plus loft/flex space. Granite island kitchen, stainless appliances, hardwood floors. Sandy beach, pool, hot tub and gym. Minutes to shopping, golf and world-class wineries. Perfect recreational or year round resort living!

MLS® 10215639 | \$710,000 | LISTING AGENT: Jane Hoffman, PREC



#234 4205 GELLATLY ROAD

LOCATION: Westbank Centre **WATERFRONT:** Strata
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,822 sq. ft.

The Cove Lakeside Resort. Spectacular 1,822 square feet, 3 beds, 3.5 baths plus a den. Spacious deck accessed from great room and master bedroom overlooks the lake. Open-concept main living area, high-end finishes in the island kitchen, luxurious en suites in 2 bedrooms. Fully furnished and turnkey! Optional managed rental pool. Two pools, hot tub, tennis courts and sandy beach!

MLS® 10221042 | \$699,000 | LISTING AGENT: Jane Hoffman, PREC





LAKE SHORE

LOTS AND ACREAGES



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



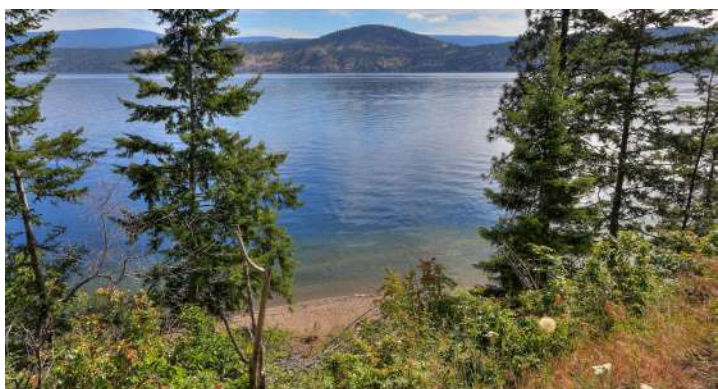
LOT 1 8888 LAKESHORE ROAD

LOCATION: Upper Mission

WATERFRONT: 1,197 ft. **LOT SIZE:** 25 Acres

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 feet of shoreline, 180-degree views of summer sunrises and sunsets. One home has 4 levels of decks hanging over waterfall, second home unfinished and positioned lakeside. Lot 2 MLS 10204584 and Lot 3 MLS 10204582.

MLS® 10220113 | \$21,000,000 | LISTING AGENT: Jane Hoffman, PREC



DL 3792 WESTSIDE ROAD

LOCATION: Westside Road

WATERFRONT: 1,428 ft. **LOT SIZE:** 24.85 Acres

Waterfront acreage! Rare opportunity. 24+ acres on Okanagan Lake offering over 1,400 feet of pristine 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, portion of the property is dissected by Westside Road. Power, phone and water available.

MLS® 10173240 | \$5,399,000 | LISTING AGENT: Jane Hoffman, PREC



4510 ELDORADO COURT

LOCATION: Lower Mission

WATERFRONT: 112.3 ft. **LOT SIZE:** 0.62 Acres

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 1/2 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

WATERFRONT: 480 ft. **LOT SIZE:** 10 Acres

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 irreplaceable setting—and a legacy for future generations. Lot 1 is MLS: 10204587 and Lot 3 is MLS: 10204582

MLS® 10219078 | \$3,900,000 | LISTING AGENT: Jane Hoffman, PREC



000 WESTSIDE ROAD

LOCATION: Westside Road

WATERFRONT: 2600+ ft. **LOT SIZE:** 152.56 Acres

Valuable opportunity for a waterfront estate acreage, just 12 kilometers 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® 10192861 | \$3,300,000 | LISTING AGENT: Jane Hoffman, PREC



LOT 3 8888 LAKESHORE ROAD

LOCATION: Lower Mission

WATERFRONT: 128 ft. **LOT SIZE:** 22 Acres

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 irreplaceable setting—and a legacy for future generations. Lot 1 is MLS: 10204587 and Lot 2 is MLS: 10204584

MLS® 10219079 | \$2,700,000 | LISTING AGENT: Jane Hoffman, PREC



3278 SHAYLER ROAD

LOCATION: McKinley Landing

WATERFRONT: 153 ft. **LOT SIZE:** 2.89 Acres

Amazing lakeshore lot ready to build, 3-D architectural building concepts, plans and sun studies available. Tram takes you to 150 feet of shoreline, new dock and boat moorage to be built. Flat building site takes advantage of unobstructed views of Okanagan Lake. This property provides access to all of the Okanagan’s amazing amenities and is minutes to the airport, UBC-O and downtown Kelowna.

MLS® 10212999 | \$1,895,000 | LISTING AGENT: Jane Hoffman, PREC



16225 BUTTERWORTH ROAD

LOCATION: Lake Country East/Oyama

WATERFRONT: 168 ft. **LOT SIZE:** 0.73 Acres

Rare estate building lot on Kalamalka Lake! 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® 10209888 | \$1,795,000 | LISTING AGENT: Jane Hoffman, PREC



#2 901 WESTSIDE ROAD SOUTH

LOCATION: Westside Road

WATERFRONT: 94 ft. **LOT SIZE:** 0.21 Acres

A lakefront building lot in a gated community located just minutes from downtown Kelowna. This lot features its own dock, stamped concrete patio, stairs to the beach front, and a 199-square-foot poured-concrete beach hut, complete with its own washroom and power. This is the best remaining building lot in Sailview Bay to build a custom lakefront dream home.

MLS® 10213269 | \$1,150,000 | LISTING AGENT: Tyler Bouck, PREC



365 HIGH RIDGE ROAD

LOCATION: Coldstream

WATERFRONT: 400 ft. **LOT SIZE:** 7.9 Acres

Spectacular waterfront estate property perched hillside overlooking the picturesque colours of Kalamalka Lake. 400 feet of water frontage alongside the Rail Trail with over 16 km of secluded beaches and provincial parks to enjoy. 10 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: Gregory Dusik, PREC





ESTATE PROPERTIES AND ACREAGES



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



4383 HOBSON ROAD

MLS® 10210107 | \$7,249,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 10,208 sq. ft. | **LOT SIZE:** 0.66 Acres
BEDROOMS: 7 | **BATHROOMS:** 8 | **LISTING AGENT:** Jane Hoffman, PREC



Welcome to the finest home and property on the market. No detail has been overlooked on this stunning estate. Serious, qualified buyers will need to verify funds before viewing this exclusive private property. The superior craftsmanship and attention to detail is unparalleled in this timeless masterpiece. Two stately magnificent maple trees welcome you through the electronic stone gates and driveway fountain, and into paradise. There are too many features to mention; please request a feature sheet for all the amenities and specifications. We strongly encourage you to watch the professional video of this amazing compound. If privacy, luxury and excellence are your aim, look no further—this is the property that you have been waiting for.



3960 TODD ROAD

MLS® 10215598 | \$6,895,000



LOCATION: South East Kelowna | **SQUARE FOOTAGE:** 9,695 sq. ft. | **LOT SIZE:** 7.85 Acres
BEDROOMS: 6 | **BATHROOMS:** 10 | **LISTING AGENT:** Jane Hoffman, PREC



Private, gated estate with panoramic lake, city and valley views and just minutes to the city. Sure to please the most discerning tastes, this exceptional 7.85-acre property features an approximately 4,800-square-foot detached workshop/garage that can accommodate numerous vehicles, plus an attached 4-car garage, luxury residence and guest residence, saltwater pool, hot tub, sport court and man-made lake. Approximately 2 acres of rolling vineyards adds to the ambience. Custom-designed home built for entertaining and comfort, features quality craftsmanship throughout, open-design 2-tone granite island view kitchen with high performance appliances, adjacent dining room and family room, luxurious master suite. Lower level with large rec room, gym and home theatre. Separate guest residence is perfect for visitors and overlooks vineyards.



3480 WATER ROAD

MLS® 10217668 | \$5,598,000



LOCATION: South East Kelowna | **SQUARE FOOTAGE:** 10,982 sq. ft. | **LOT SIZE:** 14.5 Acres
BEDROOMS: 5 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



Private gated 14.5-acre lakeview estate! Fine finishes include 22-foot ceilings in the great room, crown moldings, oak hardwood floors. Stunning island kitchen, high-performance appliances, cosy family room plus a new summer kitchen. Spacious den/office complete with mahogany wood-paneled library, gas fireplace, billiards, fully-equipped wet bar, opens to balcony and overlooks pool. Private upper-level master wing, gas fireplace, sitting area, oversized walk-in closet, luxurious en suite, heated marble floors, jetted soaker tub and steam shower. Three additional bedrooms on upper level with en suite baths. Lower-level recreation room, wine cellar and guest bedroom. Entertainer's patio off large saltwater pool with endless views of manicured lawns. Triple garage. Elevator services all 3 levels.



596 MCCLURE ROAD

MLS® 10213340 | \$5,499,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 10,693 sq. ft. | **LOT SIZE:** 1.93 Acres
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. 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.



#4 315 KALAMALKA LAKEVIEW DRIVE

MLS® 10217466 | \$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 oversized 1-car garage. Dramatic lakeview entry with soaring ceilings, accented by 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 centre island and full pantry with Nana doors to the exterior and dumb waiter 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.



2715 HEWLETT ROAD

MLS® 10218645 | \$4,499,000



LOCATION: South East Kelowna | **SQUARE FOOTAGE:** 6,162 sq. ft. | **LOT SIZE:** 19.07 Acres
BEDROOMS: 6 | **BATHROOMS:** 6 | **LISTING AGENT:** Jodi Huber



Lakeview estate situated on 19.07 acres! Ultimate privacy with outstanding orchard, valley, lake and city views. Property features indoor and outdoor pools. Full equestrian centre leased independently, with 15,500-square-foot barn and surrounding outdoor and indoor paddocks. Fruit trees are also leased out and maintained independently. Main home features beautiful kitchen opening to cosy living room, great for entertaining family and guests. Formal dining room, den and opulent master bedroom and additional bedroom on the main floor. Upper level features spacious mezzanine and two additional bedrooms. Lower level with family room and storage, plus 2-bedroom suite with separate entrance. Most of the property is fairly level and could be easily converted to a full working orchard or vineyard if desired.



1543 VINEYARD DRIVE

MLS® 10220734 | \$4,798,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 9,927 sq. ft. | **LOT SIZE:** 2.12 Acres
BEDROOMS: 5 | **BATHROOMS:** 7 | **LISTING AGENT:** Jane Hoffman, PREC



Incredible "top-of-the-world," 270-degree views of Okanagan Lake, lush vineyards and mountains. Luxurious transitional-inspired home with expansive covered patios encompassing over 5,000 square feet of outdoor living, including saltwater pool, hot tub, outdoor kitchen and fire-place. Indoor living has uncompromising quality, with exacting attention to detail, including dramatic foyer entrance opening to stunning views. Carolyn Walsh custom kitchen with dual islands, solid cherry cabinets, granite surfaces and full butler pantry. Intimate family room adjacent to kitchen offers 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.



950 CURTIS ROAD

EXCLUSIVE | \$3,495,000



LOCATION: North Glenmore | **SQUARE FOOTAGE:** 6,794 sq. ft. | **LOT SIZE:** 9.52 Acres
BEDROOMS: 6 | **BATHROOMS:** 7 | **LISTING AGENT:** Jane Hoffman, PREC



Private gated 9.5-acre country estate, located minutes to the heart of Kelowna, UBC-O and the airport. Custom-designed luxury rancher with fully finished basement, heated triple garage, pool and hot tub. Spectacular main floor with stunning gourmet island kitchen built for entertaining family and friends. Great room features impressive floor-to-ceiling fireplace surrounded by natural stone, office with rich cabinetry and master suite with spa-inspired en suite and marble steam shower. Wide-plank flooring, transom doorways and custom built-ins all create subtle opulence. Upper-level bonus room, lower level features large rec and family room and three additional bedrooms. Separate, amazing, custom gym on the property plus additional separate 4-car garage with workshop.



3602 LUXMOORE ROAD

MLS® 10190285 | \$2,795,000



LOCATION: South East Kelowna | **SQUARE FOOTAGE:** 6,244 sq. ft. | **LOT SIZE:** 15.89 Acres
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, tray 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 and glass shower, and walk-in closet. Gourmet island kitchen with adjoining breakfast nook. Casual living room open to the kitchen with both rooms sharing a wood fireplace. Mere steps away, is a formal dining room that will 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 patios to lounge poolside. Designed to entertain!



2850 OLD VERNON ROAD

MLS® 10220911 | \$2,249,000



LOCATION: Ellison | **SQUARE FOOTAGE:** 1,220 sq. ft. | **LOT SIZE:** 20 Acres
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 by 66 feet) featuring elevated viewing lounge and 12 stalls, including 2 wash racks, 4 grooming stalls, tack stall and washroom facilities. The outdoor areas include a 250- by 100-foot grass ring, and 300- by 110-foot sand ring and 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.



4393 BLACK ROAD

MLS® 10217521 | \$1,990,000



LOCATION: Ellison | **SQUARE FOOTAGE:** 3,555 sq. ft. | **LOT SIZE:** 9 Acres
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Gregory Dusik, PREC



Picture-perfect Colonial with wraparound porch, set back on manicured lawns and overlooking a lush alfalfa field and meticulously maintained grounds and outbuildings. Nine acres, formerly operated as a polo centre with polo field, barn, paddocks and hay/equipment storage building. The home provides generous living areas, with 4 bedrooms and 3.5 bathrooms, and a basement/guest area with separate outside access. Gleaming hardwood floors and traditional finishes complement the classic style of the home. Additional outbuildings include a 3-car garage with large workshop, storage sheds and dog run. The barn includes a tack room and paddocks. This can easily be operated again as a small-scale equestrian centre. Farm status set in rural Ellison neighbourhood.



HOMES

OVER \$2 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



#301 2245 ABBOTT STREET

LOCATION: Kelowna South

LOT SIZE: Strata **SQUARE FOOTAGE:** 2,433 sq. ft.

Exquisite 2-bed, 3-bath penthouse. Custom-designed and built with 2,500 square feet of deck. Includes private elevator to an automated rooftop entertainment sanctuary with phenomenal views and outdoor kitchen. Exclusive building on sought- after Abbott Street near KGH and walking distance to Pandosy Village. Exudes luxury throughout with keen attention to detail. A rare home that must be seen to be appreciated.

MLS® 10218691 | \$4,250,000 | LISTING AGENT: Jane Hoffman, PREC



436 VIEWCREST ROAD

LOCATION: Upper Mission

LOT SIZE: 0.29 Acres **SQUARE FOOTAGE:** 7,378 sq. ft.

"Villa Sogno"—a brilliant composition of distinctive design and comfort in this 7- bed, 7-bath home. A masterpiece that showcases craftsmanship and luxury living throughout, and features 180-degree views of Okanagan Lake and the city. Stunning gourmet kitchen with full butler's pantry, travertine heated floors, elevator, lower level gym, theatre and wet bar. Concrete pool, outdoor shower, oversized 3-car garage. Award winning home!

MLS® 10217194 | \$3,495,000 | LISTING AGENT: Jane Hoffman, PREC





1602 VINCENT PLACE

LOCATION: Upper Mission

LOT SIZE: 0.27 Acres **SQUARE FOOTAGE:** 6,697 sq. ft.

Stunning custom-built 6-bed, 6-bath home exudes a high level of craftsmanship. Spectacular views, covered lanai patio off main living area with outdoor gas fireplace. Soaring ceilings in great room opens from gorgeous island kitchen with adjoining dining and living rooms. Wide-plank oak floors throughout. Master retreat overlooking pool and lake. Beautiful pool with auto-cover and a heated 4-car garage.

MLS® 10215384 | \$2,895,000 | LISTING AGENT: Jane Hoffman, PREC



977 WESTPOINT DRIVE

LOCATION: Lower Mission

LOT SIZE: 0.201 Acres **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 butlers pantry and stunning millwork. Great room with soaring ceilings, 2 story rock fireplace and access to backyard oasis. Luxurious Master on main with oversized doors to poolside patio. 3 beds upstairs, lower level rec room, wet bar with suite potential.

MLS® 10200551 | \$2,698,000 | LISTING AGENT: Jane Hoffman, PREC





3322 MCKINLEY BEACH DRIVE

LOCATION: McKinley Landing

LOT SIZE: 0.175 Acres **SQUARE FOOTAGE:** 3,925 sq. ft.

Contemporary lakeview property in McKinley Beach. Floor-to-ceiling windows provide unobstructed lake and mountain views. The open-concept design allows for entertaining while providing a relaxing lake-retreat feel. Chef's kitchen with oversized island and butler's pantry. Top-level master suite with private balcony. Bottom-level family room, 2 guest bedrooms. Elevator, Star-watch Control 4 Smart system and finished heated double garage.

MLS® 10220702 | \$2,498,000 | LISTING AGENT: Jane Hoffman, PREC



124 SKY COURT

LOCATION: Wilden

LOT SIZE: 0.38 Acres **SQUARE FOOTAGE:** 3,120 sq. ft.

Exceptional home on cul-de-sac with 270-degree lake, mountain and valley views. Perfect blend of comfort, exquisite custom design, superb quality in construction and fine finishing details. Island kitchen is a chef's dream with high-end appliances! Master bedroom overlooks the lake. Covered outdoor kitchen, tiered terraces to hot tub. Oversized double garage plus workshop. Wilden neighbourhood minutes to downtown Kelowna and UBC Okanagan.

MLS® 10220671 | \$2,395,000 | LISTING AGENT: Jane Hoffman, PREC





5588 UPPER MISSION DRIVE

LOCATION: Kettle Valley

LOT SIZE: 0.306 Acres **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 the pool. Two additional bedrooms access poolside patio. Triple-car garage.

MLS® 10217490 | \$2,183,000 | LISTING AGENT: Sherrin Stewart





HOMES

\$1-\$2 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



#1401 1395 ELLIS STREET

LOCATION: Kelowna North
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,475 sq. ft.

Sought-after address at The Madison. Three-bed, 3-bath. Seamless indoor/outdoor living with 180-degree unobstructed view of Okanagan Lake. Chef's kitchen with Thermador appliances and wood cabinetry opens onto dining and living room. Luxurious master bedroom offers walk-in closet, opulent 5-piece en suite. Enjoy the downtown walking lifestyle of this desirable location. Comes with 2 parking stalls.

MLS® 10217316 | \$1,998,000 | LISTING AGENT: Jane Hoffman, PREC



3430 ACACIA LANE

LOCATION: McKinley Landing
LOT SIZE: 0.326 Acres **SQUARE FOOTAGE:** 6,953 sq. ft.

Contemporary 4-bed, 4-bath home on one of the best estate lots in McKinley Beach. Custom-designed and furnished, taking full advantage of views and indoor/outdoor entertaining. Walnut kitchen with quartz counters and custom backsplashes opens onto main floor living with 21-foot ceilings and hardwood flooring throughout. 1,500 square feet of outdoor living, 2 home theatres, Lutron lighting and 3-bay garage.

MLS® 10218995 | \$1,995,000 | LISTING AGENT: Gregory Dusik, PREC



955 GABLE ROAD

LOCATION: Lake Country North West
LOT SIZE: 0.267 Acres **SQUARE FOOTAGE:** 4,672 sq. ft.

B&B potential! Steps to Okanagan Lake with easy access to adjacent boat launch and unlicensed buoy. Six-bed, 6-bath, including a suite! Meticulously maintained property with private outdoor spaces to take advantage of the fabulous setting. Hardwood floors, exposed beams, stone-faced fireplace and large windows bring in the natural light. Outdoor kitchen, hot tub and outdoor fireplace!

MLS® 10213894 | \$1,499,000 | LISTING AGENT: Gregory Dusik, PREC



1499 PINOT GRIS DRIVE

LOCATION: Lakeview Heights
LOT SIZE: 0.29 Acres **SQUARE FOOTAGE:** 3,528 sq. ft.

Custom 4-bed, 4-bath home with lake and vineyard views. Open-concept luxury living, bright southeast exposure and main-floor master with spa-like en suite. Stunning island kitchen opens to the dining and great room, showcasing a stone fireplace. Expansive covered main-level deck plus lower-level covered patio. Spacious rec room with full wet bar, media area and wine room. Oversized deep triple garage.

MLS® 10218756 | \$1,395,000 | LISTING AGENT: Jane Hoffman, PREC



3187 RIESLING WAY

LOCATION: Lakeview Heights

LOT SIZE: 0.074 Acres **SQUARE FOOTAGE:** 1,296 sq. ft.

Custom home in Riesling Ridge with lake and mountain views. Main floor with custom island kitchen. Large master bedroom with spa-like en suite and laundry. Main living area flows beautifully to pool patio. Second floor features three bedrooms all with en suites. Rounding out this floor is a lounging area, a second-floor laundry room and access to a private patio. Triple-car garage with drive-through tandem bay.

MLS® 10221136 | \$1,379,000 | LISTING AGENT: Sherry Truman



#406 6948 TERAZONA DRIVE

LOCATION: Fintry

LOT SIZE: 0.074 Acres **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, plus generator for power outages. Comes furnished, custom finishing throughout, Douglas fir doors, marble showers, onyx lighting, JennAir euro appliances. Forty-gallon HWT, R40 insulation, 45-foot-long garage and fantastic landscaping! Gated La Casa Resort—outdoor pool, tennis courts and fitness centre.

MLS® 10215007 | \$1,295,000 | 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 a pool!

MLS® 10218658 | \$1,289,000 | LISTING AGENT: Jane Hoffman, PREC





HOMES

UP TO \$1 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



2675 GORE STREET

LOCATION: Kelowna South

LOT SIZE: Strata **SQUARE FOOTAGE:** 1,898 sq. ft.

Brand new, 3-bed, 2.5-bath brownstone in South Pandosy Village, close to all amenities and a short walk to the beach! Architectural interior finishing includes solid flooring surfaces in wood and tile, designer kitchen, high-end appliances, solid quartz counters, exposed concrete, brick walls and open truss ceilings, giving a New-York-loft feel. Generous outdoor patio for entertaining. Built by Worman homes.

MLS® 10194587 | \$999,000 | LISTING AGENT: Dean Simonelli



1059 AURORA HEIGHTS

LOCATION: West Kelowna

LOT SIZE: 0.184 ACRE **SQUARE FOOTAGE:** 3,279 sq. ft.

Meticulously maintained 4 Bed + Den, 3 Bath, 3279 sq. ft. rancher with stunning views. Open concept floor plan flooded with natural light! Well appointed kitchen with shaker cabinets, dining and living rooms open to partially covered deck with views! Main floor master with deck access. Bright walk-out basement with entertaining area, additional bedroom, den, bath and storage room. Triple tandem garage.

MLS® 10221415 | \$930,000 | LISTING AGENT: Sherry Truman



#18 2493 CASA PALMERO DRIVE

LOCATION: Lakeview Heights

LOT SIZE: Strata **SQUARE FOOTAGE:** 2,750 sq. ft.

Casa Palmero: 2-bed, 3-bath home in Casa Loma Estates. Walking distance to the lake and short drive to downtown Kelowna. Stunning lake views from bright open-concept main-floor living spaces. Gourmet island kitchen with granite and stainless-steel quality appliances. Seamless transition to dining and living rooms and onto lake view sun deck. Main-floor master, lower-level entertaining space with wet bar, double-car garage.

MLS® 10217630 | \$899,500 | LISTING AGENT: Sherry Truman



3065 RIESLING PLACE

LOCATION: Lakeview Heights

LOT SIZE: 0.141 Acres **SQUARE FOOTAGE:** 1,892 sq. ft.

Incredible location minutes to schools, hiking trails and everyday amenities. Brand new 3-bed, 3-bath bungalow. No stairs! Located in cul-de-sac. Two master suites and a third bedroom/den. Open-concept floor plan has seamless flow between kitchen, dining and living room. Spacious covered patio with private backyard and double garage. Complete February 2021. Freehold land!

MLS® 10218355 | \$859,900 | LISTING AGENT: Sherry Truman



3063 RIESLING PLACE

LOCATION: Lakeview Heights
LOT SIZE: 0.15 Acres **SQUARE FOOTAGE:** 2,087 sq. ft.

Riesling Ridge! Incredible location close to everything. New home under construction, completion July 2021. Located in a quiet cul-de-sac, 3-bedroom, 3-bath bungalow on one level. Kitchen is complete with beautiful cabinetry, quartz counters and stainless-steel appliances. Seamless transition between the living room, dining room and kitchen makes for a nice open plan. Private backyard. Freehold land. Price + GST.

MLS® 10220617 | \$799,900 | LISTING AGENT: Shery Truman



3016 RIESLING PLACE

LOCATION: Lakeview Heights
LOT SIZE: 0.082 Acres **SQUARE FOOTAGE:** 2,038 sq. ft.

Riesling Ridge! This 3-bed, 2.5-bath has an additional 789 square feet that can be developed in the unfinished basement. Open-concept main floor living area, second floor offers master suite with 5-piece en suite and oversize walk-in closet! Covered patio. Double garage. Backs onto parkland. All homes include stainless steel appliances and blinds! Freehold land. Price + GST no PTT. Complete August 2021.

MLS® 10221106 | \$729,900 | LISTING AGENT: Sherry Truman



#11 3719 WOODSDALE ROAD

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

Brand new 3-bed, 2.5-bath townhome! Completion in 2022. End unit ripple floor plan features thoughtfully designed living with private yard space and double garage. Contemporary, clean-line kitchen opens to dining and living area with generous window placement for natural light. Upstairs master bedroom with 2 additional bedrooms, laundry and a full guest bathroom. Rooftop deck! Price + GST.

MLS® 10218531 | \$630,900 | LISTING AGENT: Marcus Shalaby



#20 3719 WOODSDALE ROAD

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

Modern townhome on the Okanagan Rail Trail. Entry-level living with bright open kitchen. Living and dining opens onto backyard patio for indoor/outdoor entertaining. Ample natural light throughout. Upper master bedroom with 2 additional beds, laundry and bathroom. The third floor flex room opens onto a rooftop deck engineered for hot tub. Situated across from Wood Lake. Completion 2022.



#13 3719 WOODSDALE ROAD

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

Live at The Dale! Completion in 2022. Three-bed, 2.5-bath thoughtfully designed living with private yard space and double garage. Entry-level flex room and patio with second level contemporary, clean-line kitchen that opens to dining and living area with generous window placement for natural light. Upstairs master bedroom with 2 additional bedrooms, laundry and a full guest bathroom. Roof top deck! Price + GST.

MLS® 10218538 | \$595,900 | LISTING AGENT: Marcus Shalaby



#18 3719 WOODSDALE ROAD

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

Across from Wood Lake and on the Rail Trail. Live at The Dale! Completion in 2022. Ample light throughout the 3-bed, 2.5-bath "ripple" floor plan. Modern, open-concept living with kitchen, dining, living, powder room and laundry all on one floor. Entry-level flex room and back patio with private yard. Upper-level master and bedrooms with rooftop patio! Price + GST.

MLS® 10218547 | \$589,900 | LISTING AGENT: Marcus Shalaby



#17 1950 BURTCH ROAD

LOCATION: Springfield/Spall
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,617 sq. ft.

Wide-open and spacious living, in this 2-bed, 3-bath 2-storey townhouse. Large private cement patio with a retractable awning, overlooking your own garden space. Expansive master bedroom, second bed could be another master. Located near everyday amenities, parks and green spaces. Kids will thrive in this neighbourhood with schools close by! Walk to public transit. Pets allowed.

MLS® 10217103 | \$419,900 | LISTING AGENT: Jane Hoffman, PREC



#PH15 625 ACADEMY WAY

LOCATION: University District
LOT SIZE: Strata **SQUARE FOOTAGE:** 701 sq. ft.

Live at U-8, Mission Group's final building in the University District. Penthouse-level, 2-bed, 2-bath home. Brand new and never lived in. Modern kitchen, open-concept floor plan with in-suite laundry. Great revenue potential. Thoughtfully designed development with valley views and proximity to UBCO delivers a winning formula for a smart, successful investment for students, parents and investors. Price + GST.

MLS® 10218617 | \$342,900 | LISTING AGENT: Marcus Shalaby



#207 877 KLO ROAD

LOCATION: Lower Mission

LOT SIZE: Strata **SQUARE FOOTAGE:** 1,294 sq. ft.

Hawthorne Park! Priced \$55,000 below 2020 assessment. Spacious covered deck, large den, 2-bed, 2-bath open-concept condo in 55+ building. Once secure underground parking stall with storage locker. Pets allowed. Access is available to an indoor pool and gym in the complex at extra cost. Great location just minutes walk from Lower Mission shops and SOPA district. Quick possession possible.

MLS® 10217375 | \$339,900 | LISTING AGENT: Jane Hoffman, PREC



#204 1055 LAWRENCE

LOCATION: Kelowna North

LOT SIZE: Strata **SQUARE FOOTAGE:** 1,205 sq. ft.

Corner unit with a wraparound enclosed balcony facing the south for sunshine all year around. Two bedroom and 2 bathroom in 55+ building. Impeccably maintained unit with eat-in kitchen and spacious rooms; second owner. Short walk to Capri shopping centre, doctors offices, dentists, drug store, coffee shops and more. Pets allowed, no rentals. Secured underground and storage locker.

MLS® 10217112 | \$339,000 | LISTING AGENT: Jane Hoffman, PREC



#108 945 LAWRENCE AVENUE

LOCATION: Kelowna North

LOT SIZE: Strata **SQUARE FOOTAGE:** 1,345 sq. ft.

Quiet southwest corner unit, facing park-like backyard with mountain views. Original owner, very well maintained, 1,345 square feet, 2 bedrooms plus enclosed deck. Large bedrooms, storage and laundry room in suite. Roughed-in vacuum, wall a/c, gas fireplace, newer kitchen appliances, 55+ building, no pets, no rentals. Secure parking with 1 stall and storage locker.

MLS® 10215030 | \$289,000 | LISTING AGENT: Jane Hoffman, PREC



#306 555 ROWCLIFFE AVENUE

LOCATION: Kelowna South

LOT SIZE: Strata **SQUARE FOOTAGE:** 996 sq. ft.

Most economical 2-bed, 2-bath condo with glassed-in balcony. Centrally located adjacent to Kelowna's newest neighbourhood park. Rowcliffe Park is a 5-acre green space, which includes a children's playground, an off-leash dog park, a community garden and a circular pathway. Walking distance to the hospital, downtown and all the amenities it has to offer. Forty-five-plus no rentals, no pets.

MLS® 10218714 | \$189,000 | LISTING AGENT: Jane Hoffman, PREC



LOTS AND ACREAGES



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



549 KNOWLES ROAD

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

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



724 ROCKCLIFFE PLACE

LOCATION: Glenmore **LOT SIZE:** 0.44 Acres
Gated Highpoint! Fully serviced, incredible views.

MLS® 10221073 | \$979,000 | LISTING AGENT: Jane Hoffman, PREC



#19 735 FEATHERTOP WAY

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

MLS® 10219037 | \$575,000 | LISTING AGENT: Jane Hoffman, PREC



LOT B GREGORY ROAD

LOCATION: Lakeview Heights **LOT SIZE:** 0.3 Acres
Large pool-sized lot breathtaking views, easy to service!

MLS® 10218719 | \$549,000 | LISTING AGENT: Gregory Dusik, PREC



810 HUBBARD ROAD

LOCATION: Lower Mission **LOT SIZE:** 0.171 Acres
Lower Mission close to schools, pool-sized!

MLS® 10213229 | \$485,000 | LISTING AGENT: Tyler Bouck, PREC



816 HUBBARD ROAD

LOCATION: Lower Mission **LOT SIZE:** 0.171 Acres
Close to everything, ideal location, pool-sized lot!

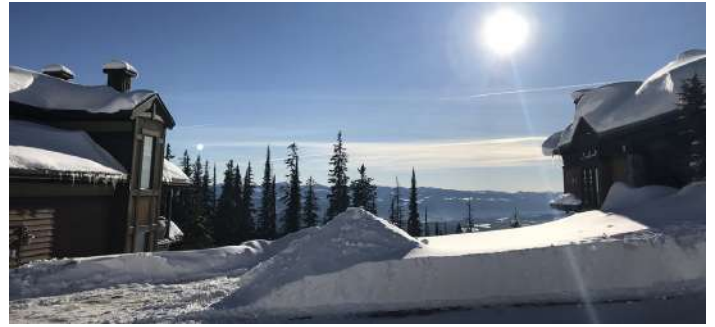
MLS® 10213221 | \$485,000 | LISTING AGENT: Tyler Bouck, PREC



3384 BLACK PINE LANE

LOCATION: McKinley Landing **LOT SIZE:** 0.144 Acres
Panoramic lake views of Okanagan Lake in McKinley Beach!

MLS® 10220099 | \$339,990 | LISTING AGENT: Gregory Dusik, PREC



#38 415 FEATHERTOP WAY

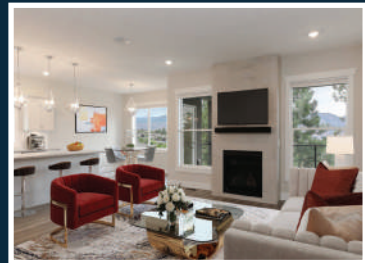
LOCATION: Big White **LOT SIZE:** 0.083 Acres
Desirable location on the Big White ski hill!

MLS® 10207196 | \$298,000 | LISTING AGENT: Jane Hoffman, PREC





DEVELOPMENT PROJECTS



COLDWELL BANKER

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STARTING AT \$589,900 +GST

3719 Woodsdale Road
Lake Country, BC



3 beds



2.5 baths



On Rail Trail

PHASE 1 SOLD OUT, NOW SELLING PHASE 2!

ON THE EDGE OF URBAN, STEP IN TO THE OKANAGAN

Faction Projects is proud to introduce 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.



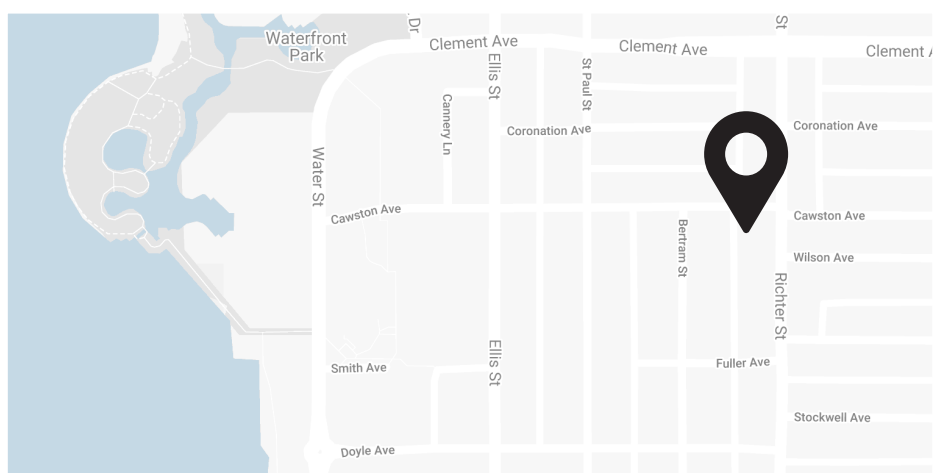
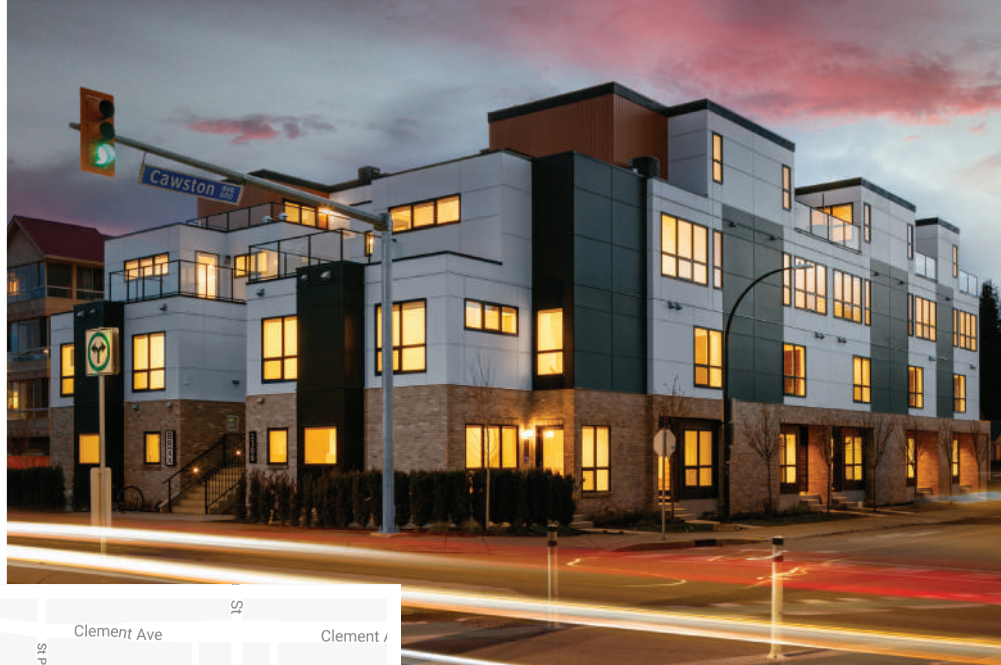
Contact REALTOR® Marcus Shalaby 250-826-3474

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102 - 1308 RICHTER STREET

LOCATION: DOWNTOWN KELOWNA

BED: 3 **BATH:** 2.5 **SQ. FT:** 1,729

\$924,900



105 - 1308 RICHTER STREET

LOCATION: DOWNTOWN KELOWNA

BED: 3 **BATH:** 2.5 **SQ. FT:** 1,727

\$949,900



107 - 1308 RICHTER STREET

LOCATION: DOWNTOWN KELOWNA

BED: 3 **BATH:** 3.5 **SQ. FT:** 1,605

\$854,900



109 - 1308 RICHTER STREET

LOCATION: DOWNTOWN KELOWNA

BED: 3 **BATH:** 2.5 **SQ. FT:** 1,549

\$824,900

PROUDLY PRESENTED BY



MARCUS SHALABY

REALTOR®

250.540.7980

marcus@janehoffman.com

brixxkelowna.com



3 beds



2.5+ baths



Central Location

More listings available.

Riesling Ridge

BUILT BY
ALDER PROJECTS



RIESLING RIDGE

Only 7 lots remaining! 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 \$729,900 plus GST and feature quality finishing, thoughtful floor plans and a selection of customization options with both 2-storey and rancher-style home plans available. Riesling Ridge is your opportunity to own the Okanagan lifestyle!

Freehold single-family homes in West Kelowna.



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SHERRY TRUMAN

REALTOR®

250.215.9006

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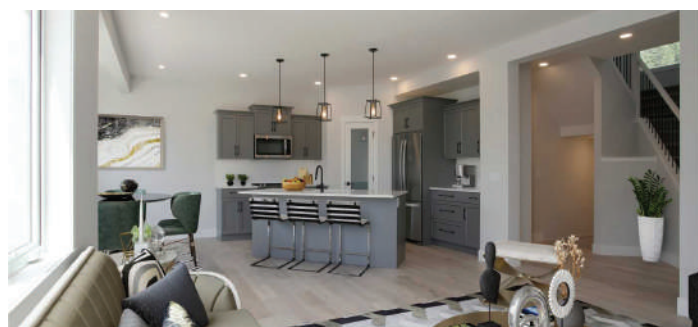


3063 RIESLING PLACE

LOCATION: LOT 51

BED: 3 **BATH:** 3 **SQ. FT:** 2,087

MLS® 10220617 | \$799,900

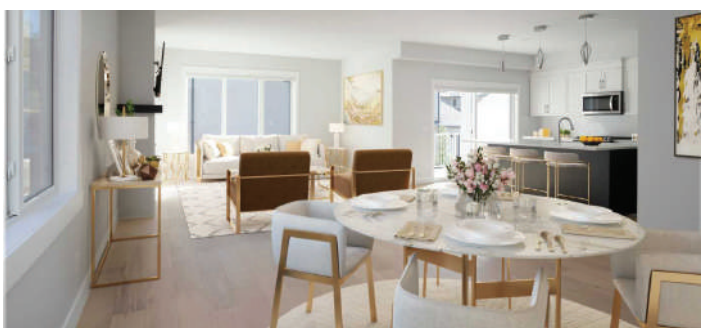


3020 RIESLING PLACE

LOCATION: LOT 57

BED: 2 **BATH:** 3 **SQ. FT:** 1,802

MLS® 10218350 | \$670,900

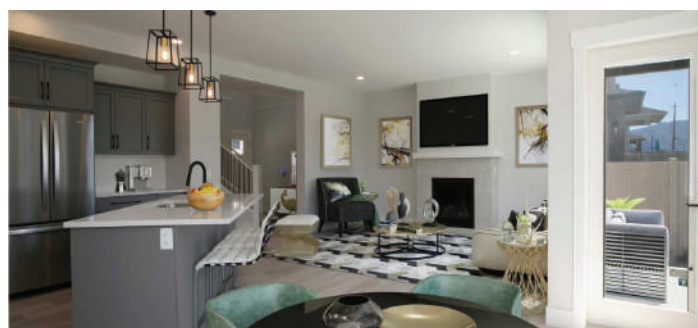


3065 RIESLING PLACE

LOCATION: LOT 50

BED: 3 **BATH:** 3 **SQ. FT:** 1,892

MLS® 10218355 | \$859,900



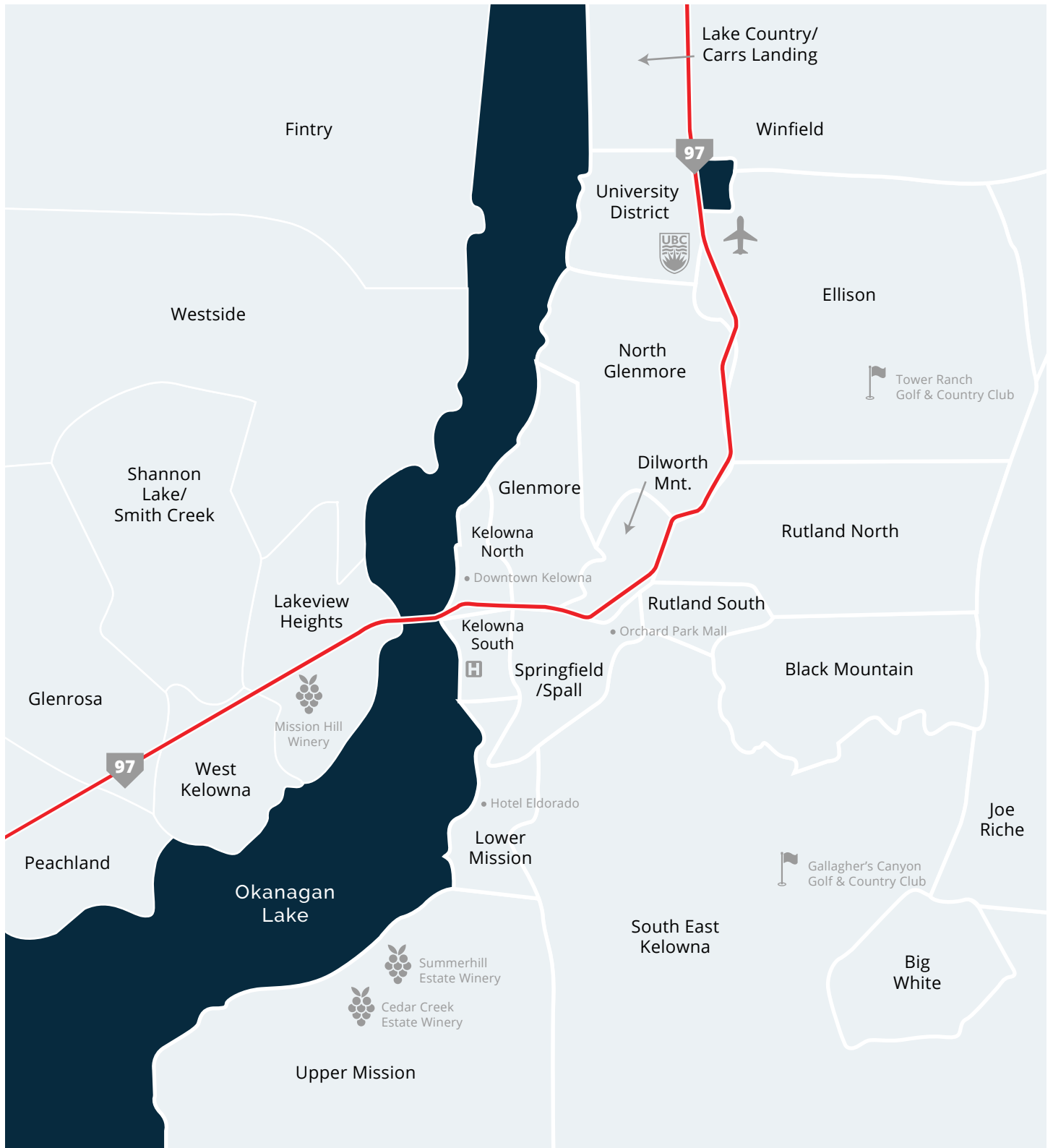
3016 RIESLING PLACE

LOCATION: LOT 58

BED: 3 **BATH:** 3 **SQ. FT:** 2,038

MLS® 10221106 | \$729,900

THE CITY OF KELOWNA



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