



GALLERY



10-180 SHEERWATER COURT, GLENMORE

DISCOVER KELOWNA'S REAL ESTATE

COLDWELL BANKER JANE HOFFMAN REALTY



COLDWELL BANKER
JANE HOFFMAN
REALTY

A Word from Jane



Throughout my 35-year career in real estate, I have seen our Okanagan market evolve and adapt to the needs of our community. In all of my years, I have never seen anything like 2021.



When I think back to the beginning of 2020, I can still feel the heaviness that was in the air as we all wondered how COVID-19 would change our lives. It was the first time in my life that I really could not say what I thought would happen to the market.

Now, as I reflect on this year I am truly amazed at the resilience of the Okanagan. Our real estate market broke records this year: highest benchmark housing prices, highest unit sales, highest sales volume of all time.

These achievements demonstrate that others also believe what I have known (and preached) for years—our Okanagan Valley is one of the most beautiful places in the world to live and we are all so fortunate to call it home.

As we move into 2022, I wish you and your family health and happy memories.



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A Family Business

How Jane Hoffman and Michael Hoffman have grown thriving, intertwined businesses with family and their family name at the core.

A

t the dinner table when Michael Hoffman was a teenager, it wasn't unusual for him and his mom, Jane, to slip from talking about his school assignments to Jane sharing the details of her exciting new listings.

"From a young age, my mom and I have always enjoyed talking about her work—our work—and then we would talk about family, and then back again to work. Now we work together as a family, so there's always that crossover. I think this family interaction has had a strong influence on the way we've always done business."

Jane Hoffman was born a Beruschi, an Italian-Canadian family now in its third generation of operating The Regent Hotel in Revelstoke. When you grow up in a family business, and a hospitality business at that, life is family and business, all the time. Jane wouldn't have it any other way.

"Sometimes people say, 'Why don't you take the night off? Don't worry about the phone tonight,' but I know what the right thing to do is. You know the client just needs to hear from you," says Jane,

who believes a big part of her role is helping people overcome the anxious feelings of buying or selling a home.

And because she has the unique ability to switch from personal to business and always be 100 per cent engaged, Jane gladly steps out of functions in her clients' best interest because "it's the right thing to do. That's how you build relationships. That's how you earn the clients' trust and prove your value. I believe that's what being a real estate agent is."

Michael has always admired how his mom balances her workload: she can be intensely focused on a deal one minute, and hosting a dinner party or playing with her grandson at the beach the next. Michael earned his real estate license in university and helped his mom for a few years, but early on he knew he would earn his living a different way. But in some respects, not so different.

As a boy, Michael's father, Jane's husband, died in a tragic plane crash that also took the life of his uncle. Michael's father and his uncle together owned a construction company, and there was a parcel of land on Industrial Road in West Kelowna that Jane had held onto after his death. Michael, back in his late twenties, saw possibilities.



"I have so much pride in the person my mom is. The whole arc of her story is incredible, from being a single mom to getting where she is now. When I think of Jane Hoffman Real Estate, I think of all those values of hers, the hard work and the long hours."

Michael began developing commercial buildings on the land left by his family in Kelowna and Revelstoke. Michael and the architect with whom he'd collaborated on those projects were hooked, and Faction Projects, a real estate development firm, was born.

Time and again, and through an ever-changing market, Michael and Jane would be pillars for one another. Others joined "the family," starting with Kristy Huber nearly 30 years ago—five years after Jane took the leap in 1985 to make a career out of her passion for lakefront living. By 2019, Jane had a team of nearly 20 and the name "Jane Hoffman" had become linked with both waterfront real estate and expertise in selling. Jane takes a special approach, always focusing on the people first—whether matching them with the right property or managing their unique needs to sell.

"It's really incredible, how she's been able to maintain such a strong presence in waterfront real estate for so long as there are well over 1,000 agents in Kelowna now," says Michael.

"I still love what I sell," says Jane, who owns a lakefront cottage on Pritchard Drive.

During her first week as an agent, Jane attended an open house and fell in love with the property, purchasing it soon after. On Thanksgiving Day 2021, Jane and her sister Sherrin (also an agent on Jane's team) went for a walk along a waterfront street and realized that Jane had sold almost every home on the block at least once in her career.

She tells a story of a home in the Sunnyside neighbourhood that she recently sold for the fourth time and says she felt as excited to

be in the home again as she did the very first time.

"In my mind I see all the families that have come and gone over the years. Kelowna is where people come to make memories with family."

To carry on that tradition of helping people live on the lake in Kelowna the "Jane Hoffman way," Michael joined Jane in 2020, becoming a partner in opening an independent brokerage affiliated with Coldwell Banker: Coldwell Banker Jane Hoffman Realty.

Michael recently became a partner in a real estate development marketing company, Hoffman REM, along with Angela Coupal. Angela has become like family and is a partner of Coldwell Banker Jane Hoffman Realty. Because of the weight that Jane Hoffman's name carries and the integrity that the brand represents, they always seek Jane for her advice and approval on projects.

"I have so much pride in the person my mom is," says Michael. "The whole arc of her story is incredible, from being a single mom to getting where she is now. When I think of Jane Hoffman Real Estate, I think of all the values my mom carries, the hard work and the long hours."

Still, today, Michael and Jane love to talk—family and business, business and family. Their voices take turns alighting and glowing, a bit like the coals and sparks of a fire.

"I still get a kick out of listening to my mom talk about real estate, the passion she has for it and the energy that work gives her."



Our Realtors®

Our Real Estate Agents take pride in providing the best professional service to our clients and all have extensive experience working in our Okanagan Real Estate market.



JANE HOFFMAN, PREC

President, Realtor® since 1985



KRISTY HUBER, PREC

VP Sales, Realtor® since 1992



SHERRIN STEWART

Realtor® since 2003



DEAN SIMONELLI

Realtor® since 2001



GREGORY DUSIK, PREC

Realtor® since 1985



SHERRY TRUMAN

Realtor® since 2006



JODI HUBER, PREC

Realtor® since 2016



PAUL HEINRICH

Realtor® since 2017



MARCUS SHALABY

Realtor® since 2006



TYLER BOUCK, PREC

Realtor® since 2016



SHEILA RONDEAU

Realtor®



MARLA MILLER

Realtor®



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AMBER RUTLEDGE
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Real Estate Assistant



AIDAN MYHRE
Listing Manager



ANGELA COUPAL LL.B MBA
Managing Director & Legal Counsel



JENNIFER LEBEDOFF
Managing Broker



JANE HOFFMAN & KRISTY HUBER, PREC REALTORS®

A dynamic duo—yin and yang or whatever name you want to put to it—Jane and Kristy have formed a seemingly perfect partnership over the 27 years they have worked together.

Working side by side, day in and day out, Jane and Kristy have together navigated some of the most notable (and complex) real estate deals in the valley. This pair has a synergy that is both rare and key to their ongoing success.

Over the years, Jane and Kristy have honed their ability to bring the highest level of professionalism to their clients, while, at the same time, creating an open and trusting client relationship. It is this ability that makes them leaders in luxury real estate, and also has their clients coming back year after year.

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EMAIL [KRISTY@JANEHOFFMAN.COM](mailto:kristy@janehoffman.com)

JANE & KRISTY'S FEATURED LISTINGS



\$9,900,000

4234 HOBSON ROAD, KELOWNA



6 BED



7 BATH



6,347 SF



\$5,295,000

2677 WESTSIDE ROAD, WEST KELOWNA



4 BED



5 BATH



3,660 SF



\$5,850,000

177 MATHISON PLACE, KELOWNA



7 BED



7 BATH



8,522 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 grew up in Revelstoke and says 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.

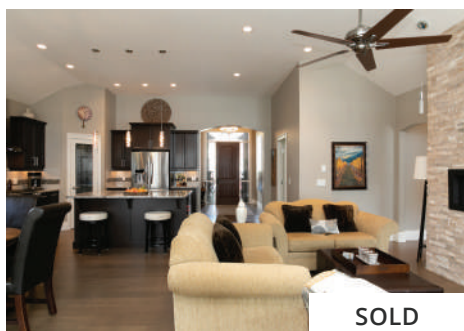
Committed to representing Jane and the entire Hoffman Realty team, Sherrin says her integrity to engage and connect with buyers and sellers gives her great satisfaction.

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

PHONE 250.878.3244

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SHERRIN'S FEATURED LISTINGS



SOLD

4581 GALLAGHERS EDGEWOOD DR, KELOWNA

2 BED 2 BATH 1,719 SF



SOLD

428-4205 GELLATLY ROAD, WEST KELOWNA

3 BED 4 BATH 2,380 SF



\$1,290,000

424-4205 GELLATLY ROAD, WEST KELOWNA

3 BED 3 BATH 1,356 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, Florida, 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; this included a six-month cruise in 2003 where he sailed the globe from Denmark to New Zealand, stopping everywhere in between.

"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.

PHONE 250.863.6300

EMAIL DEAN@JANEHOFFMAN.COM

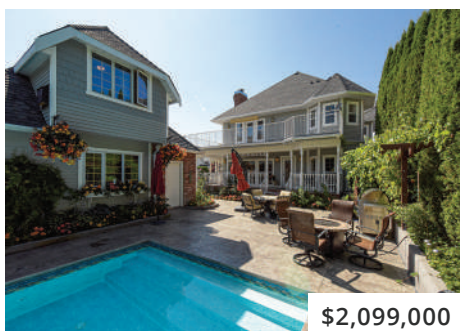
DEAN'S FEATURED LISTINGS



\$2,395,000

25 TRADERS COVE ROAD, WEST KELOWNA

4 BED 2 BATH 2,720 SF



\$2,099,000

14-4524 ELDORADO COURT, KELOWNA

4 BED 4 BATH 3,806 SF



\$1,389,000

1578 LAKE BREEZE ROAD, WEST KELOWNA

4 BED 3 BATH 3,084 SF



GREGORY DUSIK, PREC

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.

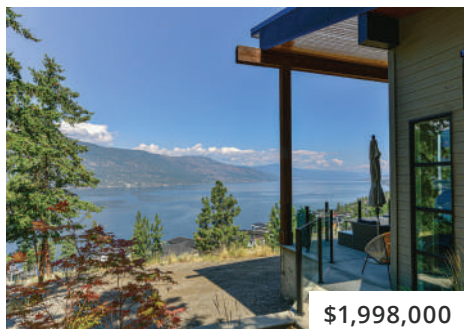
Based in the Lower Mainland, Greg spent the first half of his career involved in new development, rezoning/approval processes and project sales. "Back in the mid-to-late-'80s, the Surrey/White Rock area was exploding, and the pace of work was insane. The long hours were perfect for me and the opportunities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

PHONE 250.869.2806

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GREG'S FEATURED LISTINGS



\$1,998,000

3318 SHAYLER ROAD, KELOWNA

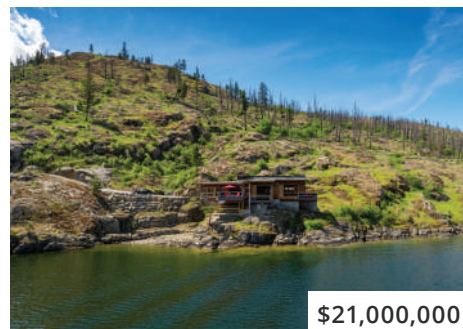
1 BED 1 BATH 968 SF



\$1,545,000

1341-1351 GLENVIEW AVENUE, KELOWNA

3 BED 3 BATH 3,432 SF



\$21,000,000

1-8888 LAKESHORE ROAD, KELOWNA

4 BED 2 BATH 1,677 SF



SHERRY TRUMAN

REALTOR®

Real estate has been a natural fit for Sherry.

Originally from Edson, Alberta, Sherry grew up in 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



\$3,649,000

1307 PINOT NOIR DRIVE, WEST KELOWNA



5 BED



5 BATH



4,910 SF



\$2,199,000

512 ZDRALEK COVE, WEST KELOWNA



5 BED



3 BATH



3,562 SF



\$2,280,000

6166 SEYMOURE AVENUE, PEACHLAND



3 BED



3 BATH



4,068 SF



JODI HUBER, PREC

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

EMAIL JODI@JANEHOFFMAN.COM

JODI'S FEATURED LISTINGS



\$3,999,999

14124 MOBERLY ROAD, LAKE COUNTRY



5 BED



4 BATH



5,083 SF



\$2,499,000

980 LEDGEVIEW COURT, KELOWNA



7 BED



7 BATH



6,029 SF



\$2,749,000

120 MCTAVISH AVENUE, KELOWNA



6 BED



5 BATH



3,339 SF



TYLER BOUCK, PREC

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

EMAIL TYLER@JANEHOFFMAN.COM

TYLER'S FEATURED LISTINGS



\$4,499,900

25-901 WESTSIDE ROAD S, WEST KELOWNA

5 BED 8 BATH 7,132 SF



\$2,999,900

3613 EMERALD ROAD, WEST KELOWNA

4 BED 3 BATH 4,875 SF



\$1,895,000

3241 KING ROAD, WEST KELOWNA

4 BED 4 BATH 3,522 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 in 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



\$2,998,000

616 MT. IDA CRESCENT, COLDSTREAM



4 BED



6 BATH



5,436 SF



\$765,900

THE DALE TRAILSIDE COMMONS, LAKE COUNTRY



3 BED



3 BATH



1,945 SF

THEDALETRAILSIDE.COM



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.

PHONE 250.717.7345

EMAIL PAUL@JANEHOFFMAN.COM

PAUL’S FEATURED LISTINGS



\$1,099,000

2490 O'REILLY ROAD, KELOWNA



5 BED



4 BATH



3,176 SF



SOLD

3602 LUXMOORE ROAD, KELOWNA



5 BED



5 BATH



6,244 SF



SOLD

1321 MOUNTAIN AVENUE, KELOWNA



4 BED



3 BATH



3,424 SF



SHEILA RONDEAU

REALTOR®

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."

PHONE 250.258.7653

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SHEILA'S FEATURED LISTING



SOLD



29-2440 OLD OKANAGAN HWY, WEST KELOWNA



2 BED



2 BATH



1,296 SF



MARLA MILLER

REALTOR®

Marla has been a full-time professional realtor for over 13 years and is excited to be a new member of the Jane Hoffman Realty team.

With an entrepreneurial background in interior design and renovation, project management and marketing, she brings her own unique perspective into the world of residential real estate. She believes that working with a realtor, should be an experience that brings knowledge, education and honest guidance to her clients' decision making, resulting in a seamless transaction.

Marla has a young son and the two of them are passionate about travelling, going to music festivals and concerts, and spending quality time with friends.

PHONE 250.878.5125

EMAIL MARLA@JANEHOFFMAN.COM

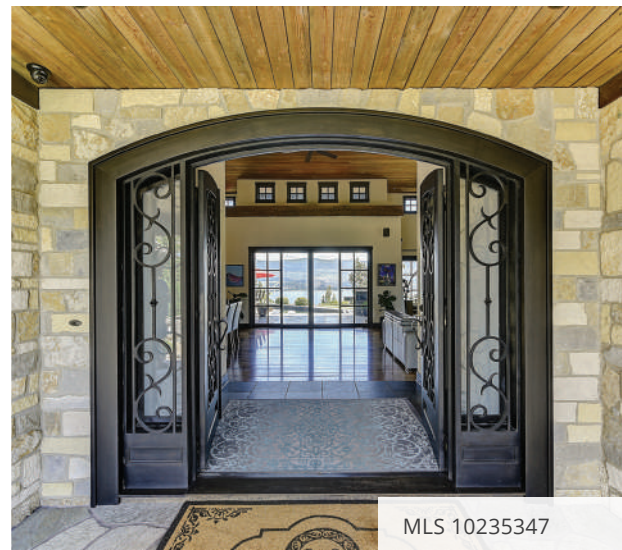




A Taste of Tuscany

EUROPEAN CHARACTER, OKANAGAN LUXURY





MLS 10235347

2459 THACKER DRIVE, WEST KELOWNA | \$4,698,000

Nestled in the hills above Okanagan Lake in West Kelowna is the stunning, Tommie Award-winning property by San Marc. Built in 2009, the 5-bed, 6-bath Tuscan Villa-inspired home features soaring 17-foot fir ceilings throughout the main floor and elegant sliding doors that open onto an expansive patio with a pool and plenty of space for entertaining guests.

Reach through the nano window system that seamlessly connects the patio to the Catherine O'Neill-designed kitchen. Complete with high-end appliances and custom-built walnut cabinetry, a double-layered Cambrian black, heated granite island forms the centrepiece of this gorgeous and purpose-built kitchen.

A 17-foot limestone fireplace with a reclaimed timber mantel brings warmth to the open living and dining space. Follow the solid maple hardwood floors past the kitchen and butler's pantry into the main-level master suite. The spa-inspired en suite is the perfect place to unwind with a glass of wine in the soaker tub, while absorbing the breathtaking beauty of Okanagan Lake.

Experience cinema at home with the 165" screen and 4K projector that lives only steps from your wine tasting room and naturally cooled wine cellar. A state-of-the-art home gym forms the centre of the lower level that branches off into two large bedrooms each with its own en suite.

But, when the weather is warm, you'll want to entertain guests outside in your 16x47 saltwater pool complete with waterfalls and an 8-person hot tub. Walk up to the kitchen's outdoor access point for summer afternoon appetizers or have a drink under the stars at your outdoor bar.

A charcoal blend paver driveway leads to a double attached garage and a detached 60x30 finished garage or workshop, meaning you have room to store your vehicles, a boat, kayaks, paddle boards and so much more.

With stunning views of Okanagan Lake, beautiful design and unparalleled comfort, the 8,075-square-foot home at 2459 Thacker Drive is your own slice of Tuscany.

Creative Heritage Living

HISTORY ON ABBOTT STREET





MLS 10238872

1858 ABBOTT STREET, KELOWNA | \$2,098,000

Create your home in a living piece of Kelowna history. The G. D. Loane House, built in 1937 by A.C. Bennett, is one of BC architect Robert Lyon's crowning achievements and has been featured in both architectural and Art Deco publications. The two-storey home combines rounded corners and windows with a smooth white stucco exterior in a Streamline Moderne design inspired by aerodynamic and nautical stylings.

Unwind in your standout home in an established residential area on Abbott Street after a short walk home from the beach or shopping, whether you're downtown on Bernard Avenue or in the trendy Pandosy district's boutiques and cafes. With original hardwood flooring, interior doors, hardware and Art Deco fixtures from around the world, the heritage home is flooded with natural light from oversized corner windows. The main floor office with a private entrance just off the front door is perfect for work-from-home settings and in-person or virtual client meetings. And, with 9-foot ceilings on the main floor, the bright and open space is welcoming whether you're in your home office or coming home from the office.

With an award-winning three-level addition at the back of the proper-

ty built in 2012, the 5-bed 6-bath home features a stunning modern kitchen complete with custom cabinetry and a porthole window on the main floor. Two fireplaces bring warmth to the 3,517 square feet of creative space that includes a workshop, a cold room and a large double attached garage. After a night on the patio or in town, relax in the master bedroom and 5-piece en suite with heated floors, a soaker tub and walk-in closet.

Welcome your in-laws or rent out your private walk-out 1 bedroom plus den self-contained legal suite complete with in-suite laundry and heated bathroom floors.

With galvanized steel fencing and a professionally landscaped backyard that's already wired for a hot tub, the 0.16-acre property is perfect for relaxing and entertaining guests year round. Where you'll want to spend most of your time, though, is on the stunning outdoor deck accessible from every level of your home. Hot and cold taps on the mid-level deck make it the perfect location for an outdoor kitchen. Just think of the memories you'll make in this one-of-a-kind designated heritage status home.



Perfectionism and Precision

Award-winning architecture photographer creates 2D art



10 180 SHEERWATER COURT, KELOWNA

\$12,998,000 | MLS® 10231097



The American photographer Arnold Newman said that photography is one per cent talent and 99 per cent moving furniture.

And, after 23 years as a commercial photographer based in Kelowna, Shawn Talbot believes there's truth to Newman's words.

"That seems pretty accurate, so I must subconsciously enjoy moving furniture," Talbot laughs.

With numerous advertising awards under his belt, Talbot's career in photography began as a location scout for the BC film industry. Talbot spent his days travelling across the province searching for and capturing beauty. And, as his career evolved, so too did his subject matter.

Armed with a Canon mirror-less camera, tilt-shift lenses that helps him keep all lines straight, and a DJI Inspire 2 drone using an X7 camera system, Talbot uses his eye for detail as an architectural photographer to capture beautiful resorts, hotels and private residences.

"One of the things I love about architectural photography is the perfectionism, the precision and the attention to light, lines, colour and detail," says Talbot. "I love how the pace of a shoot is fairly methodical: you try to approach a shot by creating two-dimensional art out of the three-dimensional art the architect and interior designer already created. They have conceptualized it, drawn it, redrawn it and built it. They have put the breadth of their creativity, knowledge, experience and soul into that space, and I have been given an opportunity to capture it in the best possible light. That is an opportunity and a challenge that I love to embrace."

On a cloudy day in late September, Talbot and his lighting assistant packed their gear and drove to 10 180 Sheerwater Court in Kelowna to capture the stunning contemporary waterfront estate by Urban Arts Architecture. And, with 13,000 square feet to cover and eight hours before sunset, Talbot was ready to get to work.



MLS 10231097



Photos by Shawn Talbot

MLS 10231097

10 180 Sheerwater Court,
Kelowna, BC



Q: What do you look for when photographing a new structure?

"My approach always starts with the goal of my client. Given that this was a shoot for the realtor, the images take on more of a real estate feel than they would for other clients. For me, real estate photography is about trying to tell a story of how rooms connect and to give the viewer a basic idea of the layout of the home, while enticing them to want to schedule a viewing and see more. Beyond that, I am always looking for opportunities to capture spaces and structures in an aesthetically pleasing way."

Q: What was the first thing you noticed about 10 180 Sheerwater Court?

"The first thing I noticed was the gorgeous assortment of materials just at the front entrance alone. You had wood, rock, concrete, stucco, steel and glass all working together. I am a big fan of bridge entries, and we were greeted by a concrete bridge from the driveway to the front entry spanning a beautiful courtyard below. This feature was a stunning introduction to the home."

Q: What feature stood out to you the most?

"I love cantilevered home designs, so seeing the office extending out over the hillside to take full advantage of the sprawling views of Okanagan Lake was incredible. I was struck by the floor-to-ceiling windows and the topless glass railings that made for unobstructed views. As I said to the homeowner on this shoot, 'I have been capturing luxury homes for 23 years, and if I were to build my own dream home, this is the closest example to it that I have ever come across.' It was absolutely spectacular."

Q: How did you decide which features of the property to highlight?

"During the scout, I tried to look for subjects that would not necessarily have been focused on by the real estate photographer. I was looking to show the relationship between spaces and complement the design of the home. For me, it was less about showing the entire home and more about showing my favourite parts of the home. One of my favourite features of the property is the resort-like pool area, but unfortunately, we did not have sunshine on our shoot day, so I returned to the property for those shots on a sunny day."

Q: Can you walk us through the Sheerwater shoot?

"My lighting assistant and I arrived at the gated entry to the home and were greeted by a long, winding driveway down to the beautiful entry to the home. Knowing the square footage of the home and having seen interior photographs of it, what struck me first was the humble and unassuming facade as you drive up. You don't realize until you enter the home how expansive and breathtaking it truly is."

"The Okanagan is known as a four seasons playground, and the weather plays a key role in a lot of the photography shot here. For this shoot, we had a very gloomy and rainy day. Typically, a shoot would get postponed, but we decided to go ahead. I have to give credit to the Jane Hoffman team for being open to this. For me, this west coast contemporary home has a lot of warm wood tones. I knew we had the opportunity to create images that convey a coastal feel to showcase the warmth of the interior contrasted with the cool gloominess of the weather."

"We spent about an hour touring every room in the home and walking the perimeter. Based on the position of the sun and the layout of the home, we came up with a game plan for our eight-hour shoot and then got to work framing, lighting and shooting. We began with the interior photographs and planned to finish up with the exteriors at sunset."

"What we did not expect was to have easily one of the most spectacular sunsets of 2021 in Kelowna on this grey and gloomy day. This had my lighting assistant and myself racing around like crazy trying to take advantage of it."



*"I have been capturing luxury homes for 23 years,
and if I were to build my own dream home, this is the
closest example to it that I have ever come across."*

– Shawn Talbot, architectural photographer



10 180 Sheerwater Court, Kelowna
MLS 10231097



Fall Design Trends to Watch

“It doesn’t matter what style of home you have—whether it’s a condo, a luxury estate on Okanagan Lake, or a heritage home on Abbott Street—these fall design practices apply to any style.” — Nicole Begrand-Fast

Leaves gently cascade downwards and coat the ground in a warm sea of muted orange. And, as the first leaf hits the ground, it’s official: fall is here. The days are getting shorter and colder, but thoughtful fall design considerations can help you bring the best of the Okanagan outdoors inside this season.

“We have an inherent draw to nature. It’s something we all try to bring

inside when it’s time to close the windows and turn on the heat,” says Nicole Begrand-Fast, principal of Kelowna’s award-winning design firm Begrand Fast Design.

With more than 20 years of experience, Begrand-Fast is an expert in creating inviting and sophisticated spaces. Here are Begrand-Fast’s five fall design tips to bring the outdoors inside this season.



Properties, left to right:

1. 1307 Pinot Noir Drive,
West Kelowna, BC
\$3,649,000 | MLS® 10239426

2. 1307 Pinot Noir Drive,
West Kelowna, BC

3. 12391 Pixton Road,
Lake Country, BC
\$55,000,000 | EXCLUSIVE

1

Let in the light to create an airy living space

Pull back the curtains and welcome natural light into your space for an airy fall design. Natural light plays a big role in making a living space feel open.

Use mirrors adjacent to or opposite your windows to open the space even further and create a room that feels larger than life. At night, supplement the loss of daylight with soft lamps for reading or desk lamps for late-night computer work to create cozy, lived-in comfort.

"We're lucky in the Okanagan," says Begrand-Fast. "Most homes have an amazing number of windows. Keep your windows open even when the sun starts to set."





2

Fall design with an organic touch

Follow the biophilic design philosophy of connecting with the natural environment.

As the weather starts to cool, bringing your outdoor plants indoors bridges the gap between the indoors and the garden. If you have the space for a larger plant, Begrand-Fast says, it's one of the best fall design tips to help breathe nature into your home.

Forage for branches, barren or leafy, and bring them into your everyday routine with a stunning fall centerpiece. Add aromatics like cinnamon or sandalwood to help create warmth in your space.

Living and preserved moss walls are easy solutions to welcome even more greenery into your home and can help keep you cooler in the summer and warmer in the winter.



3

Texture is everything

We're used to layering fabrics and fall design elements around the holidays. Shift your focus to texture and natural elements to create a timeless design that looks good all season long.

Get back to nature by layering jute or sea grass area rugs. If you have a glass dining set, a linen table runner and an unfinished wooden bowl can bring your space to life. Achieve casual and sophisticated elegance with stone and brick elements throughout your living space.

Begrant-Fast also believes in layering textures for a better night's sleep.

"I use linen bedding year-round," says Begrand-Fast. "There's a certain weight that just feels nice. Layer your linen sheets with big knit throws to create an organic cosiness."

Properties, top to bottom:

1. 2677 Westside Road,
West Kelowna, BC
\$5,295,000 | MLS® 10233329

2. 14124 Moberly Road,
Lake Country, BC
\$3,999,999 | MLS® 10241469



25-901 Westside Road, West Kelowna, BC
\$4,499,900 | MLS® 10242192

4

Select natural hues over vibrant colours

Fall colours don't have to be bright. Save the vibrant colours for your artwork and turn your attention to natural earth tones.

Consider mixing and matching metal tones to add an element of warmth to your space. Soft golds and dark bronze make great accent colours, whether it's on a full-body mirror or side table decoration.

"Tans, creams and splashes of black really let the greenery and texture in a space shine," says Begrand-Fast.

bring the fire indoors and enjoy quiet time around the fireplace. If your home isn't fitted for a gas fireplace, electric fireplaces are an affordable solution with numerous options on the market.

"It doesn't matter what style of home you have—whether it's a condo, a luxury estate on Okanagan Lake or a heritage home on Abbott Street—these fall design practices apply to any style," says Begrand-Fast.

5

Bring the elements indoors

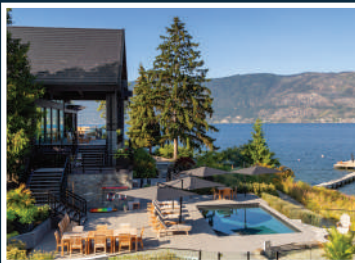
There's nothing like sitting around a fire table on a summer night. So, when the leaves begin to fall,

Ready to embrace Begrand-Fast's fall design practices before you list your Okanagan home? Reach out to Begrand Fast Design and, when it's time to sell, Jane Hoffman Realty has more than 30 years of experience in selling Okanagan waterfront properties. Contact Jane Hoffman Realty online or at 1-888-535-6962.



LAKE SHORE

OVER \$4 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



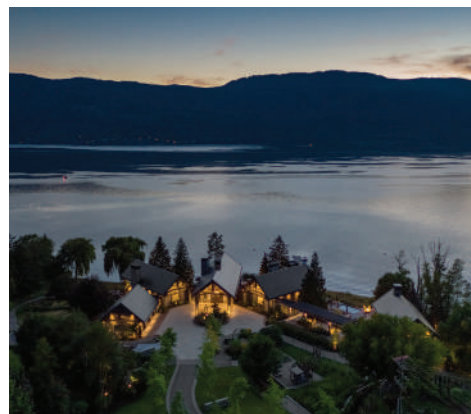
LAKESHORE OVER \$4 MILLION

12391 PIXTON ROAD

EXCLUSIVE | \$55,000,000



LOCATION: Lake Country | **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 entry. Tasteful landscape with manicured gardens, raised beds and pathways complement the natural stone and wood exterior on this ultra luxury home. This one-of-a-kind property has a main residence, a self-contained guest wing and caretaker's residence. Grand great room with soaring ceilings, gourmet kitchen with full butler pantry. Fine quality craftsmanship is evident throughout, with high-end details in every room of the home. Newly installed wharf system with composite decking, steel piles, lighting and seasonal water hookups. Offers boat lift and two Sea-Doo lifts.



LOT 1 8888 LAKESHORE ROAD

MLS® 10239536 | \$21,000,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 1,677 sq. ft. | **LOT SIZE:** 25 acres | **WATERFRONT:** 1,200 ft.
BEDROOMS: 4 | **BATHROOMS:** 2 | **LISTING AGENT:** Gregory Dusik, PREC



“Golden Mile” is a 74-acre residential subdivision comprised of four estate properties with endless shoreline, totalling 1,800 feet that blends into 20 miles of wilderness park shoreline. 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, a one-of-a-kind location, and exceptional park-like lake living with exceptional privacy. Golden Mile is everything one would expect from a protected “hideaway” and 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 MLS #10239538 & Lot 3 MLS# 10239540)



4234 HOBSON ROAD

MLS® 10241682 | \$9,900,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 6,347 sq. ft. | **LOT SIZE:** 0.65 acres | **WATERFRONT:** 82 ft.
BEDROOMS: 6 | **BATHROOMS:** 7 | **LISTING AGENT:** Jane Hoffman, PREC



Rare opportunity to acquire this fabulous home on sought after Hobson Road. This private secluded home is set amongst a mature landscape on 0.65 acre property. This majestic traditional-styled home features all the quality, spaces and amenities that everyone can enjoy! Main floor master suite + 5 additional bedrooms, including a 2-bedroom guest suite, 7 bathrooms, gym area, media/family room. "Resort styled" concrete L-Shaped pool, hot tub, outdoor bathroom, covered kitchen area, outdoor lounge area with fireplace and entertainment sized covered and open patio areas. Detached studio is beautifully appointed with bar, 4 screen TV's and offers a variety of use. Hobson road is conveniently located a short distance to nearby schools, shopping, playtime activities, world-class golf courses and wineries.



4200 SHORT ROAD

MLS® 10235884 | \$6,888,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 5,682 sq. ft. | **LOT SIZE:** 0.49 acres | **WATERFRONT:** 105 ft.
BEDROOMS: 4 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



One of Lower Mission's finest jewels! With 105 feet of water frontage and a 0.49-acre lot, this home stands among the best the lake has to offer. Located in the sought after Hobson Road community, this private and quiet waterfront home has manicured grounds leading to the shoreline and dock. Once inside, use of the finest materials and craftsmanship is apparent. Boasting modern day luxury, the extensive use of glass in great room and kitchen showcases the lakeview vistas and allows easy access to outdoor living spaces. A generous lakeside covered patio leads to raised green space and Okanagan Lake. Oversized triple-car garage is perfect for parking all the toys. This property has potential for waterfront pool and cabana if desired.



LAKESHORE OVER \$4 MILLION

5308 LAKESHORE 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. Well-thought-out design focused on energy efficiency. Crossing the creek, a private bridge leads through lush forest to the secluded beach. Superior quality from the structure to the finishing, with thick granite exterior walls, arched roof lines and dramatic overhangs. European tilt-and-turn windows, in-floor radiant heating and walnut millwork throughout. Ceilings are 29 ft. with skylights. Kitchen features a 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.



16200 CARRS LANDING

MLS®10229534 | \$5,995,000



LOCATION: Lake Country NW | **SQUARE FOOTAGE:** 7,044 sq. ft. | **LOT SIZE:** 0.89 acres | **WATERFRONT:** 156 ft.
BEDROOMS: 4 | **BATHROOMS:** 8 | **LISTING AGENT:** Jane Hoffman, PREC



Custom, classic waterfront residence with 156 feet of Okanagan lakeshore on .89 acre. This private retreat has been designed to capture breathtaking lake and mountain views. Beautifully landscaped, premier lakeside entertainment areas, dock, boat lift and dual personal watercraft lifts. This home offers over 7,000 square feet of luxury living and features expansive main-floor living areas. Main floor includes a custom chef's kitchen, complete with indoor and outdoor dining areas, amazing games room, living room and office. The master suite has exceptional views of the lake, spa-like en suite and generous walk-in closet. Also a second custom kitchen, media room, games room, gym and sauna/shower combo. RV parking, 2x double garages, level access and ample parking. Co-List Keith Watts RE/MAX Kelowna.



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-car heated garage. Licensed dock with boat lift.



2677 WESTSIDE ROAD NORTH

MLS® 10233329 | \$5,295,000



LOCATION: Westside Road | **SQUARE FOOTAGE:** 3,660 sq. ft. | **LOT SIZE:** 3.4 acres
WATERFRONT: See Listing Agent | **BEDROOMS:** 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Waterfront retreat! Approximately 395 ft. of water frontage on Okanagan Lake. This estate is perfect for a family, and offers lots of space for the extended family. Luxurious main home, two new studios and beach cabana with sleeping quarters. Stunning, level lakefront access set in private bay with licensed wharf and 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 a 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 sits adjacent to dining and gourmet kitchen with two-tone cabinetry, granite counters, professional series appliances and full butler's pantry.



25 901 WESTSIDE ROAD SOUTH

MLS® 10242192 | \$4,499,900



LOCATION: Westside Road | **SQUARE FOOTAGE:** 7,132 sq. ft. | **LOT SIZE:** 0.375 acres | **WATERFRONT:** 98 ft.
BEDROOMS: 5 | **BATHROOMS:** 8 | **LISTING AGENT:** Tyler Bouck, PREC



This 5-bedroom, 8-bathroom lakefront property has a thoughtful design that includes the most appealing beach front and features dazzling views of the Kelowna skyline. Enjoy the fabulous lifestyle that Sailview Bay offers with gated entry and exceptional privacy, yet only a short 10-minute drive from downtown Kelowna. This functionally designed home ensures the full experience of Okanagan lakefront living as each bedroom features its own en suite and comes complete with beautiful lake views. The lower-level entertaining area is sure to please the whole family while ensuring that time spent together in this home will create lasting memories. With easy access to the private beach and from the funicular, this home can be enjoyed by all ages.



5 4524 ELDORADO COURT

EXCLUSIVE | \$4,500,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 3,657 sq. ft. | **LOT SIZE:** 0.38 acres | **WATERFRONT:** 108 ft.
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jodi Huber, PREC



"Eldorado Arms II" is situated in Lower Mission's most sought-after gated complexes. Offering over 3,600 square feet with 4 bedrooms, 4 bathrooms and exceptional living on both floors with stunning views of Lake Okanagan. Open-concept gourmet kitchen with high-end appliances, black onyx countertops/backsplash and large centre island. The master bedroom offers a private balcony with waterfront views, walk-in closet, large 5-piece tile en suite. Three-car garage with slate flooring and granite countertops. The outdoor living space makes this home different from all others—from the manicured gardens that give this home a spectacular curbside appeal to an immaculate private backyard. Surrounded by cedar hedges, enjoy the pool, hot tub and sandy beaches. The best of lakeside living!



LAKE SHORE

UP TO \$4 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



14524 CARRS LANDING ROAD

MLS® 10228752 | \$3,998,000



LOCATION: Lake Country NW | **SQUARE FOOTAGE:** 3,976 sq. ft. | **LOT SIZE:** 0.68 acres | **WATERFRONT:** 122.5 ft.
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



"Tra Vigne" (amongst the vines), a private lakeshore estate in the heart of Lake Country. This custom-built home is designed to engage the lake and mountain views, and with its layout, it could be a licensed B&B if desired. The bright central kitchen opens to a large dining room with expansive views. Private library, office/second bedroom, wood-burning fireplace, sunroom, gym, workshop, 2 completely contained suites with 3-piece en suites and kitchen options are just a few amazing features offered by this home. A multi-level deck overlooks manicured gardens, and double pergolas create the ultimate in outdoor lounging. Additional features include a beach house, licensed dock with 3-tonne lift, a double-attached plus double-detached garage and carport for parking.



1353 GREEN BAY ROAD

MLS® 10231643 | \$3,790,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 3,989 sq. ft. | **LOT SIZE:** 0.22 acres | **WATERFRONT:** 69.83 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 capture the lakeside setting, and 4 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 offer captivating views of the lake and mountains. Bonus family room on the upper level with gas fireplace. Located in the heart of "wine country" with world class wineries at your doorstep!



11990 OKANAGAN CENTRE ROAD

MLS® 10225599 | \$3,450,000



LOCATION: Lake Country SW | **SQUARE FOOTAGE:** 3,600 sq. ft. | **LOT SIZE:** 0.95 acres | **WATERFRONT:** 145 ft.
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Spectacular log home on Okanagan Lake. Generous living areas with impressive lake views, and large enough for family gatherings. Mature landscaping creates a park-like setting, offering sun or shade at any time of day. The home is beautiful blend of modern amenities and rustic charm. Oversized family room with traditional wood-burning stone fireplace. Kitchen opens to dining room and lakeside balcony. Master suite overlooks the lake with private balcony. Upper-level spacious bedroom with adjoining bath. Lower-level large living room with wood fireplace is mere steps to the shoreline and dock system with boat lift. Detached garage with upper-level bedroom and bathroom. Enjoy the lakeshore lifestyle in this idyllic waterfront setting.



15851 TRASK ROAD

EXCLUSIVE | \$3,200,000



LOCATION: Lake Country East/Oyama | **SQUARE FOOTAGE:** 2,835 sq. ft. | **LOT SIZE:** 0.29 acres
WATERFRONT: 79 ft. | **BEDROOMS:** 4 | **BATHROOMS:** 3 | **LISTING AGENT:** Jodi Huber, PREC



Kalamalka Lake architectural masterpiece! Tommy Award winner in 2010! Unwavering quality throughout using eco-friendly products from floor to ceiling. Home is positioned perfectly to take in lakeside setting. Open-concept main floor with living areas feature lake view and the ambiance of the fireplace. This layout has 4 sliding glass doors leading to oversized balcony. Main-floor master bedroom with large walk-in closet and lake views. Lower-level features a partial kitchen for guests, casual living room, dining room and 2 bedrooms, all leading to the covered aggregate patio and garden. 546-square-foot studio apartment over the garage comes complete with bathroom, kitchen, living, Murphy bed and own private lakeview balcony. Oversized double garage. Wharf with boat lift.



120 MCTAVISH AVENUE

MLS® 10223018 | \$2,749,000



LOCATION: Kelowna South | **SQUARE FOOTAGE:** 3,339 sq. ft. | **LOT SIZE:** 0.243 acres | **WATERFRONT:** 79 ft.
BEDROOMS: 6 | **BATHROOMS:** 5 | **LISTING AGENT:** Jodi Huber, PREC



Prime level waterfront in sought after Abbott corridor, walking distance to vibrant downtown Kelowna and South Pandosy boutiques. This idyllic setting to enjoy sandy shoreline and lake front pursuits. Home is positioned on .24 of an acre and offers approximately 80 feet of water frontage with newly installed wharf. Home was being operated as a B&B and making good income. Private rear yard achieved by tall standing cedars, grassy area, and paving stone patio for dining. New hot tub as well. Home offers 3400 sq. ft. with 6 bedrooms and 5 baths total; 4 bedrooms in the main living area and a beautifully decorated legal 2 bedroom suite. Double garage with additional off street parking including room for RV or boat.



25 TRADERS COVE

MLS® 10240731 | \$2,395,000



LOCATION: Westside Road | **SQUARE FOOTAGE:** 2,720 sq. ft. | **LOT SIZE:** 0.4 acres | **WATERFRONT:** 80 ft.
BEDROOMS: 4 | **BATHROOMS:** 2 | **LISTING AGENT:** Dean Simonelli



Beautiful lakefront community of Traders Cove. Minutes to downtown Kelowna! This property offers 80 feet of pristine “deep-water” shoreline with easy access from the lane to the home via a recently paved driveway. New composite dock, space for 2 lifts. Large, landscaped, level lot. This walkout rancher has amazing views over Okanagan Lake and downtown Kelowna and the city lights at night. Large deck up and down, maple kitchen with skylight and hardwood floors. Over 2,700 square feet, 4 bedrooms, and 2 baths. Traders Cove is nestled in a quiet bay, just past Bear Creek Park, and only minutes to downtown Kelowna. This unique property will make a wonderful summer retreat, a year-round home or a great future re-build site.



17824 JUNIPER COVE ROAD

MLS® 10228892 | \$2,195,000



LOCATION: Lake Country NW | **SQUARE FOOTAGE:** 2,232 sq. ft. | **LOT SIZE:** 1.23 acres | **WATERFRONT:** 94 ft.
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Jodi Huber, PREC



Immaculate, meticulously maintained waterfront paradise with no speculation tax, and situated in quiet, rural setting of Lake Country. Secure, gated entry leads to this 1.23-acre parcel that offers nearly 100 feet of water frontage. Interior features open-concept dining kitchen and living room combination, all enjoying the stunning lake views and the ambiance of the fireplace. Kitchen features ample granite counter tops and wood cabinetry. Heated travertine tile in bathrooms and at front and back doors. Master is placed to enjoy the lake and sunsets at night. Two additional bedrooms and bath on this floor. Level grounds surround the home with a few steps to the pebbled lakeshore and dock. Dock offers jet ski lift and boat lift.



LAKE SHORE

LOTS AND ACREAGES



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



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 “hideaway”. 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® 10239538 | \$3,900,000 | LISTING AGENT: Gregory Dusik, PREC



3100 HIGHWAY 97

LOCATION: Peachland
WATERFRONT: 1,100 ft. **LOT SIZE:** 22.536 Acres

Lakefront retreat in Peachland. Over 22 acres adjacent to an established and quiet lakefront community, Seclusion Bay. Over 1,100 feet of pebbled shoreline. A 1-bedroom cabin is located on a level building site. Cabin offers galley-styled kitchen with island, vaulted living room, and upper level features lofted bedroom. Excellent getaway location or holding property for future development.

MLS® 10223817 | \$3,795,000 | 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 "hideaway." 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® 10239540 | \$2,700,000 | LISTING AGENT: Gregory Dusik, PREC



9767 WESTSIDE ROAD

LOCATION: Westside Road

WATERFRONT: 168 ft. **LOT SIZE:** 14.58 acres

Welcome to 9767 Westside Road, a spectacular 14.58-acre parcel that features 167 feet of beach front on Okanagan Lake. This expansive parcel has an optimal building site at the lakefront to encompass the great views and the southwestern sun exposure. If you are looking for a premier building site that affords peace, tranquility and privacy, this is it. Located approximately 40 minutes from Kelowna.

MLS® 10241799 | \$2,450,000 | LISTING AGENT: Tyler Bouck, PREC





13 901 WESTSIDE ROAD SOUTH

LOCATION: Westside Road

WATERFRONT: 86 ft. **LOT SIZE:** 0.317 acres

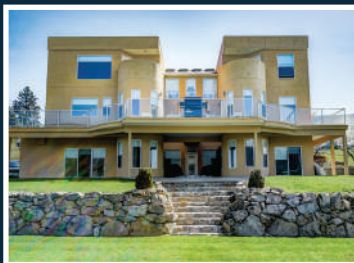
Welcome to the last remaining lakefront building lot in Sailview Bay, Lot 13. Sailview Bay is a gated and exclusive lakefront bare-land strata community located 10 minutes from downtown Kelowna. Build your spectacular dream home on this lot and enjoy the great views from Sailview Bay. Bring your own builder and no time lines to start your build.

MLS® 10241950 | \$949,000 | LISTING AGENT: Tyler Bouck, PREC





ESTATE PROPERTIES AND ACREAGES



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



3240 POOLEY ROAD

MLS® 10231086 | \$6,498,000



LOCATION: South East Kelowna | **SQUARE FOOTAGE:** 11,562 sq. ft. | **LOT SIZE:** 11.3 acres
BEDROOMS: 5 | **BATHROOMS:** 7 | **LISTING AGENT:** Jane Hoffman, PREC



Private 11.3 acre estate in the heart of Kelowna. Impressive, gated entry and Maple lined driveway, this Italian style villa is magnificently constructed with clay tile roof, stucco walls handcrafted by European artisans, imported Italian marble fountain and imported German Beech wood floor. Built for entertaining with a chefs kitchen that is equipped for catering - the home has been host to many large events. The master wing complete with dual dressing rooms, floor to ceiling windows, private gym and private deck. A separate self contained suite allows guests ultimate privacy. Off the kitchen is a solar heated pool, with outdoor change/bath rooms. Income stream with a long term lease in place with very successful Vibrant Vines Winery.



14124 MOBERLY ROAD

MLS® 10241469 | \$3,999,999



LOCATION: Lake Country NW | **SQUARE FOOTAGE:** 5,083 sq. ft. | **LOT SIZE:** 10.61 acres
BEDROOMS: 5 | **BATHROOMS:** 4 | **LISTING AGENT:** Jodi Huber, PREC



One-of-a-kind lakeview estate perfectly situated on 10.61 acres overlooking Lake Okanagan in Lake Country. Main residence offers over 5,000 square feet of modernized living with 5 bedrooms and 4 baths. Property is at the stage where it could easily be finished for an equestrian centre. However, there's also lots of space to accommodate a winery/orchard! Floor-to-ceiling windows in the family room, kitchen area and dining room all provide for an incredible picture-perfect setting. Large swimming pool with outdoor bar. Original homestead provides 2 further bedrooms and bathroom. Also a 40 x 80 newly completed shop with heat, bay doors and bath station. Brand-new 9-stall horse stable with living quarters above. Completely landscaped, professionally engineered road provides great access around the property.



5806 FARMERS DRIVE

MLS® 10241215 | \$3,500,000



LOCATION: Ellison | **SQUARE FOOTAGE:** 5,068 sq. ft. | **LOT SIZE:** 21.73 acres
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Dean Simonelli



A rare offering! Private view property in Ellison, just minutes to Kelowna International Airport. Panoramic city, lake and valley views from both levels of this spacious and bright rancher walk-out. Featuring soaring ceilings and an open floor plan, including den, office and flex space. Roughed-in provisions for a future in-law suite and triple-car garage. Large detached shop with a newer 1 bedroom suite above and a second residence on the property with 3 bedrooms, and 2 home offices. Zoning allows for additional residence potential. Dog run, hay shed and additional out buildings. Fully fenced. Ample room for vehicle storage and/or home-based business opportunities. Three drilled wells plus 400-amp power service. Geothermal system is fully paid.



3613 EMERALD ROAD

MLS® 10240875 | \$3,249,900



LOCATION: Glenrosa | **SQUARE FOOTAGE:** 4,875 sq. ft. | **LOT SIZE:** 5 acres
BEDROOMS: 4 | **BATHROOMS:** 3 | **LISTING AGENT:** Tyler Bouck, PREC



A gorgeous 5-acre estate property that features a brand new rancher-style 4,875-square-foot, 4-bedroom, 3-bathroom home with a triple garage and sweeping lake and valley views. This property is the car and toy enthusiast's dream with an expansive detached workshop that has a 2-bedroom, 2-bathroom in-law suite for creating extra revenue or for your extended family. Additional out-buildings include a detached triple-bay garage, another double-bay garage with a caretaker's suite, a small greenhouse and a hobby farm barn with sheep and chickens. Located only 10 minutes from West Kelowna amenities and Highway 97, this property is in a desirable location for those coming in from the Lower Mainland and wanting to avoid the traffic.



14752 OYAMA ROAD

MLS® 10238567 | \$2,999,000



LOCATION: Lake Country East/Oyama | **SQUARE FOOTAGE:** 5,611 sq. ft. | **LOT SIZE:** 2.97 acres
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Semi-waterfront estate in a quiet Lake Country setting, overlooking Wood Lake. Secure, gated entry leads to the home with a stunning lakeview as the backdrop. Includes a Quonset hut for all the toys, plus an attached oversized double garage. Nearly 3 acres planted in apricots. Manicured grounds with ample room for lakeside pool if desired. Modern contemporary quality, crafted with meticulous attention to every detail. Sunlight floods the interior on every level of this home. Main-floor, open-concept living room, dining and kitchen combination. The upper level is divided and offers a full master wing positioned perfectly to enjoy the view. Lower-level family room with wet bar and exercise gym. Situated on the Rail Trail with stair access to the lake.



HOMES

OVER \$2 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



2459 THACKER DRIVE

MLS® 10235347 | \$4,698,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 8,075 sq. ft. | **LOT SIZE:** 0.59 acres
BEDROOMS: 5 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



Award Winning property by San Marc. Private gated entry to Tuscan villa inspired dream home with amazing quality and spectacular lake & mountain views. Soaring 17' high fir ceilings, impressive custom granite and limestone throughout, Catherine O'Neill designed gourmet kitchen with walnut cabinetry, heated granite and high end professional appliances. Nano folding window open to outside. Exquisite master on main with oversize dressing room, gas fireplace, & an amazing spa inspired ensuite. Lower level boasts state of the art home gym, theatre room with 165" screen and 4K projector, wine tasting room and cellar. Outside is an entertainers paradise with, salt water pool with waterfalls, 8 person hot tub, and bar. Double attached garage & detached 60 x 30 ft. finished garage/shop.



301 2245 ABBOTT STREET

MLS® 10233264



LOCATION: Kelowna South | **SQUARE FOOTAGE:** 2,433 sq. ft. | **LOT SIZE:** Strata
BEDROOMS: 2 | **BATHROOMS:** 3 | **LISTING AGENT:** Jane Hoffman, PREC



Exclusive development on Abbott Street directly across from Strathcona Park, this Penthouse with private elevator is within easy walking distance to Pandosy Village. The upper level rooftop patio overlooks Okanagan Lake and provides a full kitchen center, hot tub, pergola with built in automatic sunshades overlooking Okanagan Lake. Dynamic View Glass with an IQ anticipates the sun's movement and continuously adjusts the tint levels based on glare, heat and daylight. Amazing open living space, with high ceilings and flooded with natural light. Attention to detail is unsurpassed with high end finishings throughout.



1307 PINOT NOIR DRIVE

MLS® 10239426 | \$3,649,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 4,910 sq. ft. | **LOT SIZE:** 0.30 acres
BEDROOMS: 5 | **BATHROOMS:** 6 | **LISTING AGENT:** Sherry Truman



Award-winning custom-built home with phenomenal lake views will surpass all your expectations. High-end finishing throughout with attention paid to every detail. Impressive kitchen with custom cabinetry and butler's pantry. Main-floor open concept with seamless transition through Nano sliding doors to outdoor living space. Main floor is complete with master suite, additional bedroom or office and 2 additional bathrooms. Lower level ideal for poolside entertainment. Modern concept garage door opening to the pool and full wet bar set adjacent to pool. Media room with sound, 4 further bedrooms and 3 baths on this level. Generous outdoor lounging and infinity pool with the lake and vineyards as your backdrop. Triple garage, room for boat parking and additional lower-level toy garage with workshop!



616 MT. IDA CRESCENT

MLS® 10242503 | \$2,998,000



LOCATION: Coldstream | **SQUARE FOOTAGE:** 5,436 sq. ft. | **LOT SIZE:** 0.257 acres
BEDROOMS: 4 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC and Marcus Shalaby



Uninterrupted Kalamalka Lake views from this custom-built, walkout rancher by Highridge Homes. Meticulous attention to detail throughout the interior, and fully gated and fenced outdoor oasis includes saltwater pool and multiple lounge/entertainment areas. Open-concept living space provides spectacular lake views and high ceilings. Gourmet kitchen and elegant dining room with custom cabinetry and built-in cappuccino machine. Master on main boasts a dressing room with custom built-in shelving and 5-piece en suite taking advantage of stunning lake and valley views. The lower level is finished with 3 bedrooms, 3 baths, theatre room, rec room, wine cellar, wet bar with dishwasher drawer and beverage fridge, pool bathroom and gym. A double garage completes this beautiful home.



930 & 936 FAIRWAY CRESCENT

MLS® 10236379 | \$2,998,000



LOCATION: Glenmore | **SQUARE FOOTAGE:** 4,600 sq. ft. | **LOT SIZE:** 0.55 acres
BEDROOMS: 5 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



Private estate backing onto the Kelowna Golf and Country Club. A one-of-a-kind opportunity to own 2 lots side by side! 930 Fairway, the “main” home, is a West Coast contemporary home and 936 Fairway boasts a beautiful carriage house with attached oversized triple garage complemented by oversized pool and outdoor entertaining areas enjoyed by the two properties. Main home has been updated, and has 4 bedrooms, 4 baths, an upper loft area that looks down to the main level, as well as a fully finished walkout basement and double garage. The carriage home includes 1 bedroom, 1 bath, kitchenette and living space. Enjoy the properties as one estate or with flexibility, since there are two legal titles.



980 LEDGEVIEW COURT

MLS® 10236332 | \$2,499,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 6,029 sq. ft. | **LOT SIZE:** 0.452 acres
BEDROOMS: 7 | **BATHROOMS:** 7 | **LISTING AGENT:** Jodi Huber, PREC



Streamlined architecture and an extensive use of glass frame the incredible views of this luxurious home on quiet cul-de-sac. Easy-care landscaping, saltwater pool and generous outdoor lounging with 3 lakeview balconies. Open-concept kitchen, dining, living room and breakfast nook have direct access to the lakeview balconies. Gourmet kitchen features ample cabinetry, walk-in pantry and additional spice kitchen. Spacious bedroom on the main floor along with 2 baths and laundry. Upper level devoted to the main suite; features a living room, office and main bedroom with 5-piece en suite, walk-in closet and private balcony. Lower level features media room and easy transition to beautiful pool and backyard. Electric vehicle charger in triple garage with frosted glass doors.



6166 SEYMOURE AVENUE

MLS® 10242681 | \$2,280,000



LOCATION: Peachland | **SQUARE FOOTAGE:** 4,068 sq. ft. | **LOT SIZE:** 21 Acres
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Sherry Truman



Custom home thoughtfully designed with attention at every turn. Offering over 4000sqft this home is boasting with skilled craftsmanship. Vaulted ceilings with exposed beams and large windows give this home a grand appearance and open layout. Extensive covered decks for taking in the stunning views. An inspiring kitchen with custom cabinetry, granite counters, large center island and a stainless steel Thermador appliance package. The main floor master suite features a 5-piece ensuite with walk-in shower, double vanity, soaker tub and spacious walk-in closet. Access the lower level by elevator or by stairs, the lower level offers a further 2 bedrooms, guest bath, large rec room and full wet bar. Perched on Peachland's hillside giving it 180° views of Lake Okanagan.



512 ZDRALEK COVE

MLS® 10240984 | \$2,199,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 3,562 sq. ft. | **LOT SIZE:** 0.27 acres
BEDROOMS: 4 | **BATHROOMS:** 3 | **LISTING AGENT:** Sherry Truman



Welcome to this one-of-kind modern Okanagan home located in the prestigious neighbourhoods of Casa Loma in West Kelowna. Impressive 14ft ceilings in the living room gives this home a grand appearance & modern touch. Spectacular views of the lake and the city from all three levels of this luxurious home. Fine detailed finishings throughout. Master bedroom has a private deck overlooking the pool and lakeview & large ensuite. Throughout you will find three additional bedrooms and three bathrooms a movie theatre & private gym. Outdoor tile/cement pool, full kitchen with wet bar, BBQ, overhead heaters, hot tub & much more! Double car garage with frosted glass and stunning brick work throughout the whole property.



1858 ABBOTT STREET

MLS® 10238872 | \$2,098,000



LOCATION: Kelowna South | **SQUARE FOOTAGE:** 3,517 sq. ft. | **LOT SIZE:** 0.16 acres
BEDROOMS: 5 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



One-of-a-kind opportunity to own a part of Kelowna history. This G.D Loane house was originally built in 1937 and designed by Robert Lyon in the Streamline Moderne Art Deco style, which emphasizes curving forms, long horizontal lines and nautical elements. It has heritage designation. Original features throughout the home, such as original hardwood floors, wood-burning fireplaces, unique nautical elements, plaster three step ceilings, and doors with original hardware make this home special. Updated and beautifully finished kitchen with modern details maintains the Modern Art Deco style. Double detached garage, generous outdoor living areas. Just move in and simply enjoy this breathtaking piece of time, located just a minute's walk to the lake.



HOMES

UP TO \$2 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



1016 CLARANCE AVENUE

MLS® 10241788 | \$1,999,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 4,098 sq. ft. | **LOT SIZE:** 0.289 acres
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Jodi Huber, PREC



Incredible, panoramic lake and city views from this modern contemporary home in sought-after Upper Mission location. Streamlined architecture with expansive use of glass floods the home with natural light and frames the amazing views. Immediate view upon entry will be sure to impress. Wide-open concept on the main floor with contemporary, gourmet, bright white kitchen with generous centre island and full pantry complete with appliances. Main-floor living all with wall-to-wall glass to the expansive views. Opulent main-floor master complete with private bathroom and walk-in closet. One additional bedroom/den on main floor. Lower level features a 1-bedroom legal suite and an in-law or nanny suite. Three exterior parking spaces and 3-car garage.



3318 SHAYLER ROAD

MLS® 10236419 | \$1,998,000



LOCATION: McKinley Landing | **SQUARE FOOTAGE:** 968 sq. ft. | **LOT SIZE:** 2.47 acres
BEDROOMS: 1 | **BATHROOMS:** 1 | **LISTING AGENT:** Greg Dusik, PREC



Estate sized property with incredible Okanagan Lake views in sought after McKinley Landing neighbourhood. The property has existing approximately 968 square foot luxury carriage home featuring endless lake views, fenced side yard, tiled flooring throughout main living areas tongue and groove pitched wood ceilings, modern contemporary kitchen and flooded with natural light. Contemporary custom home designs available for the property, with approx. 4950 sq. ft. two-storey home with 4 bedrooms and 4-car garage. Stairway to shared lakeshore access with dock and private boat slip. Quiet rural setting 10 minute drive to Glenmore shops or 10 minute drive to Lake Country. Live in the carriage house while you build your dream home!



3241 KING ROAD

MLS® 10240548 | \$1,895,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 3,522 sq. ft. | **LOT SIZE:** 0.28 acres
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Tyler Bouck, PREC



A designer home in Lakeview Heights with close proximity to the lake and wineries, and featuring a well-laid-out floor plan with southeastern lake views and optimal sun exposure. This wonderful 3,522-square-foot home comes with the option of having a 1-bedroom or 2-bedroom legal suite with stainless steel appliances and views of the lake and plenty of natural light in this walkout level. Upon entering this home, you can feel the thought and care that went into its welcoming design, with its tastefully chosen colours and impeccable finishings. The main floor features the kitchen, pantry, laundry, dining room, living room, primary bedroom and a large deck. The lower level features a legal suite, family room, bedrooms and large concrete patio.



1851 DIAMOND VIEW DRIVE

MLS® 10236446 | \$1,859,000



LOCATION: West Kelowna | **SQUARE FOOTAGE:** 5,082 sq. ft. | **LOT SIZE:** 0.23 acres
BEDROOMS: 5 | **BATHROOMS:** 4 | **LISTING AGENT:** Sherry Truman



This modern walkout rancher is in the beautiful, sought-after Diamond View Estates. You will fall in love with the ever-changing views of the lake, valley, mountains and city from almost every room of this beautiful home. Featuring 6 bedrooms, 4 bathrooms, a den/office, theatre room and a one-bedroom legal suite. The main floor features a large kitchen with high-end appliances, quartz surfaces, walk-in pantry, climate-controlled wine display. Master bedroom has a beautiful en suite, a large walk-in shower, jacuzzi tub, vessel sinks and his-and-hers walk-in closet. The lower level features a large recreation room with access to the covered patio and theatre room, plus 3 more bedrooms and a legal 1-bedroom suite. Lots of exterior parking.



3197 PINOT NOIR PLACE

MLS® 10242510 | \$1,835,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 5,001 sq. ft. | **LOT SIZE:** 0.353 acres
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Sherry Truman



Designed to enjoy the Okanagan lifestyle! The open floor plan offers 4 bedrooms & 5 baths. A beautifully appointed kitchen boasts sleek wood cabinets & granite counters, and a large walk-in pantry. high-end appliances, including a wall oven, warming drawer, double door refrigerator, 5-burner gas cooktop. The dining room seamlessly integrates with the covered deck to take in the lake and vineyard views. The master bedroom suite with private deck offers a luxurious en-suite & large walk-in closet. The lower level offers a family room, full summer kitchen, guest bedroom, media room & gym. Oversized heated triple garage. Additional parking. Large lot adjacent to dedicated greenspace. Minutes to world class wineries, beaches, golfing & shopping.



185 RED ROCK COURT

MLS® 10235197 | \$1,598,000



LOCATION: Wilden | **SQUARE FOOTAGE:** 3,086 sq. ft. | **LOT SIZE:** 0.22 Acres
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Jane Hoffman, PREC



Immaculate, stylish and quality family home in Wilden, which is known for blending residential areas and nature to create a balanced lifestyle. Offers many ponds, dedicated parkland and trails to explore, yet just 10 minutes to vibrant downtown Kelowna. Main floor entrance leads to open-concept dining, kitchen and great room, all sharing the mountain and valley views. Second main floor access off the garage features well-planned mud room complete with custom seating bench. Gourmet kitchen with stunning horizontal grain wood cabinets, quartz surfaces. Master bedroom with private bathroom complete with soaker tub, seamless glass shower, his-and-her sinks. Lower level provides a wide-open family room that transitions to the patio and poolside setting. Ample lounging provided around the saltwater pool.



1341-1351 GLENVIEW AVENUE

MLS® 10238829 | \$1,545,000



LOCATION: Glenmore | **SQUARE FOOTAGE:** 3,432 sq. ft. | **LOT SIZE:** 0.425 acres
BEDROOMS: 6 | **BATHROOMS:** 5 | **LISTING AGENT:** Greg Dusik, PREC



Looking for a worry-free residential investment property in Kelowna? Here is a very nice package on a .425-acre lot in a great neighborhood, just minutes from downtown and waterfront amenities, Knox Mountain Park and schools. Two homes built in 2008 and well maintained. Functional and well-thought-out designs, both with 3 bedrooms, an open main floor and plenty of natural light. A great alternative to a conventional townhouse in strata—no strata corp. or bylaws/strata fees to deal with. The homes are fully equipped with appliances, window coverings, HardiePlank exterior and geothermal heating and cooling. Unique package can be sold together or individually with the strata-titled RU6 lot—both with excellent tenants that would provide a great investment property!



1578 LAKE BREEZE ROAD

MLS® 10241308 | \$1,389,000



LOCATION: West Kelowna | **SQUARE FOOTAGE:** 3,084 sq. ft. | **LOT SIZE:** Strata
BEDROOMS: 4 | **BATHROOMS:** 3 | **LISTING AGENT:** Dean Simonelli



Beautiful West Harbour lake-front community located in West Kelowna just over the Okanagan Bridge, only 7 minutes to downtown Kelowna. Rarely available fully detached Mediterranean-inspired villa with a deep-water boat slip on community dock included. Spacious open floor plan. Two-bedrooms and 2 full baths up, plus 1-bedroom and bath down, and a large and fully self-contained two-bedroom suite down. Large, covered lakeview deck up and one of only a few homes with a private backyard off the lower covered patio. Beautiful hardwood throughout, stone countertops, stainless steel appliances. Both floors finished to the same calibre. Low maintenance, easy-care landscaping. 500 feet of private sandy beach front. Community pool, large hot tub, club house/gym/tennis court.



2175 ABERDEEN STREET

MLS® 10241947 | \$1,329,000



LOCATION: Kelowna South | **SQUARE FOOTAGE:** 1,288 sq. ft. | **LOT SIZE:** 0.17 acres
BEDROOMS: 3 | **BATHROOMS:** 1 | **LISTING AGENT:** Jane Hoffman, PREC



Investor alert! Amazing RU7 property: current zoning with this property's lot dimensions work for a 4-unit development, confirm with the city of Kelowna. Home is set on a flat, .17-acre site with 64 feet of frontage and 117 feet depth. Rancher with 3 bedrooms and 1 bath. Fenced backyard with detached garage and laneway access. Perfect property to build an RU7 development in the heart of the hospital district, within walking distance to Kelowna General Hospital, restaurants, schools and the lake.



3281 SHIRAZ COURT

MLS® 10241059 | \$1,230,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 3,131 sq. ft. | **LOT SIZE:** 0.19 acres
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Sherrin Stewart



Quality-built home in desirable Mission Hills Winery neighborhood with expansive views of the valley, mountains and the lake. Main-floor living seamlessly integrates to the front covered patio overlooking the lush landscaping, and engaging the serenity of the water feature. Main-floor master with luxurious 5-piece en suite and private deck captures the vistas. Two additional bedrooms on the second level with a family room/ wet bar and panoramic view of the lake and mountains. Generous-sized granite island and open-concept dining room. Living room features corner windows and stone floor-to-ceiling gas fireplace. Experience the magic of this prestigious neighborhood set among a sea of vineyards, world-class wineries, golf courses and the amenities of the city of West Kelowna.



2490 O'REILLY ROAD

MLS® 10241552 | \$1,099,000



LOCATION: South East Kelowna | **SQUARE FOOTAGE:** 3,176 sq. ft. | **LOT SIZE:** 0.23 acres
BEDROOMS: 5 | **BATHROOMS:** 4 | **LISTING AGENT:** Paul Heinrich



Updated 5-bedroom plus den, 3-bathroom family home. Boasting an open-concept main with large windows providing for lots of natural sunlight. Granite kitchen countertops, Corian island, soft-close cabinetry, natural gas stove and farm-style sink. Easy access from the living room to the fully manicured private front yard that includes concrete stamped patio, lush greenery, fully fenced yard and garden/water pond. Master bedroom has 2-piece en suite and accommodates easy access to the front yard. An additional two bedrooms on the main with full 4-piece bathroom that includes tile work around the bathtub, granite counter tops and is handicap accessible. Home also features a 2-bedroom plus den and 1-bathroom basement suite with separate entrance and laundry.



1341 GLENVIEW AVENUE

MLS® 10238831 | \$839,500



LOCATION: Glenmore | **SQUARE FOOTAGE:** 2,124 sq. ft. | **LOT SIZE:** 0.11 acres
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Greg Dusik, PREC



Very functional and well-thought-out design, with 3 huge bedrooms plus large office/den on main, private yard, open main floor and large covered patio to enjoy the outdoors. Convenient location, just a short bike ride into downtown and all the waterfront amenities, Knox Mountain Park and schools. A great alternative to a conventional townhouse in strata—no strata corp. The home features hardwood and ceramic in main living areas, island kitchen with solid surface counters. HardiePlank exterior for minimal maintenance and geothermal heating and cooling. Unique package can be sold together with 1351 Glenview for 2 homes on 1 strata title RU6 lot—both with excellent tenants that would provide a great investment property!



1351 GLENVIEW AVENUE

MLS® 10238835 | \$725,000



LOCATION: Glenmore | **SQUARE FOOTAGE:** 1,321 sq. ft. | **LOT SIZE:** Strata
BEDROOMS: 3 | **BATHROOMS:** 2 | **LISTING AGENT:** Greg Dusik, PREC



Very functional and well-thought-out design with 3 bedrooms plus loft, open main floor and plenty of large windows to bring in the natural light. Single garage plus 2 outside spots on the property with room to easily accommodate an RV. A great alternative to a conventional townhouse in strata, with no strata corp. Convenient location, just a short bike ride or reasonable walk into downtown and all the waterfront amenities, Knox Mountain Park and schools. Ceramic in kitchen and bathroom areas, peninsula kitchen with plenty of counter space and breakfast nook. HardiePlank exterior and geothermal heating and cooling. Unique package can be sold together with 1341 Glenview for 2 homes on 1 strata title RU6 lot.



CONDOS AND TOWNHOMES



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



321 1156 SUNSET DRIVE

LOCATION: Kelowna North **BEDROOMS:** 3 **BATHROOMS:** 3
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,069 sq. ft.

This immaculate 3-bedroom, 3-bathroom townhome is located in the heart of downtown, within walking distance to shopping, great food and entertainment. Enjoy the breathtaking Okanagan views from a choice of 3 balconies or your private rooftop patio. The main floor is a bright open concept with windows spanning the entire front, providing a lakeview from every room. Enjoy the lakefront living!

MLS® 10240361 | \$1,849,000 | LISTING AGENT: Jane Hoffman, PREC



228-3880 TRUSWELL RD

LOCATION: Lower Mission **BEDROOMS:** 3 **BATHROOMS:** 4
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,771 sq. ft.

One of the finest lake-front units in Lower Mission. Being sold "turnkey," this fully furnished townhome offers 2,771 square feet of luxurious waterfront living with three generous sized bedrooms all featuring private en suites. The living room ties seamlessly in with the kitchen, which has granite countertops and large centre island. Primary bedroom has private balcony with lakeshore views and spa like en suite.

MLS® 10240763 | \$1,729,000 | LISTING AGENT: Jane Hoffman, PREC





1403 1232 ELLIS STREET

LOCATION: Kelowna North **BEDROOMS:** 3 **BATHROOMS:** 4
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,277 sq. ft.

Absolutely stunning views from this penthouse corner unit in prestigious Ellis Parc! East facing with floor-to-ceiling windows and a panoramic wrap-around deck. Entertainer's kitchen with centre island. KitchenAid stainless steel appliances, beautiful high gloss, soft-close cabinets and quartz counter tops. Elegant dining area, open great room with multiple door access to the wraparound deck.

MLS® 10229156 | \$1,650,000 | LISTING AGENT: Jane Hoffman, PREC



424 4205 GELLATLY RD

LOCATION: Westbank Centre **BEDROOMS:** 3 **BATHROOMS:** 3
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,356 sq. ft.

Breathtaking lake view penthouse at the Cove Lakeside Resort. Stunning views of surrounding mountains and lights of the City of Kelowna. Spacious 3-bedroom, 3-bath, 1,356-square-foot front unit with spectacular 751-square-foot wraparound sun deck. Lots of natural light floods the living space. Granite counters, wood cabinets, new engineered hardwood floor. Turnkey, fully furnished, stunning townhome.

MLS® 10236402 | \$1,290,000 | LISTING AGENT: Jane Hoffman, PREC





1005 485 GROVES AVENUE

LOCATION: Kelowna South **BEDROOMS:** 3 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,435 sq. ft.

Spectacular condo in SOPA Square with den. Breathtaking "top-of-the-world" views of Okanagan Lake, city and mountains! Open floor plan, 1,435 square feet of luxury living. Oversized wraparound deck is 450 square feet. Interior showcases a modern design. Modern sleek kitchen includes soft-close white cabinets, quartz countertops. Bathrooms feature engineered stone flooring and quartz countertops with undermount sinks.

MLS® 10236798 | \$1,239,000 | LISTING AGENT: Jane Hoffman, PREC



1504 1947 UNDERHILL STREET

LOCATION: Springfield/Spall **BEDROOMS:** 2 **BATHROOMS:** 3
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,374 sq. ft.

Premium unit in prestigious Park Place. Spectacular array of panoramic views of the lake, city and valley. Spacious 460-square-foot covered deck with gas hookup. Open-design kitchen with nook and living area. Master bedroom with cozy fireplace accesses the deck, luxurious 5-piece en suite and walk-in closet. Leave the car parked and walk to Orchard Park, Mission Park Greenway.

MLS® 10241765 | \$999,000 | LISTING AGENT: Jane Hoffman, PREC





166 1288 WATER STREET

LOCATION: Kelowna North **BEDROOMS:** 3 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,434 sq. ft.

An opportunity to own a rare 3-bedroom suite on the waterway and Kelowna's beautiful waterfront parks and amenities. Concierge service at your door, and the beauty of Okanagan Lake and the waterfront parks from your deck. The finest in Okanagan living! This suite has a wraparound deck with direct access to the grass, park and beach areas.

MLS® 10235465 | \$950,000 | LISTING AGENT: Greg Dusik, PREC



317 3865 TRUSWELL RD

LOCATION: Lower Mission **BEDROOMS:** 2 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,342 sq. ft.

Beautiful "like new" semi-waterfront building. Quiet location minutes to everything Kelowna has to offer! Two bedrooms and 2 baths. Beautiful engineered hardwood and tile flooring. Stone counters complement the quality stainless steel kitchen appliances. Modern white kitchen and bath cabinetry. Complex amenities include pool and hot tub, gym and common party room. Storage locker, bike rack and easy-access parking stall.

MLS® 10240213 | \$789,900 | LISTING AGENT: Dean Simonelli





303 775 ACADEMY WAY

LOCATION: University District **BEDROOMS:** 2 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 745 sq. ft.

Immaculate 2-bedroom, 2-bath condo at UBCO. Rare opportunity to own at U THREE. Turnkey investment. Modern finishings with large open-concept living, 2 separate and private bedrooms with 2 bathrooms. West exposure deck and covered private parking space. Minutes from UBCO. Safe, secure and easy investment in Kelowna and UBCO. Tenancy in place through August 2022.

MLS® 10241726 | \$515,000 | LISTING AGENT: Marcus Shalaby





LOTS AND ACREAGES



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



4880 PRINCETON AVENUE

LOCATION: Peachland
LOT SIZE: 10.76 acres

Development property with spectacular southern views down Okanagan Lake. Just a short drive from the vibrant and colorful Peachland commercial district and waterfront amenities. Zoned R1 and with sewer at property boundary, this property provides an opportunity for subdivision with full urban services. Development opportunity awaits in one of the Okanagan's most picturesque communities!

MLS® 10233003 | \$3,250,000 | LISTING AGENT: Jane Hoffman, PREC



15858 CLARIDGE DRIVE

LOCATION: Lake Country East/Oyama
LOT SIZE: 0.27 acres

Build that Dream home on this .27-acre lot. One of the largest lots in the subdivision, with services at lot line. Will accommodate walkout bungalow—GST paid! The lake shore is just steps away, with Oyama Yacht Club nearby for boat storage and valet boat service. Walking distance to Kaloya Park or bike the Rail Trail. Predator Ridge Golf Course, Sparkling Hills spa nearby.

MLS® 10232874 | \$799,000 | LISTING AGENT: Jodi Huber, PREC



Hoffman

REAL ESTATE MARKETING



Now Selling

Marketing Company Helps
Developers Transform Vision to Reality

What most of us notice are the big signs, the landmarks of a successful development: NOW SELLING, SHOWHOME OPEN, ONLY 4 HOMES LEFT, SOLD OUT. In an evolving and exciting market like Kelowna, what do developers need to shepherd a project from the first sign to the last? Asking that question led to the formation of Hoffman Real Estate Marketing, and a unique approach that begins long before the billboards.



The Dale Trailside Commons

In the first social post of The Dale Trailside Commons in Lake Country—a 42-townhome project near the Rail Trail—an image shows a man enjoying the Okanagan sunshine from his rooftop patio. Below, his wife and daughters play next to a maple tree and beyond the meadow of lavender and spear grass, a couple strolls past holding hands. What follows in the feed is the narrative arc of a promising project—from imagining a lifestyle through the seasons, to walls and windows and floor plans, to happy families (and dogs) on “get-the-keys” day.

Three years after The Dale’s debut, more and more posts emblazon that coveted word, SOLD. As of early October, only two units are left in Phase 3 with one more phase to come.

“There is so much that goes on behind the scenes to lead the sales of a successful project like this longterm,” says Angela Coupal, partner, Hoffman Real Estate Marketing. Several years ago, she and Michael Hoffman, a local developer and the son of Jane Hoffman, were talking about how new developments in Kelowna could benefit from a different kind of sales and marketing approach.

“We likened it to a three-legged stool. To be really successful, you need to be good at the sales and negotiations, the marketing and the management of the sales process. At the time, some firms had strengths in one or two areas, often coming in just for branding or after-completion sales, but we knew we could do so much more for developers if we brought all three strengths to the table and supported through the entire project life cycle.”

As more and more development opportunities arose in a market experiencing exciting changes, Hoffman Real Estate Marketing (REM) launched with a unique promise to deliver results: sophisticated advisory and strategy based on deep local knowledge, branding influ-

ence from Day One, an exceptional pool of potential buyers among Jane Hoffman Realty contacts, and next-level sales management led by a Realtor® specializing in development projects.

So far, Hoffman REM’s track record is impressive. The team was brought in post-completion and sold out the condo community of Glenmore Central. They were brought in to give a reboot and rebrand to BRIXX, a downtown townhome development that just sold out. They’ve led the Dale Trailside Commons and the sale of its 42 homes on Woodsale Road since its conception, and for an upcoming premium apartment development just named PRIMA on Lawson, they’re currently guiding the naming of floor plans, logo design, website and pre-sale marketing.

“I think what we’ve been able to do is work with developers to understand their specific needs for services and tailor them up and down,” says Michael Hoffman, who brings extensive experience as a commercial and residential developer to his advisory role at Hoffman REM. “We’ve demonstrated that depth from project conception to final sellout, and a commitment to make sure our resources are there until everything is sold out. We’ve got a great team of agents to deliver on that.”

Coupal says part of what’s working so well is that the Hoffman REM team can provide grassroots feedback of what people want to developers early on, when they’re acquiring the land and just starting to consider opportunities.

“The market is evolving so quickly and some of the developers are new to the Okanagan area, so having that historical knowledge of our community allows us to play a really important advisory role.”

What also separates Hoffman REM is that they’re selective about the projects they take on.



BRIXX



Glenmore Central



Paradise Estates



BRIX



JANE HOFFMAN



MICHAEL HOFFMAN



ANGELA COUPAL



MARCUS SHALABY

"We want to make sure we're representing the Hoffman brand by working with like-minded developers who share our values of integrity, quality and community," says Coupal.

Hoffman adds, "We ask ourselves, is this a project we can stand behind? Would we call up our own clients?"

It's that enthusiasm for a project and the team's authenticity that will help ensure Hoffman REM is successful in all markets, not just hot seller's markets, and stand the test of time in the Okanagan. Being a small team that focuses on one project at a time, the quality of the relationship "is very strong," says Coupal.

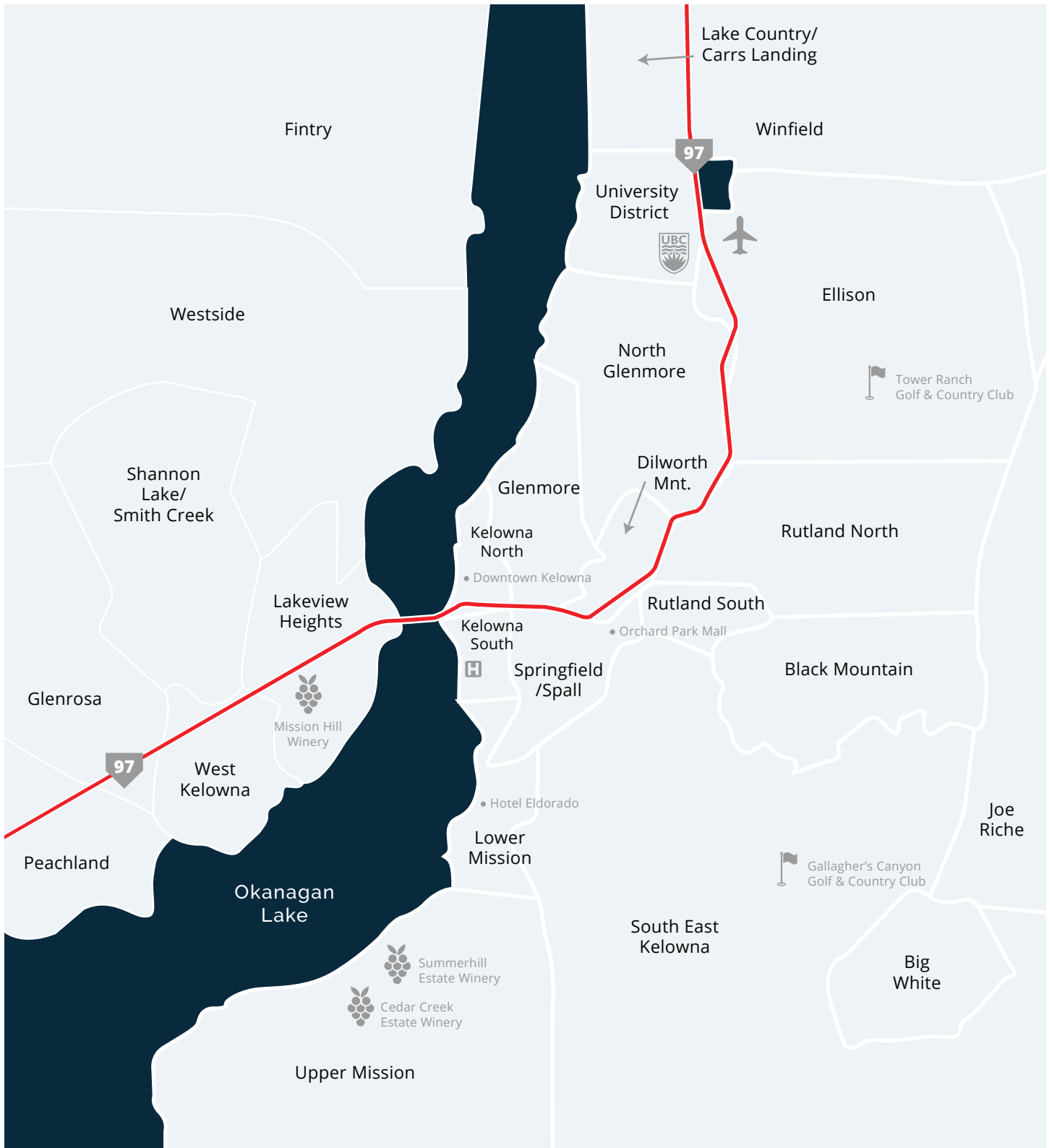
A key part of that relationship is Marcus Shalaby, a Jane Hoffman Realty agent who brings nearly 20 years of experience in development sales.

"It's very satisfying to be a part of the process, all the way from square one—helping the developers bring their vision to reality—all the way to handing over the keys to families," says Shalaby, who was previously a part of the traditional construction sales approach, which sees agents coming in when the template pre-marketing is already prepared and launch sales are about to begin. "We're really providing developers the whole package."

Shalaby says having one of the most trusted names—and teams—in Okanagan real estate behind their efforts also brings incredible value.

"Jane Hoffman has an amazing team and the collaboration between the brokerage and Hoffman Real Estate Marketing is a significant advantage in selling these projects. We hit the ground running so much more quickly because we have such good rapport in the community and Jane's name means so much in this real estate market."

THE CITY OF KELOWNA





JANE HOFFMAN
REALTY

KELOWNA'S LUXURY REAL ESTATE SPECIALISTS SINCE 1985



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