



GALLERY



DISCOVER KELOWNA'S REAL ESTATE

COLDWELL BANKER JANE HOFFMAN REALTY



COLDWELL BANKER
JANE HOFFMAN
REALTY





4180 LAKESHORE ROAD, KELOWNA, BC

A Word from Jane



When I turn on the news, I find it easy to get caught up in the economic angst. It seems the story we are being told is that Canada is about to face a housing slump.

Our Okanagan story is different—and it always has been.

Over the past three decades, I feel like I have seen everything: wars, recessions and even a global pandemic. One thing has always remained constant: people love living in the Okanagan.

With everything going on in our world, now more than ever, I see people making home-buying decisions based on the lifestyle they want to lead. Our beautiful valley is primed to appeal to the masses and, because of this, homes in our region will always be in demand.

So next time you hear concerning news about the market, I urge you to take a moment and look around at our amazing region and ask yourself, “Is there anywhere better in the world to call home?”.



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There's something special about Pritchard Drive.

Jane Hoffman was drawn to a chalet-style beach house on West Kelowna's Pritchard Drive in 1986 and quickly became its biggest ambassador and the agent behind the sale of 31 houses on that street—some she's sold more than once.

It was early fall 1986. Jane Hoffman was in her car, cruising along Pritchard Drive on Kelowna's west side, when she saw a sign for an open house. At the time, Jane was a newly licensed agent and didn't have a client specifically looking for a lake-shore home—but she was intrigued.

Jane had a young son she was raising after the tragic death of her husband in an airplane crash; and when she walked into the modest ranch-style cottage, with its vaulted ceilings and expansive windows overlooking the sparkling blue water of Okanagan Lake, she remembered her own childhood spending summers at their family cabin on Mara Lake, near Sicamous. Her mind drew up im-

ages of her father, a Revelstoke hotelier. "All those lovely memories of being on the lake as a family came up," recalls Jane. "As soon as I opened the doors and saw this amazing view, I thought, 'I love this house.'"

Soon after, the property was hers; and, 36 years later, it's still her "beach house." It was the beginning of a lifelong love of Pritchard Drive and all that makes the Kelowna waterfront lifestyle so special. Jane's quaint 1,600-square-foot beach house on Okanagan Lake has inspired some of her most treasured memories but also a career in helping others experience the joy of lakefront living.

Jane's love of Pritchard Drive has always been contagious. So many times over the

years, she would be out showing homes to clients and they'd ask Jane: "Where do you live?"

Jane would explain that every summer, she and her son moved all their furniture from their main house down to their beach house on Pritchard. They enjoyed time together on their sailboat, having bonfires on the beach, and watching waves lapping on the shore. Guests have always loved the grapevines around the front door, the warm charming interior, and the shade cast by the old maple tree.

"To this day, I feel it's a treasure to live on the lake. I've always spoken about the joy and relaxation that my beach house has brought me, and how the setting of Pritchard Drive is so special, thanks to the vineyards and water surrounding the area. And they would often





say: 'Well, maybe we want to be on that street. Why don't we go look at it?'"

Over the years, Jane has sold more than 30 waterfront homes on Pritchard Drive, a few of them more than once. "I'm confident that my focus and success selling lakefront properties can be attributed to me being able to communicate my experience of the lifestyle." Not long after Jane first fell in love with her beach house on this special street, Jane's sister, Sherrin, became a neighbour on the street, and she also enjoys waterfront living to this day.

Back in the 1980s, most Pritchard Drive properties were charming small cottages originally built in the '50s and '60. Today, tucked below nearly a dozen of West Kelowna's opulent world-class wineries in Lakeview Heights, the properties are much more modern and spacious; they boast infinity pools and terraced patios, guesthouses and designer kitchens inside and out. (After many years of enjoying her beach house in its original state, Jane recently had the kitchen and living areas updated,

while maintaining the home's original cottage charm).

One of the Pritchard Drive properties Jane had the privilege of selling was that of former Premier Bennett—a rare and stunning, 12-acre lakefront parcel. It was on the market for seven years. "I just knew that property was meant for somebody. As soon as I met Marcus Frind, I knew it was the right fit."

The property is now Frind Estate Winery, North America's first beachfront winery. In the summer, guests enjoy the expansive lawn, patio dining, and picnic tables for wood-fired pizza. Guests may also tie up at the wharf. In the winter, guests still flock to the winery for "dome dining" and other activities suitable to all age groups.

Recently, Jane threw a long-overdue party for more than 80 of her friends and family at her beach house—complete with live music. "It was like we were showing the next generation how to have a family party. What the children see is just how happy their parents are, how present they are. That's what they remember

about the lake, and that's what I hope other Pritchard Drive families have enjoyed."

Jane gets just as excited talking to friends and clients about the Okanagan Lake lifestyle today as she did back in those early days. "There is just something about the ease of living on the lake. Paul and I hop on the Seadoo in the morning, cruising all around, past the vineyards, looking at the eagles and the herons and ospreys. It's amazing to think that we live in what's now a major city, and yet we're still surrounded by nature."

"Even after all these years, when there's a full moon, I still get up in the middle of the night to watch it flicker on the lake. Winter or summer, it takes my breath away."

It is Jane's vision that in the future, her family will always remember the beach house as Jane's "Happy Place." A place where her son and grandson can share stories about Jane, and also make their own memories for generations to come.



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

President, PREC, Realtor® since 1985



KRISTY HUBER

PREC, 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



ADAM SCHMIDT

PREC, Realtor®



MARCUS SHALABY

Realtor® since 2006



TYLER BOUCK

PREC, Realtor® since 2016



MARLA MILLER

Realtor®



JOE WHITE

PREC, Realtor® since 2015



NIKKI SAKAMOTO

PREC, Realtor® since 2020



AIDAN MYHRE

Licensed Listing Manager



Our Support

Our team of administrative professionals is an integral part of our agents providing clients with superior client service and a seamless transaction experience.



BEV HUBER
Website Administrator



MELISSA COOK
Executive Assistant & Admin Manager



AMBER RUTLEDGE
Real Estate Assistant



DANIELLE MACKENZIE
Real Estate Assistant



SEASON WANDLER
Real Estate Assistant



DORIS HOLLINGER
Real Estate Assistant



NICOLE GUAGLIANONE
Marketing Coordinator



ALYSSA LOEWEN
Creative Director & Brand Strategist



RUDI VAN HEERDEN
Website Developer



ANGELA COUPAL LL.B MBA
Managing Partner & Legal Counsel



JENNIFER LEBEDOFF
Managing Broker



TERESA KENNEDY CPA, CMA
Accountant



JANE HOFFMAN, PREC

REALTOR®

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

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

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

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

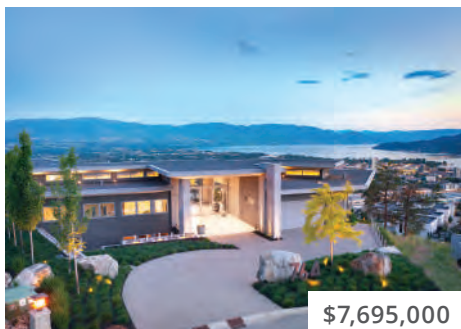
"Real estate is a 24-7 game. You have to be adaptable and ready to change direction every hour," she says.

It takes special skill to multi-task in real estate, and Jane certainly has it.

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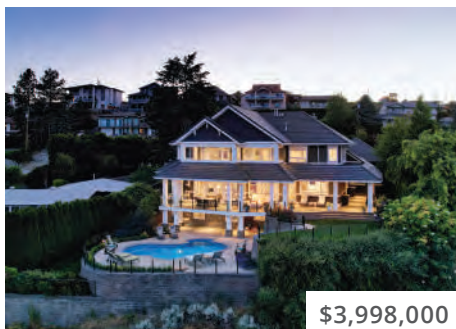
JANE'S FEATURED LISTINGS



\$7,695,000

764 ROCKCLIFFE PLACE, KELOWNA

4 BED 6 BATH 9,184 SF



\$3,998,000

3947 ANGUS DRIVE, WEST KELOWNA

4 BED 5 BATH 6,564 SF



\$5,898,000

2641 CASA LOMA ROAD, WEST KELOWNA

3 BED 6 BATH 3,586 SF



KRISTY HUBER, PREC

REALTOR®

Kristy has extensive experience in Okanagan real estate, spanning three decades. Her success in the industry is due to an unwavering commitment to providing first-class service to all her clients and maintaining a strong working relationship with Jane Hoffman. As Associate Broker and VP Sales for Jane Hoffman Realty, Kristy oversees daily operations for the luxury team within the brokerage.

Over the past 30 years of working together, Jane and Kristy have created a successful relationship built on a foundation of support, which has allowed them to overcome any challenges presented in the fast-paced world of real estate. In utilizing their separate talents, they come together to complement each other's strengths with one end goal in mind: delivering the exceptional results their clients and their properties deserve.

Some real estate transactions come with such complexities, emotions, stressors, and problems, that navigating through these situations to a successful solution and transaction for all parties involved has become a career highlight. When a client feels good about their home-selling or buying process, it gives Kristy the greatest satisfaction.

Outside of work, Kristy is an avid mountain biker. You'll find her on the trails enjoying all the amazing landscapes that the Okanagan has to offer.

PHONE 250.862.7802

EMAIL KRISTY@JANEHOFFMAN.COM

KRISTY'S FEATURED LISTINGS



\$6,250,000

208 POPLAR POINT DRIVE, KELOWNA

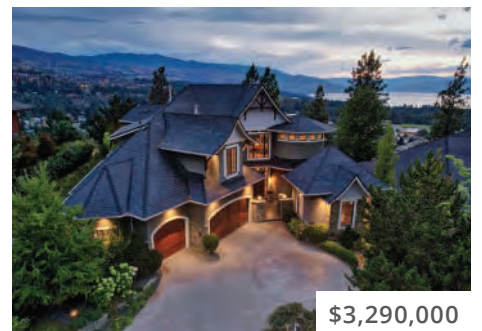
4 BED 5 BATH 6,520 SF



\$5,698,000

13190 CARRS LANDING ROAD, LAKE COUNTRY

5 BED 5 BATH 6,004 SF



\$3,290,000

995 WESTPOINT DRIVE, KELOWNA

4 BED 4 BATH 6,397 SF



SHERRIN STEWART

REALTOR®

Sherrin believes there is a difference in the concepts 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, where 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 in property management, while Sherrin once owned a travel agency.

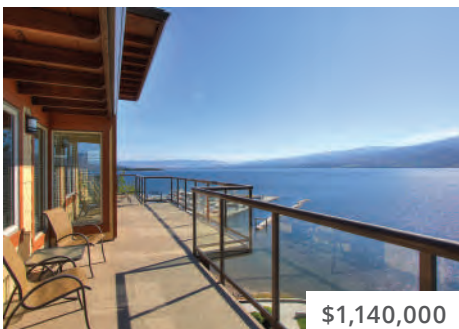
Committed to representing Jane and the entire Hoffman Realty team, Sherrin says her integrity to engage and connect with buyers and sellers gives her great satisfaction.

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

PHONE 250.878.3244

EMAIL SHERRIN@JANEHOFFMAN.COM

SHERRIN'S FEATURED LISTINGS



\$1,140,000

424-4205 GELLATLY ROAD, WEST KELOWNA

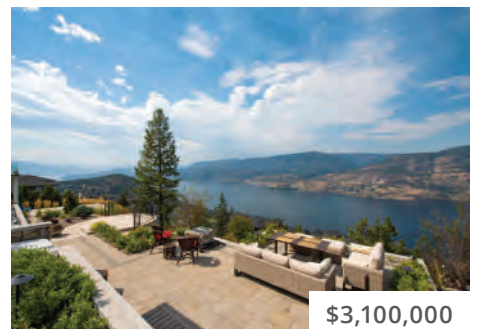
3 BED 3 BATH 1,356 SF



\$1,699,000

1438 MONTENEGRO DRIVE, KELOWNA

6 BED 4 BATH 4,199 SF



\$3,100,000

124 SKY COURT, KELOWNA

4 BED 3 BATH 3,120 SF



DEAN SIMONELLI

REALTOR®

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

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

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

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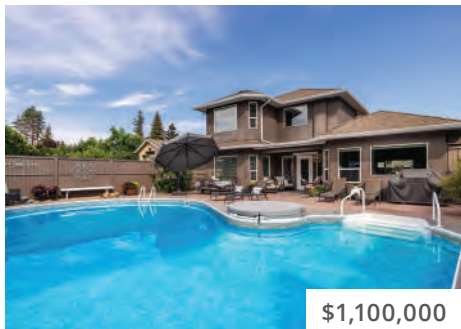
DEAN'S FEATURED LISTINGS



\$699,900

3318 MCQUEEN ROAD, WEST KELOWNA

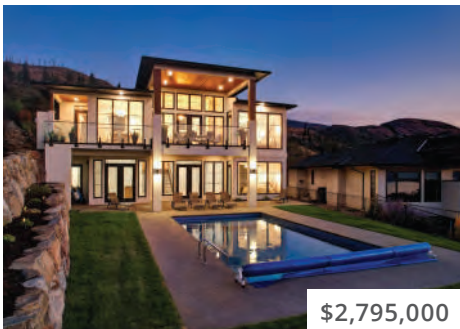
5 BED 3 BATH 2,037 SF



\$1,100,000

4292 SIMEON COURT, KELOWNA

3 BED 3 BATH 1,944 SF



\$2,795,000

408 TRESTLE RIDGE DRIVE, KELOWNA

4 BED 4 BATH 3,954 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 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

EMAIL GREG@JANEHOFFMAN.COM

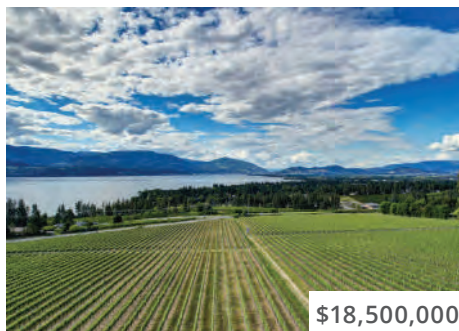
GREGORY'S FEATURED LISTINGS



\$29,700,000

8888 LAKESHORE ROAD, KELOWNA

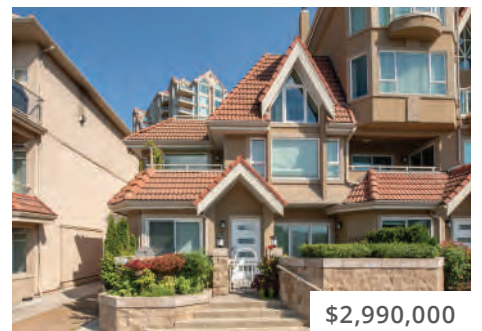
✕ 72 ACRES ✕ 1800 FT. OF WATERFRONT



\$18,500,000

4855 CHUTE LAKE ROAD, KELOWNA

✕ 5 BED ✕ 5 BATH ✕ 40 ACRES



\$2,990,000

124-1156 SUNSET DRIVE, KELOWNA

✕ 3 BED ✕ 3 BATH ✕ 2,188 SF



SHERRY TRUMAN

REALTOR®

Real estate has been a natural fit for Sherry.

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

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

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

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

EMAIL SHERRY@JANEHOFFMAN.COM

SHERRY'S FEATURED LISTINGS



\$6,400,000

1543 VINEYARD DRIVE, WEST KELOWNA

5 BED 7 BATH 9,927 SF



\$4,849,000

3-3745 WEST BAY ROAD, WEST KELOWNA

3 BED 4 BATH 3,808 SF



\$2,188,000

3282 MALBEC CRESCENT, WEST KELOWNA

5 BED 5 BATH 5,820 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, 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



\$3,499,900

3672 LUXMOORE ROAD, KELOWNA



4 BED



4 BATH



4,663 SF



\$1,999,800

15878 CLARIDGE DRIVE, LAKE COUNTRY



5 BED



4 BATH



3,966 SF



\$4,500,000

5-4524 ELDORADO COURT, KELOWNA



4 BED



4 BATH



3,657 SF



PAUL HEINRICH

REALTOR®

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

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

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

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

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

PHONE 250.717.7345

EMAIL PAUL@JANEHOFFMAN.COM

PAUL’S FEATURED LISTINGS



\$1,199,000

1254 SNOWBERRY AVENUE, KELOWNA

 4 BED  4 BATH  2,528 SF



\$2,198,000

7128 BRENT ROAD, PEACHLAND

 3 BED  1 BATH  3.4 ACRES



SOLD

4300 RUSSO STREET, KELOWNA

 4 BED  4 BATH  3,589 SF



ADAM SCHMIDT, PREC

REALTOR®

Adam was born and raised in Nelson, BC and moved to Kelowna over 10 years ago. In 2015, he first became licensed at a small brokerage downtown where he also worked in project sales. Adam joined Coldwell Banker Jane Hoffman Realty in 2018 as a Licensed Listing Manager and, shortly after, began working closely alongside Jane and Kristy.

He's gained a tremendous amount of knowledge from Jane and Kristy's decades of experience specializing in luxury and waterfront properties. With his attention to detail and high standard of client service, Adam has become a perfect fit for our brokerage.

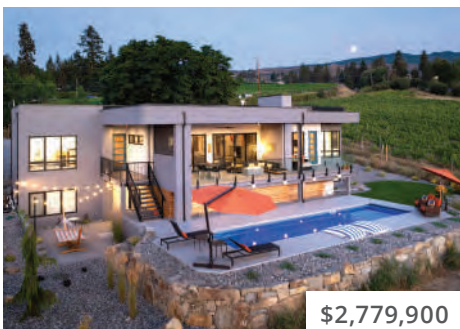
Enjoying the challenges this career brings, Adam always strives to find new and better ways to not only manage his business, but to improve the experience from our clients.

With cars and photography as his passions outside of work, you'll find Adam behind the wheel of a beautiful car or the lens of his camera.

PHONE 250.469.1438

EMAIL ADAM@JANEHOFFMAN.COM

ADAM'S FEATURED LISTINGS



\$2,779,900

4824 LAKESHORE PLACE, KELOWNA

2 BED 3 BATH 2,137 SF



\$2,198,000

1849 CANYON FALLS COURT, KELOWNA

4 BED 4 BATH 3,957 SF



\$1,349,000

3018 SHAYLER ROAD, KELOWNA

2.47 ACRES 308 FT FRONTAGE



MARCUS SHALABY

REALTOR®

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

For Marcus, those words resonate to this day.

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

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

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

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

PHONE 250.540.7980

EMAIL MARCUS@JANEHOFFMAN.COM

MARCUS' FEATURED LISTINGS



\$945,000

845 LAWSON AVENUE, KELOWNA

3 BED 3 BATH 1,500 SF



\$824,900

3719 WOODSDALE ROAD, LAKE COUNTRY

3 BED 3 BATH 1,896 SF



\$2,697,000

11-245 KALAMALKA LAKEVIEW DRIVE, VERNON

4 BED 6 BATH 5,748 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 to 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 that 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—something that 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



\$2,990,000

5051 PARADISE VALLEY DRIVE, PEACHLAND

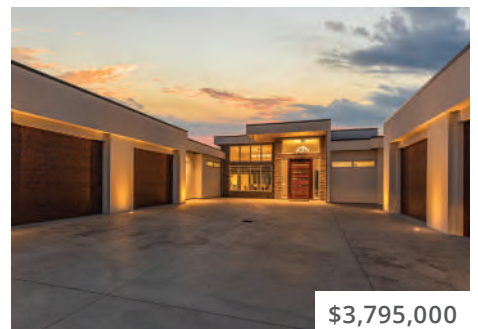
 5 BED  6 BATH  5,016 SF



\$2,825,000

61 NERIE ROAD, VERNON

 5 BED  4 BATH  2,944 SF



\$3,795,000

1678 PINOT NOIR DRIVE, WEST KELOWNA,

 5 BED  7 BATH  5,412 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 seamless transactions.

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.

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EMAIL MARLA@JANEHOFFMAN.COM

MARLA'S FEATURED LISTINGS



\$1,249,000

1007-485 GROVES AVENUE, KELOWNA

2 BED 2 BATH 1,205 SF



\$1,950,000

5-389 COLLETT ROAD, KELOWNA

3 BED 4 BATH 3,501 SF



SOLD

2031 ABBOTT STREET, KELOWNA

2 BED 2 BATH 2,703 SF



JOE WHITE, PREC

REALTOR®

Kelowna realtor Joe White believes that buying a house should be fun and that selling your home should be exciting. So, when Joe meets with clients, the first thing they'll notice is his friendly smile and energetic approach to life.

Hailing from Nova Scotia, Joe's sense of adventure brought him to Western Canada where he spent time between Alberta and BC, before starting his real estate career in Kamloops in 2015. One year later, he returned to the Valley that he loves to join the Coldwell Banker team. Of course, when the opportunity to work with Jane Hoffman Realty came in 2022, Joe was thrilled to start the next chapter of his career.

Even during a buyer's market, Joe excels at finding off-market sales. Joe stays two steps ahead by finding potential sellers before their houses are listed and building strong relationships with developers to scoop up hot properties quickly. For Joe's clients, that means access to homes they won't see online or at open houses.

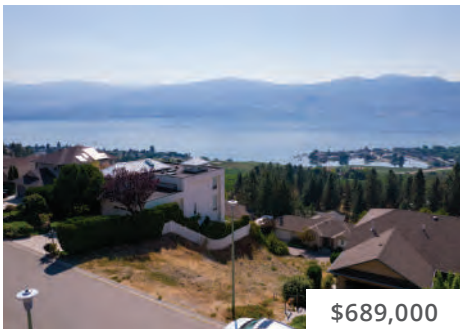
Outside of helping his clients find their dream homes, Joe loves everything from biking to the beach with a bottle of wine in the basket, volunteering at music festivals and throwing summer solstice parties in the Abbot Street corridor.

And, on warm summer nights, Joe loves nothing more than sitting around a fire pit in the front yard with friends, family and neighbours.

PHONE 250.300.0449

EMAIL JOE@JANEHOFFMAN.COM

JOE'S FEATURED LISTINGS



\$689,000

1425 MENU ROAD, WEST KELOWNA

PLANS AVAILABLE FOR 3-LEVEL RANCHER



\$874,500

318-650 LEXINGTON DRIVE, KELOWNA



2 BED



2 BATH



1,584 SF



\$4,200,000

1512 CABERNET WAY, WEST KELOWNA



4 BED



5 BATH



5,611 SF



NIKKI SAKAMOTO, PREC

REALTOR®

Being the third generation of her family born and raised in Kelowna, Nikki is able to provide a unique perspective on the Okanagan. She offers her clients an in-depth understanding of the area's neighbourhoods and enjoys sharing her passion for the beautiful Okanagan Valley.

Nikki prides herself on being a "connector," and building authentic relationships with clients is the cornerstone of her business. Though she takes her job (and her clients' happiness) very seriously, Nikki believes that real estate should be fun and she continuously strives to make the process as stress-free as possible.

In 2021, was she honoured to become a part of the International Diamond Society, which recognizes the top 10 percent of Coldwell Banker Agents worldwide in total sales. Being a trained negotiator, Nikki ensures that she's getting the best deal for her clients.

Aside from her passions as a Kelowna realtor, Nikki is an avid animal lover. In her free time, she can be found hanging out at local animal rescue sanctuaries, hitting the gym, listening to podcasts, hiking or whipping up a vegan feast.

PHONE 250.300.5682

EMAIL NIKKI@JANEHOFFMAN.COM

NIKKI'S FEATURED LISTINGS



\$730,000

118-1201 CAMERON AVENUE, KELOWNA

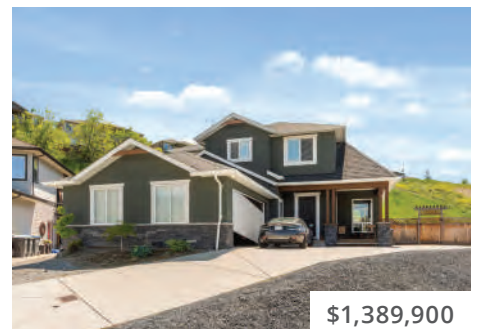
2 BED 2 BATH 1,344 SF



\$2,119,000

435 AUDUBON COURT, KELOWNA

5 BED 4 BATH 3,972 SF



\$1,389,900

2001 KLOPPENBURG COURT, KELOWNA

4 BED 4 BATH 4,177 SF

Love Lake Life

EXTRAORDINARY WEST KELOWNA WATERFONT





MLS 10260442

2641 CASA LOMA ROAD, WEST KELOWNA | \$5,898,000

Experience life on the lake in this magnificent West Kelowna waterfront home. With a private sandy beach only steps away from your back door, there's no better place to transition from weekday to weekend than in this stunning beach house designed and built by award-winning SanMarc Custom Homes.

As you pass through the gates, guarded by two garages, and enter your private courtyard, you're greeted by the stunning 3,500-plus-square-foot waterfront escape. Soaring ceilings, white-washed wood and exposed brick finishings lie beyond the solid wood and glass panel door. With plenty of natural light pouring in from the floor-to-ceiling windows, you're immediately drawn to the views of Okanagan Lake and your private dock.

Grab a glass of Syrah from the main-level wine cellar after enjoying dinner in the open-concept dining room. Move beyond the unobstructed view to your quiet and comfortable lakefront retreat and unwind in the hot tub that sits flush with your beautiful patio.

Back in the kitchen, a large centre island with a single slab granite countertop featuring an undermount sink provides plenty of prep space and indoor seating for entertaining any time of the year. Recessed lighting and light hardwood flooring allow the natural light to shine through your open-concept kitchen and into the pantry that lies beyond the barn door and brick feature wall.

When it's time to turn in, retire to your main-level master, complete with stunning lake views and an alluring en suite with a soaking tub and walk-in closet. Your guests, meanwhile, are free to ascend the extra-wide staircase to relax in the recreation room and make use of the wet bar before ending the night in the two large lake-view bedrooms, each with an en suite bathroom and a patio.

Enjoy the best of the Okanagan life all year round in this extraordinary lakefront paradise.

Contemporary Masterpiece

LAKE VIEW OASIS OF SERENITY





MLS 10259924

764 ROCKCLIFFE PLACE, KELOWNA | \$7,695,000

The best view of the city, the lake and the valley are yours in this rare and ultra-contemporary perch in the hills of Glenmore.

As you descend past the simple-yet-stunning landscaping, full of local flora and a unique water feature, your eyes catch the wall of windows in this contemporary masterpiece that creates the perfect balance of art, design and function. This thoughtful design feature pulls you to the main entry with its floor-to-ceiling glass walls that guide you all the way through the house.

Nestled on top of the hill in the finest location within its gated High-point enclave, 764 Rockcliffe Place boasts unparalleled curb appeal with its grand concrete walls and tiered landscaping. Featuring imported Italian siding, lots of glass and beautiful minimalist features, this design-focused home is as comfortable on its mountainside perch as the Mona Lisa is in the Louvre. And, with a 2,000-square-foot, lower-level showroom that features a lift to and from the oversized garage, this home is a car-lover's dream.

Spread across two floors and just over 9,000 square feet, this home features elegant hallways, soaring ceilings and polished concrete floors that transform every bedroom and bathroom into your own personal gallery.

The open-concept main floor is built for entertaining. Whether you're having drinks at the expansive centre island in the custom kitchen with Sub-Zero and Wolf appliances or lounging on the covered outdoor patio, you're always within sight of Rockcliffe's stunning view of Kelowna and Okanagan Lake. At night, grab a glass of wine and sit by the near-infinity pool as you and your guests take in the sparkling city lights and headlights passing over the William R. Bennett Bridge.

And, with four bedrooms, six bathrooms and nearly unobstructed views from every vantage point, you're free to start and end every day in paradise in this stunning mountain home.

A Taste of the Hamptons

CLASSIC OKANAGAN LUXURY





MLS 10259632

3947 ANGUS DRIVE, WEST KELOWNA | \$3,998,000

Whether you dream of nights drinking wine by the poolside or staying in bed and watching the sun come up over the lake, you'll be at home in this exquisite West Kelowna dwelling. Spread across three levels and more than 6,300 square feet, this Hampton-style home is made for quiet escapes, entertaining and everything in between.

Relax with a glass of chardonnay after a day in the sun next to the fire table on your wrap-around patio. With unobstructed views of Okanagan Lake from every angle, the main-level patio is an entertainer's dream. And, when the sun is shining and the weather is warm, head to the lower level for an impressive poolside oasis.

The walkout patio and pool are the stars of this four-bedroom, five-bathroom home and boast easy access to the ground-level rec room, gym and wet bar. Plus, with storage for 4,000 bottles and a centre island for display wines and tastings, your evenings as the host are apt to start and end in the temperature-controlled wine room.

From the moment your guests pass through the beautiful wrought-iron gate to their last glance over Okanagan Lake after sunset, this private retreat is a sanctuary for rest and relaxation.

Move beyond the beautifully finished three-car detached garage with a built-in motorhome washing station and through the solid oak door into the grand foyer. Complete with stunning lake views, a two-storey ceiling and an elegant glass chandelier, the wrap-around traditional wooden staircase sets the tone for this carefully considered home.

Follow the original walnut floor through the hall into the open-concept living room. Floor-to-ceiling windows offer breathtaking views of Okanagan Lake that you're free to take in as you relax in comfort in front of the linear gas fireplace finished with marble surround and a Butternut wood mantel. Mesmerizing lake views from almost every room make this stunning West Kelowna home your own slice of the Hamptons—on the banks of Okanagan Lake.



Leadership Lessons from Jane

Two women who have worked closely with Jane Hoffman share what they've learned and gained from their mentor.

Growing up in Kelowna, Kristy Huber remembers thumbing the pages of the newspaper, reaching the real estate section and seeing Jane Hoffman's photograph. Kristy recalls Jane's smile, her presence. Even to a teenage girl, Kristy could sense that Jane was unique.

"You could tell she was a leader, even then. Her properties were always marketed prominently, and she was just impressive. I remember thinking, 'Someday I'd like to be in a position like that.'"

A few years later, Kristy earned her real estate license and started to see Jane's leadership firsthand. Back then, real estate offices had huge stacks of paper catalogue listings. Jane was one of the first, she remembers, to attach flyers to her listings promoting features and real estate "bonus" incentives to help her properties stand out.

"Even then, she was thinking about what else she could do, how she could take initiative. It was obvious that she knew what she was doing. She was very inspiring. I thought, 'If I could ever learn from her, wouldn't that be amazing?'"

At just 21 years old, Kristy knocked on Jane's door and said she'd like to learn from her. That was in 1994. Nearly 30 years later, Kristy and the 12 real estate professionals in her brokerage have had the opportunity to experience Jane's leadership as a woman in business.

What lessons has she taught them and how has Jane influenced their own ways of working?

Angela Coupal was a young lawyer with an MBA working for a luxury real estate auction house when she first met Jane Hoffman—a name already synonymous, in Angela's mind, with being one of the best in

Kelowna real estate.

"She always had an air of confidence about her. I was drawn to learning more about what made her successful," says Angela, who wondered, "How did she get so comfortable with her authentic self and was that part of it?"

Like Kristy, Angela began to think about what an opportunity it would be to learn from Jane. Four years after their paths first crossed, in 2017, Angela had focused her career on real estate and was working in-house with what became Coldwell Banker Jane Hoffman Realty. Angela quickly learned it was more than Jane's negotiating skills that made her successful.

"I think what was most surprising to me was how humble and graceful she was in every situation. She deals with some of the most sophisticated clients there are, and she has this way of communicating with such conviction what she believes is the best outcome for them. She commands respect everywhere she goes."

Angela Coupal
Managing Partner & Legal Counsel



Kristy Huber
PREC, Realtor®

Kristy agrees, recalling that if there were ever doubts or anxious feelings before a client appointment, "By the time we got there, this graceful, confident person emerged and she knew her material. That was very effective in putting clients at ease, especially in the waterfront and luxury market."

After those client meetings, Jane worked—and still works—tirelessly on the next steps to make deals happen.

"I think what I've learned from her more than anything else is perseverance," says Kristy. "Not to give up. She would say, 'Who else can we call? Let's find another way. One more call.'"

Anyone who has worked with Jane knows the hours she puts in, and that she gives every minute everything she has.

"She just has this incredible work ethic, and it's in that spirit of, you want to get the job done for the client," says Kristy.

This has been one of Angela's great "lessons from Jane" too.

"Jane has this way of, once she figures out which direction to go in, she is relentless. I've never seen a person work as hard and as persistently as Jane."

But she doesn't do it on her own. Angela says being a part of Jane's team has made her value relationships and the unique skills of others in the room.

"I see the group of people Jane has assembled and everyone has a special skill. She has a way of drawing on it and leaning in to it in ways that engage everybody. It's really opened my eyes to how much easier and better business can be when you draw on the strengths of the people around you."

Everyone on Jane's team, in turn, feels that appreciation and their contribution to the whole.

"What I take away from that is the more you care about the people around you, the more successful your business is going to be," says Angela.

"That's true," says Kristy. "Jane is a naturally caring person and that's really part of her way of being—it really comes across to the client that it's not about the sale, she cares about doing the right thing for them."

Nearly four decades after Jane first got started selling real estate in Kelowna, and created those promotional flyers Kristy remembers from the early days, Jane is still always looking for new ways to market, to improve.

"She isn't afraid to learn and change," says Kristy. "She knows we can't do what we did 30 years ago, so she's invested in new ways of marketing. She's always coming up with ideas. That kind of vision and openness to adapting takes courage and creativity."



Lakeshore

OVER \$4 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



12391 PIXTON ROAD

EXCLUSIVE | \$45,880,000



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: a luxurious lakeside retreat nestled on Lake Okanagan in the peaceful, quaint rural city of Lake Country, BC. Luxury at its finest, offering unmatched artistic brilliance, state-of-the-art technology and outstanding attention to details, expertly crafted in 2017 by award-winning Legacy Homeworks. Tara Sullivan Woll of Red Crayon was instrumental in styling and design, creating a warm inviting interior and exterior. This one-of-a-kind property exudes a true “Zen” experience on arrival, allowing the senses to immediately relax from the “hustle and bustle” of everyday living. Composite decking, steel piles, lighting and seasonal water hookups. Offers boat lift and two Seadoo lifts. The centre of the wharf could handle an oversized boat, if desired.



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:** Greg Dusik, PREC



Perhaps the finest estate compound in the Okanagan. One-of-a-kind location, surrounded by park at the end of Lakeshore Road. 1,200 feet of endless shoreline adjacent to 20 miles of park shoreline; 25 acres including both sides of Horse Creek, bordering Okanagan Mountain Provincial Park—with preferential access to 15 miles of trails and 180° views, including summer sunrises and sunsets. Guest home has 4 levels hanging over a waterfall; a second guest home (unfinished) is perched beside a cove on a granite outcropping—right at the edge of the lake, and there are spectacular sites for a primary residence. This property offers exceptional park-living and lake-living—and exceptional privacy. This is the crown jewel of Golden Mile 74 acre subdivision.



15686 WHISKEY COVE ROAD

MLS® 10251224 | \$10,200,000



LOCATION: Lake Country NW | **SQUARE FOOTAGE:** 6,050 sq. ft. | **LOT SIZE:** 1.36 Acres | **WATERFRONT:** 120 ft.
BEDROOMS: 7 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



This is spectacular from the moment you drive through the gates to this lakeshore paradise on Okanagan Lake! This rare and desirable 1.36-acre level property offers panoramic lake views and easy, level access to the waters of Okanagan Lake and dock. Tree-lined driveway leads to this stunning modern contemporary home that has been exceptionally renovated. Floor-to-ceiling and wall-to-wall windows open to an expansive lakeside patio, outdoor kitchen and lake beyond. Guest accommodations and separate gym, expansive lawn area plus approximately 120 feet of Okanagan Lake shoreline. Fully landscaped grounds and mature trees for added privacy. Licensed boat dock with lift and Seadoo lifts. Ample room to park in or out for all the toys.



4180 LAKESHORE ROAD

MLS® 10263411 | \$9,995,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 7,223 sq. ft. | **LOT SIZE:** 0.697 Acres | **WATERFRONT:** 105 ft.
BEDROOMS: 5 | **BATHROOMS:** 9 | **LISTING AGENT:** Jane Hoffman, PREC



Modern luxury and lakeshore living blend to create the ultimate home for living and entertaining. Situated on a large waterfront lot, this ultra-contemporary residence is just minutes from downtown Kelowna. Gated entry with ample parking leads to a 4-car garage and grand front entry. Inside, discover superior finishings and exquisite design throughout. Soaring ceilings and wall-to-wall windows showcase the remarkable lake views. Expansive chef's kitchen with two entertainment-sized islands. Large sliding doors open to a covered patio, offering a seamless transition between indoor and outdoor living. Resort-like backyard with a full kitchen, infinity-edge saltwater pool, hot tub, sports court, lounging areas, a fire pit, and a wharf with 2 boat lifts and 2 Seadoo lifts.



23 - 180 SHEERWATER COURT

MLS® 10245654 | \$8,995,000



LOCATION: Glenmore | **SQUARE FOOTAGE:** 9,129 sq. ft. | **LOT SIZE:** 2.52 Acres
BEDROOMS: 6 | **BATHROOMS:** 8 | **LISTING AGENT:** Jane Hoffman, PREC



Sheerwater—one of the Okanagan's most sought-after gated lakefront communities. Distinct modern West Coast architecture is evident throughout this exceptionally crafted home perched on a natural 2.5-acre setting and offering a commanding view of Lake Okanagan. It has over 9,000 square feet of living space, an oversized 3- to 4-car garage, detached casita, infinity pool, rock encased hot tub, 1,200-bottle wine cellar, outdoor kitchen and multiple decks and patios to take advantage of the site characteristics. Of special note is the 3,600-square-foot luxurious primary bedroom that is truly beyond compare. Ease of access to lakeside dock with full time boat moorage.



3602 LAKESHORE ROAD

MLS® 10263678 | \$7,995,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 5,129 sq. ft. | **LOT SIZE:** 0.51 Acres | **WATERFRONT:** 72 ft.
BEDROOMS: 6 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



Exquisitely renovated custom home on the shores of Okanagan Lake. This breathtaking property is an entertainer's paradise, boasting a lake-view saltwater pool, hot tub, outdoor kitchen, putting green and wharf with two boat lifts. Modern design and luxury living meld to create a sophisticated waterfront retreat finished with the utmost attention to detail. Inside, discover sleek lines, contrasting white and black surfaces, balanced with the warmth of wood, and hidden design features. Open-concept main level floor plan featuring a billiards area, stunning great room with linear gas fireplace, wine cellar and chef's kitchen with entertainment-sized island. West Coast-inspired exterior with rock and wood detailing. The ultimate waterfront retreat, located just minutes from downtown Kelowna and world-class wineries.



4200 SHORT ROAD

MLS® 10246968 | \$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 is a private and quiet waterfront home with manicured grounds and winding pathways leading to the shoreline and dock. Once inside, you immediately notice that this home has been completed with the finest materials and craftsmanship. A generous lakeside covered patio leads to raised green space and Okanagan Lake, while the oversized triple-car garage is perfect for parking all the toys. This property has potential for a waterfront pool and cabana if desired. Quality and lifestyle combine to create this exceptional waterfront masterpiece.



301 MEIKLE AVENUE

MLS® 10244971 | \$6,280,000



LOCATION: Kelowna South | **SQUARE FOOTAGE:** 2,160 sq. ft. | **LOT SIZE:** 0.89 Acres | **WATERFRONT:** 98 ft.
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Jane Hoffman, PREC



Amazing waterfront opportunity to build the home of your dreams on the shores of Okanagan Lake. This large, level lot offers the ideal balance of location and privacy. Just steps from Kelowna's South Pandosy neighborhood, you can enjoy being in walking distance to boutiques, restaurants, cafes, some of Kelowna's finest beaches and the Abbott Street corridor. The generous-sized lot is bounded on the south by a natural creek and would be an ideal location for a private waterfront estate with the potential for a carriage home. At the water's edge is a spacious wharf, great for boats and Seadoos. This lot is also immediately adjacent to a new waterfront park.



208 POPLAR POINT DRIVE

MLS® 10262106 | \$6,250,000



LOCATION: Kelowna North | **SQUARE FOOTAGE:** 6,520 sq. ft. | **LOT SIZE:** 0.472 Acres | **WATERFRONT:** 105 ft.
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Escape the ordinary at this outstanding residence on Poplar Point, one of Kelowna's most desirable waterfront neighbourhoods. Offering exceptional privacy, this ultimate lakeshore home has been carefully crafted into the lakeside landscape with precision. Built "Nesbitt Design," it's a home where tranquility and technology co-exist. This luxurious home offers over 6500 square feet of living space over 3 levels with 4 bedrooms, a den and 5 bathrooms. Quality materials and attention to detail throughout will impress the most discerning buyer. At the water's edge is a wharf with two lifts. Dock offers deep moorage for ease of boating throughout the entirety of the summer months. Two heated garages with custom storage.



3130 SHAYLER COURT

MLS® 10261519 | \$5,995,000



LOCATION: McKinley Landing | **SQUARE FOOTAGE:** 4,527 sq. ft. | **LOT SIZE:** 2.84 Acres | **WATERFRONT:** 300 ft.
BEDROOMS: 3 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Luxurious lakefront home in sought-after Shayler gated community. Offers over 2 acres with 300 feet of shoreline access. This home is truly exquisite. Custom post-and-beam-styled home that was a Gold Tommie Award-winning residence. Immediate lake view the moment you enter. Spacious main living areas with many access points to the pool and lake beyond. Oversized kitchen complete with large centre island, wood cabinetry, top-of-the-line appliances. Triple garage with the ability to easily place an upper-level nanny or in-law suite, if desired. Professionally installed tram system to the waterfront. The vanishing-edge pool seamlessly integrates with the lake beyond. Moorage available.



2641 CASA LOMA ROAD

MLS® 10260442 | \$5,898,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 3,586 sq. ft. | **LOT SIZE:** 0.221 Acres | **WATERFRONT:** 70 ft.
BEDROOMS: 3 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



Welcome to The Lake House. Nestled along the shores of Okanagan Lake in West Kelowna, this magnificent waterfront home was designed and built by award-winning San Marc Homes. Exquisite finishes throughout are balanced with a thoughtfully designed space. Natural elements of white-washed wood, exposed brick, luminous glass lighting with metal accents, and rich dark granite counters merge seamlessly in the home, creating an effortless lakeside living vibe. On the lakeside, you'll find a top-of-the line dock featuring a Quality Super Lift, Seadoo lift, dock bumpers and paddle board racks. The car collector will appreciate the attached double garage plus oversized single garage with lift, workbench/cabinetry and epoxy flooring. Conveniently located within minutes of wineries, beaches, hiking trails and downtown Kelowna.



13190 CARRS LANDING ROAD

MLS® 10260614 | \$5,698,000



LOCATION: Lake Country NW | **SQUARE FOOTAGE:** 6,004 sq. ft. | **LOT SIZE:** 1.764 Acres | **WATERFRONT:** 134 ft.
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Welcome to your new oasis in the prestigious Carrs Landing area of Lake Country. The custom-wrought iron and stone gate welcomes you to a stunning, private 1.76-acre lakeshore estate surrounded by orchards, vineyards, mountain vistas and the ever-changing spectacular 180-degree views of Lake Okanagan. The gorgeous entryway opens to a 5,232-square-foot home designed for entertaining. Outside, you'll find a swim spa and hot tub with glass decking, a 1,200-square-foot golf green and pathway leading to 134 feet of secluded lakeshore frontage, dock and boat lift. Extras include 24 solar panels, 3 separate garages with parking for 7 vehicles and room for all the toys. Detached and private 798 square foot carriage house.



16191 BUTTERWORTH ROAD

MLS® 10253410 | \$5,500,000



LOCATION: Lake Country East/Oyama | **SQUARE FOOTAGE:** 6,227 sq. ft. | **LOT SIZE:** 1.08 Acres
WATERFRONT: See listing agent. | **BEDROOMS:** 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jodi Huber, PREC



Kalamalka Lake Living at its finest. Famous for its turquoise waters, this lake brings visitors from near and far due to its captivating beauty. The elegant residence exemplifies the Okanagan lifestyle with a design that showcases the stunning exterior setting and the interior luxury. This modern jewel blurs the lines between indoor and outdoor living. Nestled comfortably on a remarkable 1 acre of rolling green space that leads to the water's edge with mature trees framing the view. Interior design is a perfect blend of warmth and charm with modern-day luxury. Resort-like backyard offering manicured gardens, level yard, private and easy access to the water's edge with private dock and boat lift.



3 - 3745 WEST BAY ROAD

MLS® 10262278 | \$4,849,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 3,808 sq. ft. | **LOT SIZE:** Strata
BEDROOMS: 3 | **BATHROOMS:** 4 | **LISTING AGENT:** Sherry Truman



Welcome to award-winning Paradise Estates. Nestled on the sandy shores of West Kelowna, this is a stunning enclave of 21 luxury homes. Indulge in the best of the Okanagan in this idyllic waterfront community. This 3-storey luxury home was designed with indoor-outdoor living in mind. Over 3,800 square feet of open-concept living. The great room features a folding patio door system that opens to a 15-foot-wide lakeside patio and outdoor kitchen. Luxurious finishing, superior craftsmanship and an ideal floor plan for entertaining. Premium waterfront unit with deep water boat slip conveniently located at the end of the dock. Enjoy the on-site resort-style amenities that include an outdoor heated pool, golf putting green and fire pit.



LAKESHORE OVER \$4 MILLION

5 - 4524 ELDORADO COURT

MLS® 10242419 | \$4,500,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 3,657 sq. ft. | **LOT SIZE:** 0.38 Acres | **WATERFRONT:** 106 ft.
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jodi Huber, PREC



"Eldorado Arms II" is situated in Lower Mission's most sought-after waterfront gated community. Stunning 0.38-acre parcel and waterfront home. Exceptional living on both floors with stunning views of Lake Okanagan. The outdoor living space makes this home different from all others, from its manicured gardens, which give a spectacular curbside appeal, to an immaculate private backyard. Surrounded by cedar hedges, the backyard and sandy beaches can be enjoyed in privacy. Full-size dock and the perfect location to enjoy lakeside living. Three-car garage with slate flooring, granite countertops and lots of cabinet space for additional storage.



3556 LAKESHORE ROAD

MLS® 10260284 | \$4,495,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 4,168 sq. ft. | **LOT SIZE:** 0.413 Acres | **WATERFRONT:** 71.51 ft.
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Lower Mission private, gated lakefront family home resting on a 0.413-acre landscaped level lot with direct access to over 70 feet of sandy beach frontage and wharf. Main floor offers magnificent Lake Okanagan views from the oversized windows. Through the sliding glass door is access to the covered backyard patio, hot tub and fully fenced backyard, great for small children and pets. Above the garage there is an office space and den with separate access. Being situated in the Lower Mission, you have easy access to all of Kelowna's city amenities, including fine dining, golfing, world-class wineries, beaches and parks. This home will give you the optimal Okanagan lakefront lifestyle you are looking for.



2577 WHITWORTH ROAD

MLS® 10263505 | \$4,799,000



LOCATION: Westbank Centre | **SQUARE FOOTAGE:** 3,863 sq. ft. | **LOT SIZE:** 0.549 Acres | **WATERFRONT:** 96.9 ft.
BEDROOMS: 4 | **BATHROOMS:** 3 | **LISTING AGENT:** Dean Simonelli



Rare offering on the prestigious Whitworth Road area in West Kelowna. This private and peaceful .55-acre south-facing level waterfront property features over 90 feet of crystal-clear water frontage. It offers commanding views of Okanagan Lake and the surrounding mountains to Peachland and beyond. The home features an oversized triple attached garage with a 430-square-foot bonus room/loft over the garage, adding extra living space. Complementing the setting, are the perfect outdoor entertaining areas both front and back set amid mature foliage. There is a large dock with 1 boat lift and 1 Seadoo lift that can lift and hold 2 watercraft at a time. A generous sized driveway with ample parking for your RV or boat.





Lakeshore

UP TO \$4 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



18 - 3745 WEST BAY ROAD

MLS® 10259419 | \$3,998,000



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



Welcome to Paradise Estates, an exclusive, gated waterfront community along the shores of Okanagan Lake. Offering luxury living only steps away from 400 feet of sandy shoreline. The clean, contemporary design blends perfectly with superior craftsmanship and materials, while the open-concept layout and oversized windows flood each space with warmth and natural light. Beautifully appointed chef's kitchen features professional-grade appliances. Step through the Nano doors to your outdoor kitchen and covered patio. An impressive glass and stone temperature-controlled wine room is ready for approximately 200 bottles of your most prized wines. Incredible location situated near many world-class wineries and within walking distance to Frind Estate Winery. Own one of the finest homes in this sophisticated lakeside neighborhood.



1353 GREEN BAY ROAD

MLS® 10247199 | \$3,850,000



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 waterfront luxury home on Lake Okanagan, custom-built by San Marc Homes. 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. Perfect design for entertaining both family and friends with warm, yet grand living spaces. Prime, level lakeshore with southeast sun exposure and sandy beach. Deep water moorage boat slip with 3-ton lift. Oversized double garage. Westside location in the heart of "wine country" with lush green vineyards and world-class wineries at your doorstep.



17850 JUNIPER COVE ROAD

EXCLUSIVE | \$3,598,000



LOCATION: Lake Country East/Oyama | **SQUARE FOOTAGE:** 4,402 sq. ft. | **LOT SIZE:** 2.23 Acres
WATERFRONT: 198 ft. | **BEDROOMS:** 4 | **BATHROOMS:** 6 | **LISTING AGENT:** Jodi Huber, PREC



Modern contemporary lakeshore gem nestled among a natural setting on 2.23 acres. Meandering pathways lead to many outdoor lounging areas where you can enjoy the sun or shade. Interior of the home is fully renovated with extensive use of glass to create a bright interior and frame the lake view. Open-concept gourmet kitchen and dining are set to dine with a view of the setting sun. A rare offering is the roof-top deck sitting area. Lifts are in place for a boat and Seadoo. Completing the property is a self-contained 1 bedroom suite. Ample parking with the attached double garage and detached shop with RV covered parking; plus plenty of uncovered parking.



984 MANHATTAN DRIVE

MLS® 10262290 | \$3,395,000



LOCATION: Kelowna North | **SQUARE FOOTAGE:** 1,770 sq. ft. | **LOT SIZE:** 0.228 Acres | **WATERFRONT:** 52 ft.
BEDROOMS: 3 | **BATHROOMS:** 2 | **LISTING AGENT:** Jane Hoffman, PREC



Live life on the beach. This waterfront home strikes a perfect balance between location and tranquility. Prime location, just walking distance to the vibrant community of downtown Kelowna, yet exceptionally quiet and private with 52 feet of sandy beach water frontage, and a wharf. Easy one-level living with 3 bedrooms and 2 bathrooms. The large covered patio is a remarkable extension of the home with a vaulted ceiling, custom rock fireplace and outdoor kitchen. Tiled flooring and custom cabinetry throughout the home. Two-car garage with storage. This home is a fantastic find, offering convenient and effortless lakeside living. In 2011, the majority of the house was rebuilt from the foundation up. Enjoy this property year-round or use it as a waterfront retreat.



20 - 1457 GREEN BAY ROAD

MLS® 10262639 | \$3,225,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 2,428 sq. ft. | **LOT SIZE:** Strata | **WATERFRONT:** Strata
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Beachfront contemporary home. In one of West Kelowna's finest waterfront communities, through the gated entry to the Waterfront Resort, you will find this 4-bedroom townhome with exquisite finishings from top to bottom—the ultimate vacation retreat. Enjoy unobstructed lake views from nearly every room. Resort-style amenities include a pool, sports court, playground, sandy shoreline with beachside fire pits and a dock with slip.



LAKESHORE UP TO \$4 MILLION

2690 ABBOTT STREET

MLS® 10262855 | \$2,950,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 2,524 sq. ft. | **LOT SIZE:** 0.18 Acres | **WATERFRONT:** 57 ft.
BEDROOMS: 4 | **BATHROOMS:** 3 | **LISTING AGENT:** Tyler Bouck, PREC



Your chance to purchase a never-before-offered lakefront property in the heart of the South Kelowna/Pandosy area. Located on the 2900 block of Abbott, this prime location, with 57 feet of beachfront, comes with its own dock and is a short stroll to restaurants, shops, doctors' offices and grocery stores, offering an urban feel with the privacy and enjoyment of being on the lake. Potential purchasers can keep home's footprint with some updating for immediate use, or start with their plans to construct a new home. Don't miss this unique opportunity own a lakefront property in one of Kelowna's most desirable neighborhoods.



124 - 1156 SUNSET DRIVE

MLS® 10261540 | \$2,990,000



LOCATION: Kelowna North | **SQUARE FOOTAGE:** 2,188 sq. ft. | **LOT SIZE:** Strata | **WATERFRONT:** Strata
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Greg Dusik, PREC



Living modern at the Lagoons. For those looking to live a luxurious downtown-Kelowna lifestyle with close proximity to the water and exceptional finishings, this is it. This west-facing corner-unit, 3-level townhome has been brilliantly renovated from top to bottom with the utmost attention to detail and design. Open-concept main floor flows seamlessly between the dining area, living area and kitchen. Enjoy resort living with an indoor pool, steam room and gym all on site. Prime location in the vibrant downtown core, this home is walking distance to the waterfront, restaurants, breweries, boutiques and so much more. Perfect for year-round enjoyment or as a vacation getaway that is lock-and-leave ready.



61 NERIE ROAD

MLS® 10260859 | \$2,825,000



LOCATION: Westside Road | **SQUARE FOOTAGE:** 2,944 sq. ft. | **LOT SIZE:** 1.24 Acres | **WATERFRONT:** 316 ft.
BEDROOMS: 5 | **BATHROOMS:** 4 | **LISTING AGENT:** Tyler Bouck, PREC



Welcome to "Bramdale," a unique and magical property that was designed by renowned architect Paul Grant after a Muskoka cabin. This magnificent home sits on a 1.24-acre parcel with 316 feet of beach front and offers spectacular lakefront living and the ultimate in privacy. Upon entering this home, you immediately feel a sense of calm with the 25-foot beamed ceiling over top of the most amazing great room, which leads to the screened-in deck. The boathouse is a great storage spot for the lake toys and even has its own fridge for those summer beverages. There are two additional outbuilding cabins, which are great for the young explorers looking to camp out.



25 TRADERS COVE ROAD

MLS® 10245084 | \$2,199,000



LOCATION: Westside Road | **SQUARE FOOTAGE:** 2,720 sq. ft. | **LOT SIZE:** 0.40 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 and a recently paved driveway. New composite dock, space for 2 lifts and buoy. Large landscaped level lot. This walkout rancher has amazing views over Okanagan Lake and downtown Kelowna and city lights at night. Large deck up and down, maple kitchen with skylight and hardwood floors. 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.



LAKESHORE UP TO \$4 MILLION

7128 BRENT ROAD

MLS® 10259896 | \$2,198,000



LOCATION: Peachland | **SQUARE FOOTAGE:** 1,602 sq. ft. | **LOT SIZE:** 3.482 Acres | **WATERFRONT:** 350 ft.
BEDROOMS: 3 | **BATHROOMS:** 1 | **LISTING AGENT:** Paul Heinrich



Amazing opportunity to own 3.482 acres of private lakefront with close to 300 feet of lakeshore, accessed by quad trail. Panoramic views from Kelowna to Naramata. Gated entrance with adjacent pad great for a large detached shop at the top of property with main residence below. Currently an older home on the property, which could be replaced by building your waterfront dream home! Only a short drive to downtown Peachland and West Kelowna.



5 - 389 COLLETT ROAD

MLS® 10263164 | \$1,950,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 3,501 sq. ft. | **LOT SIZE:** Strata | **WATERFRONT:** Strata
BEDROOMS: 3 | **BATHROOMS:** 4 | **LISTING AGENT:** Marla Miller



A rare opportunity to own an exquisitely renovated, approximately 3,500-square-foot townhouse in one of Kelowna's most desirable neighbourhoods. Located in Brighton on The Lake, an exclusive 8-unit townhouse strata in Lower Mission. Just steps from Okanagan Lake, this stunning property has all the luxuries you'd expect, including access off the patio to the private beach with designated boat slip. Quality interior upgrades include an elevator, renovated gourmet kitchen, bathrooms and flooring throughout—nothing has been left untouched. This executive home offers both the best of Okanagan lakeside living and convenient lock-and-leave, low-maintenance lifestyle. Close proximity to multiple public beaches, fine dining, wineries, golf courses and recreational hiking trails.



6342 SQUILAX-ANGLEMONT ROAD

MLS® 10258967 | \$1,495,000



LOCATION: North Shuswap | **SQUARE FOOTAGE:** 3,184 sq. ft. | **LOT SIZE:** 0.36 Acres | **WATERFRONT:** 81 ft.
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Tyler Bouck, PREC



Welcome to 6342 Squilax- Anglemont Road in Magna Bay. A south-facing 3-bedroom plus den, 3 bathroom, 3183 square feet lakefront home on Shuswap Lake with a newly built detached 36' x 26' garage that includes a designated boat/RV stall. This rancher style home with a walkout basement opens to the large gently sloped grassed yard and onto the pebbly beach. The removable dock has a new cable and there is a new buoy to tie your boat up to and a boat-shed complete with winched trolley for a fishing boat. This is a special place where time slows down and days are spent on the beach and in the water.



424 - 4205 GELLATLY ROAD

MLS® 10236402 | \$1,140,000



LOCATION: Westbank Centre | **SQUARE FOOTAGE:** 1,356 sq. ft. | **LOT SIZE:** Strata | **WATERFRONT:** Strata
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Jane Hoffman, PREC



Breathtaking, lakeview penthouse at the Cove Lakeside Resort. A front unit with spectacular 751-square-foot wrap-around sun deck encompassing full east, south and west sun exposures. Turnkey, fully furnished. Year-round vacation destination with all the amenities of a premier waterfront resort: spa facilities, fitness centre, pool, hot tub, water slide, marina, tennis courts, restaurant and lounge. All in the heart of wine country!



Homes

OVER \$2 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



764 ROCKCLIFFE PLACE

MLS® 10259924 | \$7,695,000



LOCATION: Glenmore | **SQUARE FOOTAGE:** 9,184 sq. ft. | **LOT SIZE:** 0.67 Acres
BEDROOMS: 4 | **BATHROOMS:** 6 | **LISTING AGENT:** Jane Hoffman, PREC



Opening the doors to this “design-focused” contemporary masterpiece, you are immediately awed by the unrivaled view to the city, lake and valley. Almost unconsciously, your feet gravitate to the wall of windows in an effort to experience the view. An exterior with grand concrete walls creates a focal point to the main entry, which is complemented by the tiered landscaping and water feature. Imported Italian tiled siding, expansive use of glass and minimalist landscaping blends effortlessly with the natural landscape. By virtue of this residence claiming the finest location within this gated Highpoint enclave, you are certain to appreciate the extraordinary opportunity to be the owner of this dream home.



1543 VINEYARD DRIVE

MLS® 10262287 | \$6,400,000



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



Majestic, estate-sized property situated on 2.1 acres in the heart of West Kelowna wine-country with expansive Okanagan Lake views. Offering a fantastic entertaining space, exquisite finishings and exceptional privacy—this home is sure to impress. Over 9,000 square feet of indoor living space and expansive covered patios encompassing over 5,000 square feet of outdoor living with a 16 x 32 saltwater pool and jacuzzi hot tub. Outdoor kitchen and fireplace add to the seamless outdoor/indoor living experience. Uncompromising quality, exacting attention to detail and impressive curb appeal with clay tile roof, acrylic stucco and natural Kettle Valley granite-faced turret. Heated 4-car garage plus a workshop area.



1512 CABERNET WAY

MLS® 10258859 | \$4,200,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 5,611 sq. ft. | **LOT SIZE:** 0.373 Acres
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



A modern architectural masterpiece. Spanning over 5,570 square feet of indoor living space plus 1,967 square feet of usable outdoor space and offering captivating Okanagan Lake views. Meticulously designed with the utmost attention to detail and ready for those who love to entertain. Upon entering you're greeted by a 30-foot entryway and floating staircase taking you to 3 levels of the home. The great room features a remarkable 12- by 12-foot climate-controlled wine cellar. The second level features a recreation room with full bar and rooftop patio, which is the epitome of outdoors spaces for entertaining. It features a full BBQ package, pizza oven and a private sunken hot tub. Two garages each with electric car chargers and a dog wash station.



3947 ANGUS DRIVE

MLS® 10259632 | \$3,998,000



LOCATION: Westbank Centre | **SQUARE FOOTAGE:** 6,564 sq. ft. | **LOT SIZE:** 0.40 Acres
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Exquisitely renovated Hampton-style home, featuring an impressive poolside oasis and extraordinary views of Okanagan Lake. Open-concept living connects the great room with breakfast nook and kitchen. Large windows flood the space with natural light and a patio door off the kitchen creates easy indoor to outdoor living. Gourmet kitchen boasts a quartzite island, professional stainless steel appliance package, custom Denca cabinets and a beautiful marble backsplash. The lower level is the perfect space for entertaining. Complete walkout patio access to the pool; rec room perfect for a home gym and an impressive wine cellar designed to perfection. Located to enjoy Okanagan living at its finest. Spacious 3-car garage, courtyard and covered patio that wraps around the home.



1678 PINOT NOIR DRIVE

MLS® 10262427 | \$3,795,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 5,412 sq. ft. | **LOT SIZE:** 0.623 Acres
BEDROOMS: 5 | **BATHROOMS:** 7 | **LISTING AGENT:** Tyler Bouck, PREC



The most unique floor plan on the market, with a large 4,535-square-foot one-floor rancher main house, as well as a 1-bedroom and 1-bath-room, 881-square-foot carriage house. This property is a car lover's dream with a 1,076-square-foot oversized triple-car garage and another separate 625-square-foot oversized double garage with ample parking and storage space for all your toys. The home features phenomenal privacy on the large cantilevered concrete deck, located over the backside outer bank with a 16- by 30-foot UV pool that also has a safety cover for peace of mind. Located in upper Lakeview Heights, featuring great city, lake and mountain views, and within close proximity to wineries, beaches and local amenities.



436 HERBERT HEIGHTS ROAD

MLS® 10261019 | \$3,600,000



LOCATION: Kelowna North | **SQUARE FOOTAGE:** 4,337 sq. ft. | **LOT SIZE:** 0.55 Acres
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jodi Huber, PREC



First time offered, this one of Kelowna's most iconic homes. Best view in all of Kelowna. You'll take a step back in time when you enter this architecturally beautiful home. Throughout, you'll find hallmark trends that signify a retro style: curvy lines, expansive walls of glass, a wide-open floor plan and geometric details. The main floor features a primary suite, 1 additional bedroom and a lake-view dining, living and kitchen area bordered by floor-to-ceiling windows flooding the space with an abundance of natural light. Situated on a large lot, this home offers approximately 0.55 acres, mature landscaping, a poolside oasis, nearly 4-car garage and some of the most remarkable views in the valley.



1494 PINOT NOIR DRIVE

MLS® 10253539 | \$3,499,900



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 6,432 sq. ft. | **LOT SIZE:** 0.255 Acres
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Tyler Bouck, PREC



Mediterranean lakeview luxury home with sophisticated interior and exterior design. The home is set to capture the direct panoramic Okanagan Lake southern and valley views. This home features two large heated garages with paving-stone driveways, over 1,700 square feet of outdoor deck space, a large backyard, which could accommodate a pool and some yard space. On the main level is a large open-concept kitchen, living and dining room with access to the expansive deck. The lower level features a summer kitchen, 3 spacious bedrooms, 2 bathrooms, a grand home theatre, games room, a bonus room, which could be a home gym, and an additional laundry room. Located in Lakeview Heights within minutes to wineries, beaches, and amenities. No GST.



1775 LAKESTONE DRIVE

MLS® 10251965 | \$3,498,000



LOCATION: Lake Country South West | **SQUARE FOOTAGE:** 4,524 sq. ft. | **LOT SIZE:** 0.22 Acres
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Panoramic, sparkling lake views from this sun-splashed, southwest facing 4,500-square-foot custom resort-style home. Nano doors bring the outdoors into the beautiful gourmet kitchen, offering an entertainment-sized centre island, professional grade stainless steel appliances, custom cabinetry, and a pass-through window to the lake-view deck. The living room features soaring ceilings accented by cedar beams and a custom fireplace that creates an exquisite hosting experience. The lower level is perfectly positioned for entertaining with walk-out access to the approximately 10-foot by 30-foot saltwater infinity pool with propulsion swim jets and adjoining spa hot tub. Attached double garage with epoxy flooring and built-in storage. Turnkey, early possession possible.



995 WESTPOINT DRIVE

MLS® 10261436 | \$3,290,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 6,397 sq. ft. | **LOT SIZE:** 0.194 Acres
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Sophisticated family home with timeless elegance and design. This property is a remarkable find, offering a one-of-a-kind layout with room for everyone over 3 levels. Meticulous craftsmanship and unmatched quality throughout. Stunning great room with high ceilings, floor-to-ceiling windows and African walnut flooring. Backyard retreat with saltwater pool, outdoor kitchen, pergola with misters, spacious lounging area and mature trees providing exceptional privacy. Fantastic basement featuring 2,200 square feet of living space. Triple garage with built-in cabinetry is perfect for storage and tools. Dog wash station in the laundry room. So many possibilities for everyday living and entertaining. This home is just minutes from excellent schools, the city of Kelowna's amenities and beautiful hiking trails in Mission Ridge Park.



124 SKY COURT

MLS® 10252528 | \$3,100,000



LOCATION: Wilden | **SQUARE FOOTAGE:** 3,120 sq. ft. | **LOT SIZE:** 0.38 Acres
BEDROOMS: 4 | **BATHROOMS:** 3 | **LISTING AGENT:** Jane Hoffman, PREC



Exceptional home captures magnificent 270-degree views of the lake, mountains and valley. Positioned privately on 0.38-acre lot at end of a cul-de-sac. Perfect blend of comfort, exquisite custom design, superb quality in construction and fine finishing details. Tiered outdoor terraces and hot tub overlook spectacular vistas, embracing “top-of-the-world” views. Stunning edge grain solid oak floors throughout. Island kitchen with solid cherry cabinets, granite counters, high performance appliances—a chef’s dream. Covered outdoor kitchen engages the expanse of the lake while dining al fresco. Oversized double garage plus workshop. Wilden neighborhood immersed in nature, surrounded by dedicated parkland, hiking/biking trails and minutes to downtown Kelowna and UBC Okanagan.



989 WESTPOINT DRIVE

MLS® 10260555 | \$2,998,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 4,613 sq. ft. | **LOT SIZE:** 0.185 Acres
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Exceptional family home with stunning valley and Okanagan Lake views from the main living spaces and a park-like backyard. Main floor features alder wide-plank hardwood flooring, a great room with a wall of windows and a stunning floor-to-ceiling gas fireplace finished with Kettle Valley granite. Gourmet kitchen offers luxurious stainless steel appliance package, granite countertop, and oversized centre island. Convenient access opens up onto a spacious backyard patio with a 12-foot by 28-foot pool, and lake and valley views. Fully landscaped and fenced grounds with mature gardens that surround the property give you privacy and create amazing curb appeal. Triple garage with deep tandem and workshop with storage area. Located near multiple parks, fine dining and all of Kelowna's city amenities.



492 KNOWLES ROAD

MLS® 10260013 | \$2,850,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 4,997 sq. ft. | **LOT SIZE:** 0.34 Acres
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



A modern, architectural gem located in the desirable neighborhood of Lower Mission. Designed by award-winning Vancouver architect Peter Hildebrand, every detail was chosen with care and purpose to create a classic modern aesthetic with an immediate connection to the outdoors. Deep overhangs provide shelter from the Okanagan's summer sun and the backyard is an incredibly private retreat, ready for a pool. Floor-to-ceiling windows and 8-foot sliding glass doors with clear openings of 16 feet provide an abundance of natural light on the main floor. Open-concept main living, kitchen, dining and living room, and all enjoying the gas fireplace. Situated in sought after school catchment and minutes to beaches, boutiques and dining.

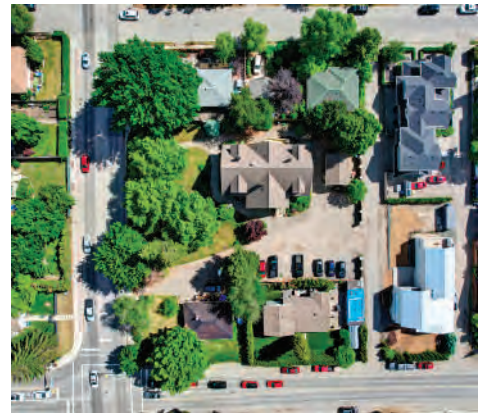


2124 PANDOSY STREET

MLS® 10256853 | \$2,799,000



LOCATION: Kelowna South | **SQUARE FOOTAGE:** 7,438 sq. ft. | **LOT SIZE:** 0.62 Acres
BEDROOMS: 7 | **BATHROOMS:** 9 | **LISTING AGENT:** Dean Simonelli



Historical home located on desirable Pandosy Street. Conveniently located within blocks of Kelowna General Hospital and 5 minutes to downtown Kelowna. Property is on a larger 0.62-acre lot with mature trees, gravel pathways and grassy areas, alley access and a massive parking area that is divided into spaces for each individual unit. This could be an incredible opportunity for someone looking for an income-generating property or mortgage helper. The main residence boasts 4 spacious private suites and 2 lower-level basement suites. Property also features a loft-style 1-bedroom detached carriage house. Must see in person to truly appreciate this remarkable property and understand the incredible potential opportunities of a residence like this.



408 TRESTLE RIDGE DRIVE

MLS® 10261818 | \$2,795,000



LOCATION: Kettle Valley | **SQUARE FOOTAGE:** 3,954 sq. ft. | **LOT SIZE:** 0.255 Acres
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Dean Simonelli



Beautiful new modern classic home. Pristine decor and styling throughout this spectacular view property. Soaring ceilings, large spacious and bright rooms complement the unobstructed panoramic lake, city and bridge views. Quality cabinetry, high-end luxury appliances and butler's pantry. Beautiful hardwood and tile flooring. In-floor heating. Primary bedroom comes with a massive spa-inspired en suite bath, a large closet and second laundry facility. Covered lower patio located off the recreation room complete with wet bar. Just steps to the brand new 16- by 32-foot saltwater heated pool. Double garage with two modern opaque overhead doors. Gas and water connections. Fully irrigated grounds. Incredible attention to every detail inside and out! Stylish exterior soffit treatments.



4824 LAKESHORE PLACE

MLS® 10261025 | \$2,779,900



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 2,137 sq. ft. | **LOT SIZE:** 0.89 Acres
BEDROOMS: 2 | **BATHROOMS:** 3 | **LISTING AGENT:** Jane Hoffman, PREC



Gorgeous, gated Okanagan vineyard estate offering the utmost in privacy. Situated on 0.89 acres with stunning 180-degree views of vineyards and Okanagan Lake, this brand new contemporary home is sure to impress. Exceptional design features spaces for entertaining or unwinding. Prepare a succulent meal in the chef's kitchen, enjoy a glowing sunset from the luxurious covered patio with outdoor kitchen and river rock gas fire table. Additional 1,964 square feet on the lower level, roughed in and ready for your design touch. Property features a 0.5-acre working vineyard leased to Summerhill Winery. Low maintenance landscaping with irrigation. Steps away from prestigious wineries, parks, trails and much more! Short drive to Kelowna City and all amenities.



11 - 245 KALAMALKA LAKEVIEW DRIVE

MLS® 10259573 | \$2,697,000



LOCATION: Coldstream | **SQUARE FOOTAGE:** 5,748 sq. ft. | **LOT SIZE:** 4.94 Acres
BEDROOMS: 4 | **BATHROOMS:** 6 | **LISTING AGENT:** Marcus Shalaby



Beautiful family home sitting on approximately 4.94 acres and perfectly positioned to enjoy captivating views. Great room boasts a floor-to-ceiling stone wood-burning fireplace, large windows and a vaulted ceiling that opens to the second floor. Several access points from the main living area to the expansive lake-view deck. Open-concept chef's kitchen with Viking gas range, granite counters and undermount lighting. Lower level features a rec room with direct access to outside. Truly an excellent space for entertaining and enjoying indoor/outdoor living. Incredible, private location along the Okanagan Rail Trail with close proximity to wineries, orchards, various amenities and water sports on Kalamalka Lake.



455 REDTAIL COURT

EXCLUSIVE | \$2,695,000



LOCATION: Kettle Valley | **SQUARE FOOTAGE:** 4,608 sq. ft. | **LOT SIZE:** 0.385 Acres
BEDROOMS: 6 | **BATHROOMS:** 6 | **LISTING AGENT:** Dean Simonelli



This new build is currently under construction, so there is still time to customize it to your style by selecting wall colours, tiles and floors. Ultra-modern home in a family-friendly Kettle Valley neighbourhood. This home offers an excellent floor plan with approximately 4,600 square feet of living space over 3 levels, featuring the primary and 3 additional bedrooms up, plus 2 additional bedrooms on the lower level. Main floor has an open-concept living area with a gourmet kitchen, dining and great room. Off the main living area enjoy seamless access to outdoor living with a spacious covered patio and outdoor kitchen. Large triple-car garage and in-law suite potential on the lower level.



171 SKYLAND DRIVE

MLS® 10260962 | \$2,495,000



LOCATION: Wilden | **SQUARE FOOTAGE:** 2,805 sq. ft. | **LOT SIZE:** 0.502 Acres
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Jane Hoffman, PREC



Designed to take full advantage of the commanding views of the lake, twinkling city lights and valley, this home is perfectly perched, offering complete privacy. Denis Apchin-designed custom home offers 2,805 square feet of luxury living with backyard patio perfectly positioned to enjoy the views. Open-design main-floor gourmet kitchen offers solid surface countertops, generous centre island, luxurious appliance package and quality cabinetry. Spacious living room with eye capturing floor-to-ceiling stone fireplace and convenient access to the backyard. Triple garage with added storage area. Fully landscaped/irrigated grounds give this property a fantastic curb appeal. Situated with close proximity to multiple parks, hiking/biking trails, and only a short drive to downtown Kelowna.



1511 WOODRIDGE ROAD

MLS® 10260059 | \$2,424,900



LOCATION: Crawford Estates | **SQUARE FOOTAGE:** 5,750 sq. ft. | **LOT SIZE:** 0.40 Acres
BEDROOMS: 5 | **BATHROOMS:** 6 | **LISTING AGENT:** Tyler Bouck, PREC



A wonderful family home with a beautiful backyard pool featuring complete privacy with mature trees and landscaping surrounding it. This home was extensively renovated in 2020 with beautiful and bright durable hardwood flooring throughout the main level. The exceptional high-light of this home is the seamless transition from the updated interior to the large and private backyard, entertaining deck and then to the pool. Summer days can be spent entertaining friends and family, while watching the kids play in the pool. Crawford Estates features large, private lots with a great family feel that is close to parks and trails. Come and see why this area is one of Kelowna's finest.



376 UPLANDS COURT

MLS® 10262572 | \$2,395,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 5,432 sq. ft. | **LOT SIZE:** 0.336 Acres
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Exceptionally remodeled ranch-style home on a quiet cul-de-sac in a mature family-friendly neighborhood, offering an amazing view of Okanagan Lake. This rancher home, with a full walk-out basement, offers a fabulous space for entertaining. Main-level, open-concept living with walls of windows flooding the space with natural light and showcasing the sparkling lake views. An added bonus is the one bedroom in-law suite with full kitchen and separate access to the backyard. Level, fully fenced backyard with room for a pool. Triple-car garage. Wrap-around driveway with additional parking for a boat. Incredible location with close proximity to Cedar Creek park, multiple wineries, boutique shopping and restaurants.



3149 THACKER DRIVE

MLS® 10262960 | \$2,250,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 4,340 sq. ft. | **LOT SIZE:** 0.38 Acres
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Tyler Bouck, PREC



Located on one of the most desirable streets in West Kelowna with stunning views over the vineyards and lake. This home is sure to impress with its dreamy backyard oasis, updated floor plan, in-law suite and workshop. A property that fully encompasses all that goes along with Okanagan living. The large pool comes with a safety cover along with a cabana for those retreats to a shady spot. The 900-square-foot in-law suite comes with its own laundry, its own fenced-in and private outdoor space and a designated parking spot. For the car enthusiast, there is a large shop to tinker on cars or even turn into a home gym.



6166 SEYMOUR AVENUE

MLS® 10262027 | \$2,200,000



LOCATION: Peachland | **SQUARE FOOTAGE:** 4,068 sq. ft. | **LOT SIZE:** 0.21 Acres
BEDROOMS: 3 | **BATHROOMS:** 4 | **LISTING AGENT:** Sherry Truman



Exceptionally well-built family home with fine details that are evident throughout. Offering over 4000 square feet, this home showcases skilled craftsmanship and quality design. Maple hardwood floors, Kettle Valley Granite feature walls and tastefully decorated. Enter into the main floor through an impressive 8-foot solid hardwood door and be welcomed by stunning lake views from the wall of windows in the living room and dining room. 15-foot vaulted ceilings with exposed cedar beams gives this home a grand appearance within the open concept. This well appointed family home boasts the perfect Peachland setting with 180-degree views of Okanagan Lake and backs onto park land. Close to city amenities, parks and more.



1849 CANYON FALLS COURT

MLS® 10261330 | \$2,198,000



LOCATION: Crawford Estates | **SQUARE FOOTAGE:** 3,957 sq. ft. | **LOT SIZE:** 0.43 Acres
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Exceptionally private, 0.43-acre manicured estate-sized lot located at the end of a quiet cul-de-sac across from Canyon Falls Park. The bright interior boasts an open-concept main floor and an exceptional indoor-outdoor living experience with mountain views. The updated chef-inspired kitchen offers two-tone quality cabinetry, single-slab 55-square-foot quartz centre island, luxurious S/S appliance package and convenient pass-through window to the outdoor dining space. Resort-like backyard includes a 16- by 32-foot saltwater pool, covered tile patio and full outdoor kitchen with 11- by 12-foot covered dining area. Concrete driveway with extensive landscaping offers privacy and charming curb appeal. Over-sized double-car garage with added parking space perfect for an RV or boat.



329 CADDER AVENUE

MLS® 10262505 | \$2,195,000



LOCATION: Kelowna South | **SQUARE FOOTAGE:** 3,698 sq. ft. | **LOT SIZE:** 0.37 Acres
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Jane Hoffman, PREC



Exceptional location in Kelowna South's "Abbott Street Corridor," near the hospital district. For those looking to live close to the shores of Okanagan Lake, near some of the best beaches, and within walking distance of fantastic amenities, this is the home for you. Situated on a large lot of 0.37 acres, the house offers space and privacy while having the conveniences of city living. This character home has been extensively renovated to the studs while preserving the historic charm. It offers 3,698 square feet of living over 3 bedrooms and 3 bathrooms plus a heated detached double-car garage and adjoining a workshop.



3282 MALBEC CRESCENT

MLS® 10263531 | \$2,188,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 5,820 sq. ft. | **LOT SIZE:** 0.23 Acres
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Sherry Truman



Exceptional home in Lakeview Heights with stunning Okanagan Lake views. Perfect for a family home, vacation retreat or potential bed and breakfast operation. The interior boasts oak hardwood floors, Venetian plaster, custom-wood cabinets, and granite counters. Upon entry, you're greeted by an expansive great room with soaring 18-foot ceilings and a gas fireplace. The wine enthusiast will enjoy the 600-bottle temperature-controlled wine cellar with custom mural and barrel ceiling. From this level there's direct access to the dreamy backyard with a timber covered patio, multiple lounging areas and hot tub. This amazing home has been operating as Cheers B&B since 2017 and presents a unique opportunity.



435 AUDUBON COURT

MLS® 10262956 | \$2,119,000



LOCATION: Kettle Valley | **SQUARE FOOTAGE:** 3,972 sq. ft. | **LOT SIZE:** 0.182 Acres
BEDROOMS: 5 | **BATHROOMS:** 4 | **LISTING AGENT:** Nikki Sakamoto, PREC



Fully furnished family home in desirable Kettle Valley. This stylish and well-dressed home boasts elegant finishes and a remarkable outdoor living space. Hardwood floors and custom cabinetry span the main level. The 34- by 16-foot saltwater pool features an automatic cover for added safety. Backyard oasis includes a hot tub, peach tree, grape vines and a grassy play area. Fabulous curbside appeal with a rock water feature that provides a beautiful ambient sound for relaxing on the front porch. Triple-car garage with extra high ceilings offers boat parking or storage for all of your toys. Located on a cul-de-sac, Audubon Court is a friendly street with some of the most beautiful homes in Kettle Valley and is a short walk to an excellent elementary school.



1421 MENU ROAD

MLS® 10260656 | \$2,098,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 4,000 sq. ft. | **LOT SIZE:** 0.1888 Acres
BEDROOMS: 5 | **BATHROOMS:** 4 | **LISTING AGENT:** Sherry Truman



Welcome to unparalleled Okanagan Lake, vineyard and mountain views from almost every room in this architecturally timeless Mediterranean-style home, located at the base of the ancient volcano, Mt. Boucherie. The well-known Westside Wine Trail, famous Green Bay Landing and renowned Mission Hill Winery are all within sight from here or mere minutes away. Top to bottom quality renos, with a high standard of workmanship and materials. Contemporary, transitional style with today's discerning buyer kept in mind. Open-concept floor plan, well thought-out for both everyday living and entertaining. Quiet neighborhood, no-through road, minutes to Kelowna and West Kelowna amenities. A one-of-a-kind gem. Don't miss out. Your Okanagan retreat awaits.



ESTATE PROPERTIES & ACREAGES



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



4855 CHUTE LAKE ROAD

MLS® 10253056 | \$18,500,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 7,442 sq. ft. | **LOT SIZE:** 40.45 Acres
BEDROOMS: 5 | **BATHROOMS:** 5 | **LISTING AGENT:** Greg Dusik, PREC



This property offers a one-of-a-kind location for a world-class private and gated winery with gently sloping grounds, lake views and 2 residential homes, all just a short drive to downtown Kelowna and at the start of the South Kelowna Slopes wine route! The vineyard and homes are perched on approximately 40 acres (4895 Frost Rd. / 16 acres and 4855 Chute Lake Rd. / 24 acres) featuring spectacular views of Okanagan Lake and downtown Kelowna. Approximately 25 planted acres with 10 acres of Pinot Noir, 7 acres of Gewurztraminer and 8 acres of Pinot Gris. Full sun exposure complemented by cool afternoon mountain breezes. Fully fenced and irrigated grounds with overhead and drip lines.



3240 POOLEY ROAD

MLS® 10255339 | \$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 country estate in the heart of Kelowna. Impressive gated entry and a driveway lined with mature maples, with over 11,000 square feet this Italian-style villa is close to downtown Kelowna, yet completely surrounded by hundreds of acres of vineyards and orchards. Magnificently constructed with thoughtful, sophisticated southern European characteristics. The essential design of this property is for entertaining, with lawn seating for 300 and a chef's kitchen equipped for catering, the home has been host to many weddings, concerts and musical plays. The property provides a significant income stream with a long-term lease for the vineyard and land occupied by Vibrant Vines Winery.



4275 TODD ROAD

MLS® 10254717 | \$5,200,000



LOCATION: South East Kelowna | **SQUARE FOOTAGE:** 4,364 sq. ft. | **LOT SIZE:** 2.58 Acres
BEDROOMS: 4 | **BATHROOMS:** 5 | **LISTING AGENT:** Jane Hoffman, PREC



Extraordinary quality and design defines this one-of-a-kind custom home set on 2.58 private acres in the heart of Southeast Kelowna. Superior finishes are evident throughout. Vaulted ceilings, a custom tongue-and-groove Hemlock barrel ceiling over the great room, polished concrete floors with in-floor radiant heat, and American Clay textured walls. Sand-blasted 10-foot steel doors lead to each room, all featuring floor-to-ceiling windows overlooking the orchard and lake. Well-appointed chef's kitchen with professional appliances, expansive Dekton island with fir counter reclaimed bar seating. SMART home system controls doors, heating, windows, gates, Lutron blinds, lighting and security. Sonos surround sound and multiple wifi ports throughout. Attached 4- to 5-car garage with LED lighting and a detached garage for toys.



3672 LUXMOORE ROAD

MLS® 10257183 | \$3,499,900



LOCATION: South East Kelowna | **SQUARE FOOTAGE:** 4,663 sq. ft. | **LOT SIZE:** 2.471 Acres
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jodi Huber, PREC



Gated masterpiece resting on 2-plus acres of land with stunning Kelowna city views that can be enjoyed from the poolside retreat. Private setting with fully paved driveway, mature trees, completely landscaped property, fenced and cross fenced for horses and much more! Over 4,600 square feet of quality living space with a total of 4 bedrooms and 4 bathrooms, which includes a self-contained 1-bedroom, 1-bathroom suite. Multiple outbuildings include a horse stable with workshop and a remarkable steel constructed 4,300-plus-square-foot detached shop with bay doors, heating, car hoist, loft, built-in work bench and concrete flooring. This home is located near all levels of trail networks and has plenty of room for all family members!



5051 PARADISE VALLEY DRIVE

MLS® 10260836 | \$2,990,000



LOCATION: Peachland | **SQUARE FOOTAGE:** 5,016 sq. ft. | **LOT SIZE:** 12.68 Acres
BEDROOMS: 5 | **BATHROOMS:** 6 | **LISTING AGENT:** Tyler Bouck, PREC



A custom-built, 4,067-square-foot home with a 949-square-foot in-law suite above the triple-bay garage, and a 1,200-square-foot shop on a 12.68-acre property with mature landscaping, featuring a large and immaculate grass space, and a natural waterfall near by the large outdoor fireplace. This home and property feature the privacy and luxurious feel that today's buyer is looking for and it is only a short 15-minute drive to West Kelowna amenities. Above the triple-bay garage—which is attached to the main home by a breezeway—there is a comfortable 2-bedroom and 1-bathroom in-law suite, which makes a great place for extended family or guests.



3162 SHAYLER ROAD

MLS® 10263245 | \$2,795,000



LOCATION: McKinley Landing | **SQUARE FOOTAGE:** 1,760 sq. ft. | **LOT SIZE:** 4.94 Acres
BEDROOMS: 2 | **BATHROOMS:** 2 | **LISTING AGENT:** Jane Hoffman, PREC



Exceptionally private estate-sized acreage with ultra modern rancher boasting top-of-the world lake views. Located on Shayler Road in the sought-after McKinley Landing neighborhood, this property has one main residence with grand outdoor entertaining space plus a 2-car detached shop with loft. Luxurious home boasts concrete polished floors, floor-to-ceiling windows, high-gloss white custom cabinetry and a professional Miele appliance package. Concrete stamped patio with built in BBQ, hot tub, infinity-edge pool, gas fire tables and spacious lounging areas. Fenced dog run and ample parking for toys, RVs and boats.



2770 SCHRAM ROAD

MLS® 10259974 | \$2,775,000



LOCATION: Joe Rich | **SQUARE FOOTAGE:** 5,128 sq. ft. | **LOT SIZE:** 14.37 Acres
BEDROOMS: 7 | **BATHROOMS:** 7 | **LISTING AGENT:** Jodi Huber, PREC



Business opportunities are endless. This property was a past yoga retreat and would make a great health and wellness retreat, Airbnb or perfect equestrian set up. 14.37 acres adjoining Crown land with Joe Rich Creek running through. Completely renovated farmhouse with over 5000 square feet of living space. Flooded with natural light, wall-to-wall windows in the living room and large windows throughout. Unlimited potential with large spacious living areas, ample outdoor green space, accessory buildings, a 2,300-square-foot storage shop, a newly renovated 60 x 60 over-height barn, complete with newly poured concrete floor and updated electrical. Fully fenced property. Set off of Highway 33, so road noise is minimal.



1788 SHAYLER PLACE

MLS® 10262685 | \$1,950,000



LOCATION: North Glenmore | **SQUARE FOOTAGE:** 4,241 sq. ft. | **LOT SIZE:** 4.45 Acres
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jodi Huber, PREC



Enjoy the peaceful 4.45 acres from this custom-built family home, capturing lake and mountain views from all three levels of living space. Pick any of the six different patios or decks to enjoy a morning coffee and watch the sunset. Open-design main floor with gourmet kitchen seamlessly ties in the living room and dining room, making it great for hosting friends and family. On the lower level there is ample storage and a spacious triple-car garage (1 tandem stall) with additional storage. Self-contained legal 1-bedroom suite with separate parking and private access. Situated only minutes from Okanagan Lake and Kelowna City. Enjoy endless hiking trails at McKinley Mountain Park, just steps from the front door.



Homes

UP TO \$2 MILLION



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



15878 CLARIDGE DRIVE

MLS® 10256900 | \$1,999,800



LOCATION: Lake Country East/Oyama | **SQUARE FOOTAGE:** 3,966 sq. ft. | **LOT SIZE:** 0.19 Acres
BEDROOMS: 5 | **BATHROOMS:** 4 | **LISTING AGENT:** Jodi Huber, PREC



Exceptional Kalamalka Lake views are provided by this nearly new home in the quiet picturesque community of Oyama. A spectacular articulation of light, space and fine design. Open-concept main floor living that shares the stunning views and the warmth of the traditional wood fireplace. Ease of access off the living room to the covered balcony, great for relaxing and for entertaining friends and family. The lower level includes a 2 bedroom in-law suite with full kitchen, fireplace and separate entrance. Heated triple-car garage with tandem stall on one side, provides effective parking for 3 vehicles, while still offering optimal storage and oversized parking outside too. Located just a short walking distance to Kalamalka Lake and Wood Lake beaches.



5322 UPPER MISSION DRIVE

EXCLUSIVE | \$1,999,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 4,919 sq. ft. | **LOT SIZE:** 0.998 Acres
BEDROOMS: 5 | **BATHROOMS:** 6 | **LISTING AGENT:** Greg Dusik, PREC



Beautiful home with a carriage house in the desirable family-friendly neighborhood of Upper Mission. Situated on an exceptionally large lot, this property offers the benefits of space associated with rural living. Enjoy a fully fenced yard, massive parking area for all your toys, a 3-car garage and a private poolside oasis. With over 4,900 square feet, there's room for the whole family to live comfortably. The carriage house is a great space for a multi-generational family or for hosting guests. Minutes to Kelowna General Hospital. It's the perfect location for those who enjoy space and privacy with a close proximity to amenities, world-class wineries, beaches and recreation facilities.



5142 CEDAR CREEK COURT

MLS® 10262311 | \$1,999,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 3,570 sq. ft. | **LOT SIZE:** 0.40 Acres.
BEDROOMS: 5 | **BATHROOMS:** 3 | **LISTING AGENT:** Dean Simonelli



Rare lower lakeshore opportunity with 4 wineries and Home Block restaurant within walking distance. This nearly half-acre property is just steps from a beach access and a separate dog-friendly waterfront park with public boat launch. This modern 5-bedroom craftsman home has 3 bedrooms and laundry all on the main. The open-concept entertainment living and dining area, with massive island and counter space, transitions seamlessly through to the outdoors for long-table dinners with the feel of the lake nearby. This estate property features a newly turfed yard, basalt rock landscaping, a custom sport court, tasteful sandbox, fire pit area and an oversized hot tub with a view. The backyard boasts over 400 feet of cedar fencing with plenty of room for a pool.



4455 SHERWOOD COURT

MLS® 10258545 | \$1,998,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 4,503 sq. ft. | **LOT SIZE:** 0.20 Acres
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Stunning walkout bungalow close to the lake in Kelowna. Expansive luxury space spread out on two levels. Located in the highly sought-after Lower Mission. Convenient main-floor luxurious primary bedroom. Steps to the lake to enjoy the many beaches, restaurants and shopping. Walking distance to all the best schools as well. No more driving. This home has a large low-maintenance lot with more than enough room for a pool. One of the few walkout basements in the Lower Mission with lots of light. This spacious open-concept home has been completely redone and feels like a brand new home. Enjoy a three-car luxury garage, two covered patios, two gas fireplaces, spectacular chef's kitchen and a stunning primary en suite.



1580 MALBEC PLACE

MLS® 10263564 | \$1,795,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 3,160 sq. ft. | **LOT SIZE:** 0.25 Acres
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Sherry Truman



Brilliantly designed home with fabulous outdoor living spaces. The open-concept main living areas are bright and inviting with hardwood flooring and an impressive modern kitchen, which showcases solid-surface counters, entertainment-sized centre island and luxury stainless steel appliance package. The main-floor primary suite boasts an impressive walk-in closet with built-in organizer and a spa-inspired 5-piece en suite. The lower-level offers a spacious family room, den/office and additional bedroom with direct walk-out access to the resort-like, level backyard with approximately 12- by 40-foot pool. Inviting lounging area around the pool. A 4-car garage (tandem bay) with pull-through access to the backyard and additional parking in the front. Newly built home with no GST.



3482 RIDGE BOULEVARD

MLS® 10260537 | \$1,779,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 3,254 sq. ft. | **LOT SIZE:** 0.178 Acres
BEDROOMS: 5 | **BATHROOMS:** 3 | **LISTING AGENT:** Greg Dusik, PREC



Beautiful home located in a desirable family-friendly neighborhood. Pride in ownership is evident throughout. Quiet street with mountain and valley views. Main floor features a great room, kitchen with granite counters and professional stainless steel appliance package, formal dining area and seating area, primary suite and 2 additional bedrooms. Take advantage of outdoor living on the partially covered deck accessed directly from the main living area. On the lower level, you'll find two spacious rec rooms, an in-law suite with separate entrance, 2 bedrooms and a kitchen. From the lower level, enjoy easy walk-out access to the pool-sized backyard. Walking distance to Mission Hill Winery. Short drive to Okanagan Lake beaches, multiple parks and West Kelowna amenities.



1438 MONTENEGRO DRIVE

MLS® 10259451 | \$1,699,000



LOCATION: Black Mountain | **SQUARE FOOTAGE:** 4,199 sq. ft. | **LOT SIZE:** 0.22 Acres
BEDROOMS: 6 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



This beautiful craftsman-style home in Black Mountain has been wonderfully updated to create a bright and open space. Among the many exceptional features are the sweeping views from the mountains to the valley to Okanagan Lake. From nearly every room and the patio you'll enjoy priceless, panoramic 180-degree views. The covered patio provides shade and shelter, making it ideal for enjoying seamless indoor/outdoor living throughout the seasons. Main floor boasts a gourmet kitchen, spacious great room, formal dining area, guest bedroom and primary master suite with recently renovated luxurious en suite. As an added bonus, a large legal 2-bedroom suite rounds out the lower level. Excellent mortgage helper or perfect for a multi-generational family.



6363 VERNON AVENUE

MLS® 10262458 | \$1,599,900



LOCATION: Peachland | **SQUARE FOOTAGE:** 2,296 sq. ft. | **LOT SIZE:** 0.88 Acres
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Tyler Bouck, PREC



Welcome to this completely level 0.88-acre property with a unique and charming country home, including a 770-square-foot detached garage/workshop. The views are spectacular and you will value the privacy. This 1940s home was updated in the early 2000s with thoughtful care to capture the authenticity of its era, including brand-new, architect-designed dormers and roof, where all the bedrooms and bathrooms feature vaulted ceilings. The property is nestled between vineyards and orchards with uninterrupted lake and pastoral mountain vistas. This country home, meticulously maintained and situated on an established street of estate properties, is an exceptional opportunity to realize privacy, comfort and quality in your new home.



6 - 3415 CHANCELLOR PLACE

MLS® 10255497 | \$1,585,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 4,811 sq. ft. | **LOT SIZE:** 0.194 Acres
BEDROOMS: 3 | **BATHROOMS:** 4 | **LISTING AGENT:** Jane Hoffman, PREC



Beautifully updated West Kelowna home surrounded by vineyards and Lake Okanagan views in "Arbours at Vineyard Estates." Thoughtfully designed and well-appointed, this home features main-level living with lower-level walkout access to the resort-like, manicured backyard. Upon entry, you are welcomed by gracious entertaining spaces and a gourmet kitchen with large centre island, quality stainless steel appliance package and pantry with access to the double-car garage. Two lake view decks, vaulted ceilings and an abundance of windows flooding the space with natural light. From this home perched above the vineyards overlooking Green Bay, you can enjoy everything the Okanagan has to offer in a private, gated community in the heart of "wine country."



3568 SPIERS ROAD

MLS® 10262605 | \$1,465,000



LOCATION: South East Kelowna | **SQUARE FOOTAGE:** 3,304 sq. ft. | **LOT SIZE:** 0.70 Acres
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Jodi Huber, PREC



Large 0.7-acre level lot within 5 minutes of Kelowna amenities, or enjoy the great outdoors on the Greenway, just steps from your door. Some of the updates include: new floors, new roofs, new primary bedroom with attached bathroom, new mechanical and a new exterior covered deck, just to name a few. Amazing, detached workshop with loft is great for toys, storage and more. Newly completed 1-bedroom, 1-bathroom legal suite. Workshop is approximately 1,090 square feet with heat and 220 power, and the upper floor is perfect for a home office. Gated entry to the backyard allows for RV or boat parking. Attached upper single car garage.



2001 KLOPPENBURG COURT

MLS® 10258807 | \$1,389,900



LOCATION: Black Mountain | **SQUARE FOOTAGE:** 4,177 sq. ft. | **LOT SIZE:** 0.22 Acres
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Nikki Sakamoto, PREC



The moment you walk through the doorway, you'll be greeted by the impressive lake and mountain views. The vaulted ceilings make this home feel airy and bright. Three bedrooms and two baths (including a spa-like en suite) on the upper floor make this home perfect for families. There's tons of space in the large, finished basement for older kids or guests who want their privacy. The double-car garage has room for a workshop or all of your toys. This home is located on the end of a quiet cul de sac in a wonderful neighbourhood. Property is being sold "as is where is." All measurements are approximate and not to be relied upon. Buyer to confirm independently if important.



3713 ASTORIA DRIVE

MLS® 10262498 | \$1,349,000



LOCATION: Glenrosa | **SQUARE FOOTAGE:** 3,236 sq. ft. | **LOT SIZE:** 0.146 Acres
BEDROOMS: 4 | **BATHROOMS:** 3 | **LISTING AGENT:** Jodi Huber, PREC



Nearly brand-new home in West Kelowna's master planned community of The Trails. This area offers an extensive trail network perfect for walking, hiking and biking, and is just minutes to sandy beaches and Telemark cross-country skiing. This home features streamlined modern architecture with one of the largest floor plans in the neighborhood. Enjoy walk-out access to the covered lower patio with privacy screen and fully fenced backyard. This modern home shows pride in ownership throughout, from the exterior to the interior. Upgraded finishing package and appliances. Double-car garage and low-maintenance landscaping. Incredible family-friendly community.



10464 NIGHTHAWK ROAD

MLS® 10259640 | \$1,999,900



LOCATION: Lake Country SW | **SQUARE FOOTAGE:** 2,384 sq. ft. | **LOT SIZE:** 1.54 Acres
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Jane Hoffman, PREC



Five star spectacular views from the living room, dining and kitchen, in this 2018-built, 2,500-square-foot walkout rancher on 1.54 acres, on a quiet no-through road with multi-million dollar homes. With 3 bedrooms, 3 bathrooms, 2 gas fireplaces, gas cook top, quartz counters on the main floor. Plank engineered hardwood floors on the main, laminate on the lower level. Family room, with wet bar, flex room for exercise or hobby room, detached double garage, shed, underground sprinklers, central air, lily pond flower garden in the front, no grass to mow. The back property is in its natural setting down to the lake. Okanagan Lake boat launch and beach access a 10 minute drive away.



1254 SNOWBERRY AVENUE

MLS® 10261017 | \$1,199,000



LOCATION: Upper Mission | **SQUARE FOOTAGE:** 2,528 sq. ft. | **LOT SIZE:** 0.102 Acres
BEDROOMS: 4 | **BATHROOMS:** 4 | **LISTING AGENT:** Paul Heinrich



Beautiful family home in the desirable Upper Mission community of The Ponds. Open-concept main floor designed for modern everyday living, with plenty of room for the entire family and entertaining guests. Kitchen is complete with stainless steel appliances, a large island with seating room for four. Enjoy Okanagan Lake views from your covered patio off the main living area. The master bedroom is its own retreat with double closets, a luxurious en suite and private covered veranda. The finished basement has a large playroom for the kids and an additional flex space. Just steps from your front door, discover numerous trails for hiking and biking and natural ponds. Just a short walk to Canyon Falls Middle School.



2555 CAMPBELL ROAD

MLS® 10262653 | \$1,195,000



LOCATION: Lakeview Heights | **SQUARE FOOTAGE:** 1,871 sq. ft. | **LOT SIZE:** 0.243 Acres
BEDROOMS: 2 | **BATHROOMS:** 2 | **LISTING AGENT:** Sherry Truman



Incredible location with endless opportunities! Beautiful home in the desirable community of Lakeview Heights. As you enter this home on the main level, you're immediately welcomed by Okanagan Lake views, vaulted ceilings and a bright open-concept living space. Step onto the large patio to experience stunning lake views. The lower level offers 1,843 square feet of unfinished space: add additional bedrooms, a spacious recreation room or an in-law suite with separate access. Walk out to the level backyard with room for a pool. Two-car garage plus ample parking for the RV enthusiast or boater. Mature landscaping and cedars provide added privacy. Located near world-class wineries, fine dining, parks, sandy beaches and everything that West Kelowna and downtown Kelowna have to offer.



4292 SIMEON COURT

MLS® 10260744 | \$1,100,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 1,944 sq. ft. | **LOT SIZE:** 0.17 Acres
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Dean Simonelli



Beautiful two-storey home with an enchanting poolside oasis. Located in the Lower Mission, one of Kelowna's premiere neighborhoods, it's just minutes to beaches, schools and shopping. This beautifully maintained 3-bedroom home is complemented by a fabulous outdoor living area that offers a large heated pool with an expansive poolside lounging area. Inside offers over 2,000 square feet of living space, a wet bar, plus extra built-in cabinetry. Modern kitchen, with built-in eating bar and cabinets. Spacious primary bedroom with an open-concept en suite, featuring a large soaker tub. Arrange today for your private showing of this beautiful family home. Double attached heated garage.



796 TORRS COURT

MLS® 10260180 | \$1,075,000



LOCATION: Lower Mission | **SQUARE FOOTAGE:** 2,487 sq. ft. | **LOT SIZE:** 0.27 Acres
BEDROOMS: 5 | **BATHROOMS:** 3 | **LISTING AGENT:** Joe White, PREC



Don't miss out on this private and landscaped home resting on 0.27 of an acre. This home is located on a very quiet cul-de-sac and is only a five-minute drive or a short walk to beaches, the recreation centre and some of the best schools in Kelowna. If you are looking for a mortgage helper, this home can be used as a bachelor suite, 1 bedroom or a 2 bedroom in-law suite with a separate entrance. There is a large additional storage shed for all your tools and yard equipment and 2 detached covered rear decks. Double-car garage with attached storage space. This home has lots to offer—don't miss out and come view today.



1090 AURORA HEIGHTS

MLS® 10257110 | \$849,998



LOCATION: West Kelowna Estates | **SQUARE FOOTAGE:** 1,412 sq. ft. | **LOT SIZE:** 0.262 Acres
BEDROOMS: 2 | **BATHROOMS:** 2 | **LISTING AGENT:** Jodi Huber, PREC



Quality family home in the gated complex of Aurora Heights, with endless potential on the lower level. Over 1,400 square feet of main-floor living and an additional 1,800 square feet of unfinished space that could accommodate two additional larger bedrooms and a spacious rec-room with walkout access to the patio. The bright interior features an open-concept main living space with large windows that frame the view. Gourmet kitchen with granite countertops, generous-sized centre island, and easy access to the outdoor deck. Main floor primary bedroom with walk-in closet and a spa-inspired 5-piece en suite. Double car garage. Enjoy all that West Kelowna has to offer, with close proximity to numerous schools and hiking/biking trails, and a short drive to downtown Kelowna.



6016 BEATRICE ROAD

MLS® 10262690 | \$799,900



LOCATION: Peachland | **SQUARE FOOTAGE:** 2,196 sq. ft. | **LOT SIZE:** 0.36 Acres
BEDROOMS: 3 | **BATHROOMS:** 3 | **LISTING AGENT:** Marla Miller



Opportunity and amazing lake views await with this potential mortgage helper. This one-owner home in Peachland is a rare find. Separate access from the garage and existing hookups make it easy to convert the lower level to a spacious suite. For the hobbyist, the extended bay of the garage is a great space for rebuilding cars. The main level features an open-concept kitchen, living and dining area with seamless access to the incredible lake-view balcony. Large windows flood the home with natural light and exceptional views from nearly every vantage point. Recent upgrades include a new roof and hot water tank. Located on a private 0.36 lot with a double-attached garage and additional parking.



132 - 1201 CAMERON AVENUE

MLS® 10261912 | \$749,900



LOCATION: Springfield/Spall | **SQUARE FOOTAGE:** 1,565 sq. ft. | **LOT SIZE:** 0.104 Acres
BEDROOMS: 2 | **BATHROOMS:** 2 | **LISTING AGENT:** Jane Hoffman, PREC



Updated rancher in sought-after Sandstone, a 55-plus luxury retirement gated community! Double garage, 2 bedrooms and 2 bathrooms. Custom kitchen with large island and bay nook, bamboo flooring, family room with brick gas fireplace, solar tube, built-in office desk. French doors to extended, stamped-concrete, covered private patio. Master bedroom with updated en suite and skylight. Second fridge and freezer stay. Sandstone has a top-tier clubhouse with indoor pool and swirl pool, library, gym, kitchen, games room, social gathering room plus an outdoor pool with an amazing patio overlooking a waterscape. RV parking, wide roads. Walk to Guisachan Village, bike to Mission Greenway. Kelowna General Hospital is nearby. Enjoy the Okanagan lifestyle to the fullest. 1 dog or 1 cat (size restriction), rental restriction (1-year minimum).



118 - 1201 CAMERON AVENUE

MLS® 10261734 | \$730,000



LOCATION: Kelowna South | **SQUARE FOOTAGE:** 1,344 sq. ft. | **LOT SIZE:** 0.087 Acres
BEDROOMS: 2 | **BATHROOMS:** 2 | **LISTING AGENT:** Nikki Sakamoto, PREC



Welcome to the gated community of Sandstone, where this 2-bedroom, 2-bathroom rancher awaits! Turnkey and move-in ready, offering 1,344 square feet of living space with a bright and open design. Enjoy the cozy fireplace in the living room, where a bright bay window overlooks the landscaped front yard. Single-car attached garage adjoining the laundry/mud room. This beautiful 55-plus gated community has fountains and ponds throughout, and it offers a variety amenities, including an indoor/outdoor pool, gym, games room, rec centre and much more. The private rear patio faces the quiet side of the complex. Low-maintenance property is perfect for lock and leave when desired. Located near all city amenities, fine dining, shopping and bus transit.



3318 MCQUEEN ROAD

MLS® 10262051 | \$699,900



LOCATION: Glenrosa | **SQUARE FOOTAGE:** 2,037 sq. ft. | **LOT SIZE:** 0.26 Acres
BEDROOMS: 5 | **BATHROOMS:** 3 | **LISTING AGENT:** Dean Simonelli



Ideal Glenrosa family home with beautiful lake and mountain views. Modern neutral paint colours and new windows throughout. The large, bright living room features hardwood floors, and the kitchen includes modern Shaker-style cabinets, with doors to a private backyard patio. The main-floor master bedroom features a 3-piece en suite bathroom. Two additional bedrooms up, plus a large flex space with two additional large bedrooms down. The abundance of lush mature natural shrubs and trees provide a private natural backdrop. Backyard also features a stone paver patio, perfect for larger gatherings. Great neighbours too! Plus Glenrosa is a family-friendly community located within minutes of downtown West Kelowna, close to schools, hiking trails and skiing.



224 - 2330 BUTT ROAD

MLS® 10260175 | \$569,000



LOCATION: Westbank Centre | **SQUARE FOOTAGE:** 1,256 sq. ft. | **LOT SIZE:** 0.09 Acres
BEDROOMS: 2 | **BATHROOMS:** 2 | **LISTING AGENT:** Jane Hoffman, PREC



Located in Sun Village, this 1,256-square-foot rancher in a tranquil creek-side setting, and was remodelled 6 years ago. A very quiet unit that has high-quality laminate floors, quartz countertops, fresh paint and revitalized cabinets, tiled patio with remote controlled awning. Furnace and A/C replaced in 2019. Sun Village is known as one of the most desirable places to live in all of West Kelowna. There is a clubhouse with many amenities, including a saltwater pool, hot tub and exercise room. This home is close to restaurants, shopping, recreation and all of the great things that West Kelowna has to offer. If you need them, there are RV parking spaces available. Pets are welcome at Sun Village! Maximum 2 dogs, 20 inches to the shoulder.

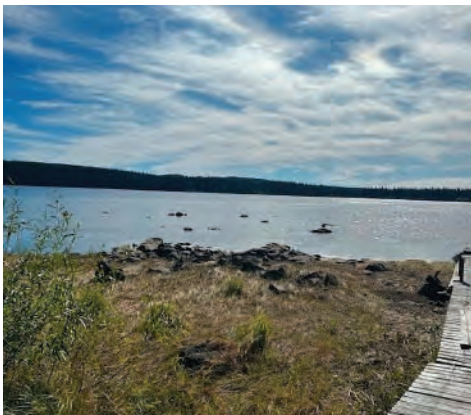


BLK J BEAVER LAKE ROAD

MLS® 10262515 | \$329,000



LOCATION: Lake Country South West | **SQUARE FOOTAGE:** 1,320 sq. ft. | **LOT SIZE:** See listing agent.
BEDROOMS: 2 | **BATHROOMS:** 1 | **LISTING AGENT:** Paul Heinrich



Cabin living at its finest!. A 1,320-square-foot, 2-bedroom cabin on Beaver Lake, just 40 minutes from Kelowna. Large open-living room with sliding doors to sundeck facing the lake. Kitchen, dining room, storage room and bathroom. Loft is 19-by-19 feet for the primary bedroom. Nice flat level piece of land with easy access to dock and Beaver Lake. This is the perfect place to escape the city life with the family and enjoy affordable lakefront living.



Condos & Townhomes



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



1701 - 1152 SUNSET DRIVE

LOCATION: Kelowna North **BEDROOMS:** 3 **BATHROOMS:** 3
LOT SIZE: Strata **SQUARE FOOTAGE:** 3,150 sq. ft.

Luxurious waterfront penthouse at The Lagoons. On the 17th floor, 3-bedroom and 3-bathroom home with over 3,100 square feet on one-level living. Stunning 360-degree views of the lake, mountains, city and marina from this spacious and bright penthouse. Located in the heart of the cultural district of downtown Kelowna. Stroll to shops, restaurants, the casino, arena and more.

MLS® 10262421 | \$3,300,000 | LISTING AGENT: Dean Simonelli



1408 - 1232 ELLIS STREET

LOCATION: Kelowna North **BEDROOMS:** 3 **BATHROOMS:** 4
LOT SIZE: Strata **SQUARE FOOTAGE:** 2,323 sq. ft.

Breathtaking views of Okanagan Valley and Lake from this penthouse corner unit in prestigious Ellis Parc. Enjoy 180-degree views with floor-to-ceiling windows and a panoramic wrap-around deck, plus an additional partially enclosed glass outdoor space that could be enjoyed year-round. A vibrant community close to the Kelowna waterfront, boutique shopping and fine and casual dining.

MLS® 10262282 | \$2,005,000 | LISTING AGENT: Dean Simonelli



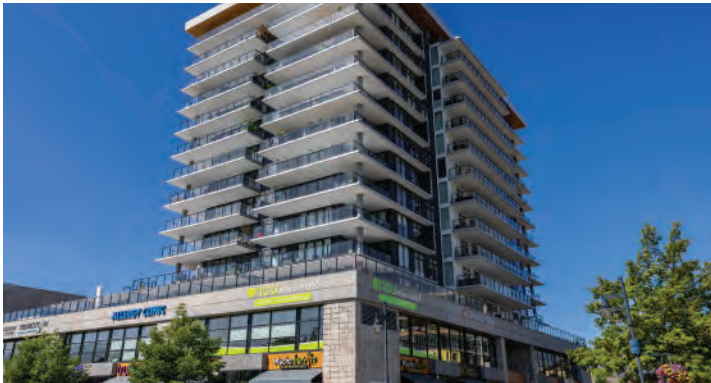


906 - 485 GROVES AVENUE

LOCATION: Kelowna South **BEDROOMS:** 3 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,300 sq. ft.

Luxurious, west-facing 3-bedroom condo at SOPA Square in the heart of the vibrant South Pandosy community. With unobstructed Okanagan Lake views, close proximity to the beaches and an exquisite indoor/outdoor living space, this home is ideal for those looking to experience Okanagan living at its finest.

MLS® 10262149 | \$1,290,000 | LISTING AGENT: Marla Miller



1007 - 485 GROVES AVENUE

LOCATION: Kelowna South **BEDROOMS:** 2 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,205 sq. ft.

Discover luxurious city living just steps from Okanagan Lake. Modern and elegant 2 bed + den condo at Sopa Square in the heart of Pandosy Village. Stunning Okanagan Lake and city views and an abundance of custom upgrades. 2 parking spots, and a storage unit. Resort style amenities at SOPA Square include a fitness centre, outdoor pool and hot tub, and sun-soaked terrace.

MLS® 10262836 | \$1,249,000 | LISTING AGENT: Marla Miller





1 - 845 LAWSON AVENUE

LOCATION: Kelowna North **BEDROOMS:** 3 **BATHROOMS:** 3
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,500 sq. ft.

Modern architecturally-designed 4-plex master plan, using function and form. Private yard with roughed-in natural gas. Large single-car garage with lofted storage area for large items and EV ready. Tech-savvy features, solar ready. 50 percent more energy efficient than traditionally built homes. Okanagan-inspired interiors, stylish tiled functional kitchens and spa-inspired en suites.

MLS® 10258892 | \$945,000 | LISTING AGENT: Marcus Shalaby



1701 - 1075 SUNSET DRIVE

LOCATION: Kelowna North **BEDROOMS:** 2 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,098 sq. ft.

Prime location. Fabulous lake-view condo in the heart of downtown Kelowna. Remarkable living from this stunning 2-bedroom-plus-den residence on the 17th floor. Enjoy expansive Okanagan Lake views from nearly every room. Resort-like amenities at the complex include outdoor pool, hot tub, gym, flex room with pool tables and underground parking.

MLS® 10262452 | \$925,000 | LISTING AGENT: Greg Dusik, PREC





42 - 3719 WOODSDALE ROAD

LOCATION: Lake Country SW **BEDROOMS:** 3 **BATHROOMS:** 3
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,868 sq. ft.

Modern Townhomes right on the Okanagan Rail Trail! "Swell" floor plan features entry level living with bright open kitchen, living and dining opening onto backyard patio for indoor/outdoor entertaining! Across from a dog beach and Wood Lake, situated on the rail trail and close to parks, schools and amenities. Rooftop deck plumbed and engineered for a hot tub.

MLS® 10262456 | \$909,900 | LISTING AGENT: Marcus Shalaby



A - 5837 SNOW PINES CRESCENT

LOCATION: Big White **BEDROOMS:** 4 **BATHROOMS:** 3
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,569 sq. ft.

Enjoy life on the mountain from your own ski chalet at Big White Mountain Ski Resort! Whether you are coming up for a full day of hitting the slopes or relaxing in the village, this cozy ski-in/ski-out chalet will make your experience that much better. With close proximity to village centre and chairlift access, you can enjoy every aspect this cozy home offers!

MLS® 10256597 | \$899,999 | LISTING AGENT: Jodi Huber, PREC





318 - 650 LEXINGTON DRIVE

LOCATION: Lower Mission **BEDROOMS:** 2 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,584 sq. ft.

Rancher walk-out, located in the superb area of Lower Mission, just a short walk to all of Kelowna's well-known beaches, parks, fine dining and much more! This fully renovated home in the gated community of The Lexington offers good-sized bedrooms, chef's kitchen, vaulted ceilings in the living room and private backyard patio with lush greenery! Turnkey, move-in ready and stress-free lock and leave!

MLS® 10261938 | \$874,500 | LISTING AGENT: Joe White, PREC



33 - 3719 WOODSDALE ROAD

LOCATION: Lake Country SW **BEDROOMS:** 3 **BATHROOMS:** 3
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,896 sq. ft.

Modern townhomes right on the Okanagan Rail Trail. "Ripple" floor plan features thoughtfully designed main-floor living. Corner unit with additional windows. Contemporary clean-line kitchen opens to dining and living area with generous window placement for natural light. Large patio off kitchen with BBQ outlet provides for indoor/outdoor living space designed for entertaining. Across from a dog beach and Wood Lake.

MLS® 10262425 | \$862,900 | LISTING AGENT: Marcus Shalaby





39 - 3719 WOODSDALE ROAD

LOCATION: Lake Country SW **BEDROOMS:** 3 **BATHROOMS:** 3
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,896 sq. ft.

Modern townhomes right on the Okanagan Rail Trail. "Swell" floor plan features entry-level living with bright open kitchen, living and dining opening onto a backyard patio for indoor/outdoor entertaining. Rooftop deck plumbed and engineered for a hot tub. Across from a dog beach and Wood Lake, situated close to parks, schools and amenities.

MLS® 10262431 | \$824,900 | LISTING AGENT: Marcus Shalaby



115 - 600 SARSONS ROAD

LOCATION: Lower Mission **BEDROOMS:** 2 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,279 sq. ft.

An updated and upgraded 1,279-square-foot, ground-floor unit with 2 bedrooms, 2 bathrooms and a den at Southwind at Sarsons. This beautiful condo has been meticulously cared for. One large storage unit and one parking stall in the heated underground parking garage. A coveted location in the Lower Mission, known for its walkability to beaches, recreation facilities, shops and restaurants.

MLS® 10262627 | \$699,900 | LISTING AGENT: Tyler Bouck, PREC





409 - 1160 BERNARD AVENUE

LOCATION: Glenmore **BEDROOMS:** 2 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,442 sq. ft.

Centuria! Recently renovated 2-bedroom luxury residence in one of Kelowna's finest concrete buildings in the heart of the city, just a short walk to beaches, fine restaurants and shopping. Huge windows stream sunlight throughout this northwest corner unit, giving it a bright and airy feeling.

MLS® 10256004 | \$649,900 | LISTING AGENT: Jane Hoffman, PREC



211 - 3733 CASORSO ROAD

LOCATION: Lower Mission **BEDROOMS:** 2 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,387 sq. ft.

Quality, tasteful and stylish updates on this amazing apartment in Lower Mission. New marble and quartz surfaces, new lighting package and freshly painted! One of the largest floor plans in the community, offering 2 bedrooms plus a den and 2 full bathrooms. Home comes with 1 parking stall and storage unit. Pets are allowed with restrictions.

MLS® 10260638 | \$635,000 | LISTING AGENT: Jodi Huber, PREC





14 - 2520 JULIANN ROAD

LOCATION: West Kelowna Estates

LOT SIZE: Strata **SQUARE FOOTAGE:** 1,178 sq. ft.

Location, location, location. Just off Stevens Road on Juliann Road in West Kelowna. An exceptional opportunity to own a commercial space. This open industrial warehouse space is just under 1,178 square feet with I-1 zoning, allowing ample business opportunities to be run out of this space. This unit includes 20-foot ceilings with a 12-foot-high overhead door, hydraulic car hoist, rooftop A/C, washroom and parking.

MLS® 10261810 | \$585,000 | LISTING AGENT: Jodi Huber, PREC



312 - 3521 CARRINGTON ROAD

LOCATION: Westbank Centre **BEDROOMS:** 2 **BATHROOMS:** 2

LOT SIZE: Strata **SQUARE FOOTAGE:** 1,016 sq. ft.

Incredible opportunity to live right on Two Eagles Golf Course in a beautiful, bright 2-bedroom 2-bathroom and flex-space condo. This rare and exceptional floor plan offers a spacious open-concept living area with access right from the main living area onto the large, covered patio with golf course, mountain and lake views.

MLS® 10263054 | \$523,500 | LISTING AGENT: Sherry Truman





203 - 2011 AGASSIZ ROAD

LOCATION: Springfield/Spall **BEDROOMS:** 1 **BATHROOMS:** 1
LOT SIZE: Strata **SQUARE FOOTAGE:** 868 sq. ft.

Located in the middle of the city! Walk or bike to nearly everything. Pride of ownership is evident in this bright 1-bedroom home. Large picture windows, direct access to the balcony with mountain views and high ceilings. Ambrosi Court is a modern and stylish complex that offers secure underground parking, storage lockers, bike storage and an exercise room!

MLS® 10262181 | \$489,900 | LISTING AGENT: Jodi Huber, PREC



131 - 1200 CAMERON AVENUE

LOCATION: Springfield/Spall **BEDROOMS:** 2 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,196 sq. ft.

Spacious, completely updated, 2-bedroom, 2-bathroom townhome with oversized patio/balcony, and the quiet northwest facing corner overlooking the landscaped grounds. There is an outdoor in-ground pool and hot tub with a common area and BBQ. No rentals, 2 cats or 1 dog, no taller than 19 inches at the shoulder, no age restrictions, secure underground parking and storage.

MLS® 10261906 | \$456,000 | LISTING AGENT: Jane Hoffman, PREC





105 - 180 HOLLYWOOD ROAD

LOCATION: Rutland North **BEDROOMS:** 2 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,103 sq. ft.

Turnkey, move-in ready. 2-bedroom, 2-bathroom condo located near multiple shopping outlets, dining, bus services and more! Bright and spacious living room with ease of access to the covered balcony. Primary suite with closet space and full 4-piece en suite bath. 1 parking stall in covered parkade. Low maintenance, lock-and-leave kind of living! No pets or rentals allowed.

MLS® 10253325 | \$360,000 | LISTING AGENT: Jodi Huber, PREC



121 - 877 KLO ROAD

LOCATION: Lower Mission **BEDROOMS:** 2 **BATHROOMS:** 2
LOT SIZE: Strata **SQUARE FOOTAGE:** 1,076 sq. ft.

Hawthorne 55+ building in Lower Mission. Bright and open 9-foot ceilings, and a wall of windows in the living area offer a great space to relax and entertain. One underground parking stall and storage locker. A truly ideal location if you have a pet as the side exit door is a few steps to the outside. Close to public transit, shopping, medical and more.

MLS® 10262950 | \$399,900 | LISTING AGENT: Jane Hoffman, PREC





Lakeshore

LOTS AND ACREAGES



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



8888 LAKESHORE ROAD

LOCATION: Upper Mission

WATERFRONT: 1800 ft. **LOT SIZE:** 72 Acres

This property is surrounded by park at the end of Lakeshore Road. It offers exceptional privacy and is only 2 km from Kelowna. Golden Mile is the finest location in the Okanagan for a large family compound, corporate retreat or private residence. Development capacity is 4 primary residences, 2 accessory homes, 3 docks plus ample space for multi-vehicle garages, horses, pools, gyms, sports courts and offices.

MLS® 10262398 | \$29,700,000 | LISTING AGENT: Greg Dusik, PREC



LOT 2 - 8888 LAKESHORE ROAD

LOCATION: Upper Mission

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

This remarkable 10-acre property offers exceptional park living and lake living. It is one of only four lots in the 7-acre Golden Mile subdivision. 480 feet shoreline with 2 pebbled beaches, 1,650-square-foot dock with deep water moorage for several large boats and personal watercraft. Very private setting just east of Horse Creek, bordering Okanagan Mountain Provincial Park.

MLS® 10239538 | \$3,900,000 | LISTING AGENT: Greg Dusik, PREC





5000 LAKESHORE ROAD

LOCATION: Upper Mission

WATERFRONT: 92 ft. **LOT SIZE:** 0.79 Acres

Own your dream property on the lake in a prime picturesque Lower Mission setting. The ultimate location for privacy, while still being close to the best Kelowna has to offer. Extensive work has been done to make this estate property ready for your creative build. Enjoy 100 feet of lakefront and a new maintenance-free luxury dock, including 3-tonne power boat lift.

MLS® 10261855 | \$3,780,000 | LISTING AGENT: Jane Hoffman, PREC



LOT 3 - 8888 LAKESHORE ROAD

LOCATION: Upper Mission

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

This remarkable 21-acre property offers exceptional park living and lake living. It is one of the three gated waterfront lots in the 74-acre Golden Mile subdivision. Golden Mile (see video) is a 74-acre residential subdivision comprised of just four estate properties. It is located on Okanagan Lake at the end of Lakeshore Road in Kelowna—and it is surrounded by park.

MLS® 10239540 | \$2,700,000 | LISTING AGENT: Greg Dusik, PREC





5550 FINCH ROAD

LOCATION: Lake Country SW

WATERFRONT: 100 ft. **LOT SIZE:** 2.22 Acres

Fantastic waterfront building lot in Lake Country. A staircase can be built in the crevice leading down to the lakeshore, which reveals a private cove. There is power and septic that can service an RV. Minutes to shopping, dining, schools and award-winning wineries. Let your imagination run free and build your dream home.

MLS® 10252946 | \$2,499,000 | LISTING AGENT: Greg Dusik, PREC



9767 WESTSIDE ROAD

LOCATION: Westside Road

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

This spectacular expansive parcel has an optimal building site at the lake-front with great views and southwestern sun exposure. If you are looking for a premier building site that affords peace, tranquility and privacy, this parcel of land should not be overlooked. Located approximately 40 minutes from Kelowna and 30 minutes from Vernon and outside of the speculation tax area.

MLS® 10251366 | \$1,995,000 | LISTING AGENT: Tyler Bouck, PREC





Lots & Acreages



COLDWELL BANKER

**JANE HOFFMAN
REALTY**



LOT 4 - 8888 LAKESHORE ROAD

LOCATION: Upper Mission
LOT SIZE: 11.91 Acres

Spectacular home site with 3 acres of buildable land and 600 feet of lake and city view frontage on Lakeshore Road. The site has outstanding sun orientation and 180-degree views. There is a large flat building area for a home, multi-vehicle garage, workshop, sports court and outdoor entertainment area. The long linear frontage provides the opportunity to build a very wide rancher.

MLS® 10259019 | \$2,100,000 | LISTING AGENT: Greg Dusik, PREC



3018 SHAYLER ROAD

LOCATION: McKinley Landing
LOT SIZE: 2.471 Acres

Build your dream home on this private 2.47-acre lot perched overlooking Okanagan Lake with panoramic views of the sparkling lake, valley and surrounding mountains. This property offers two different building locations. Additionally, the RR1 zoning allows for a large accessory building on the first driveway landing—perfect placement for a shop to store your toys!

MLS® 10255617 | \$1,349,000 | LISTING AGENT: Jane Hoffman, PREC



1425 MENU ROAD

LOCATION: Lakeview Heights
LOT SIZE: 0.192 Acres

Incredible opportunity to build your dream home with panoramic lake, valley and mountain views from this grade-level entry lot. Southern exposure. Quiet no-through road. Services at lot line. Buy now and build at your convenience. Plans are available for a 3-level rancher with 3,672 square feet and a self-contained 941-square-foot legal suite.

MLS® 10261887 | \$689,000 | LISTING AGENT: Joe White, PREC





12391 PIXTON ROAD, LAKE COUNTRY, BC | EXCLUSIVE



LAST AND FINAL PHASE 4 NOW SELLING

3719 Woodsdale Road, Lake Country, BC



3 beds



2.5 baths



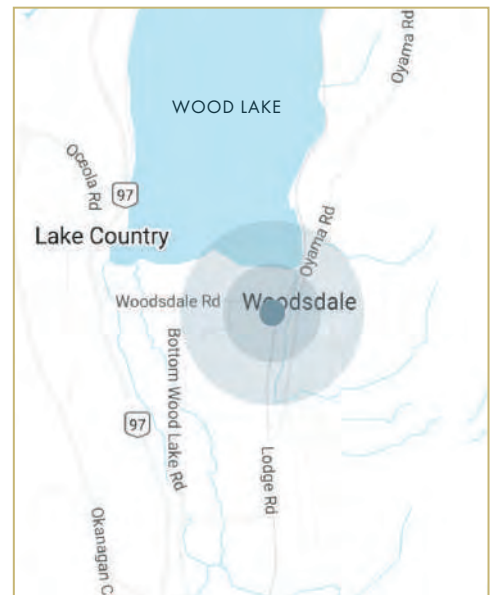
On Rail Trail

ON THE EDGE OF URBAN, STEP INTO THE OKANAGAN LAST CHANCE TO OWN AT THE DALE!

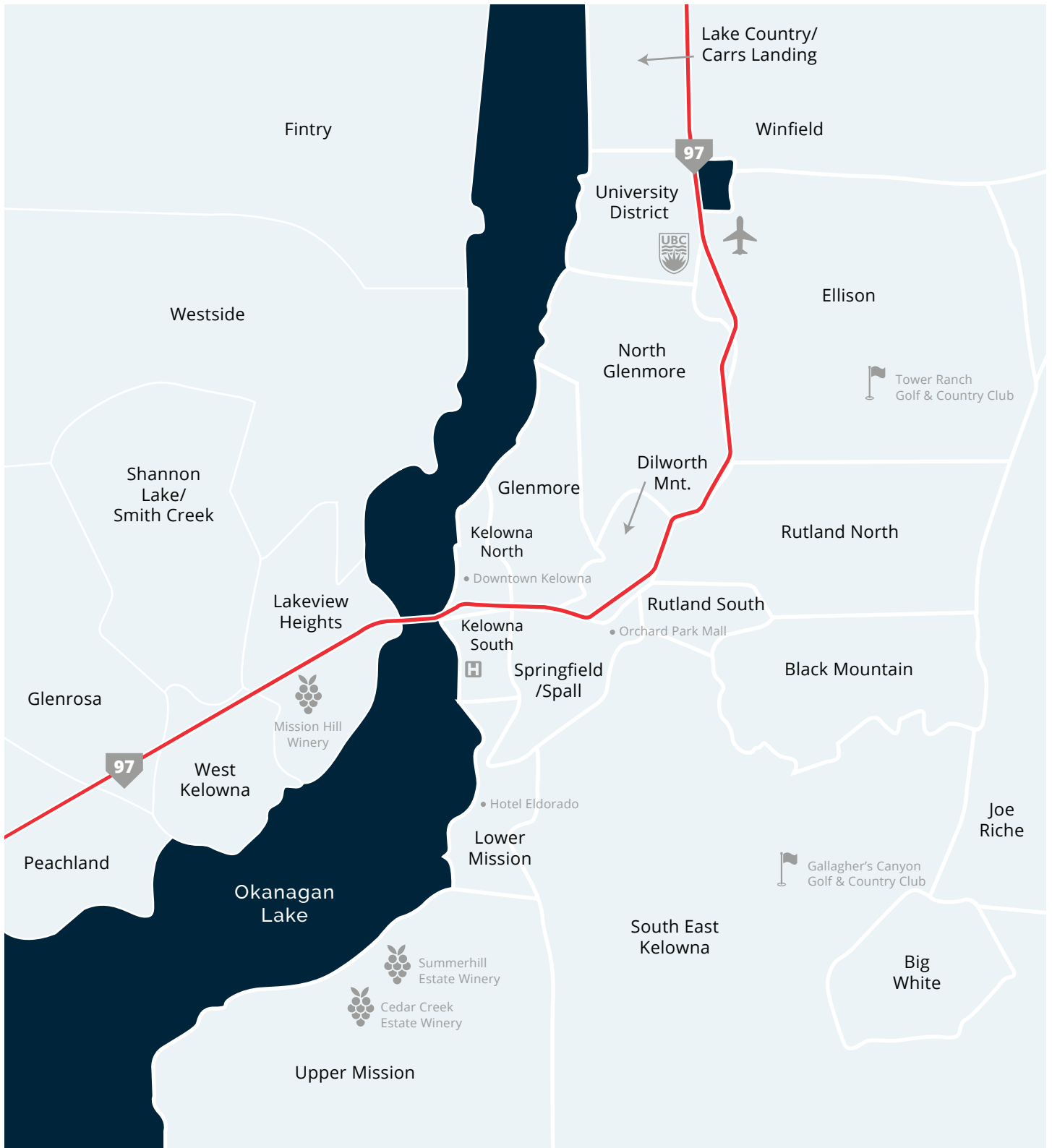
Faction Projects is proud to introduce The Dale Trailside Commons, a thoughtfully designed townhome neighbourhood located in Lake Country, BC. Situated on the Rail Trail and Wood Lake, surrounded by vineyards and on the edge of Kelowna, The Dale captures the essence of Okanagan living.

Our homes feature 3 bedrooms and 2.5 bathrooms with expansive kitchens and living spaces created for the modern lifestyle. Design at The Dale embraces Okanagan summers with easy transition from open-concept, contemporary interiors to private rooftop patios made to take in the beautiful views of the Okanagan Valley.

Contact REALTOR® Marcus Shalaby 250-826-3474



THE CITY OF KELOWNA





JANE HOFFMAN
REALTY

Kelowna's Luxury Real Estate Specialists Since 1985



3162 SHAYLER ROAD, KELOWNA, BC | MLS® 10263245