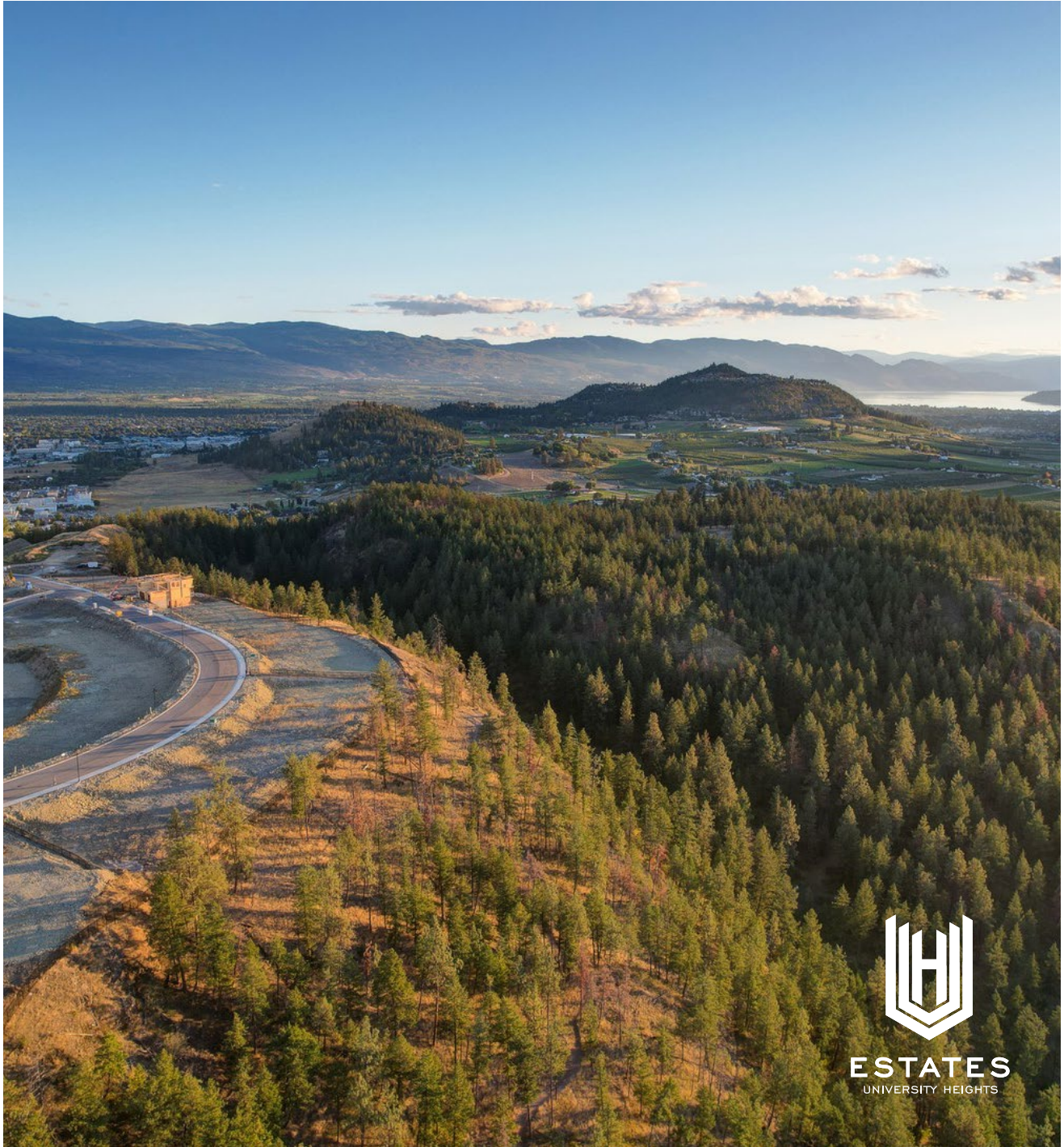




JANE HOFFMAN
REALTY



THE ESTATES AT UNIVERSITY HEIGHTS

0.15 - 0.25 Acre Lots

Lots 34-43, 58-60, & 62-64

Kingswood Terrace,
Kelowna, BC

The Estates at University Heights

An exceptional building opportunity.

Discover an exceptional building opportunity within *The Estates at University Heights*, a community surrounded by natural forest and less than 15 minutes to Downtown & UBCO. These prime lots are perfect for a rancher or 2 storey walk-out home while offering generous space for a triple garage and pool. Enjoy breathtaking valley, city, mountain, forest, and lake views.



**PRIME
LOCATION**



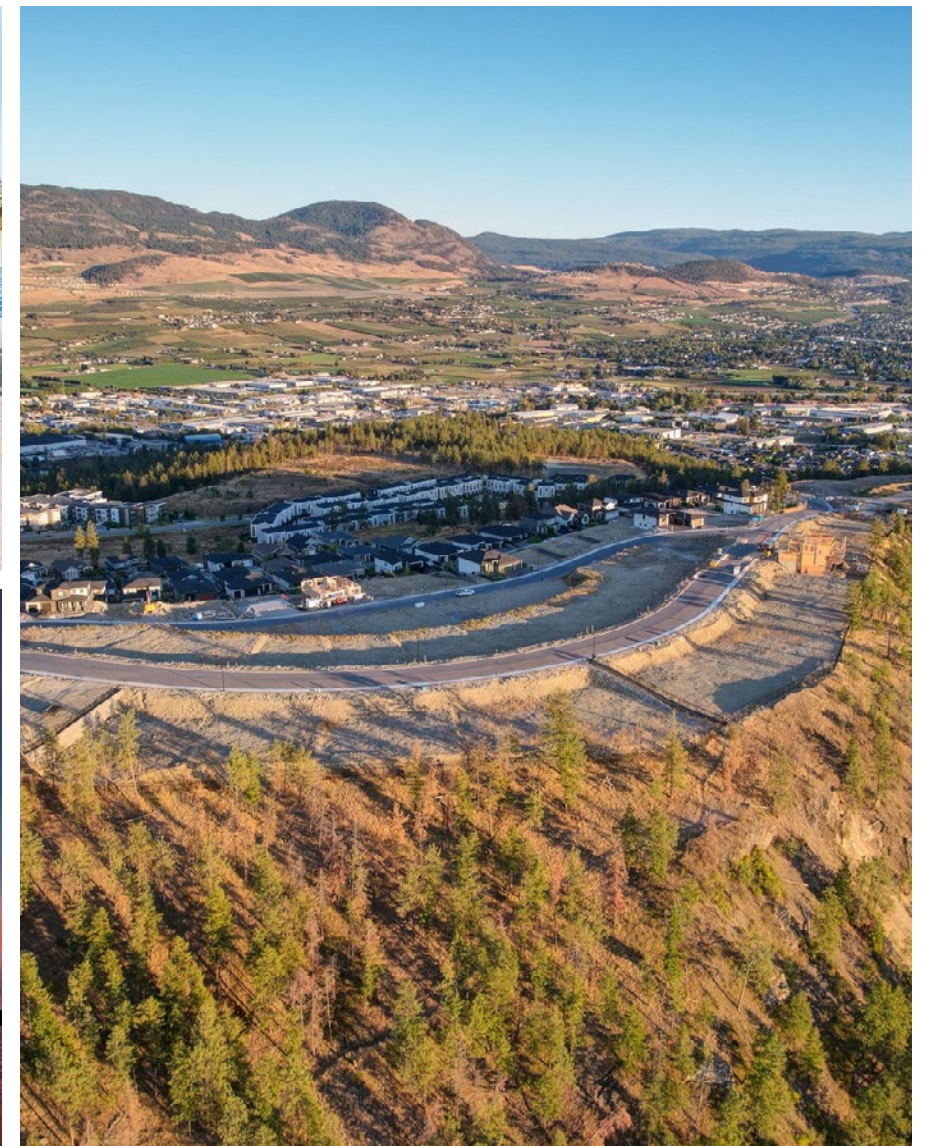
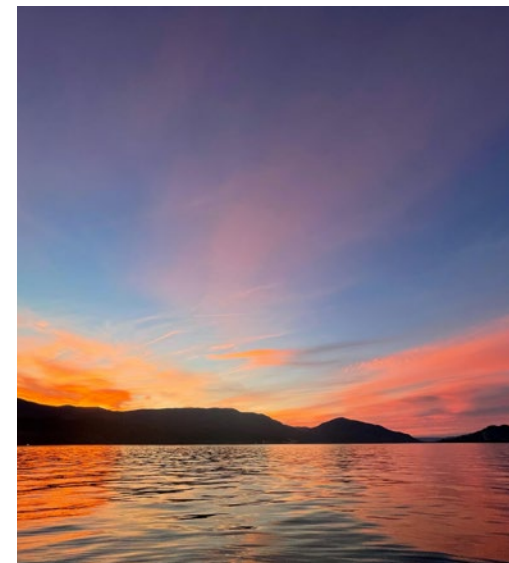
**0.15-0.25 AC
LOTS**



**EXCEPTIONAL
VIEWS**

HIGHLIGHTS

- Generous Space
- Spectacular Views
- Prime Location
- Outdoor Recreation
- Build-Ready
- Tranquil Rural Living
- Meticulously Planned Community
- Custom Home Design Services Included with the Builder
- Built by Ovation Homes



Property Details

The Estates at University Heights offers an exceptional living experience in North Glenmore, Kelowna. Nestled in a tranquil forest-like setting, Jodi Huber, *Personal Real Estate Corporation* presents 16 lots for sale in this new community offering exceptional views.

The location offers a wealth of nearby amenities. Enjoy easy access to the renowned Aberdeen Hall and UBC Okanagan, while golf enthusiasts will find The Okanagan Golf Club and Kelowna Springs Golf Club just a short drive away. For those seeking even more variety, the area boasts over 18 golf courses within a 40 minute drive, including the award-winning Predator Ridge courses.

Wine lovers will appreciate the close proximity to some of Kelowna and Lake Country's top wineries, including Blind Tiger Vineyards and Gray Monk, just 20 minutes away. Not an avid wine drinker? Kelowna Brewing Company is just a 5 minute walk away, offering local brews and scenic patio views.

Outdoor enthusiasts will love the adjacent Thorne Slough nature reserve, while just a stroll through the trees will take you to Robert Lake Regional Park, a rare salt flat home to over 140 bird species. Knox Mountain, Crawford Falls, and many more hiking trails are less than 20 minutes from your front door. For those who enjoy cycling, the Okanagan Rail Trail is minutes away.

BUILDING & DESIGN SERVICES

To make building your dream home even easier, Ovation Homes, a trusted local builder, offers comprehensive, cost-free services for both building plans and interior design—an invaluable benefit rarely offered by other builders. This complimentary service ensures a seamless process from start to finish, helping bring your vision to life while adding significant value to your purchase at *The Estates at University Heights*.

SPECIFICATIONS

| | | | |
|----------------------|-------------------|-----------------------|---|
| Property Type | Lots & Land | Zoning | RU1 |
| Lot Sizes | 0.15 - 0.25 Acres | Ownership Type | Freehold |
| Water | At Lot Line | Prices | \$424,900 - \$594,900 |
| Sewer | At Lot Line | Views | All: City, Mountains, Valley Some: Lake, City, Mountains, Valley |



Price List

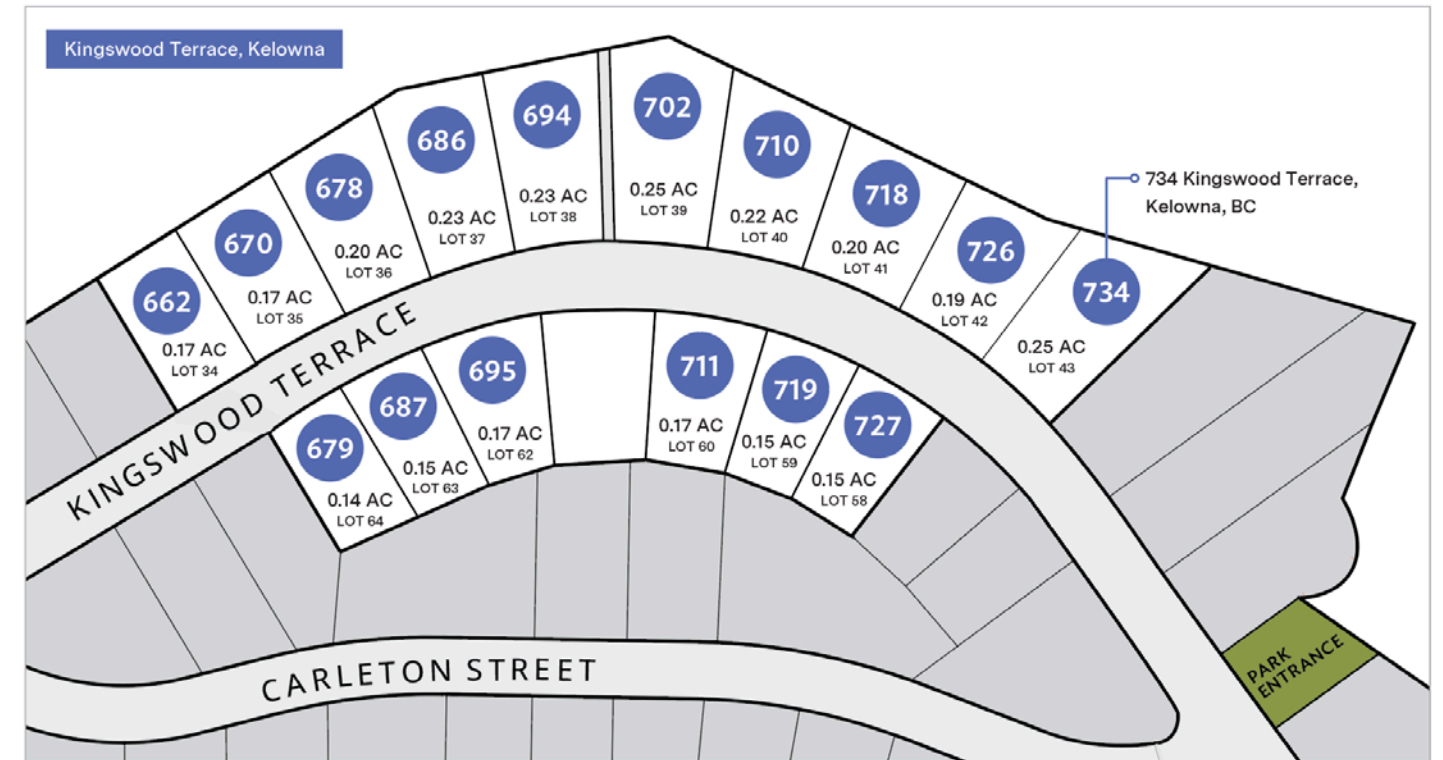
| LOT # | ADDRESS | ACRES | PRICE | MLS® |
|---------|----------------------|------------|-----------|----------|
| Lot #34 | 662 Kingswood Ter. | 0.17 Acres | \$537,900 | 10324342 |
| Lot #35 | 670 Kingswood Ter. | 0.17 Acres | \$548,900 | 10324414 |
| Lot #36 | 678 Kingswood Ter. | 0.20 Acres | \$553,900 | 10324510 |
| Lot #37 | ● 686 Kingswood Ter. | 0.23 Acres | \$573,900 | 10324525 |
| Lot #38 | ● 694 Kingswood Ter. | 0.23 Acres | \$573,900 | 10324532 |
| Lot #39 | ● 702 Kingswood Ter. | 0.25 Acres | \$594,900 | 10324533 |
| Lot #40 | ● 710 Kingswood Ter. | 0.22 Acres | \$573,900 | 10324537 |
| Lot #41 | 718 Kingswood Ter. | 0.20 Acres | \$543,900 | 10324538 |
| Lot #42 | 726 Kingswood Ter. | 0.19 Acres | \$543,900 | 10324544 |
| Lot #43 | 734 Kingswood Ter. | 0.25 Acres | \$553,900 | 10324545 |
| Lot #58 | 727 Kingswood Ter. | 0.15 Acres | \$440,900 | 10324569 |
| Lot #59 | 719 Kingswood Ter. | 0.15 Acres | \$440,900 | 10324570 |
| Lot #60 | 711 Kingswood Ter. | 0.17 Acres | \$450,900 | 10324573 |
| Lot #62 | 695 Kingswood Ter. | 0.17 Acres | \$450,900 | 10324575 |
| Lot #63 | 687 Kingswood Ter. | 0.15 Acres | \$424,900 | 10324576 |
| Lot #64 | 679 Kingswood Ter. | 0.14 Acres | \$424,900 | 10324577 |

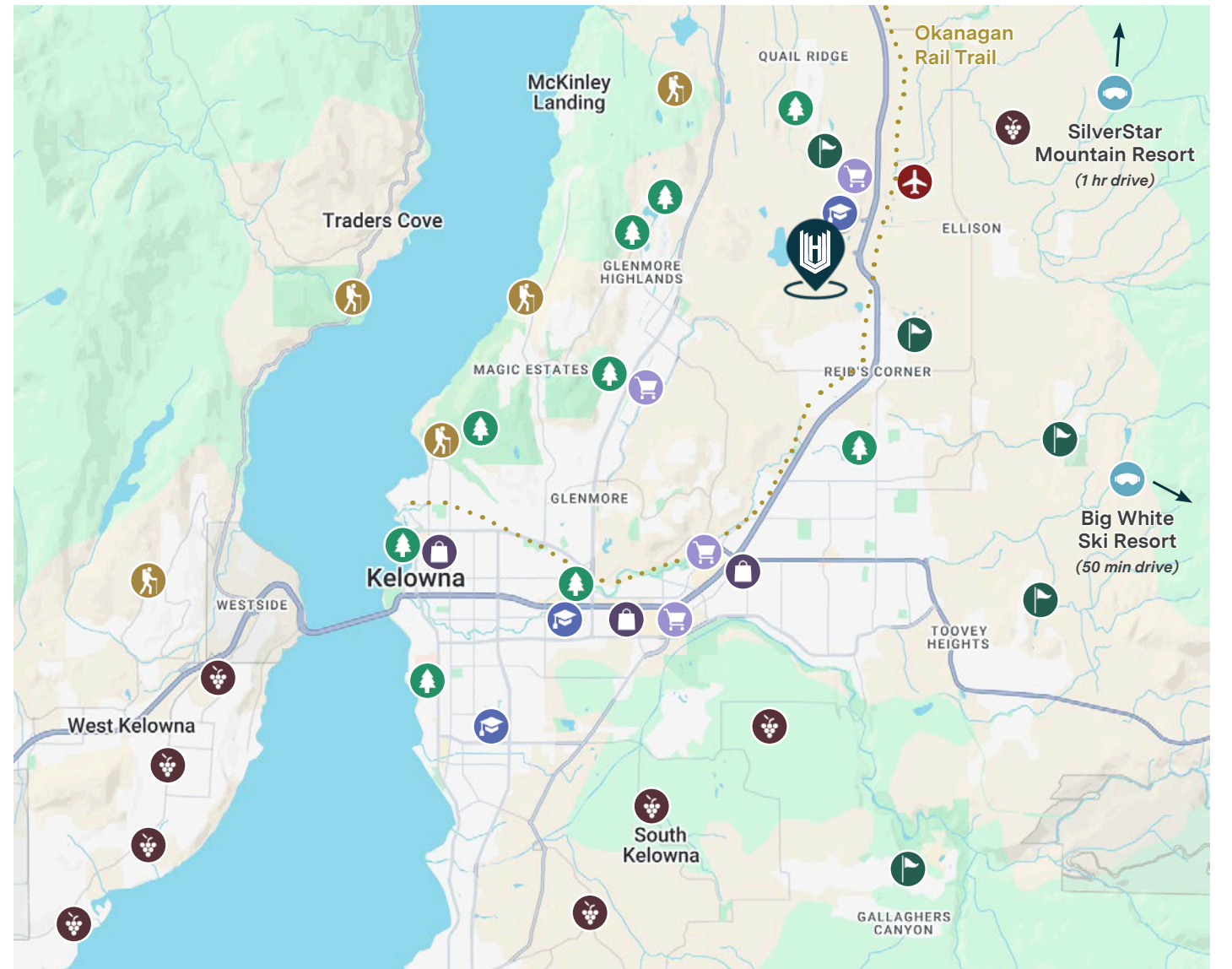
● = Partial Lake Views

Site Plan



ESTATES
UNIVERSITY HEIGHTS







MLS® 10325330

Model Home

BUILT BY OVATION HOMES | FOR SALE | \$1,890,000

615 KINGSWOOD TERRACE, KELOWNA

Welcome to this stunning 2-storey walkout home built by Ovation Homes, located within *The Estates at University Heights*. Offering 5 bedrooms, 6.5 baths, and 4,239 sq.ft. this exceptional property includes a 1-bedroom mortgage helper suite on the lower level, providing both luxury and practicality. Designed for both comfort and style, the home features 9-foot ceilings throughout the main, lower, and upper floors. The expansive, covered deck offers breathtaking valley views, ideal for relaxing or entertaining. Inside, you'll find amazing quality in all the finishing details! The kitchen boasts ample cabinetry, quartz countertops, and a spacious center island. The home's exterior showcases sleek stucco, complemented by cultured stone and faux wood accents, enhancing its exceptional curb appeal.

Looking for a turnkey property instead of the opportunity to build a customized home? Consider the showhome listing as your next investment; ready for immediate occupancy.

Contact Jodi Huber, *Personal Real Estate Corporation* to visit the showhome.

Email: jodi@janehoffman.com

Phone: 250-718-7802





ESTATES
UNIVERSITY HEIGHTS

PROUDLY PRESENTED BY



JODI HUBER

Personal Real Estate Corporation

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jodi@janehoffman.com

**VIEW ALL JANE HOFFMAN REALTY
LISTINGS AT THE ESTATES AT
UNIVERSITY HEIGHTS**

