

# FOR SALE

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# Kelowna & Westside REAL ESTATE Guide

Vol.7 No.1



### "The Legacy House"

on desirable Abbott St. 310 meters from the hospital and has private Beach/Bird Sanctuary access. Concrete construction from floor to roof. Amazing outdoor kitchen and ensuites for each bedroom. Designed by Red Crayon. Call **Michael Craddock at 250-801-9044 for further information**, MLS®9207759, \$2,859,000. 1-2410 Abbott Street.



### Almost 6000 ft of Luxury

Featuring an automated system that allows you to customize home preferences and manage your home security, lights, heating/cooling systems from your laptop or PDA anywhere in the world! Call **Gary August or Jennifer Bregolis** at 250-860-7500. MLS®9225738, \$1,190,000. 509 Caramillo Court



### Amazing Building

with an even more amazing suite. Current owner has updated everything with environmentally friendly products. New paint, tarkett fiberboard flooring, appliances, backsplash and laundry room. Awesome private deck. Call **Michael Craddock at 250-801-9044**, MLS®9224629, \$239,000, 103-1229 Bernard Avenue



### The Show Home at Sage Creek!

Loads of extras, including hardwood floors and full appliance package! Tremendous value for a 2 bdrm plus den rancher. Low maintenance living next to Two Eagles Golf Course, shopping and services. Call **Greg Dusik at 250-869-2806 or Michael Craddock at 250-801-9044**, MLS®9225102, \$299,000, 2180 Mimosa Drive



### Capstone Estates

4 Bedrooms, 4 Baths, end unit townhouse in family oriented complex. Finished basement with bonus space. Great location across from YMCA, schools and sports fields. Call **Jaime Briggs at 250-860-7500 or go to www.BriggsOnHomes.com** MLS®9226275, \$349,000, 130-914 Craig Road



### Desirable South Side

Location between Abbott & Pandosy and near hospital, beaches & South Pandosy shopping. Substantially renovated home, oak & cork floors, 3 bedrooms, 3 baths, private rear yard, nice porch at front. A Must See! Call **Gary August or Jennifer Bregolis** at 250-860-7500. MLS®9225087, \$549,900. 2425 Taylor Crescent



### Wow!

Private top floor townhome with lots of extras included! One of the largest units in this well managed complex. Beautiful gardens and grounds. Close too many amenities for easy living style. Spotlessly kept, ready to move in. Call **John Mandoli to view at 250-718-1864**, MLS®9222787, \$234,999, 214 - 240 McIntosh Road



### Smith Creek Rancher

Stunning Walkout Rancher under construction in Smith Creek. Unobstructed Lakeviews. Low maintenance yard. 4 Bedrooms, 3 Baths, 2,700 sq.ft. suite potential, extra parking. Call **Jaime Briggs at 250-860-7500 or go to www.BriggsOnHomes.com**. MLS®9226276, \$584,900, 3100 Sageview Road.



### Top Floor, Corner Unit

BEST location in complex! 1840sq.ft of LUXURY. Beautiful big kitchen with granite counter tops, s/s appliances, pantry. Entertainment sized dining, open living with beautiful fireplace. Large Master with walk-in & ensuite. Call **Leah Delisle for further details at 250-870-2600**, www.leahdelisle.com. MLS®9224848, \$829,900, 305-4200 Beach Avenue.



### Beautiful Building Lot!

In Sunview Estates with sweeping Lakeview's from Kelowna to Penticton in quiet area of executive homes, suitable for a walkout rancher, bring your own builder no time frame, GST paid reduced \$50,000. Call **Cecile to view at 250-212-2654 or go to www.cecileguilbault.com**. MLS®9218866, \$249,900, 6151 Seymoure Lane



### Just Reduced! Fantastic Deal!

330 Hardie Road. You must get inside this beautifully renovated 3 bdrm, 2 1/2 baths, hardwood floors, gas F/P, a 5 piece ensuite w/jetted tub, 6 appliances, large pool sized yard, pond, fenced, sewer in and prepaid. RV parking hot tub, a real gem!! Call **Cecile at 250-212-2654, more at www.cecileguilbault.com** MLS®9224955, \$419,900.



### Builder Blow Out Pricing!

Imagine waking up to the morning sun with coffee on your deck perched over stunning Wood Lake! 3 Bedroom, 2 Bath, nearly 1,700 sq.ft. w/out rancher can be customized for you. Quiet cul-de-sac @ "The Lakes" Call **Jaime Briggs at 250-860-7500 or go to www.BriggsOnHomes.com**, MLS®9225101, \$659,000, 13073 Cliffstone Court



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**Looking For A Vacation Getaway, Rental Unit Or Semi-Lakeshore Carefree Condo**  
You must see this 1250 sq.ft. well-cared for 2 bed, 2 bath upper unit w/garage near airport, north campus of UBCO & golf courses. Gas f/p, central air, f/a gas heat, vaulted LR ceiling, skylites, den or formal DR, eat nook in spacious kitchen. Ideal investment for long or short term rentals. Pets ok. Call Murray Wilson today 250-869-6869 for details and your appt. \$219,500.00 MLS#9224556

**Murray Wilson**  
250-869-6869

LESS THAN \$351,000

**Walk The Greenway!**  
What a location for this updated 2 bdrm, 2 bath top floor condo that is steps to shopping, theatres, recreation, etc. & priced to sell. New hardwood flooring, paint & a spacious 1256 sq ft of living. An enclosed sunroom, underground parking, storage & a workshop are yours to enjoy. MLS#9226060 \$299,000 **Allyn Bentz** 250-470-2413

**Allyn Bentz**  
250-470-2413

LESS THAN \$385,000

**Peaceful, Quiet Home With Beautiful Gardens**  
Best buy in Leisure Village (55+). Radiant in-floor heat, yet a/c. Large kitchen with adjoining family room. Dining room with built in custom display cupboards. Master bedroom /4 piece bath. NOT LEASED LAND. Call John Mandoli for more details at 250-718-1864, MLS#9216347, \$359,900, 136-3360 Old Okanagan Hwy.

**John Mandoli**  
250-718-1864

LESS THAN \$440,000

**HUGE Reduction... Now \$385,000**  
Investors Alert! One of the few Legal Suited homes in this area. 2 bedroom suite down and 1 bedroom suite up. Over \$1900/month in revenue. Close to Shopping, Cultural & Sports venues. Walk to beach. On a main road, bus to UBCO or College. Call John Mandoli at 250-718-1864, MLS#9223716, 943 Clement Avenue

**John Mandoli**  
250-718-1864

LESS THAN \$580,000

**Updated Family Home**  
on .28 acre lot, driveway to rear yard. 2 bdrm unauthorized suite. Kitchen with gas range, SxS fridge with ice and water, b/w wine fridge, heated slate floors. Solid maple floors in main area. Call Greg or Kate Dusik at 250-860-7500. MLS#9223671, \$439,000, 1195 Thompson Road

**Greg & Kate Dusik**  
250-869-2806

**Unreal Price on Waterfront Condo**  
Condo in the Okanagan best priced unit Corina 2, 620 sq ft fin approx, 1 bdrm, 1 bath, very spacious plan, salt water pool and hot tub, Celano color scheme, includes SS appliances, washer and dryer, F/P, geothermal, Call Cecile to view at 250-212-2654, or go to www.cecileguilbault.com. MLS#9221421, \$249,000. 8105-4028 Pritchard Drive

**Cecile Guilbault**  
250-212-2654

**Top-Floor Condo!**  
New Paint, Carpet and Tile. Strata fee's includes all your Heat and Hot water. Open deck to enjoy views to the south and east. Well built units, central location. 9 foot ceilings/crown molding. www.KelownaHomeGuy.com, Call Christian Kirschke at 250-863-2000 for more info. MLS#9212066, \$299,999. 303-1940 Richter Street

**Christian Kirschke**  
250-863-2000

**Ideal Quiet Location**  
home on a nice high corner lot. Home boasts 3 bdrms, den & large family rm down. Plus dbl garage tucked under the huge covered sundeck. Laminate flooring, gas fp, C/Air & 2pc ensuite. Room for RV. Call Harry Kullman at 250-979-8565 or go to www.kelownahomesforsale.com, www.newlistings.ca/harry, or www.homeevaluation.ca/harry. MLS#9225879, \$379,900 3360 McMorland Road

**Harold Kullman**  
250-979-8565

**GLENMORE 4BD Family Home Near Schools, Golf, Rec Centre**  
Grade-level entry home with 3+1 bds, 3 bths, 2 gas f/ps, F/A nat gas, C/A, deck, patio, rear lane access, garage, lounge, sandy beach, marina. Call Jane for more details or visit www.janehoffman.com for more photos. MLS#9184375, \$439,000.

**Jane Hoffman**  
250-860-7500

**Fantastic**  
1725 sq.ft 2 bed plus den rancher. Great room concept Kitchen nook, family room, Excellent condition, shows very well. RV parking plus 2 car garage. Patio off kitchen. Easy care fenced lot. Call Frank Buckland for details or viewing at 250-212-5510. MLS#9226223, \$494,900, 1745 Newport Road

**Frank Buckland**  
250-212-5510

**REDUCED**  
**Spacious Corner 2 BD + Den In Popular Hawthorne Park**  
You will be impressed with this spacious 1200 sq. ft. corner unit, featuring cheerful bright interior, bay windows, 5 appliances, c/a, BI vac, secure parking, lots of storage, exercise facilities, pool, activities, central location near shops and bus. 55+, small pets ok, vacant. Call Murray Wilson 250-869-6869 for particulars, amenities and your personal showing. Estate sale, offers welcome to \$259,500.00 MLS#9224798

**Murray Wilson**  
250-869-6869

**2592 Butt Road**  
Come and build your dream home on this centrally located 1/3 acre lot with panoramic and unobstructed Lakeview. Surrounded by ALR property, this lot truly is one of a kind. For more details and photo's and virtual tour go to www.connectwithkaren.com and then call Karen Guy, 250-878-3605, MLS#9226303, \$350,000, 2592 Butt Road.

**Karen Guy**  
250-878-3605

**Total High-End Reno Project**  
Now being sold "As-Is". Needs flooring and some minor finishing work. All major work is done! Great opportunity to own a nearly new home in Lakeview Heights for less! Call Jaime Briggs at 250-860-7500 or go to www.BriggsOnHomes.com, MLS#9224304, \$384,900, 1440 Ponderosa Road

**Jaime Briggs**  
250-860-7500

**Fabulous Lakeview**  
Pool level unit at The Cove. Granite kitchen and stainless steel appliances. In the rental pool. Enjoy a lakeside getaway offering pools, hot tubs, spa and fitness centre, restaurant, lounge, sandy beach, marina. Call Jane for more details or visit www.janehoffman.com for more photos. MLS#9184375, \$439,000.

**Jane Hoffman**  
250-860-7500

**Home On Natural Private Setting**  
4 bedrooms, office, patio, covered deck, cozy gas fire pit, storage shed, outdoor speakers, and a waterfall. RV, hardwood floors, open granite island kitchen w/ tall cab., S/S appliances. Call Harry Kullman at 250-979-8565 or go to www.kelownahomesforsale.com, www.newlistings.ca/harry, or www.homeevaluation.ca/harry, MLS#9224272, \$579,900, 3046 Glenrosa Road

**Harold Kullman**  
250-979-8565

LESS THAN \$700,000

**Quality Built Home**  
In Tallus Ridge Subdivision. Unique plan features Great room with 2 storey ceiling and windows. Large master with 4pc ensuite and laundry on the upper floor. Walk-in pantry, hardwood flooring, granite counters and quality cabinets. Call Frank Buckland to view at 250-212-5510, MLS#9225127, \$584,900, 2528 Cobblestone Road

**Frank Buckland**  
250-212-5510

\$795,000 AND UP

**Professional Office Building Centrally Located**  
Close to downtown, C4 zoned accommodates a variety of business uses. Reception area, approx. 1900 sq.ft. main level + 1800 sq.ft. on lower level. Open parking available. Call Murray Wilson 250-869-6869 for details & personal viewing. \$795,000.00 MLS#9221336

**Murray Wilson**  
250-869-6869

\$1,295,000 AND UP

**Desirable Gallaghers Location**  
cul-de-sac and panoramic view of fairways and acreage beyond! Enjoy the privacy and concrete salt water pool from entertainment sized rear yard, theatre room, travertine tile, spectacular games/bar area. Call Jane at 250-860-7500 or go to www.janehoffman.com for more pictures. MLS#9203985, \$1,295,000.

**Jane Hoffman**  
250-860-7500

\$2,989,000 AND UP

**Private Gated Waterfront Estate**  
Nestled on 1 acre. 83 ft of Lake Frontage. Completely renovated contemporary design, dramatic Great Room, luxury master bdrm suite, bamboo flooring, licensed boat dock w/2 lifts, sandy beach, guest suite. Call Cecile to view at 250-212-2654 or visit www.cecileguilbault.com for more pictures. MLS#9207265, \$2,989,000.

**Cecile Guilbault**  
250-212-2654

**One Of The Best Lots In Lower Mission!**  
Flat, 0.39 acres, total privacy, in-ground pool, backs onto park & trails, on a quiet, no-thru street! Updated 4 or 5 bedroom family home, new maple kitchen & flooring, large rooms, storage. Call Greg or Kate Dusik at 250-860-7500 for further details. MLS#9226181, \$599,000, 4495 Schamerhorn Court.

**Greg & Kate Dusik**  
250-869-2806

**Stunning Custom Home**  
In Popular Tallus Ridge. This is a Better Homes and Garden Home. Awesome Kitchen and cabinetry, granite counters, hardwood and cork floors. Beautiful Master ensuite. A must see in this Luxurious 4bed 3 1/2bath + bonus rm. Call Dee Dill at 250-768-8001 or 250-878-2946 for more details. MLS#9224293, \$899,900 2417 Tallus Ridge Drive.

**Dee Dill**  
250-878-2946

**Timeless Classic**  
Executive walk out 4bed rancher designed for the LAKE and CITY views! Park like 1 acre setting. Triple garage plus detached oversized double garage. Open concept, granite island kitchen, custom cherry cabinetry. Call Jane for more details at 250-860-7500 or visit www.janehoffman.com for more pictures. MLS#9213441, \$1,795,000.

**Jane Hoffman**  
250-860-7500

**Curry Mountain Ranch**  
One of the largest holdings in the area at 1088 acres with 5000 acres crown lease, 1 hour east of Kelowna, surrounded by crown land on 3 sides, 2 creeks, gravel pit, 600 acres hay and pasture, remainder in timber. Call Cecile to view at 250-212-2654 or go to www.cecileguilbault.com. MLS#9210489, \$3,500,000. 80 Beaver Creek Road

**Cecile Guilbault**  
250-212-2654

**Summer Fun Around The Corner!**  
View and Pool! This 4500 square foot west coast style home has a huge view of the lake and city! Boasting many decks and an outdoor pool, it is an Okanagan entertainer's dream! Has a deluxe 500 sq.ft.inlaw suite on main floor. Call Gary August or Jennifer Bregolis at 250-860-7500. MLS#9222357, \$699,900, 1837 Olympus Way

**Gary August**  
250-860-7500

**Jennifer Bregolis**  
250-870-1870

**Large Home With Many Potential Uses**  
B&B, Home Based Offices etc. Has 5 bedrooms, 3 with ensuite, 740 sq. ft. office above oversized double garage, den, granite island kitchen, vaulted ceilings and City and Lake views. Call Gary August or Jennifer Bregolis for more details at 250-860-7500. MLS#9224886, \$969,000, 520 Caramillo Court

**Gary August**  
250-860-7500

**Jennifer Bregolis**  
250-870-1870

**Absolutely Stunning LAKE VIEW!**  
Upscale country manor, 5669 sq ft 5 bed/5 bath custom home, triple garage, open design w/18 ft vaulted ceilings in Great Room, furniture grade kitchen cabinets, 7 balconies, exceptional quality and details. Call Jane for more details at 250-860-7500 or visit www.janehoffman.com for more pictures. MLS#9220228, \$2,188,000.

**Jane Hoffman**  
250-860-7500

**Truly Exquisite 2.68 Acre Setting**  
37ft water frontage, new contemporary home nestled at end of cul-de-sac in gated neighborhood, infinity edge swimming pool, guest Casita, theatre, wine cellar, 3 car garage + extra parking. Call Jane for more details at 250-860-7500 or go to www.janehoffman.com for more pictures. MLS#9218091, \$4,895,000.

**Jane Hoffman**  
250-860-7500

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