

FOR SALE

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HORIZON REALTY

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Kelowna & Westside REAL ESTATE Guide

Vol.6 No.8



Lower Mission

Luxury townhome at "Mission Breeze" 3 bdrm up, 3 baths, best location on the pond, hardwood, granite, great room concept, gas F/P, C/A double garage, 2 min walk to the beach, greenway, schools nearby, no age restriction. **Call Cecile to view at 250-212-2654, more photo's at www.cecileguilbault.com, MLS®9219514, \$569,000, 4-670 Lequime Rd.**



Great Deal!

Priced over \$60,000 below assessed value, this newer lakeview home is loaded with features! Open concept plan with three bedrooms up, hand-hewn hardwood, granite kitchen with island, and beautiful lake and city view! **Call Gary August or Jennifer Bregolis at 250-860-7500 for more info.** 1045 Hume Avenue, MLS®9221426, \$564,500.



Renovated Condo in Greystokes

Great building right on the ski run at Big White, BC's second largest ski resort! Unit has been upgraded and is as new! **Call Gary August or Jennifer Bregolis at 250-860-7500 for more info.** 103-7535 Porcupine Road, MLS®9224125, \$189,900.



1440 Ponderosa Road

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! For more details call **Jaime Briggs at 250-860-7500** or go to www.BriggsOnHomes.com MLS®9224304, \$384,900



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 to many amenities for easy living style. Spotlessly kept, ready to move in. **Call John Mandoli to view at 250-718-1864,** 214-240 McIntosh Rd, MLS®9222787, \$249,900



Professional Office Building Centrally Located

Close to the downtown central core, zoned C4 accommodates a variety of business uses. Reception area, approx. 1900 sq. ft. on main level plus approx. 1800 sq. ft. on lower level. Open parking available. **Call Murray Wilson for details at 250-860-7500.** \$795,000.00 MLS®9221336, 1737 Pandosy Street



Incredible Waterfront Hideaway!

Peace and tranquility in small 15 unit complex. Brand new 2BD 2BA penthouse unit in updated building, boat moorage and new boat dock, too! **Call Ellen Churchill at 250-860-7500 to view.** 301-5275 Buchanan Rd, MLS®9224312, \$695,500.



Vacation Property or Live Year round!

Phenomenal Complex, Phenomenal Lakeview! 2 BD + den, 2BA, sleeps up to 8 w hot tub, pool, golf, fishing, all overlooking Shannon Lake and golf course! **Call Ellen Churchill to view at 250-860-7500,** MLS®9224264, \$399,900, 3106-1990 Upper Sundance Drive.



Family Wanted!

Updated home, 4 bedrooms, and 2 baths, new laminate flooring and linoleum, new finishing and new windows and doors, Large fenced park like yard, easily suited. Easy to show. **Call Sandra Ritchie Howe for further details at 250-878-7578,** MLS®9223978, \$399,900, 564 Leathead Road



Luxury WATERFRONT

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, more photo's at www.cecileguilbault.com** MLS®9221421, \$269,000, 8105 - 4028 Pritchard Drive



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 250-718-1864,** 943 Clement Ave, MLS®9223716, \$392,000.



Lake Country

Stunning lake views of Kalamaka and Wood lakes from this 8.16 acre ESTATE sized property. Several excellent flat building sites. Apple orchard presently on short term lease. Walk this property to appreciate the views GST extra. **Call Ron Maguire for more information at 250-717-6161,** MLS®9221995, \$749,000. 14950 Middlebench Rd.



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LESS THAN \$300,000



212-1565 Noble Court.....
Clean top floor corner unit with vaulted ceiling in living room, 2 large bedrooms, spacious deck, view of Recreation Centre playing fields. Updated bathroom, separate laundry room, lots of windows. Call **Hugh Mervyn** at 250-317-4560, MLS#9224148, \$199,000.



Hugh Mervyn
250-317-4560

REDUCED



Spacious Corner 2 Bd+Den in Popular Hawthorne Park.....
You will be surprised with this spacious 1200 sq. ft. floor plan, featuring cheerful bright interior, bay windows, 5 appliances, c/a, Bi vacuum, secure parking, lots of storage, exercise facilities, pool, activities, central location near shops and bus. 55+, small pets ok, vacant. Call **Murray Wilson** for particulars, amenities and your personal showing. Estate sale, offers welcome to \$259,500.00, MLS#9219893



Murray Wilson
250-869-6869



Top-Floor Condo!.....
New Paint, Carpet and Tile. Strata fee's include Heat and Hot water. In-floor radiant heat. Open deck to enjoy views to the south and east. Well built units. 9 foot ceilings with crown molding. Call **Christian Kirschke** at 250-863-2000, www.KelownaHomeGuy.com MLS#9212066, \$299,999, 303-1940 Richter Street



Christian Kirschke
250-863-2000

LESS THAN \$851,000



New Price!.....
Beautifully maintained home with outstanding appeal. High vaulted living room ceilings, granite kitchen, oak flooring, private and beautiful yard, patio plus an enclosed verandah, hot tub, front porch and full unfinished basement. Call **Gary August** or **Jennifer Bregolis** at 250-860-7500, 3515 Ridge Blvd, MLS#9219947, \$599,900



Gary August
250-860-7500




Jennifer Bregolis
250-870-1870



0.58 Acres.....
Possible 3 lot Subdivision in upmarket area of Lower Mission. Present zoning RU1. Older home on property in original condition. Call **Ron Maguire** at 250-717-6161 for details. 509 Knowles Rd, MLS#9224237, \$820,000.



Ron Maguire
250-717-6161



To Be Built Peak Point.....
Outstanding quality constructed walkout rancher built to optimize lake and city views from this large .37 acre pool sized lot, over 2000 sq ft fin on the main, 6 car garages, soaring ceilings, curved staircase, hardwood, gourmet kitchen, Call **Cecile** at 250-212-2654, more photos at www.cecileguilbault.com, MLS#9220435, \$850,000. Time to select your colours and finishing! 1209 Peak Point Drive.



Cecile Guilbault
250-212-2654

LESS THAN \$370,000

OPEN HOUSE SATURDAY 1-3 PM



792 Dehart Avenue.....
Beautiful 5 bedroom family home in central Kelowna. This wonderful house features many upgrades including newer roof, furnace AC, heat pump, hot water tank, flooring and much more. Private yard with spectacular garden. Call **Tracey Lang** at 250-878-5720, MLS#9216766, \$339,900



Tracey Lang
250-878-5720



Peaceful, Quiet Home With Beautiful Gardens.....
Best buy in Leisure Village. Radiant in-floor heat, yet a/c. Large kitchen with adjoining family room. Dining room with built in custom display cupboards. Master bedroom 1/4 piece bath. NOT LEASED LAND, Call **John Mandoli** for more info at 250-718-1864, MLS#9216347, \$364,900. 136-3360 Old Okanagan Highway



John Mandoli
250-718-1864



New Price-New Beginnings!.....
Wow! Neat & tidy 3 bed 2 bath rancher with basement family room and office complete, 3rd bedroom roughed in. Upgraded kitchen, bathroom, flooring, etc; Large flat and well landscaped, fenced yard with huge garden and play area. Steps to school, shopping, lake, walking trails and on city of Kelowna bus route. Call **Allyn Bentz** at 250-860-7500, 10623 Sherman Dr -LAKE COUNTRY MLS#9221439 Reduced to \$369,800



Allyn Bentz
250-860-7500


\$929,000 AND UP



1305-1404 Pritchard Drive.....
Rare opportunity to own prime level LAKEFRONT, your own private boat slip, 2 parking stalls, sandy beach, 2 bdrm/den plus loft, stainless appliances, granite, hardwood floors, pool, hot tub, perfect recreational or year round resort living, Call **Jane Hoffman** for details at 250-860-7500, MLS#9214288, \$929,000



Jane Hoffman
250-860-7500



Stunning Design and Setting!.....
Former San Marc showhome, 3 bedroom 2 storey, mature landscaping, fabulous pool/outdoor living space, fir hardwood floors, granite, dream kitchen, great value priced below assessment, Call **Jane** for details at 250-860-7500. MLS#9224070, \$995,000



Jane Hoffman
250-860-7500



Remarkable Property.....
In desirable neighbourhood in Lakeview Heights within walking distance to nearby trails and beach access. Offers in-ground pool & flexibility for the family who desires hobby/workshop area or even guest suite. Call **Jane** for more details at 250-860-7500, MLS#9222123, \$1,100,000



Jane Hoffman
250-860-7500

LESS THAN \$450,000



4 Bd Family Home Near Schools, Golf Course, Apple Bowl, Rec Centre.....
Grade-level entry home with 3+1 bds, 3 bths, 2 gas fireplaces, F/A nat. gas heat, C/A, deck, patio, rear lane access, garage, fenced yard. Close to Apple Bowl, Parkinson's rec centre, nearby bus. Call **Murray Wilson** for details & arrange your viewing at 250-869-6869 Offers to \$389,000.00 MLS#9224400



Murray Wilson
250-869-6869



1195 Thompson Road.....
Tastefully updated home, sold maple floors, heated slate in kitchen, gas range, wine fridge, rock fireplace. Basement with 2 bedroom unauthorized suite. 1/4+ acre lot with side driveway. View photos at www.gregdusik.com. Call **Greg Dusik** at 250-869-2806, MLS# 9223671, \$439,000.



Greg Dusik
250-869-2806

OPEN HOUSE SUNDAY 1-3 PM



Lakeview Heights.....
Here is your chance to own a beautifully renovated family home. Fantastic neighbourhood on a quiet cul-de-sac! Mature landscaping. Enjoy a brand new kitchen, new bathrooms complete with tile, new energy efficient windows. Come home and relax to a modern urban feel. Call **Dave Collins** at 250-870-1444 for a private showing today. MLS#9224248, \$449,000. 2902 Weatherhill Road



Dave Collins
250-870-1444

\$1,175,000 AND UP



Country Estate Living.....
In the heart of the Mission! 5 bedroom plus den. Family home nestled on 1.17 acres. Park like setting w/view of the lake. Beautiful mature landscaping, in-ground pool, hot tub, spacious patio and sundeck, granite kitchen, Call **Jane Hoffman** for details at 250-860-7500, MLS#9218731, \$1,175,000




Jane Hoffman
250-860-7500




Desirable Gallagher's 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** for more details at 250-860-7500, MLS#9203985, \$1,295,000



Jane Hoffman
250-860-7500



846 Clarence Avenue.....
On top of the world view from this new executive home with all the "extras!" Quality throughout, media room, home gym, island kitchen, high vaulted ceilings, bar/entertainment area, oversized covered deck, room for pool, Call **Jane** for more details at 250-860-7500, MLS#9221022, \$1,490,000



Jane Hoffman
250-860-7500

LESS THAN \$500,000



New Price- Don't Miss It! Somerville Corner's Finest.....
Special 2 bedroom plus den rancher in desirable Somerville Corner the heart of the Lower Mission. Fashionable open concept with front den, island kitchen, large master & en-suite. New flooring and paint, stainless appliances with gas cooktop. Steps to the lake, shopping and restaurants. Call **Allyn Bentz** at 250-860-7500, #341-665 Cook Rd, MLS#9222652 NOW \$469,000



Allyn Bentz
250-860-7500



Upper Mission View.....
Well priced rancher walk-out, master and den on main with 2 bedrooms and rec room down. Shows like new! Maple cabinets and flooring. Low maintenance yard, REDUCED AGAIN.... Call **Walt Reglin** to view at 250-860-7500, MLS#9215746, \$485,000. 668 South Crest Drive



Walt Reglin
250-860-7500



Upper Mission 5 Bedroom Walk-Out Rancher.....
Wonderful 5 bedroom, 3 bath rancher with walk-out basement in Upper Mission. Open design, vaulted ceilings, maple kitchen, stainless steel appliances and hardwood floors. Double garage, RV parking, lakeview from deck and fenced yard backing onto ravine. This home shows well! Call **Charlene Bertrand** at 250-870-1870, MLS#9221434, \$499,900, 5210 Cobble Court.



Charlene Bertrand
250-870-1870

1,495,000 AND UP



Top of the World View of Okanagan Lake!.....
.82 acre. San Marc custom home set like a jewel overlooking lake and vineyards. Quality craftsmanship. Wine Room. Hardwood floors. Gourmet kitchen leads to private patio and spectacular pool. Call **Jane** for more details at 250-860-7500, MLS#9201044, \$1,495,000



Jane Hoffman
250-860-7500



Spectacular Lakeshore Setting.....
Amazing park-like private rear yard w/ unobstructed views. Incredible quality resonates through out this luxury home complete with triple car garage, outdoor living room w/ fireplace, boat moorage. Call **Jane** for more details at 250-860-7500, MLS#9223217, \$1,789,000



Jane Hoffman
250-860-7500



Retail Storefront Space For Lease Busy Rutland N. Area.....
1600 sq.ft. space for lease with easy access, excellent exposure, on-site and street parking, 1 block from Hwy 33, across from Kinsmen Park. C-4 Zoned. Available immediately. Call **Murray Wilson** to view at 250-869-6869. MLS#9222133



Murray Wilson
250-869-6869

LESS THAN \$586,000

REDUCED



Well Appointed.....
4 Bedroom, 3 Bath Walkout Rancher with stunning Quail Ridge Golf Course views! Upgraded with Hardwood, tile, heated floors, open kitchen and foyer entrance. Double Garage with extra parking. For more details call **Jaime Briggs** at 250-860-7500 or go to www.BriggsOnHomes.com. MLS#9221075 Reduced to \$525,000, 119-2455 Quail Ridge Boulevard



Jaime Briggs
250-860-7500



Home on a 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 for further details. MLS#9224272, \$579,900. 3046 Glenrosa Road



Harold Kullman
250-979-8565



Great Mortgage Helper in Wilden!.....
Well kept 5 bdrm, 4 bath home in Wilden. Inviting floor plan, 9' ceilings, b/i speakers, master, office and laundry on main, 2 spacious bedrooms up, large 2 bedroom suite down with 10' ceilings and separate laundry. Fantastic tenants (\$1100. month) would like to stay! Double garage w/220 Gas h/u BBQ. Fenced yard, deck, view. Call **Charlene Bertrand** at 250-870-1870, MLS#9221094, \$585,000, 373 Tucker Court



Charlene Bertrand
250-870-1870

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In Flanders fields the poppies blow
Between the crosses, row on row,
That mark our place: and in the sky
The larks still bravely singing fly
Scarce heard amid the guns below.

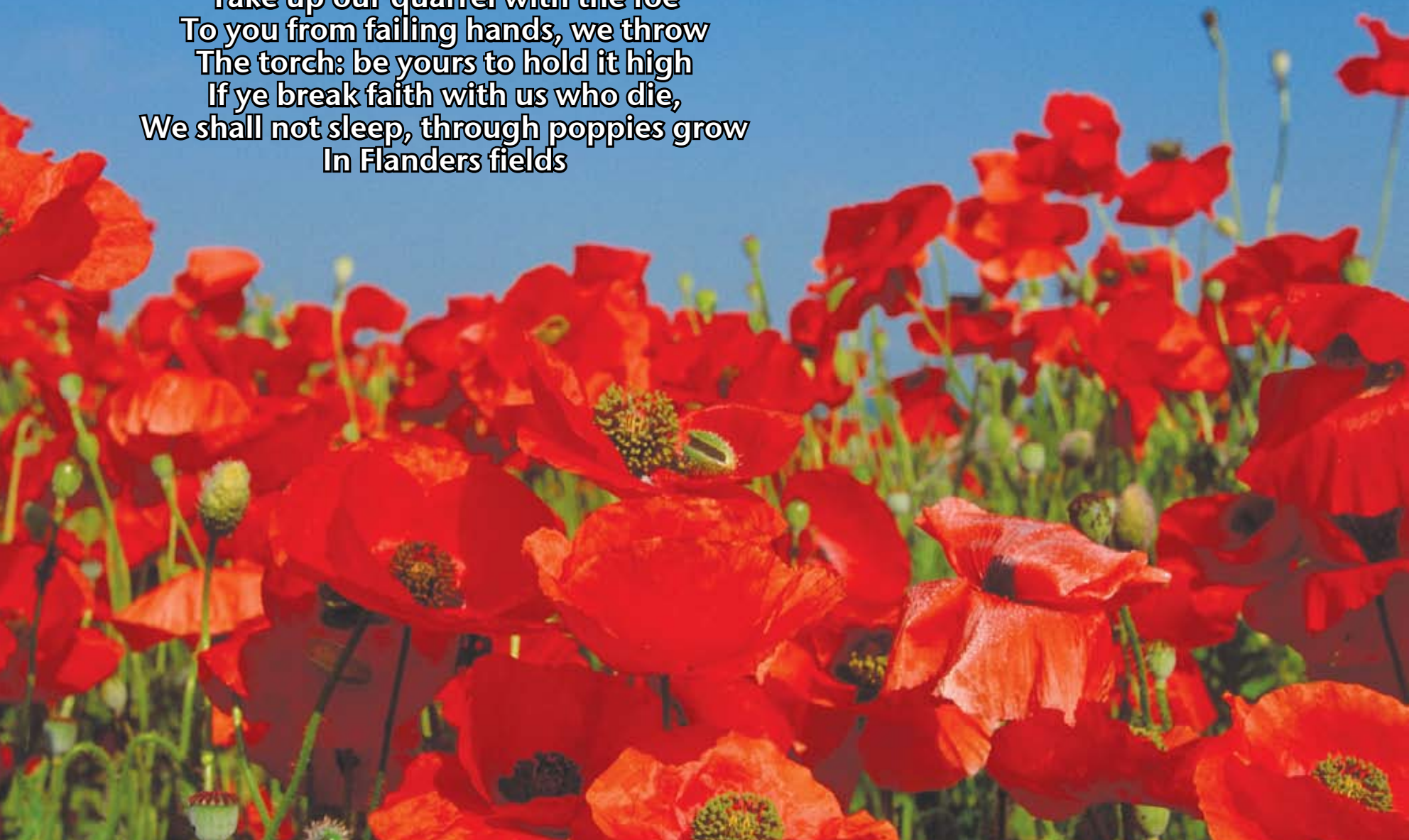
We are the dead: Short days ago,
we lived, felt dawn, saw sunset glow,
Loved and were loved: and now we lie
In Flanders fields!

Take up our quarrel with the foe
To you from failing hands, we throw
The torch: be yours to hold it high
If ye break faith with us who die,
We shall not sleep, through poppies grow
In Flanders fields

In Flanders Fields

by

Lieutenant Colonel John McCrae




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HOT NEW PROPERTIES

Gunnar Forrstrom



Gunnar Forrstrom, a 35 year resident of Kelowna, brings a well rounded wealth of experience and knowledge to our team. As a licensed Strata Manager, Gunnar has managed a variety of properties ranging from 20-500 units. A former REALTOR®, Gunnar has worked in media & communications in the private and public sector and operated his own business. He studied conflict resolution and earned his degree from UBC Okanagan. As well, Gunnar has a lengthy record of volunteer and community service. Gunnar brings his expertise, energy and commitment to excellence to ensure Coldwell Banker's clients receive the best possible service.

Peter McKenzie



Peter is proud to have joined the excellent team of Coldwell Banker Horizon Realty, Property Management division. Peter grew up on Vancouver Island, attended UBC and graduated with a Bachelor of Commerce degree majoring in Urban Land Economics. He golfed professionally for 10 years and lived in Japan for 3 ½ years before moving to Kelowna. He has sold Commercial and Residential real estate and now with his extensive knowledge is a Property Manager. He has been married for 25 years with 3 children and has resided in Kelowna since 1990