

# FOR SALE

## COLDWELL BANKER

### HORIZON REALTY

www.KelownaRealEstate.com

# Kelowna & Westside REAL ESTATE Guide

Vol.7 No.6



### HOT PRICE DUPLEX

Side by side duplex with full basements in a great location near Centuria. Basement finished but needs flooring in 1431. May have potential to strata title. 1431 vacant with loc box, 1433 has occupant so please call **Gary or Jennifer** at 250-860-7500 for a courtesy call if you want to show both sides! MLS®10006052, \$474,900. 1431-1433 Aspen Court



### Executives/Empty Nesters!

**REDUCED!** 2,400 sq.ft. Walkout Rancher. Large covered deck with Lake/Valley Views, hardwood, main floor Master, 5-Piece Ensuite, bright walkout lower level. RV Pad w/H2O/Sewerage. Large private pool-sized side yard. **For details Jaime Briggs, Coldwell Banker Horizon Realty at 250-860-7500 or go to www.BriggsOnHomes.com.** MLS®10007222, \$579,900, 2041 Spyglass Way.



### COUNTRY ESTATE/CLASSIC HOME

Large, comfortable, CLASSIC home on 13.2 acre estate. Enjoy the quiet fresh air, the best that nature can provide. Skiing, Shopping-all is near. Room to do anything-farm, vineyard, horses, or just sit back & enjoy your own forest & creek. **Call John Mandoli to view at 250-718-1864.** MLS®10008199, \$829,900, 8761 Highway 33.



### Awesome Private Setting Backing Onto Creek

Beautiful custom built family home 2 storey, cul-de-sac location, gleaming hardwood flrs, 3 bdrms + den, large bonus rm, 2630 sq ft approx, SS appliances, great layout open concept, gas F/P++, **Call Cecile Guilbault to view at 250-212-2654 or for more info go to www.cecileguilbault.com.** MLS®10007402, \$629,000, 857 Woodhaven Place.



### InLaw Suite w/Sep Entrance!

Walk out rancher on private .45 beautifully landscaped lot. 4 bds (1 used as den); shared laundry. Wine cellar, workshop in garage, walk to Hudson Elem., mountain views, new roof, hot water tank, Central Air, built in vac, deck & patio. **Call Bill Raine at 250-870-6210 to view or go to www.BillRaine.Info.** MLS®10005208, \$500,000, 1120 Lynden Rd.



Lot 7  
Similar To

### Build at "The Lakes"!

Lot & Building Package to be built. 4 bedrooms, 2 baths, grade level entry home to be built by quality builder Destination Homes. Hardwood, tile, upgraded lighting, 4 appliances incl. Private lot backing green space! **For details Jaime Briggs, Coldwell Banker Horizon Realty at 250-860-7500 or go to www.BriggsOnHomes.com.** MLS®10007623, \$479,000+gst/hst, 13220 Apex Drive.



### This Home Is A Great Buy!

Beautiful home for such a small price, only \$94,500. Completely updated with a 10' x 30 addition & recertified as 1994 Model. It's very modern, spacious & tastefully decorated throughout, large kitchen opens to full dining room & living room, large deck, exterior shed, surrounded by trees, 2 parking spots in front. Financing available, park has a long-term lease. **Viewpics: www.valerierock.com or Email: val@valerierock.com Call Valerie ROCK (250) 801-2335.** MLS®10005919, \$94,500, 72-2005 Boucherie Road.



### Family Friendly Mission Hollows Home!

This craftsman style Worman home has clean lines, & a modern, sophisticated feel. Great room plan on main, with three bdrms plus full bsmt. Fully fenced yard for your kids & pets. **Please call Gary August & Jennifer Bregolis for more information at 250-860-7500.** MLS®10007980, \$569,000, 905 Paret Cres.



### Stunning Southeast Kelowna Acreage!

Very private, yet only 2 minutes to Orchard Park. Ideal for absentee Owners or for "retreat." Large caretakers suite. Newly renovated with quality in mind. Farm Status. 8.5 acres, 5200 sq.ft. home, triple garage. **Call Walt Reglin today at 250-470-0919 to view.** MLS®10006622, \$1,990,000, 3551 Benvoulin Rd.



### Live A Resort Lifestyle!

Top floor corner 2 bedroom, 2 baths, semi-waterfront condo loaded, granite, hardwood, upgraded SS appliances, built in vac, pool, hot tub, gym, guest rooms the best part walk across the street your in Okanagan Lake! **Call Cecile Guilbault to view at 250-212-2654 or for more info go to www.cecileguilbault.com.** MLS®10008626, \$328,000, 335-3996 Beach Ave.



### All This Plus An InLaw Suite!

Open concept home with 3 bedrooms, fabulous Master suite and an in-law suite with a private entrance. Fully remodelled with built-ins, hardwood and tile flooring, and extremely private back and side yard areas. **Call Steve Tate for more details at 250-470-8070.** MLS®10007031, \$589,800, 2300 Lillooet Cres.



### Wonderful 3 Bed + Den, 3 Bath Home

Fabulous neighbourhood-school bus & bus stop at front door. Excellent upgrades: 500sq.ft. deck for endless entertaining. Huge mn bth- jetted tub & floor-ceiling marble tile. Mn fr laundry with built-in sewing table. Marble tiled kitchen counters, new lighting & newer appliances. Media room:state of the art sound sys & proj TV. Lovely private yard-mature trees & organic orchard of cherries, plum, peach, hazelnut & grapes. This amazing lot is sub-dividable when sewer comes in! **Call Bill Raine at 250-870-6210 and Leah Delisle at 250-870-2600.** MLS®10009607, \$489,000, 580 Kelview Rd.



# Ultimate Service - Building Customers for Life!

Your Perfect Partner®

## COLDWELL BANKER



# Every Home Has A Story.. Write its next chapter with

# Coldwell Banker Horizon Realty

Your Perfect Partner®  
**COLDWELL  
BANKER**

LESS THAN \$160,000



**Affordable Waterfront - "Staycation"**  
Kelowna Waterfront at a fraction of the price. Luxury finishing & furnishings for this 2 Bed, 2 Bath plus Den; Right on the Water. Roof top Pool, Spa, Hot Tub & Exercise Rm plus so much more! 1/12th Fractional Ownership, Freehold Title. For more info contact **Malcolm Bellinger** at (250-215-1414) or **Marnie Perrier** at (250-212-8552). MLS#10008191, \$69,500, 153 (C12) 1288 Water Street.



**This is a beauty!**  
Renovated double wide, large master with awesome en-suite. 3 beds, 2 baths, Covered patio, 2 workshops/sheds, landscaped fenced yard, backs onto park. renovated kitchen with top of line appliances, laundry room, Heat pump. Call **Bill Raine** at 250-870-6210 to view or go to [www.BillRaine.info](http://www.BillRaine.info). MLS#10002989, \$149,900, 216 - 1999 Hwy 97S.



**Condo With Outdoor Pool**  
Huge 2 bedroom + den or easily modified 3 bedroom, ground floor condo. This home features a massive, private deck, in-suite laundry, in-suite storage room, and updates including vinyl & laminate flooring, bath & more! Please call **Gary August** and **Jennifer Bregolisse** at 250-860-7500. MLS#10002860, \$159,900, 129-495 All Star Court.



LESS THAN \$633,000



**Premier Waterfront Resort!**  
Luxury 2 bedm/2bath vacation condo! Fully furnished with granite kitchen. Enjoy a lakeside getaway offering pools, hot tubs, spa and fitness centre, restaurant, lounge, sandy beach, marina. Stunning LAKEVIEW unit! Call **Jane for more details** at 250-860-7500 or visit [www.janehoffman.com](http://www.janehoffman.com) for more pictures. MLS#9224941, \$499,000.



**LAKE VIEWS From This Family Home!**  
Fantastic 4+ bedroom newer home with a Mortgage Helper suite. Enjoy the quiet living at the end of this cul de sac. Home backs onto rural farm land with wooded area on its side. Close to Schools and shopping. Call **Christian Kirschke** at 250-863-2000 or go to [www.KelownaHomeGuy.com](http://www.KelownaHomeGuy.com). MLS#10009307, \$579,000, 11664 Middleton Road.



**Resort Like Living!**  
Semi-lakeshore. A gem located in Casa Loma. Lake across street. Moore your boat. 3 bedrooms up with 2 down. Summer kitchen with separate entrance. Loads of parking. Call **Walt Reglin** at 250-470-0919 today to view. MLS#10007663, \$632,000, 2760 Casa Loma Road.



LESS THAN \$279,000



**SEMI-LAKESHORE 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, deck, view. Ideal investment for long or short term rentals. Pets ok. Call **Murray Wilson** today 250-869-6869 for details and your appt. MLS#10002665, \$199,500



**Condo In DILWORTH!**  
1 bdrm with 2 full baths for you & your guests. Entertain on your large patio. On the quiet side of the complex. Underground parking & storage. Quiet setting but central location. Bring us an Offer! Call **Christian Kirschke** at 250-863-2000 or go to [www.KelownaHomeGuy.com](http://www.KelownaHomeGuy.com). MLS#10001890, NOW \$199,900, 101-2425 Mount Baldy Drive.



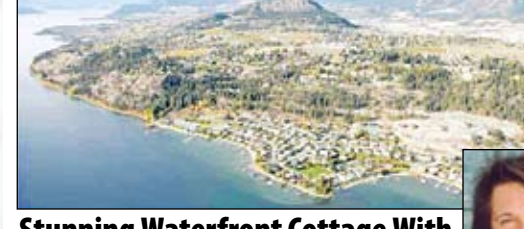
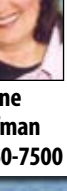
**LOCATION - LOCATION!**  
This completely renovated 3 bedroom, 2 bathroom townhouse is immaculate. New flooring, kit counters and cabinets, lighting. Ready to just move in! Close to shopping, private yard. Children, pets welcome. Very affordable, priced to sell. A gem! Call **John Mandoli** to view at 250-718-1864. MLS#10000711, \$278,000, 3-1153 Bernard Avenue.



\$649,000 AND UP



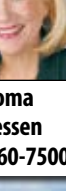
**Opportunity To Own In One Of The Okanagan's Finest Waterfront Resort Properties!**  
Private boat slip, 2 bed plus den 1277 sq ft, fully furnished with electronics package, walk out patio pool side, fabulous lake views, GST paid. Call **Jane for more details** at 250-860-7500 or visit [www.janehoffman.com](http://www.janehoffman.com) for more pictures. MLS#10004078, \$649,000.



**Stunning Waterfront Cottage With Unobstructed LAKE VIEW!**  
2 bed/2bath, premium updates, granite kitchen, travertine floors, full time boat slip w/lift, "turn key" all furniture included. 1000 ft of sandy beach on 6 acres, lakeside pool. Call **Jane for more details** at 250-860-7500 or visit [www.janehoffman.com](http://www.janehoffman.com) for more pictures. MLS#9217225, \$699,000.



**Shannon Lake Area**  
Beautiful new lakeview home. Quality built 3376 sq.ft. with 3 bdrms, 3 bthrms, office, custom maple cabinetry, walk-in pantry, granite countertops, built in s/s apps, dbl wall oven, side by side refrigerator-freezer, 2 lg covered decks, jetted tub, 50 year warranty roof. Silent floor system, imported tile in foyer, bthrms, laundry & ensuite. 12' high ceiling in entry foyer, great rm, kit, dining rm w/10' high windows. Lrg walk-in closets. For more details, call **Roma Niessen** at 250-860-7500. MLS#10009018, \$725,000+GST or HST, 3337 Hihannah View Rd.



LESS THAN \$388,000



**Perfect UBCO Condo - Like New, No Taxes!**  
Awesome corner unit - move in today! Like new, spacious, bright with large windows & deck. Looks brand new with upgraded Stainless steel appl pkg Ind Bosch w/d. 2 bed/2bath over 1200 sq ft. Pets allowed. Don't miss this great opp-home! Contact **Marnie** to view [www.marnieperrier.com](http://www.marnieperrier.com) or 250-212-8552. MLS#10004424, \$278,778, 207-250 Hollywood Rd S.



**TOP FLOOR Executive Condo**  
Okanagan Lake & Valley Views! Priced to sell. 2 bedroom, 2 bath. Close to all amenities. Hardwood and carpet floors. SS appliances with GRANITE counters and ceramic tile. Enjoy the pool and hot tub in the Okanagan. Call **John Mandoli** to view at 250-718-1864. MLS#10008945, \$325,000, 1309-2210 Upper Sundance Dr.



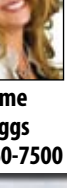
**Totally Renovated!**  
With 2 bdrm inlaw suite. \$70,000 in renos - kitchen, bthrms, 2 bdrm inlaw suite with full kitchen & laundry. RUG Lot. More pictures at [www.kathrynewell.com](http://www.kathrynewell.com). Call **Kathryn Newell** at 250-869-6120. MLS#10007306, \$387,000, 1604 Bernard Ave.



\$739,000 AND UP



**Sunsets & Lakeviews**  
4 bdrm, 3 bath walkout rancher on corner pool-sized lot. Granite kitchen, formal dining, hrdwd, vaulted ceilings, granite wet bar in family rm. Large covered deck where you can entertain indoors & outdoors! For details **Jaime Briggs**, Coldwell Banker Horizon Realty at 250-860-7500 or go to [www.BriggsOnHomes.com](http://www.BriggsOnHomes.com). MLS#10005429, \$737,000, 614 Quarry Avenue.



**Deluxe Custom Built Lakeview Heights Home!**  
4 bedrooms (3 with own ensuites), 5 baths, 3,572 sq.ft, hardwood throughout main, large master with private balcony, jetted tub & steam shower. Easily suitable. Triple tandem garage, plus 50 ft. RV pad. For details **Jaime Briggs**, Coldwell Banker Horizon Realty at 250-860-7500 or go to [www.BriggsOnHomes.com](http://www.BriggsOnHomes.com). MLS#10001800, \$739,000, 3408 Merlot Way.



**YOUR OWN COTTAGE ON KALAMALKA LAKE AWAITS YOU!**  
See this peaceful getaway in the Cosens Bay cottage community, approx. 15 kms from Hwy 97N turnoff south east of Vernon. Approx. 900 sq ft w/2 bds, 4 pce bath, open concept kit/DR/LR w/fireplace, plus enclosed veranda, lower walk out storage rm. Decks for entertaining & enjoying view; 2 stairways to beach area w/dock, lift & boat house. Easy access, generator & pump. Freehold lakeshore offering. Call **Murray Wilson** today 250-869-6869 for details and your appt. MLS#10005830, \$795,000.



LESS THAN \$435,000



**EXECUTIVE CONDO**  
Top floor, executive 2 bdrm + den, 2 bath Condo with incredible valley & golf course views. Over \$12,000 in extra up grades. Top notch with granite counters, stainless appliances, hardwood floors... nothing left to upscale, it's all here! Call **John Mandoli** to view at 250-718-1864. MLS#10004631, \$399,950, 2308-2200 Upper Sundance Drive.



**EXCELLENT LAKE VIEWS!**  
Top floor corner unit. The absolute best lake view in this complex. All the bells & whistles in this unsurpassed, executive 2 bdrm, 2 full bath condo. Lake views from every room! Complete with 2 huge decks to enjoy the Okanagan sunshine. Call **John Mandoli** to view at 250-718-1864. MLS#10008453, \$439,000, 4414-3842 Old Okanagan Highway.



**Minutes To New Black Mtn Golf Course!**  
Bright like-new immaculately maintained w/out rancher w/views. Open concept, 3 bdrms, den, 2.5 baths. Hardwood/tile, skylights, covered SE facing deck & patio. Quiet setting in Blackstone Estates. For details **Jaime Briggs**, Coldwell Banker Horizon Realty at 250-860-7500 or go to [www.BriggsOnHomes.com](http://www.BriggsOnHomes.com). MLS#10006217, \$434,900, 19-1342 Shauna Rd.



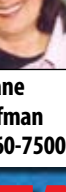
\$799,900 AND UP



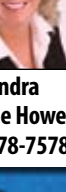
**Peace & Privacy On .98 Acres in McKinley Landing**  
Awesome lakeviews on 2 wrap around decks, 3rd balcony off master. Updated 3,255 sq ft, rancher w/ full w/o bsmt easily suited. Open great rm concept on main w/ vaulted ceilings & fir to ceiling rock fip including huge window to take in the peaceful views. 4 bdrms + den, 3 baths, 2 f/p's. Granite in kitchen & main baths, hrdwd flrs, ceramic tile from main entrance through hallway to bdrms. Bright lower level has a wet bar, lrg fam rm, 2 bdrms plus den, 3 pce bath & storage. Cent air/hvac, high eff. heat pump, alarm system, hot tub. Lots of space for RV, boat & visitors. Easy walking dist. to the beach & tennis. Call **Murray Neuman** at 250-862-1411. More info at [www.MurrayNeuman.com](http://www.MurrayNeuman.com). MLS#10007736, \$799,900, 1305 McKinley Rd



**Beautiful Corner Unit At Barona Beach Resort!**  
Spacious main living areas walk out to level lakeshore & sandy beach. Private boat slip 23B & lift. 2 parking stalls, #51 & #52. Furniture included. Prato plan 1668 sq ft. Call **Jane for more details** at 250-860-7500 or visit [www.janehoffman.com](http://www.janehoffman.com) for more pictures. MLS#10004158, \$970,000.



**Great Lakeshore Investment Opportunity!**  
74' of lakeshore living on Okanagan Lake. Licensed deck, sandy beach, a very desirable neighbourhood and located at peaceful end of cul de sac. Cottage style home on .28 acre. Call **Sandra Ritchie Howe** to view at 250-878-7578 or for more info visit [www.ritchiehowe.com](http://www.ritchiehowe.com). MLS#10008340, \$1,195,000, 1505 Pritchard Dr.



LESS THAN \$450,000



**Lakeview Lot .42 Acre, GREAT PRICE**  
Only \$440,000! Nice family home, 3 bdrms w/den (can be 4th bdrm); 2 large family rms, full dining rm & nice kitchen w/breakfast & counter area, extra deep garage has rm for extra workshop at back; additional separate workshop area under deck. Fenced large yard, mature trees, newer furnace & hot water tank 08; extra parking & turn-around at top of driveway. View pics: [www.valerierock.com](http://www.valerierock.com) or Email: [val@valerierock.com](mailto:val@valerierock.com) Call **Valerie Rock** 250-801-2335. MLS#10004701, \$440,000, 2044 Shamrock Drive.



**The Best Value In Bay Vista!**  
Beautiful lakeview Townhouse across the street from Okanagan Lake. Great open layout, 2 bedroom + den, 2.5 baths, security system, water softener, double garage, tiled floor. Bay Vista-pool, hot tub, exercise room, guest suite. Call **Bill Raine** at 250-870-6210 to view or go to [www.BillRaine.info](http://www.BillRaine.info). MLS#10001529, \$448,000, 26-2100 Boucherie Rd.



**Spectacular LAKE VIEW!**  
Stunning townhome in one of the Okanagan's finest waterfront resorts. 2 BDRM plus loft, furniture incl, 1293 sq. ft. open design, granite island kitchen, appliances, hardwood floors, pool, hot tub, 600 ft of sand beach. Call **Jane for more details** at 250-860-7500 or visit [www.janehoffman.com](http://www.janehoffman.com) for more pictures. MLS#10008688, \$449,000.



## PROPERTY MANAGEMENT STRATA MANAGEMENT

Do you need your property managed properly?

Do you require a Strata Manager for your property?

Call our office for a presentation.

 Kevin Cheale Property Manager	 Christie Fisher Property Manager	 Tami Larsen Property Manager	 Peter McKenzie Property Manager	 Janet McDonald Managing Broker 250-860-1411 Res. 250-860-1420, Comm.	 Shirley Mehus Commercial Licensed Strata & Property Manager	 Mike Makin Licensed Strata Manager	 Gunnar Forstrom Licensed Strata Manager
--------------------------------------	---	-------------------------------------	--	---	--	--	---



Customer Satisfaction. The Measurement That Matters. The Numbers Tell The Story...  
Over **98%** praise our overall performance.  
Nearly **97%** would recommend us to a friend.  
More than **96%** would use Coldwell Banker again.  
**10 Years In A Row.**

Kelowna Residential (250) 860-7500    Westside Residential (250) 768-8001    Kelowna Commercial (250) 763-4343    Westside Commercial (250) 768-8395    Property & Strata Management (250) 860-1411 res. • (250) 860-1420 comm.    TOLL FREE IN NORTH AMERICA 1-888-KELOWNA (1-888-535-6962)

[www.KelownaRealEstate.com](http://www.KelownaRealEstate.com)    [www.okanaganpropertymanagement.com](http://www.okanaganpropertymanagement.com)

Residential & Commercial: BURTCH PLAZA • #14 - 1470 Harvey Avenue, WESTSIDE • 101-3500 Carrington Rd, DOWNTOWN 1332 Water Street, Property & Strata Management: KELOWNA #102 - 1658 Commerce Avenue

**WESTSIDE LOCATION NOW OPEN!**

# A Good Thing is Great... More of a Good Thing is Even Better!

## WELCOME TO OUR HOT NEW PROPERTIES

**Trish Cenci**



**NEW!**  
**Quail Ridge Office**  
3A-3185 Via Centrale,  
Kelowna

**Tanis Read**



**PEACHLAND**  
**Here We Come!**  
2-878 E Beach Ave.,  
Peachland



Quail Ridge is ideally located between Kelowna and Vernon, with the Kelowna International airport and UBCO as next door neighbours. It is often referred to as the University District and with the expanding Business Park at the entry to Quail Ridge the future is bright indeed. The community consists of a variety of home styles from vacation rental condos to single family homes and everything in between. Stop in at our office located in the Borgatta Lodge at 3A 3185 Via Centrale and pick up a copy of available properties today."



Coldwell Banker Horizon Realty is very excited to announce our expansion into Peachland. This Lakeside community offers an ambiance that is not found anywhere else. Coldwell Banker Horizon Realty has several REALTORS who live, work and play in the Peachland area that are thrilled to have the office presence. With Property Management, Commercial and Residential sales expertise, we look forward to meeting all your Real Estate needs.

**Cheryl Bobbie**



Cheryl's has more than 7 years experience as a realtor. She has exceeded the expectations of her clients by providing them with exceptional service and professionalism. Most clients consider her a friend with her kind and attentive personality. In addition to providing real estate services to her clients Cheryl also has formal schooling as an interior designer. She offers valuable advice to her clients to help sell a home faster or give a tired space some new life. Cheryl looks forward to working with you to provide the best real estate experience ever and forge a life long bond. Call Cheryl at 250-864-6064 or visit [www.cherylbobbie.com](http://www.cherylbobbie.com) for further info.

**Richard Paterson**



Richard began his Real Estate career in 1994 with Gallaghers Canyon in its infancy. Spanning the next 16 years which included annual "Salesman of the Year Awards" and "Leading Salesman" at Gallagher's Real Estate a successful career was built. Richard has moved his Real Estate business to Coldwell Banker Horizon Realty which includes responsibility for all property sales at Black Mountain Golf Course Development. A past association with REALTORS® from Coldwell Banker Horizon Realty means continuing to work with a great bunch of colleagues.

**Shae McEachnie**



Shae left a 20 year career as a psychologist and small business owner to establish roots in Kelowna after having her own child. With fond memories of growing up in the Okanagan, Shae chose to move back to this four season's playground to enjoy all it has to offer. She brings with her both a fresh energy and a passion for reading and understanding the Okanagan market. With the exposure, expertise and marketing strength Coldwell Banker Horizon Realty has to offer, Shae will leave no stone unturned in making her clients wishes come true. Shae is actively engaged in her community and on the board of the Kelowna Women In Business.



**Congratulations to an AMAZING TEAM!**  
on April 30th  
**COLDWELL BANKER CYCLONES**  
were the #1 Fundraisers for The Heart  
and Stroke Big Bike Ride!

We raised **\$4,460.00** in donations. Our team's fundraising total was 3rd place overall during the 2 days the bike was in Kelowna, and 4th place throughout the Okanagan in fund raising.

**Thank you to Coldwell Banker Horizon Realty REALTORS® for their awesome community support!**



**THE RIGHT MORTGAGE**  
IS THE ONE WE BUILD  
TOGETHER

**right**  
MORTGAGE®  
NOW WE CAN BUILD THE  
MORTGAGE THAT FITS  
YOUR NEEDS  
For More Information,  
please call or visit our website:  
**250-768-6833**  
**250-861-4663**  
[www.homelinecanada.com](http://www.homelinecanada.com)

**MORTGAGE ALLIANCE**  
Homeline Mortgage

The **RIGHT** counsel, the **RIGHT** service,  
The **RIGHT** convenience – all to help put you in the **RIGHT** Home.  
**THE RIGHT BROKER = THE RIGHT MORTGAGE**

**Brenda Dilley** – 250-808-1000  
**April Dunn** – 250-826-3543  
**Kyle Green** – 250-469-2252

An independently owned and operated franchise of the Mortgage Alliance Network.