



Residential Flyer - 01/31/2020



MLS® #: 10195221

Price: \$325,000

10 Pringle Road, Beaverdell, V0H 1A0

BE - Beaverdell/Carmi

Contingent- Foreclosure. Here is 10 acres of land on the West Kettle River in Carmi, approx. an hour south of Kelowna. There is an old 2 story home on the property in need of repair, or remove and rebuild. The older shop is 30x22 with lots of room for the handyman. Easy access of Hwy 33 to the land and there is NO zoning in the area. The front yard walks you down to the sandy beach area at the river's edge. The river bisects the property, so about 3-4 acres is on the side with the buildings. The remainder of the land is accessed by the old railway line in the area and then crossing crown land. (ask for a map) Property is currently occupied. So if you are looking for a

Type:	Single Family Residential	Basement:	
Year Built:	1975	Heat/Cool:	
Dsc Yr Blt:	Approximate	Water:	Well
Garage:	Workshop	Sewage:	Septic
Covered:	2	Taxes:	\$0.00
Beds:	3	Fin Sq Ft:	2,112
Full Baths:	1	Acres:	10.09
Half Baths:	2		
En Suite:	No Ensuite Bathrooms		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	20X10	Dining Room	L1	11X8
Kitchen	L1	16X10	Foyer	L1	11X9
Master Bedroom	L1	11X10	Bedroom	L1	10X10
Bedroom	L1	10X10	Laundry	B	11X10
Storage	B	10X6	Rec Room	B	20X10
Other	B	10X16	Other	B	21X11
Bathroom - Full	L1		Bathroom - Half	L1	
Bathroom - Half	B				

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Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10191153

Price: \$429,900

#Lot 1 80 Kettle View Road, Big White, V1P 1P3

BW - Big White

Prime Development opportunity at The North in Big White. This is the last lot available in the subdivision and has a spectacular unobstructed view with ski access to Perfection Run. Building Scheme and associated documents are available to qualified purchasers. Lot size is .287 acres, and can accommodate a minimum of 3 units.

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Appl:

Basement:

Heat/Cool:

Water: **Private Utility**

Sewage: **Sewer Not Connected**

Taxes: **\$906.00**

Fin Sq Ft: **0**

Acres: **0.29**

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10196932

Price: \$999,000

2177 Breckenridge Court, Kelowna, V1V 1W2

DM - Dilworth Mountain

COURT SALE!!! Conveniently located in beautiful Dillworth mountain this large executive home offers large lot with large in ground pool and hot tub. Home is nicely finished with maple hardwood floors, island maple kitchen, granite counter tops 9ft. ceilings, luxury master suite, main floor family room off kitchen and formal living room and dining room with curved stair case to upper level. Wine room & Large over sized double garage. Large finished basement with median and bonus room. Home in very nice condition.

Type: **Single Family Residential**

Year Built: **1997**

Dsc Yr Blt: **Approximate**

Garage: **Attached**

Covered: **3**

Beds: **4**

Full Baths: **4**

Half Baths: **0**

En Suite: **5-PCE**

Equip/Appl:

Basement:

Heat/Cool: **Central Air, Forced Air**

Water: **Municipal**

Sewage: **Sewer**

Taxes: **\$6,115.00**

Fin Sq Ft: **4,442**

Acres: **0.26**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	13'X17'7	Dining Room	L1	13'9X13'8
Kitchen	L1	13'4X13'4	Family Room	L1	15'9X15'7
Master Bedroom	L2	19'9X16'5	Bedroom	L2	11'9X10'4
Bedroom	L2	12'2X12'3	Bedroom	B	12'7X12'3
Ensuite - Full	B		Bathroom - Full	B	
Bathroom - Full	B		Bathroom - Full	B	
Den / Office	L1	16'X10'9	Laundry	L1	11'8X10'4
Nook	L1	11'X11'	Workshop	B	12'5X9'9
Rec Room	B	35'X23'6	Other	L2	18'3X13'11

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Residential Flyer - 01/31/2020



MLS® #: 10197360

Price: \$259,900

245 Old Salmon Arm Road, Enderby, V0E 1V3

EG - Enderby / Grindrod

Quonset style home with 4 bedrooms and 2 bathrooms sitting on 3.37 private acres waiting for your ideas. With some work this could be a great little house, there is room to build a workshop, grow a garden or just enjoy the privacy. Endless views of the valley from this property make sitting on the balcony of the master an absolute pleasure! There is a fifth wheel and a few outbuildings and still tons of parking.

Type:	Single Family Residential	Basement:	Half
Year Built:	1975	Heat/Cool:	Electric Baseboards, Stove
Dsc Yr Blt:	Approximate	Water:	Well
Garage:		Sewage:	Septic
Covered:		Taxes:	\$0.00
Beds:	4	Fin Sq Ft:	1,517
Full Baths:	2	Acres:	3.37
Half Baths:	0		
En Suite:	4-PCE		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	19X15 6	Family Room	L1	15X11 10
Kitchen	L1	12 6X9 3	Dining Room	L1	8X7 5
Bathroom - Full	L1	7 4X5 5	Laundry	L1	9 5X7 7
Master Bedroom	L2	15X13 8	Ensuite - Full	L2	7 9X6 5
Bedroom	L2	12 11X11 5	Bedroom	L2	12 11X11 5
Bedroom	B	11 11X11 4			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10191407

Price: \$260,000

7025 97A Highway, Grindrod, V0E 1Y0

EG - Enderby / Grindrod

This could be a great opportunity for someone with vision and able to work on a project. This home has good bones but needs some love, situated on front of Birchdale Par 3. This is a split level homes with 4 bedrooms and 2 baths on upper level on main level back entrance with large kitchen, dining room and front entrance and living room with wood burning fireplace, Laundry also on main level has a toilet, washer & dryer but no sink. Lower level has large Family room with a cold room and service area with heating and electrical panels, there is also an outside entrance. Large crawl space that goes under main level. Garage is detached and is about 14'6" x 18'.

Type:	Single Family Residential	Basement:	Crawl, Half
Year Built:	1984	Heat/Cool:	Heat Pump
Dsc Yr Blt:	Actual	Water:	Well
Garage:	Detached	Sewage:	Septic
Covered:	3	Taxes:	\$1,975.00
Beds:	4	Fin Sq Ft:	2,497
Full Baths:	2	Acres:	0.80
Half Baths:	0		
En Suite:	3-PCE		
Equip/Appl:	Microwave Oven		

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L1	25'X17'4"	Living Room	L1	20'4"X12'
Entry	L1	12'X7'	Laundry	L1	7'6"X10'10
Master Bedroom	L2	13'7"X11'8"	Ensuite - Full	L2	11'3"X5'
Bedroom	L2	11'3"X11'	Bedroom	L2	9'5"X11'
Bedroom	L2	14'X12'3"	Bathroom - Full	L2	14'2"X5'
Family Room	B	26'X25'	Cold Room	B	
Other	B		Entry	B	

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10192539

Price: \$79,900

601 Muir Road, Kelowna, V1Z 3W1

FI - Fintry

Fintry level corner building lot in a central location. This lot is ready for you to build your dream home surrounded by nature. Easy access to the highway and a 35 minute drive to Kelowna or Vernon.

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	No Sewage Disposal
Covered:		Taxes:	\$1,143.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	0.20
Half Baths:			
En Suite:			
Equip/Appl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10155626

Price: \$99,000

7127 Dunwaters Road, Vernon, V1H 2B1

FI - Fintry

Gently sloping view residential building lot, no building time lines, only minutes to Okanagan Lake access, miles of crown land minutes away, in area of newer homes, only 30 minutes to Vernon or West Kelowna

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Appl:

Basement:

Heat/Cool:

Water: **Municipal**

Sewage: **Septic Permit Required**

Taxes: **\$1,600.00**

Fin Sq Ft: **0**

Acres: **0.21**

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10194483

Price: \$425,990

#393 6922 Terazona Drive, Kelowna, V1Z 3R8

FI - Fintry

One of the best-priced cottages at La Casa. The resort has it all! Swimming pools, hot tubs, tennis, mini-golf, all you could ever want in a year-round any age will love it resort. This 3 bedroom 2 bathroom cottage has lots of parking and full unobstructed lake view. Don't miss out.

Type:	Single Family Residential	Basement:	Crawl
Year Built:	2008	Heat/Cool:	Central Air, Forced Air
Dsc Yr Blt:	Approximate	Water:	Private Utility
Garage:		Sewage:	Septic, Sewer
Covered:		Taxes:	\$1,911.00
Beds:	2	Fin Sq Ft:	1,076
Full Baths:	2	Acres:	0.08
Half Baths:	0		
En Suite:	No Ensuite Bathrooms		
Equip/Apppl:	Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer		

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	12 6X11 5	Kitchen	L1	15 5X9
Master Bedroom	L1	13X9 6	Bedroom	L2	10X9
Loft	L2	10X9	Bathroom - Full	L1	5X8
Bathroom - Full	L2	5X8			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10162094

Price: \$2,950,000

4501 Westside Road, Kelowna, V1Y 0O0

FI - Fintry

279 acres with almost one full mile of pristine Lake Okanagan waterfront. Court ordered sale of "Rockchild Landing" development site. Seller does not have access to full information pertaining to the previously proposed development. Being sold on an "as is, where is" basis and priced accordingly. Brochure available. This site would make a spectacular single family private waterfront site or subdivide into two or three sites.

Type:	Lots and Acreages	Basement:	
Year Built:	0	Heat/Cool:	
Dsc Yr Blt:	Not Applicable	Water:	Lake Intake
Garage:		Sewage:	Septic Permit Required
Covered:		Taxes:	\$9,629.94
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	279.00
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10197813

Price: \$1,449,000

1143 Parkbluff Lane, Kelowna, V1V 2Y3

GL - Glenmore

European-inspired, custom Edgcombe luxury built home. Features 6 bedrooms, and 4.5 bathrooms, this 5600 sqft home is situated on a .61 acre lot with commanding views of downtown Kelowna, Okanagan Lake, mountains and valley. Main level has large steel front door, Meile and Bosch kitchen appliances, spacious open-concept family room w/ gas fireplace, spectacular deck with nana doors, media room and office, with leather floors. Great deck with remote awnings. 3 level property is unique in design with All bedrooms downstairs including the master with spa inspired ensuite and walks directly out to the pool deck. Upper level features a gorgeous 2

Type:	Single Family Residential	Basement:	Full
Year Built:	2011	Heat/Cool:	Geothermal
Dsc Yr Blt:	Actual	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:	3	Taxes:	\$12,780.00
Beds:	6	Fin Sq Ft:	5,630
Full Baths:	4	Acres:	0.61
Half Baths:	1		
En Suite:	More than One		
Equip/Apl:			

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	16'3"X21'3"	Den / Office	L1	12'9"X11'
Den / Office	L1	13'X12'3"	Kitchen	L1	15'X9'6"
Dining Room	L1	15'X14'	Pantry	L1	11'9"X5'9"
Media Room	L1	12'X13'6"	Bathroom - Half	L1	
Great Room	L2	22'X21'3"	Bedroom	L2	13'X12'3"
Master Bedroom	L2	15'X16'6"	Ensuite - Full	B	
Bathroom - Full	B		Master Bedroom	B	15'X17'
Bedroom	B	11'X13'	Bedroom	B	10'5"X11'
Bedroom	B	13'X10'	Family Room	B	16'X20'4"
Ensuite - Full	L2	13'6"X13'2"	Bathroom - Full	L2	
Kitchen	L2	10'X15'	Other	B	30X15

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Residential Flyer - 01/31/2020



MLS® #: 10196710

Price: \$599,000

#1002 1329 Ellis Street, Kelowna, V1Y 9X5

KN - Kelowna North

Great Lake and city views. Open concept 2 bed, 2 bath loft only a short walk to the beach, shops, restaurants, cultural district & sport venues. Granite counters, hardwood floors, 11' ceilings. This is **NON-SMOKING** Pets: 2 small aquariums or up to 2 cats. No Dogs. rentals of 6 months or more OK. No age restrictions.

Type:	Strata	Basement:	
Year Built:	2006	Heat/Cool:	Central Air, Forced Air
Dsc Yr Blt:	Actual	Water:	Municipal
Garage:	Parkade	Sewage:	Sewer
Covered:	1	Taxes:	\$3,252.00
Beds:	2	Fin Sq Ft:	1,388
Full Baths:	2	Acres:	
Half Baths:	0		
En Suite:	4-PCE		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	B	13X17	Dining Room	B	7X10
Kitchen	B	14X13	Master Bedroom	B	11X10
Bedroom	B	11X11	Ensuite - Full	B	10X8
Bathroom - Full	B	5X7	Den / Office	B	10X9
Laundry	B	5X7	Deck	B	

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10195013

Price: \$670,000

834 Cadder Avenue, Kelowna, V1Y 5N6

KS - Kelowna South

Rare opportunity to purchase an RU7 zoned property for less than BC Assessment. Lot size accommodates a brand new 4-plex with back lane access. Court Ordered sale, property is being sold as is, where is. Home had been started demolition for development. Good size 50 x 122 Ft property in central Kelowna close to public transit, schools, KGH hospital and downtown. Walking distance to the beach.

Type:	Single Family Residential	Basement:	Crawl
Year Built:	1960	Heat/Cool:	Central Air
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:	Detached	Sewage:	Sewer
Covered:	2	Taxes:	\$3,977.00
Beds:	2	Fin Sq Ft:	1,432
Full Baths:	2	Acres:	0.14
Half Baths:	0		
En Suite:	4-PCE		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	17'6X12'6	Kitchen	L1	18'8X14'9
Dining Room	L1	12'9X9'10	Master Bedroom	L1	15'8X14'3
Bedroom	L1	11'2X9'4	Den / Office	L1	14'6X8'10
Ensuite - Full	L1		Bathroom - Full	L1	
Laundry	L1	5'X5'5			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10172832

Price: \$430,000

503 Trumpeter Road, Kelowna, V1W 5K6

KTVY - Kettle Valley

PRIME LAKE-VIEW LOTS. These building lots offer breathtaking views of the lake, the city, and the mountains. They are suitable for a luxury homes with walk-out basements. Some allow for triple garages, and swimming pools. Zoned RR3C which includes the following uses: B&B, child care centre, carriage house or a suite, home based businesses, and short term rental accommodation. These lots are now serviced and ready to build. All applicable taxes are extra. Seller says "bring your reasonable offers!"

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	No Water Supply
Garage:		Sewage:	No Sewage Disposal, Sewer Not Cor
Covered:		Taxes:	\$2,039.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	0.44
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10172831

Price: \$437,000

507 Trumpeter Road, Kelowna, V1W 5K7

KTVY - Kettle Valley

PRIME LAKE-VIEW LOTS. These building lots offer breathtaking views of the lake, the city, and the mountains. They are suitable for a luxury homes with walk-out basements. Some allow for triple garages, and swimming pools. Zoned RR3C which includes the following uses: B&B, child care centre, carriage house or a suite, home based businesses, and short term rental accommodation. These lots are now serviced and ready to build. All applicable taxes are extra. Seller says "bring your reasonable offers!"

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	No Water Supply
Garage:		Sewage:	Sewer Not Connected
Covered:		Taxes:	\$1,992.34
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	0.40
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10138161

Price: \$443,000

523 Trumpeter Road, Kelowna, V1W 4L6

KTVY - Kettle Valley

PRIME LAKE-VIEW LOTS. These building lots offer breathtaking views of the lake, the city, and the mountains. They are suitable for a luxury homes with walk-out basements. Some allow for triple garages, and swimming pools. Zoned RR3C which includes the following uses: B&B, child care centre, carriage house or a suite, home based businesses, and short term rental accommodation. These lots are now serviced and ready to build. All applicable taxes are extra. Seller says "bring your reasonable offers!"

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Municipal**

Sewage: **Sewer Not Connected**

Taxes: **\$2,065.00**

Fin Sq Ft: **0**

Acres: **0.40**

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10138164

Price: \$445,000

519 Trumpeter Road, Kelowna, V1W 4L6

KTVY - Kettle Valley

PRIME LAKE-VIEW LOTS. These building lots offer breathtaking views of the lake, the city, and the mountains. They are suitable for a luxury homes with walk-out basements. Some allow for triple garages, and swimming pools. Zoned RR3C which includes the following uses: B&B, child care centre, carriage house or a suite, home based businesses, and short term rental accommodation. These lots are now serviced and ready to build. All applicable taxes are extra. Seller says "bring your reasonable offers!"

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	Sewer Not Connected
Covered:		Taxes:	\$2,065.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	0.40
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10138163

Price: \$445,000

513 Trumpeter Road, Kelowna, V1W 4L6

KTVY - Kettle Valley

PRIME LAKE-VIEW LOTS. These building lots offer breathtaking views of the lake, the city, and the mountains. They are suitable for a luxury homes with walk-out basements. Some allow for triple garages, and swimming pools. Zoned RR3C which includes the following uses: B&B, child care centre, carriage house or a suite, home based businesses, and short term rental accommodation. These lots are now serviced and ready to build. All applicable taxes are extra. Seller says "bring your reasonable offers!"

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	Sewer Not Connected
Covered:		Taxes:	\$2,065.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	0.40
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10196474

Price: \$950,000

3103 Topham Road, West Kelowna, V1Z 2J5

LH - Lakeview Heights

EXTRAORDINARY. Mediterranean style estate home nestled on .99 acres with beautiful views of Okanagan Lake and surrounding mountains. A very unique property with many interesting features and details: Grand foyer features 17 ft. waterfall, wine bar, plaster interior, exposed beams, crown moldings, over height ceilings throughout, solid wood European doors and windows. Extensive tile and hardwood flooring, in floor heating, three jetted tubs and much more. Separate wing with two bedrooms complete with full ensuites, washer and dryer, and private entrance for company or guests. Three bedrooms, six bathrooms, den, entertainer's kitchen, large

Type:	Single Family Residential	Basement:	
Year Built:	2006	Heat/Cool:	Central Air
Dsc Yr Blt:	Substantially Renovated	Water:	Municipal
Garage:	Attached, Heated, Oversize	Sewage:	Sewer
Covered:	2	Taxes:	\$5,095.00
Beds:	3	Fin Sq Ft:	3,672
Full Baths:	4	Acres:	1.00
Half Baths:	2		
En Suite:	More than One		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Lobby	L1	28'6X27	Master Bedroom	L1	23X17
Ensuite - Full	L1	14X10'6	Bathroom - Half	L1	4'6X4
Bedroom	L1	14X12	Ensuite - Full	L1	7X5
Bedroom	L1	14X12	Ensuite - Full	L1	7X5
Kitchen	L2	17X15	Den / Office	L2	13X9
Bathroom - Full	L2	8X5	Dining Room	L2	15X8
Living Room	L2	23'6X20'6	Bathroom - Half	B	7X3
Deck	L1	25X8			

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Residential Flyer - 01/31/2020



MLS® #: 10197954

Price: \$1,480,000

1100 Westpoint Drive, Kelowna, V1W 4Z9

LM - Lower Mission

Amazing views and architecture in this contemporary home located in Kelowna's desirable Lower Mission neighborhood. What could exemplify to best view in the Okanagan more than overlooking a vineyard, to the city, Okanagan Lake and the mountains beyond? Built with luxury living and entertaining in mind. Extensive use of glass and high ceilings to take in the views and maximize the feeling of space. The master is secluded on it's own on the top level, complete with a private deck, his and hers walk-in closets, and spa like en-suite with soaker tub with ceiling tub filler and more. The lower level features 3 more bedrooms and 2 full bathrooms. This home

Type:	Single Family Residential	Basement:	Full
Year Built:	2016	Heat/Cool:	
Dsc Yr Blt:	Actual	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:		Taxes:	\$6,739.00
Beds:	4	Fin Sq Ft:	3,699
Full Baths:	3	Acres:	0.26
Half Baths:	1		
En Suite:	More than One		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L1	21'8X16'10	Living Room	L1	18'10X19'6
Den / Office	L1	11'6X14	Master Bedroom	L2	19'6X15
Ensuite - Full	L2	14X8'8	Ensuite - Full	B	5X7
Bathroom - Half	L1		Bathroom - Full	B	15'4X5
Family Room	B	18'4X19'2	Bedroom	B	
Bedroom	B		Bedroom	B	

Presented By: Jason Neumann

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Residential Flyer - 01/31/2020



MLS® #: 10196785

Price: \$89,900

2134 Mountain View Avenue, Lumby, V0E 2G0

LV - Lumby Valley

Build your dream home or retirement getaway in the quiet village of Lumby minutes from Vernon and less than an hour away from Kelowna International Airport. Perfect valley views from this level lot. Walking distance to schools and services. No Modulars homes allowed. Offers must be subject to Court approval

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	Sewer
Covered:		Taxes:	\$405.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	0.18
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10197391

Price: \$205,000

2018 Heighway Crescent, Lumby, V0E 2G0

LV - Lumby Valley

This two story home is ready and waiting for your ideas. Basement is unfinished but would be approximately 650 sq ft of extra living space. Upper level consists of bedroom, kitchen, bath & eating area with french doors to deck. "STAY OFF DECK AS IT IS VERY ROTTEN. DO NOT USE OUTSIDE STAIRS TO DECK, THEY ARE UNSAFE." Roughed in bath in basement, gas space heater & laundry.

Type:	Single Family Residential	Basement:	Grade Level Entry
Year Built:	1956	Heat/Cool:	Space Heater
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:		Sewage:	Sewer
Covered:		Taxes:	\$1,464.73
Beds:	1	Fin Sq Ft:	655
Full Baths:	1	Acres:	0.13
Half Baths:	0		
En Suite:	No Ensuite Bathrooms		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L2	10'6"X13	Master Bedroom	L2	9X9'8"
Dining Room	L2	10'6"X11'9"	Kitchen	L2	7'9"X13'9"
Bathroom - Full	L2				

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10197368

Price: \$249,000

3817A Okanagan Avenue, Vernon, V1T 6Z5

MH - Mission Hill

Investors Or Looking To Join The Market? 4 bed 2 bath half duplex with a mortgage helper in Vernon. Upstairs has 2 bed, kitchen, dining room and a living room with a full bath. Downstairs accompanies an extra room, a 1 bed suite with a kitchen and separate entrance. Fenced backyard, lots of parking and central located. It's within walking distance to downtown Vernon, shopping, schools, trails and parks. 45 minute drive to Kelowna, The International Airport (YLW) and the University (UBCO).

Type:	Single Family Residential	Basement:	Full
Year Built:	1974	Heat/Cool:	Central Air, Forced Air
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:		Sewage:	Sewer
Covered:		Taxes:	\$1,257.00
Beds:	4	Fin Sq Ft:	1,640
Full Baths:	1	Acres:	0.11
Half Baths:	1		
En Suite:	No Ensuite Bathrooms		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L1	10'5X9'9"	Dining Room	L1	10'5X9'
Living Room	L1	11'2X18'3"	Bedroom	L1	13'6X11'5"
Master Bedroom	L1	14X9'5"	Bathroom - Full	L1	
Living Room	B	12X10	Laundry	B	
Bedroom	B		Kitchen	B	12X10
Bedroom	B		Bathroom - Half	B	

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10191714

Price: \$549,000

8275 Rogers Road, Vernon, V1B 3N1

NB - North BX

A 5.04 acre parcel with landscaped yard with an area in a natural primary treed state located in lower part of Silver Star Mountain in a rural residential neighborhood. The main floor consists of Kitchen, Living Room with a gas fire place and stone surround, Den, Half bath and laundry. The upper level contains Master Bedroom with a Walk in Closet and a 3 piece ensuite , 4 bedrooms and a full bath. There is an unfinished full basement waiting for your ideas. The flooring is parquet flooring, vinyl, carpet, and wood. Recent upgrades include: HWT, water filtration, water softener, blow in insulation, upper level light fixtures, roofing, furnace and well pump. This home is

Type:	Single Family Residential	Basement:	Full
Year Built:	1980	Heat/Cool:	Forced Air
Dsc Yr Blt:	Approximate	Water:	Well
Garage:	Attached	Sewage:	Septic
Covered:	2	Taxes:	\$3,051.00
Beds:	5	Fin Sq Ft:	3,594
Full Baths:	2	Acres:	5.04
Half Baths:	1		
En Suite:	3-PCE		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	14'X15'	Kitchen	L1	13'X11'
Dining Room	L1		Den / Office	L1	
Bathroom - Half	L1		Laundry	L1	
Master Bedroom	L2	12X15	Ensuite - Full	L2	
Bedroom	L2		Bedroom	L2	
Bedroom	L2		Bedroom	L2	
Bathroom - Full	L2		Rec Room	B	

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10192050

Price: \$1,298,000

7611 Okanagan Landing Road, Vernon, V1H 1G9

OL - Okanagan Landing

4 bedroom, 3 1/2 bathroom single storey house on approximately 10,583 sq.ft. lot with approximately 76.5 linear feet of lake-frontage. House dimensions are approximate and will need to be verified by the buyer. All offers are subject to Court approval. Please contact listing brokers for more information.

Type:	Single Family Residential	Basement:	
Year Built:	1960	Heat/Cool:	
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:		Taxes:	\$0.00
Beds:	4	Fin Sq Ft:	2,950
Full Baths:	3	Acres:	0.25
Half Baths:	1		
En Suite:	3-PCE		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	10X12	Kitchen	L1	15X20
Master Bedroom	L1	12X12	Bedroom	L1	10X10
Bedroom	L1	10X10	Bedroom	B	7X7
Ensuite - Full	L1		Bathroom - Full	L1	
Bathroom - Full	L1		Bathroom - Half	B	

Presented By: Jason Neumann

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Residential Flyer - 01/31/2020



MLS® #: 10198082

Price: \$234,900

5843 Somerset Avenue, Peachland, V0H 1X2

PE - Peachland

Rare Peachland find! Residential Lot with stunning views of the lake & mountains. Build your dream home on this large walk-out Lot in an established residential area.

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	Septic
Covered:		Taxes:	\$4,047.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	0.39
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10182608

Price: \$619,000

6342 Topham Place, Peachland, V0H 1X7

PE - Peachland

Enjoy sweeping Lake views from Kelowna to Naramata! Quietly located on a no thru road overlooking Lake Okanagan.

Well maintained 3 bedroom 3 bath home complete with elevator to bring you up from the double garage to main floor living. Huge view deck off dining room and kitchen. Master bedroom has full ensuite, lots of closet space and a private 10x10 deck with a hot tub. Separate storage shed

Type:	Single Family Residential	Basement:	Grade Level Entry
Year Built:	2007	Heat/Cool:	Central Air, Forced Air
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:	2	Taxes:	\$3,441.00
Beds:	3	Fin Sq Ft:	2,315
Full Baths:	3	Acres:	0.24
Half Baths:	0		
En Suite:	3-PCE		
Equip/Appl:	Dishwasher, Dryer, Microwave Oven, Stove - Electric, Washer, Window Coverings		

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L1	13'6"X15'	Dining Room	L1	12X11
Living Room	L1	25X13'6"	Master Bedroom	L1	13'6"X11'9"
Ensuite - Full	L1	16'X11'	Bedroom	L1	10'5"X11'
Bathroom - Full	L1	11'X10'	Laundry	L1	13'3"X8'10"
Deck	L1	23X9'8"	Bedroom	B	11X9'9"
Bathroom - Full	B		Den / Office	B	10X10
Storage	B	15X10	Entry	B	19'8"X5'9"
Deck	L1	10X10			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10184982

Price: \$425,000

#Lot 13 4080 Boss Creek Road, Vernon, V1B 4G5

SB - South BX

Court ordered sale. Lot 13 of the completed Phase I of the Boss Creek Development project. Design Guidelines in place as well as all services. Only large BX development with municipal water. All offers are subject to Court approval. Please contact listing brokers for more information

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	Septic Permit Required
Covered:		Taxes:	\$0.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	7.06
Half Baths:			
En Suite:			
Equip/Appl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10185002

Price: \$440,000

Lot 9 Boss Creek Road, Vernon, V1B 4G5

SB - South BX

Court Ordered Sale. Lot 9 of the completed Phase I of the Boss Creek Development project. Design Guidelines in place as well as all services. Only large BX development with municipal water. All offers are subject to Court approval. Please contact listing brokers for more information.

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	Septic Permit Required
Covered:		Taxes:	\$0.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	2.76
Half Baths:			
En Suite:			
Equip/Appl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10184998

Price: \$450,000

#Lot 8 4033 Boss Creek Road, Vernon, V1B 4G5

SB - South BX

Court Ordered Sale. Lot 8 of the completed Phase I of the Boss Creek Development project. Design Guidelines in place as well as all services. Only large BX development with municipal water. All offers are subject to Court approval. Please contact listing brokers for more information.

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	Septic Permit Required
Covered:		Taxes:	\$0.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	3.16
Half Baths:			
En Suite:			
Equip/Appl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10185027

Price: \$1,260,000

#Lot 4 4002 Boss Creek Road, Vernon, V1B 4G5

SB - South BX

Court Ordered Sale. Lot 4 of the completed Phase I of the Boss Creek Development project. Design Guidelines in place as well as all services. Only large BX development with municipal water. All offers are subject to Court approval. Please contact listing brokers for more information.

Type:	Single Family Residential	Basement:	
Year Built:	2016	Heat/Cool:	
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:		Sewage:	Septic Permit Required
Covered:		Taxes:	\$0.00
Beds:	6	Fin Sq Ft:	8,820
Full Baths:	5	Acres:	5.12
Half Baths:	1		
En Suite:	No Ensuite Bathrooms		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Master Bedroom	L2	15X20	Bedroom	L2	10X12
Bedroom	L2	15X15	Bathroom - Full	L2	5X10
Kitchen	L1	12X15	Living Room	L1	20X25
Bedroom	B	15X15	Bedroom	L1	15X15
Bedroom	L2	15X15	Bathroom - Full	L1	5X10
Bathroom - Half	L1	5X5	Bathroom - Full	B	5X10
Bathroom - Full	L2	5X10	Bathroom - Full	L2	5X10

Presented By: Jason Neumann

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Residential Flyer - 01/31/2020



MLS® #: 10184986

Price: \$4,860,000

#Lot 18 4080 Boss Creek Road, Vernon, V1B 4G5

SB - South BX

Court Ordered Sale. Lot 18- the remaining phases of the Boss Creek Development project. Ready to be subdivided. Design

Guidelines in place as well as all services. Only large BX development with municipal water hook ups at the lot line. All offers

are subject to Court approval. Please contact listing brokers for more information.

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **No Water Supply**

Sewage: **Septic Permit Required, Sewer Not C**

Taxes: **\$0.00**

Fin Sq Ft: **0**

Acres: **486.00**

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10172830

Price: \$370,000

508 Trumpeter Road, Kelowna, V1W 5K6

UM - Upper Mission

PRIME LAKE-VIEW LOTS. These building lots offer breathtaking views of the lake, the city, and the mountains. They are suitable for a luxury homes with walk-out basements. Some allow for triple garages, and swimming pools. Zoned RR3C which includes the following uses: B&B, child care centre, carriage house or a suite, home based businesses, and short term rental accommodation. These lots are now serviced and ready to build. All applicable taxes are extra. Seller says "bring your reasonable offers!"

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	No Water Supply
Garage:		Sewage:	Sewer Not Connected
Covered:		Taxes:	\$1,998.26
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	0.41
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10187986

Price: \$5,600,000

6620 Lakeshore Road, Kelowna, V1W 4J5

UM - Upper Mission

Stunning lakefront luxury estate on 16.6 acres with a 12,794 sq ft custom built home. Gorgeous home boasts 5 bedrooms, 5 full bathrooms and 2 powder rooms, tennis courts, infinity salt water pool, licensed dock, stunning lake views with lots of privacy. Located in Eagle Mountain Estate.

Type:	Single Family Residential	Basement:	Full
Year Built:	2007	Heat/Cool:	Forced Air, Geothermal
Dsc Yr Blt:	Actual	Water:	Lake Intake
Garage:	Attached, Heated	Sewage:	Septic
Covered:	3	Taxes:	\$23,746.00
Beds:	5	Fin Sq Ft:	12,794
Full Baths:	5	Acres:	16.60
Half Baths:	2		
En Suite:	5-PCE		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	28X29	Dining Room	L1	16'6X17'5
Kitchen	L1	16'10X17	Foyer	L1	15X27
Master Bedroom	L1	19'5X20'9	Bedroom	L1	14X14'6
Bedroom	L1	14X14'8	Ensuite - Full	L1	
Bathroom - Full	L1		Bathroom - Full	L1	
Bathroom - Half	L2	12X21'8	Den / Office	L2	12X21'8
Bedroom	L2	14X14	Bathroom - Full	L2	
Rec Room	B	27'3X27'5	Games Room	B	20'7X34'2
Wine Cellar	B	13'3X15'2	Other	B	16'4X32'2
Media Room	B	18'6X22'10	Bedroom	B	13'9X18'6
Bathroom - Full	B		Bathroom - Half	B	
Storage	B	21'2X30	Other	L1	26X33'6

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Residential Flyer - 01/31/2020

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Residential Flyer - 01/31/2020



MLS® #: 10194357

Price: \$347,000

2471 Chieftain Road, West Kelowna, V4T 1N3

WEC - Westbank Centre

Two bedroom home with a suite on freehold land. Court ordered sale. Sold in "as is where is" condition. This one needs work. Appliances are not included in this offering.

Type:	Single Family Residential	Basement:	Full
Year Built:	1974	Heat/Cool:	Forced Air
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:		Sewage:	Sewer
Covered:	1	Taxes:	\$2,332.00
Beds:	4	Fin Sq Ft:	2,016
Full Baths:	2	Acres:	0.26
Half Baths:	0		
En Suite:	No Ensuite Bathrooms		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	18X12	Dining Room	L1	10X12
Kitchen	L1	10X10	Family Room	B	18X12
Master Bedroom	L1	12X10	Bedroom	L1	11X10
Bedroom	B	12X11	Bedroom	B	8X9
Bathroom - Full	B		Bathroom - Full	B	
Other	B	12X10			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10193219

Price: \$660,000

1007 Aurora Heights, West Kelowna, V1Z 3N5

WKE - West Kelowna Estates

This is a fantastic rancher walk-out plan with great finishing to compliment the layout. A beautiful arched custom door leads to a large foyer and the main with ceramic tile floors throughout. Maple cabinets in the kitchen with granite counters and under-mount sink. The living has a raised relief ceiling with gas f/p and adjacent is the dining with SGD to the large sundeck. There are two and a half baths on the main with the master ensuite hosting twin sinks, corner shower and 6' soaker tub. Downstairs is larger than the upstairs with a suspended slab games room under the garage, a family room with gas f/p, an exercise room and bathroom with heated bench in the shower and

Type:	Single Family Residential	Basement:	Full
Year Built:	2003	Heat/Cool:	Central Air
Dsc Yr Blt:	Approximate	Water:	Irrigation District
Garage:	Attached	Sewage:	Sewer
Covered:		Taxes:	\$3,592.00
Beds:	4	Fin Sq Ft:	3,244
Full Baths:	3	Acres:	0.35
Half Baths:	1		
En Suite:	5-PCE		
Equip/Apppl:			

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Residential Flyer - 01/31/2020

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	L1	9'6X8	Kitchen	L1	14'6X11'6
Dining Room	L1	12X11	Laundry	L1	7X6
Living Room	L1	16'6X15'6	Bathroom - Half	L1	6X4'6
Den / Office	L1	13X9'2	Master Bedroom	L1	14X12
Ensuite - Full	L1	9X9	Other	L1	9X4'6
Bedroom	L1	10X10	Bathroom - Full	L1	8'5X5
Games Room	B	11X10'9	Family Room	B	15X13'9
Games Room	B	20X20'6	Other	B	17'3X12
Bedroom	B	11'3X9'9	Bathroom - Full	B	10X9
Bedroom	B	18X11'6	Utility	B	16'9X10'9

Presented By: Jason Neumann

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Residential Flyer - 01/31/2020



MLS® #: 10171390

Price: \$695,000

4200 Westside Road, Kelowna, V1Z 3W8

WSR - Westside Road

COURT ORDERED SALE – Just Reduced! Okanagan waterfront lot. Approximately 5.83 acres in size with approximately 440 feet of lake frontage. Look into a subdivision/strata potential. 22 minutes from the Kelowna Bridge. All details including lot size must be verified. Schedule "A" must accompany all offers. No warranties or representations. Contact the listing agent for more info. All applicable taxes are extra. Seller says "bring your reasonable offer!"

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	No Water Supply
Garage:		Sewage:	No Sewage Disposal
Covered:		Taxes:	\$4,251.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	5.82
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 01/31/2020



MLS® #: 10195183

Price: \$1,748,000

8415 Westside Road, Vernon, V1H 2E7

WSR - Westside Road

588 ft of water frontage with a natural beach on this 18.713 parcel. Zoned RU2 (Rural 2) which allows for multiple different uses including major home based business. There are natural springs on the site, older fruit trees and the driveway goes almost all the way down to the beach. Many benched areas that would be suitable for a large estate style home. An accessory building for use by an agricultural worker or caretaker may be allowed.

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Shallow Well
Garage:		Sewage:	Septic
Covered:		Taxes:	\$7,732.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	18.71
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann