



## Residential Flyer - 08/30/2019



**MLS® #: 10184948**

**Price: \$320,000**

**684 Otter Lake Cross Road, Spallumcheen, V0E 1B7**

**AS - Armstrong/ Spall.**

Bring your ideas and see the future potential with this 1.678 Acre property featuring a 32x36 shop converted into a suite and a 2 bed 1 bath home with easy road access.

Type: **Single Family Residential**

Year Built: **1956**

Dsc Yr Blt: **Unknown/Mixed**

Garage:

Covered:

Beds: **3**

Full Baths: **1**

Half Baths: **0**

En Suite: **No Ensuite Bathrooms**

Equip/Apl:

Basement:

Heat/Cool: **Electric Baseboards**

Water: **Municipal**

Sewage: **Septic**

Taxes: **\$2,068.00**

Fin Sq Ft: **1,016**

Acres: **1.68**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	B	14X20	Kitchen	B	12X20
Master Bedroom	B	12X14	Bathroom - Full	B	
Bedroom	B	11X11	Bedroom	B	11X11
Laundry	B	7X9			

**Presented By: Jason Neumann**



## Residential Flyer - 08/30/2019



**MLS® #: 10173717**

**Price: \$1,000,000**

**290 Beaverdell Station Road, Beaverdell, V0H 1A0**

**BE - Beaverdell/Carmi**

**COURT ORDERED SALE** Former Silver Mountain Estates residential subdivision development comprising 11 separate land parcels with a total of 149.11 acres. Seller will consider selling individual subdivided parcels ranging from 2.47 acres to 114.95 acres. Bareland strata subdivision comprises 9 strata lots. Valley and river views from higher lot elevations. Properties being sold "as is, where is".

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: **No Sewage Disposal**

Taxes: **\$9,290.00**

Fin Sq Ft: **0**

Acres: **149.11**

**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10173149****Price: \$629,000****1139 Bentien Road, Kelowna, V1X 6R9****BL - Black Mountain**

**GREAT VALUE - COME AND VIEW.** Listed \$170,000 BELOW Assessment! The Toovey Heights Neighborhood is the first you come to in Black Mountain. It is known for its safe quiet streets with just one way in/out and spectacular City, Lake and Valley views. Mere minutes to town, this is a great location to raise a family under the roof of a newer/modern home. Open concept kitchen/family room with a huge BBQ deck, flat rear yard and an oversized garage and driveway creating room for the toys. Lots of room inside with 5 big beds, 3 baths, a fully finished lower level and easily suitable. Enjoy efficient Natural Gas heat and Central AC as well as the cozy fireplace.

Type:	<b>Single Family Residential</b>	Basement:	<b>Grade Level Entry</b>
Year Built:	<b>2007</b>	Heat/Cool:	<b>Forced Air</b>
Dsc Yr Blt:	<b>Approximate</b>	Water:	<b>Irrigation District</b>
Garage:	<b>Attached</b>	Sewage:	<b>Sewer</b>
Covered:	<b>2</b>	Taxes:	<b>\$4,611.99</b>
Beds:	<b>5</b>	Fin Sq Ft:	<b>2,774</b>
Full Baths:	<b>3</b>	Acres:	<b>0.25</b>
Half Baths:	<b>0</b>		
En Suite:	<b>5-PCE</b>		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L2	12X21	Dining Room	L2	13X9
Kitchen	L2	12X14	Master Bedroom	L2	12X15'6
Bedroom	L2	10X12	Bedroom	L2	10X12
Bedroom	L1	12X15'6	Bedroom	L1	11'4X12
Ensuite - Full	L2		Bathroom - Full	L2	
Bathroom - Full	L1		Deck	L2	13X8
Patio	L2	22X8	Other	L1	20'6X12'2
Other	L1	21X23'6			

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**Residential Flyer - 08/30/2019**

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**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10175236****Price: \$94,900****#206 5340 Big White Road, Kelowna, V1P 1P3****BW - Big White**

Studio condo situated at Inn at Big White in the heart of the Village! Solid rental investment or use for ski getaways. Inn at Big White features outdoor hot tub, fitness centre, on site restaurant and lounge for apres ski fun. Happy Valley skating rink is 1 km away.

Type: **Strata**  
Year Built: **1997**  
Dsc Yr Blt: **Approximate**  
Garage:  
Covered:

Beds: **0**  
Full Baths: **1**  
Half Baths: **0**  
En Suite: **No Ensuite Bathrooms**  
Equip/Apl:

Basement:  
Heat/Cool: **Electric Baseboards**  
Water: **Private Utility**  
Sewage: **Sewer**  
Taxes: **\$442.00**  
Fin Sq Ft: **363**  
Acres:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Studio Apartment	L1	18'11X12'4	Foyer	L1	7'2X6'6
Bathroom - Full	L1	7'9X5'6			

**Presented By: Jason Neumann**



**Residential Flyer - 08/30/2019****MLS® #: 10175127****Price: \$449,900****#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/Apl:

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 - 08/30/2019****MLS® #: 10177803****Price: \$636,900****#405 5030 Snowbird Way, Kelowna, V1P 1P3****BW - Big White**

**Awesome penthouse in The Raven in Happy Valley. 2 minute walk to the gondola, 4 beds, 3 bath with 2 steam showers, gourmet kitchen for entertaining and oversized windows to take in the views and ski out the back door!**

Type:	<b>Strata</b>	Basement:	
Year Built:	<b>2006</b>	Heat/Cool:	
Dsc Yr Blt:	<b>Approximate</b>	Water:	<b>Private Utility</b>
Garage:	<b>Underground</b>	Sewage:	<b>Sewer</b>
Covered:	<b>2</b>	Taxes:	<b>\$0.00</b>
Beds:	<b>4</b>	Fin Sq Ft:	<b>2,129</b>
Full Baths:	<b>3</b>	Acres:	
Half Baths:	<b>0</b>		
En Suite:	<b>More than One</b>		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>L1</b>	<b>20X17</b>	<b>Dining Room</b>	<b>L1</b>	<b>12X10</b>
<b>Kitchen</b>	<b>L1</b>	<b>10'4X8'5</b>	<b>Games Room</b>	<b>L1</b>	<b>16X12'4</b>
<b>Master Bedroom</b>	<b>L1</b>	<b>14'1X10'9</b>	<b>Ensuite - Full</b>	<b>L1</b>	<b>8'8X6'1</b>
<b>Bedroom</b>	<b>L1</b>	<b>13'7X11'10</b>	<b>Bedroom</b>	<b>L1</b>	<b>18X10'6</b>
<b>Ensuite - Full</b>	<b>L1</b>	<b>10'1X5'4</b>	<b>Bathroom - Full</b>	<b>L1</b>	<b>7X7</b>
<b>Bedroom</b>	<b>L1</b>	<b>10'7X10'9</b>	<b>Deck</b>	<b>L1</b>	<b>11'4X8'2</b>
<b>Deck</b>	<b>L1</b>	<b>8X8'2</b>	<b>Nook</b>	<b>L1</b>	<b>8X11'6</b>
<b>Foyer</b>	<b>L1</b>	<b>8X4'4</b>			

**Presented By: Jason Neumann**



## Residential Flyer - 08/30/2019



**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/Apl:

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 - 08/30/2019****MLS® #: 10190107****Price: \$298,000****6701 Marbella Loop, Kelowna, V1Z 3R8****FI - Fintry**

**RESORT LIVING OR RENTAL INVESTMENT IN LA CASA COTTAGE RESORT:** Beautiful 3-bed cottage in La Casa Cottage Resort. Enjoy resort living or add to the rental pool as an investment property. Low maintenance, corner lot within steps of numerous resort amenities such as restaurant, pool, hot tubs tennis courts, play park, volleyball court, BBQ area, mini golf and visitor parking. La Casa Cottage Resort is a quiet hillside cottage community overlooking Okanagan Lake. Move-in ready, this 3-bed and 2-bath cottage features luxury finishings with hardwood floors, the kitchen has upgraded stainless appliances, granite countertops and custom cabinetry,

Type:	<b>Single Family Residential</b>	Basement:	<b>Crawl</b>
Year Built:	<b>2007</b>	Heat/Cool:	<b>Central Air, Forced Air</b>
Dsc Yr Blt:	<b>Approximate</b>	Water:	<b>Private Utility</b>
Garage:	<b>Attached</b>	Sewage:	<b>Septic</b>
Covered:		Taxes:	<b>\$1,482.00</b>
Beds:	<b>3</b>	Fin Sq Ft:	<b>1,076</b>
Full Baths:	<b>2</b>	Acres:	<b>0.08</b>
Half Baths:	<b>0</b>		
En Suite:	<b>4-PCE</b>		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>L1</b>	<b>12X12</b>	<b>Kitchen</b>	<b>L1</b>	<b>12X12</b>
<b>Master Bedroom</b>	<b>L1</b>	<b>12X14</b>	<b>Bedroom</b>	<b>L2</b>	<b>10X10</b>
<b>Bedroom</b>	<b>L2</b>	<b>10X10</b>	<b>Bathroom - Full</b>	<b>L2</b>	<b>7X7</b>
<b>Ensuite - Full</b>	<b>L1</b>	<b>10X10</b>			

**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****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**Year Built: **0**Dsc Yr Blt: **Not Applicable**

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Lake Intake**Sewage: **Septic Permit Required**Taxes: **\$9,629.94**Fin Sq Ft: **0**Acres: **279.00****Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10189405****Price: \$281,000****1821 47 Avenue, Harwood, V1T 2E4****HW - Harwood**

**Affordable family friendly 3 bedroom townhome in Harwood, low strata fee, 2 1/2 bathrooms, parking for 2 vehicles. Great property for an investor! Close Proximity to town, shopping, parks, schools.**

Type: **Strata**  
Year Built: **1998**  
Dsc Yr Blt: **Approximate**  
Garage:  
Covered:  
Beds: **3**  
Full Baths: **2**  
Half Baths: **1**  
En Suite: **4-PCE**  
Equip/Apl:

Basement:  
Heat/Cool: **Forced Air**  
Water: **Municipal**  
Sewage: **Sewer**  
Taxes: **\$1,608.00**  
Fin Sq Ft: **1,307**  
Acres:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>L1</b>	<b>12'9X14'4</b>	<b>Dining Room</b>	<b>L1</b>	<b>11'X9'3</b>
<b>Kitchen</b>	<b>L1</b>	<b>9'3X9'3</b>	<b>Master Bedroom</b>	<b>L2</b>	<b>11'8X11'7</b>
<b>Bedroom</b>	<b>L2</b>	<b>9'2X8'11</b>	<b>Bedroom</b>	<b>L2</b>	<b>11'1X8'11</b>
<b>Ensuite - Full</b>	<b>L2</b>		<b>Bathroom - Full</b>	<b>B</b>	
<b>Bathroom - Half</b>	<b>B</b>				

**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10138164****Price: \$483,997****509 Trumpeter Road, Kelowna, V1W 4L6****KTVY - Kettle Valley**

**PRIME LAKE-VIEW LOT.** This building lot offers breathtaking views of the lake, the city, and mountains. It's suitable for a luxury home with a walkout basement, triple garage, and a large pool. This approximately .395 acre lot will be sold fully serviced. Road construction and servicing are expected to complete by September 30 2018. This is a court-ordered sale. Schedule "A" must accompany all offers. No warranties or representations. All applicable taxes are extra.

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 - 08/30/2019****MLS® #: 10138163****Price: \$483,997****513 Trumpeter Road, Kelowna, V1W 4L6****KTVY - Kettle Valley**

**PRIME LAKE-VIEW LOT.** This building lot offers breathtaking views of the lake, the city, and mountains. It's suitable for a luxury home with a walkout basement, triple garage, and a large pool. This approximately .395 acre lot will be sold fully serviced. Road construction and servicing are expected to complete by September 30 2018. This is a court-ordered sale. Schedule "A" must accompany all offers. No warranties or representations. All applicable taxes are extra.

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 - 08/30/2019****MLS® #: 10138161****Price: \$483,997****505 Trumpeter Road, Kelowna, V1W 4L6****KTVY - Kettle Valley**

**PRIME LAKE-VIEW LOT.** This building lot offers breathtaking views of the lake, the city, and mountains. It's suitable for a luxury home with a walkout basement, triple garage, and a large pool. This approximately .395 acre lot will be sold fully serviced. Road construction and servicing are expected to complete very soon. This is a court-ordered sale. Schedule "A" must accompany all offers. No warranties or representations. All applicable taxes are extra.

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 - 08/30/2019****MLS® #: 10173387****Price: \$820,000****504 Trumpeter Road, Kelowna, V1W 4L6****KTVY - Kettle Valley**

Beautiful luxury home - almost 100% completed. Offering four bedrooms & four bathrooms with amazing lake & mountain views. Room for RV parking and a pool on this large almost .6 acre lot. This home is to be sold to a Builder with new home warranty coverage. Easy to show. There is no accepted offer at the moment.

Type: **Single Family Residential**Year Built: **2016**Dsc Yr Blt: **Under Construction**Garage: **Attached**Covered: **2**Beds: **4**Full Baths: **3**Half Baths: **1**En Suite: **4-PCE**

Equip/Appl:

Basement: **Full**Heat/Cool: **Forced Air**Water: **Municipal**Sewage: **Sewer**Taxes: **\$3,456.00**Fin Sq Ft: **4,000**Acres: **0.57**

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	L1	23'6X15'6	Dining Room	L1	16'10X12'8
Kitchen	L1	16'10X10'4	Laundry	L1	15'3X9'8
Bedroom	L1	15'7X10'6	Master Bedroom	L1	18'0X12'8
Bedroom	B	12'8X12'2	Bedroom	B	12'0X11'6
Rec Room	B	23'7X19'5	Storage	B	20'0X10'0
Media Room	B	17'7X15'0	Games Room	B	23'7X22'4
Bathroom - Half	B	5'0X5'0	Bathroom - Full	B	8'0X6'0
Ensuite - Full	L1		Bathroom - Full	L1	

**Presented By: Jason Neumann**



## Residential Flyer - 08/30/2019



**MLS® #: 10180684**

**Price: \$279,000**

**2700 Riffington Place, West Kelowna, V1Z 3L1**

**LH - Lakeview Heights**

**Court Order Sale! R4 zoned building lot which allows for multiple residential in medium density form. Near schools and recreation. Sold 'As is Where is'. Buyers are to do their own due diligence.**

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Irrigation District**

Sewage: **Sewer Not Connected**

Taxes: **\$1,591.00**

Fin Sq Ft: **0**

Acres: **0.22**

**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10190455****Price: \$1,019,000****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:	<b>Single Family Residential</b>	Basement:	
Year Built:	<b>2006</b>	Heat/Cool:	<b>Central Air</b>
Dsc Yr Blt:	<b>Substantially Renovated</b>	Water:	<b>Municipal</b>
Garage:	<b>Attached, Heated, Oversize</b>	Sewage:	<b>Sewer</b>
Covered:	<b>2</b>	Taxes:	<b>\$5,095.00</b>
Beds:	<b>3</b>	Fin Sq Ft:	<b>3,672</b>
Full Baths:	<b>4</b>	Acres:	<b>1.00</b>
Half Baths:	<b>2</b>		
En Suite:	<b>More than One</b>		
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 - 08/30/2019**

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**Presented By: Jason Neumann**



**Residential Flyer - 08/30/2019****MLS® #: 10153236****Price: \$1,453,900****3221 Vineyard View Drive, West Kelowna, V4T 3B4****LH - Lakeview Heights**

**Tuscany meets the Okanagan! This unique home offers breathtaking architecture and superior finishing throughout. Custom cast limestone pillars, fireplaces and soaring barreled ceilings. Over 4800 square feet 4 bedrooms plus den and 5 baths. In ground pool, cascading waterfall feature and hot tub, outdoor stainless steel kitchen with built-in BBQ and grill. Must be seen to appreciate the splendor. Located in the upscale tiered neighbourhood, Mission Hill affording some of the best lake and valley views. Triple car garage and easy care landscaping complete this package.**

Type:	<b>Single Family Residential</b>	Basement:	<b>Full</b>
Year Built:	<b>2008</b>	Heat/Cool:	<b>Central Air, Forced Air, In-Floor (Elec)</b>
Dsc Yr Blt:	<b>Actual</b>	Water:	<b>Irrigation District</b>
Garage:	<b>Attached</b>	Sewage:	<b>Sewer</b>
Covered:	<b>3</b>	Taxes:	<b>\$8,693.61</b>
Beds:	<b>4</b>	Fin Sq Ft:	<b>4,875</b>
Full Baths:	<b>4</b>	Acres:	<b>0.37</b>
Half Baths:	<b>1</b>		
En Suite:	<b>More than One</b>		
Equip/Appl:			

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L1	13'8X12	Living Room	L1	18X23
Dining Room	L1	13'10X13	Foyer	L1	21'10X18
Master Bedroom	L1	20X12'10	Ensuite - Full	L1	18X10'10
Bedroom	L1	16'8X12'8	Ensuite - Full	L1	10'2X7
Bathroom - Half	L1	5'4X6'4	Den / Office	L1	12'8X15'2
Family Room	B	18X23'9	Games Room	B	20'5X18
Media Room	B	19X11	Kitchen	B	8X12'10
Bedroom	B	11'2X15'10	Bedroom	B	12'4X13'8
Bathroom - Full	B	8'2X8'3	Bathroom - Full	B	21'8X9
Family Room	B	18X23'9	Other	B	17'10X14'8
Other	B	10'2X13'11			

**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10190289****Price: \$749,900****#425 3880 Truswell Road, Kelowna, V1W 5A2****LM - Lower Mission**

Welcome to Mission Shores in the highly sought after Lower Mission. Luxury lakeshore living in Kelowna doesn't get any better than this. Gorgeous townhouse with lakeview steps to the pool & beach/boat dock. Fine dining, pubs, restaurants, beaches, coffee shops & more all within a short walk. H2O & Capital News center within a short bike ride. Comes with shared boat slip on a 2 week rotation. All 3 bedrooms have their own beautiful ensuites & can be used as 3 master bedrooms. Open concept living, island kitchen with eating bar, living rm with fireplace, lounge area, 2 patios, vaulted ceilings, storage room & secure parking. Kick back and enjoy the beach or head out on the

Type:	<b>Strata</b>	Basement:	
Year Built:	<b>2004</b>	Heat/Cool:	<b>Central Air, Forced Air, Heat Pump</b>
Dsc Yr Blt:	<b>Approximate</b>	Water:	<b>Municipal</b>
Garage:	<b>Underground</b>	Sewage:	<b>Sewer</b>
Covered:	<b>1</b>	Taxes:	<b>\$3,785.00</b>
Beds:	<b>3</b>	Fin Sq Ft:	<b>2,550</b>
Full Baths:	<b>3</b>	Acres:	
Half Baths:	<b>1</b>		
En Suite:	<b>More than One</b>		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	16'4X12	Dining Room	L1	16X10
Bedroom	L1	13X12'6	Master Bedroom	L2	18X12
Kitchen	L1	16X10	Bedroom	L2	17'5X11'4
Ensuite - Full	L2		Ensuite - Full	L2	
Bathroom - Half	L1		Ensuite - Full	L1	
Family Room	L1				

**Presented By: Jason Neumann**



## Residential Flyer - 08/30/2019



**MLS® #: 10182276**

**Price: \$79,900**

**2106 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 Modular homes allowed. Offers must be subject to Court approval**

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: **Sewer**

Taxes: **\$380.00**

Fin Sq Ft: **0**

Acres: **0.20**

**Presented By: Jason Neumann**



## Residential Flyer - 08/30/2019



**MLS® #: 10182278**

**Price: \$94,900**

**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**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Appl:

Basement:

Heat/Cool:

Water: **Municipal**

Sewage: **Sewer**

Taxes: **\$405.00**

Fin Sq Ft: **0**

Acres: **0.18**

**Presented By: Jason Neumann**



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## Residential Flyer - 08/30/2019



**MLS® #: 10172763**

**Price: \$398,800**

**2225 Mountain View Avenue, Lumby, V0E 2G0**

**LV - Lumby Valley**

Ready to go partially developed land below existing subdivision.

Type:	<b>Lots and Acreages</b>	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	<b>Municipal</b>
Garage:		Sewage:	<b>Sewer</b>
Covered:		Taxes:	<b>\$1,827.00</b>
Beds:		Fin Sq Ft:	<b>0</b>
Full Baths:		Acres:	<b>20.85</b>
Half Baths:			
En Suite:			
Equip/Appl:			

**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10186273****Price: \$420,000****4508 Valleyview Place, Vernon, V1T 9L6****MH - Mission Hill**

**Court Ordered Sale.** This property does have 3 bedrooms up, one with a full ensuite and one other main bathroom and a 2 bedroom, non conforming suite down with one bathroom. There are hardwood floors in a large area of upstairs and gas fireplace in the living room up. There is a 4th bedroom or den on the lower level that could be used for the main house. This home needs much work both inside and the yard it was mentioned by the occupants that the roof was new in 2011.

Type: **Single Family Residential**Year Built: **1997**Dsc Yr Blt: **Approximate**Garage: **Attached**Covered: **2**Beds: **3**Full Baths: **3**Half Baths: **0**En Suite: **4-PCE**

Equip/Apl:

Basement:

Heat/Cool: **Central Air, Forced Air**Water: **Municipal**Sewage: **Sewer**Taxes: **\$2,862.00**Fin Sq Ft: **2,610**Acres: **0.14**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L2	16'9X12	Dining Room	L2	10'10X9
Kitchen	L2	9'5X10'5	Family Room	L2	11'7X19'1
Master Bedroom	L2	11'10X11'	Bedroom	L2	11'8X9'8
Bedroom	L2	10'6X9'8	Ensuite - Full	L2	8X5
Bathroom - Full	L1		Bathroom - Full	B	

**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10185849****Price: \$389,000****#3 6635 Tronson Road, Vernon, V1H 1N7****OL - Okanagan Landing**

Half Duplex at Beachwalk Villas. Spacious 3 bedroom, 3 bath home, walking distance to Okanagan Lake and Kin Beach Park. Open concept kitchen with island for extra seating, cozy fireplace and back deck perfect for evening entertaining and relaxing. There is a bonus room above the garage for an office or extra bedroom. This home is a court ordered sale and the schedule A is to accompany all offers. See supplements.

Type: **Strata**  
Year Built: **2009**  
Dsc Yr Blt: **Actual**  
Garage: **Attached**  
Covered: **2**  
Beds: **3**  
Full Baths: **2**  
Half Baths: **1**  
En Suite: **4-PCE**  
Equip/Apl:

Basement: **Crawl**  
Heat/Cool: **Central Air, Forced Air**  
Water: **Municipal**  
Sewage: **Sewer**  
Taxes: **\$2,315.00**  
Fin Sq Ft: **1,973**  
Acres:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L1	10'X10'6"	Dining Room	L1	10'X10'
Living Room	L1	13'2"X18'	Foyer	L1	5'4"X14'4"
Laundry	L1	8'3"X10'2"	Master Bedroom	L2	13'2"X10'2"
Ensuite - Full	L2	10'X4'	Bedroom	L2	9'10"X11'4"
Bedroom	L2	10'10"X11'6"	Bathroom - Full	L2	7X6
Rec Room	L1	17'2"X15'6"	Bathroom - Half	L1	6X6

**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10182608****Price: \$639,900****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:	<b>Single Family Residential</b>	Basement:	<b>Grade Level Entry</b>
Year Built:	<b>2007</b>	Heat/Cool:	<b>Central Air, Forced Air</b>
Dsc Yr Blt:	<b>Approximate</b>	Water:	<b>Municipal</b>
Garage:	<b>Attached</b>	Sewage:	<b>Sewer</b>
Covered:	<b>2</b>	Taxes:	<b>\$3,441.00</b>
Beds:	<b>3</b>	Fin Sq Ft:	<b>2,315</b>
Full Baths:	<b>3</b>	Acres:	<b>0.24</b>
Half Baths:	<b>0</b>		
En Suite:	<b>3-PCE</b>		
Equip/Appl:	<b>Dishwasher, Dryer, Microwave Oven, Stove - Electric, Washer, Window Coverings</b>		

<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 - 08/30/2019



**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**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Municipal**

Sewage: **Septic Permit Required**

Taxes: **\$0.00**

Fin Sq Ft: **0**

Acres: **7.06**

**Presented By: Jason Neumann**





## Residential Flyer - 08/30/2019



**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**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Municipal**

Sewage: **Septic Permit Required**

Taxes: **\$0.00**

Fin Sq Ft: **0**

Acres: **2.76**

**Presented By: Jason Neumann**



## Residential Flyer - 08/30/2019



**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**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Municipal**

Sewage: **Septic Permit Required**

Taxes: **\$0.00**

Fin Sq Ft: **0**

Acres: **3.16**

**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10185027****Price: \$925,000****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**Year Built: **2016**Dsc Yr Blt: **Approximate**

Garage:

Covered:

Beds: **3**Full Baths: **1**Half Baths: **0**En Suite: **No Ensuite Bathrooms**

Equip/Apl:

Basement:

Heat/Cool:

Water: **Municipal**Sewage: **Septic Permit Required**Taxes: **\$0.00**Fin Sq Ft: **2,000**Acres: **5.12**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Master Bedroom	L2	12X12	Bedroom	L2	10X10
Bedroom	L2	10X10	Bathroom - Full	L2	7X7
Kitchen	L1	15X20	Living Room	L1	10X12

**Presented By: Jason Neumann**



## Residential Flyer - 08/30/2019



**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 - 08/30/2019



**MLS® #: 10172830**

**Price: \$420,000**

**508 Trumpeter Road, Kelowna, V1W 5K6**

**UM - Upper Mission**

**COURT ORDERED SALE - Upper Mission building lot with spectacular lake and city views located near the community of Kettle Valley and all its amenities. This lot might be suitable for a rancher with a walkout basement and a legal suite. Schedule "A" must be included with all offers. No other warranties or representations. GST and all applicable taxes are extra.**

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Appl:

Basement:

Heat/Cool:

Water: **No Water Supply**

Sewage: **Sewer Not Connected**

Taxes: **\$1,998.26**

Fin Sq Ft: **0**

Acres: **0.41**

**Presented By: Jason Neumann**



**Residential Flyer - 08/30/2019****MLS® #: 10172832****Price: \$499,000****521 Trumpeter Road, Kelowna, V1W 5K6****UM - Upper Mission**

**COURT ORDERED SALE - Upper Mission building lot with spectacular lake and city views located near the community of Kettle Valley and all its amenities - Elementary School, Restaurant, Coffee Shop, plus an abundance of parks and walking trails. This lot might be suitable for a rancher with a walkout basement and a legal suite or carriage house. All details including lot size must be verified. Schedule "A" must be included with all offers. No other warranties or representations. GST and all applicable taxes are extra.**

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: **No Sewage Disposal, Sewer Not Cor**Taxes: **\$2,039.00**Fin Sq Ft: **0**Acres: **0.44****Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10172831****Price: \$499,000****517 Trumpeter Road, Kelowna, V1W 5K7****UM - Upper Mission**

**COURT ORDERED SALE - Upper Mission building lot with spectacular lake and city views located near the community of Kettle Valley and all its amenities - Elementary School, Restaurant, Coffee Shop, plus an abundance of parks and walking trails. This lot might be suitable for a rancher with a walkout basement, 3 car garage, and a legal suite or carriage house. All details including lot size must be verified. Schedule "A" must be included with all offers. No other warranties or representations. GST and all applicable taxes are extra.**

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: **Sewer Not Connected**Taxes: **\$1,992.34**Fin Sq Ft: **0**Acres: **0.40****Presented By: Jason Neumann**

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## Residential Flyer - 08/30/2019



**MLS® #: 10186953**

**Price: \$699,000**

**#4 6214 Lakeshore Road, Kelowna, V1W 4J5**

**UM - Upper Mission**

### **FORECLOSURE SALE - AS IS, WHERE IS**

**9.34 acres located in Eagle Mountain Estates on Lakeshore Road with stunning views of Lake Okanagan. Level areas for house and pasture. Vineyards in the area. Less than 10 minutes to shops and restaurants. Peaceful serene setting. GST applicable. Artesian well.**

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Appl:

Basement:

Heat/Cool:

Water: **Well**

Sewage: **Septic**

Taxes: **\$2,887.00**

Fin Sq Ft: **0**

Acres: **9.34**

**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10190510****Price: \$1,549,000****716 Kuipers Crescent, Kelowna, V1W 5B2****UM - Upper Mission**

**2011 TOMMIE AWARD WINNING HOME** Incredible Lake & City Views. High end 5200 sq.ft. with 19ft. vaulted ceilings in Great Room, Designer Kitchen, Salt water pool, Astroturf Putting Green, heated floors, steam shower, incredible Media Room and more! Master includes steam shower in ensuite, private deck and incredible sunsets. House has Control 4 home automation system, programable lighting. Pool has key operated safety cover, illuminated deck jets and lighting. Triple oversized garage & RV Parking with plug in & services.

Type:	<b>Single Family Residential</b>	Basement:	<b>Full</b>
Year Built:	<b>2009</b>	Heat/Cool:	<b>Central Air, In-Floor (Electric)</b>
Dsc Yr Blt:	<b>Approximate</b>	Water:	<b>Municipal</b>
Garage:	<b>Attached</b>	Sewage:	<b>Sewer</b>
Covered:	<b>3</b>	Taxes:	<b>\$9,852.00</b>
Beds:	<b>5</b>	Fin Sq Ft:	<b>5,187</b>
Full Baths:	<b>5</b>	Acres:	<b>0.26</b>
Half Baths:	<b>0</b>		
En Suite:	<b>More than One</b>		
Equip/Appl:			

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## Residential Flyer - 08/30/2019

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Master Bedroom	L2	25X15	Ensuite - Full	L2	20X13' 6"
Loft	L2	13X13	Deck	L2	14'X7'
Bedroom	L1	14' 8"X12' 6"	Bathroom - Full	L1	14' 4"X7' 2"
Living Room	L1	20X15	Dining Room	L1	20X14
Kitchen	L1	16X15	Den / Office	L1	18X12' 4"
Pantry	L1	9X6	Laundry	L1	14X8' 6"
Deck	L1	40X14	Foyer	L1	14X7
Rec Room	B	28X23	Media Room	B	20X19
Other	B	13X12	Bedroom	B	18X12
Ensuite - Full	B	9X8	Bedroom	B	15X14
Ensuite - Full	B	9' 6"X5	Bedroom	B	12X12
Bathroom - Full	B	10X6' 8"			

**Presented By: Jason Neumann**



**Residential Flyer - 08/30/2019****MLS® #: 10187986****Price: \$5,800,000****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**  
 Year Built: **2007**  
 Dsc Yr Blt: **Actual**  
 Garage: **Attached, Heated**  
 Covered: **3**  
 Beds: **5**  
 Full Baths: **5**  
 Half Baths: **2**  
 En Suite: **5-PCE**  
 Equip/Appl:

Basement: **Full**  
 Heat/Cool: **Forced Air, Geothermal**  
 Water: **Lake Intake**  
 Sewage: **Septic**  
 Taxes: **\$23,746.00**  
 Fin Sq Ft: **12,794**  
 Acres: **16.60**

<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 - 08/30/2019**

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**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10190524****Price: \$309,900****#1319 2440 Old Okanagan Highway, West Kelowna, V4T 3A2****WEC - Westbank Centre**

Welcome to the Sierras of West Kelowna, a beautiful community of modern manufactured homes. This attractive 3-bedroom, 2-bathroom home offers an open concept living room and kitchen with lots of natural light. The spacious, eat-in kitchen boasts stainless steel appliances, tasteful backsplash and tiling, tons of counter space, a walk-in pantry, and a mobile island. The master bedroom is roomy with a walk-in closet and full, 5-pc ensuite with dual sinks. A fenced and gated private patio with hot tub allows for space to relax and unwind. Conveniently located within walking distance to shopping, restaurants and other amenities. Pets and rentals allowed. Includes

Type: **Manufactured Home**Year Built: **2012**Dsc Yr Blt: **Actual**

Garage:

Covered:

Beds: **3**Full Baths: **2**Half Baths: **0**En Suite: **5-PCE**

Equip/Apl:

Basement:

Heat/Cool: **A/C Window Unit(s)**Water: **Municipal**Sewage: **Sewer**Taxes: **\$1,200.00**Fin Sq Ft: **1,144**

Acres:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	L1	10'7"X9'2"	Kitchen	L1	10'7"X14'8"
Living Room	L1	11'9"X16'2"	Bedroom	L1	9'7"X10'10"
Bathroom - Full	L1	7'4"X5'2"	Bedroom	L1	10'9"X9'7"
Master Bedroom	L1	10'9"X12'3"	Ensuite - Full	L1	10'8"X8'8"

**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10188019****Price: \$399,500****2471 Chieftain Road, West Kelowna, V4T 1N3****WEC - Westbank Centre**

Court ordered sale of 3 bedroom home with a suite. All info taken from a previous listing. I have no access to verify.

Type:	<b>Single Family Residential</b>	Basement:	<b>Full</b>
Year Built:	<b>1974</b>	Heat/Cool:	<b>Forced Air</b>
Dsc Yr Blt:	<b>Approximate</b>	Water:	<b>Municipal</b>
Garage:		Sewage:	<b>Sewer</b>
Covered:	<b>1</b>	Taxes:	<b>\$2,137.00</b>
Beds:	<b>4</b>	Fin Sq Ft:	<b>2,016</b>
Full Baths:	<b>2</b>	Acres:	<b>0.26</b>
Half Baths:	<b>0</b>		
En Suite:	<b>No Ensuite Bathrooms</b>		
Equip/Appl:			

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

**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10187306****Price: \$119,000****631 Nashwito Road, Vernon, V1H 2G7****WSR - Westside Road**

Off grid. 39.48 acres (1/2 portion of 78.97 acres). Undivided 1/2 interest. Fenced. Dugout for livestock drinking. View of Okanagan Lake from East Ridge. Approx 5+ acres cleared, electric poles 3 kms to S. \$110,000. Accepted Offer SUBJECT TO Court approval. Location & Court date expected to be set on or about September 3, 2019. Schedule A must be included in Offer,. Offer is subject to Court approval.

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Other (See Remarks)**Sewage: **Septic Permit Required**Taxes: **\$490.00**Fin Sq Ft: **0**Acres: **39.48****Presented By: Jason Neumann**



**Residential Flyer - 08/30/2019****MLS® #: 10189923****Price: \$898,000****1643 Westside Road N, West Kelowna, V1Z 3T4****WSR - Westside Road**

**Lakefront Property with loads of potential!! Large 3,000 sq ft home at top of property. Has 3 bedrooms (could easily be more), 2 bathrooms with views from almost every room. Take meandering trail or shared road to approximately 75 feet of waterfront with existing cabin/cabana bar. Bring your ideas for an opportunity to own a bit of paradise on the lakeshore of Okanagan Lake.**

Type: **Single Family Residential**Year Built: **1978**Dsc Yr Blt: **Approximate**

Garage:

Covered:

Beds: **4**Full Baths: **3**Half Baths: **0**En Suite: **3-PCE**

Equip/Apl:

Basement: **Full**

Heat/Cool:

Water: **Lake Intake**Sewage: **Septic**Taxes: **\$2,970.00**Fin Sq Ft: **2,800**Acres: **1.54**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L1	11'6X16	Living Room	L1	17X19
Dining Room	L1	12X10	Sunroom	L1	11X29
Master Bedroom	L1	15'9X16'4	Ensuite - Full	L1	5X10
Bedroom	L1	11'5X12'5	Bathroom - Full	L1	5X8'9
Bedroom	B	12'7X9'10	Bedroom	B	12'7X9'7
Bathroom - Full	B	12'6X5'3	Den / Office	B	17'2X11
Other	B	15'6X12	Rec Room	B	18X17'10
Games Room	B	19'3X11'6	Laundry	B	11'3X12'11

**Presented By: Jason Neumann**



## Residential Flyer - 08/30/2019



**MLS® #: 10171390**

**Price: \$950,000**

**4200 Westside Road, Kelowna, V1Z 3W8**

**WSR - Westside Road**

**COURT ORDERED SALE - MUST BE SOLD - TRY YOUR OFFER - Okanagan Lakeshore Lot. Approximately 4.51 acres with 440 ft 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. TRY YOUR OFFER. Contact the listing agent for more info.**

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: **No Sewage Disposal**

Taxes: **\$4,251.00**

Fin Sq Ft: **0**

Acres: **5.82**

**Presented By: Jason Neumann**



## Residential Flyer - 08/30/2019



**MLS® #: 10172401**

**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.

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Appl:

Basement:

Heat/Cool:

Water: **Shallow Well**

Sewage: **Septic**

Taxes: **\$7,620.00**

Fin Sq Ft: **0**

Acres: **18.71**

**Presented By: Jason Neumann**