



Residential Flyer - 11/02/2020



MLS® #: 10212748

Price: \$290,000

SL 1-9 Beaverdell Station Road, Beaverdell, V0H 1A0

BE - Beaverdell/Carmi

Court Ordered Sale - This 30-acre property has no zoning and is phase 1 of a phased strata plan. There are nine strata lots ranging in size from 2.5 to 3.5 acres each. All have drilled wells, septic covenant areas and driveways. A right of way is in place to bring in power from the main road. The lots are appealing and would be great for an RV or cabin. This could be a group purchase or re-sale opportunity. All offers subject to court approval.

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Well
Garage:		Sewage:	No Sewage Disposal
Covered:		Taxes:	\$6,570.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	30.00
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10214903

Price: \$499,900

1867 Golbeck Court, Kelowna, V1P 1L7

BL - Black Mountain

5 Bedrooms 3 Baths on private .3 of an acre! Huge opportunity here to build in sweat equity. Most of the expensive renos are done. Newer roof, air conditioning, furnace, hardie board.

If this property interests you, check back often. Photos updated as the improvements (paint, deck repair, clutter clean up etc) happens.

Type:	Single Family Residential	Basement:	Full
Year Built:	1989	Heat/Cool:	
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:	1	Taxes:	\$3,496.00
Beds:	5	Fin Sq Ft:	2,387
Full Baths:	3	Acres:	0.30
Half Baths:	0		
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	15X13	Dining Room	L1	18X8
Kitchen	L1	13X10'6	Family Room	B	21X13
Master Bedroom	L1	13'5X11	Bedroom	L1	11X9'4
Bedroom	L1	9'5X9	Bedroom	B	14X10
Bedroom	B	9X8	Ensuite - Full	L1	
Bathroom - Full	B		Bathroom - Full	B	
Den / Office	B	14'6X10	Laundry	B	13X8
Pantry	L1	6X5	Kitchen	B	11X9

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10214850

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	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Private Utility
Garage:		Sewage:	Sewer Not Connected
Covered:		Taxes:	\$1,000.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	0.29
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10218088

Price: \$684,500

91 Mitchell Road, Cherryville, V0E 2G3

CHV - Cherryville

This 3 bedroom 3 bathroom home is nestled in the fields of rolling hills, looking down over the valley. The main floor boasts a big bright kitchen, the kind of kitchen made for family gatherings and farm living. Large windows let loads of natural light in and allow gorgeous views from every window. The wood fireplace will keep you cozy warm all winter and this home is extra insulated for efficiency! Upstairs you will find the master with a beautiful ensuite and a steam shower! Also on this floor you will find 2 more good sized bedrooms with a jack & jill bathroom and laundry. The 2 car attached garage has a huge bonus room over it, this space would make a great rec room or

Type:	Single Family Residential	Basement:	Cellar
Year Built:	2014	Heat/Cool:	Electric Baseboards, In-Floor (Electr
Dsc Yr Blt:	Actual	Water:	Well
Garage:	Attached	Sewage:	Septic
Covered:	2	Taxes:	\$2,992.00
Beds:	3	Fin Sq Ft:	3,229
Full Baths:	3	Acres:	9.83
Half Baths:	0		
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	18'6X15'2	Family Room	L1	18'0X23'9
Living Room	L1	18'2X14'1	Dining Room	L1	12'1X14'0
Pantry	L1	5'0X8'3	Bathroom - Full	L1	5'8X8'4
Other	L1	30'X27'4	Rec Room	L2	29'9X27'7
Master Bedroom	L2	13'0X14'3	Ensuite - Full	L2	12'0X9'1
Other	L2	8'1X7'0	Other	L2	8'2X8'0
Bedroom	L2	12'1X11'1	Ensuite - Full	L2	5'2X11'1
Bedroom	L2	12'1X15'0			

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Residential Flyer - 11/02/2020



MLS® #: 10217256

Price: \$949,900

10406 Middleton Drive, Coldstream, V1B 2K6

CS - Mun of Coldstream

Rare offering - Private Coldstream acreage, 4 bdrm, 3 bath rancher on 5 level and fenced acres set up for horses. Finished daylight basement, 18x36 indoor pool, 36x36 pole barn and tack room. Great location close to all amenities. All measurements approximate.

Type:	Single Family Residential	Basement:	Full
Year Built:	1975	Heat/Cool:	Forced Air
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:		Sewage:	Septic
Covered:	3	Taxes:	\$4,012.00
Beds:	4	Fin Sq Ft:	4,300
Full Baths:	3	Acres:	5.00
Half Baths:	0		
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	20X12	Dining Room	L1	10X12
Kitchen	L1	12X9	Master Bedroom	L1	17X12
Bedroom	L1	12X9	Bedroom	L1	17X10
Ensuite - Full	L1	11X10	Bedroom	B	12X11
Bathroom - Full	B	11X7	Bathroom - Full	L1	

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



© CMREB MLS® #10162094

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 - 11/02/2020



MLS® #: 10214245

Price: \$1,495,000

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:	\$13,361.26
Beds:	7	Fin Sq Ft:	6,256
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	13X17'2	Den / Office	L1	10'11X12'8
Den / Office	L1	13'4X12'11	Kitchen	L1	10'1X17'8
Dining Room	L1	16'4X18	Pantry	L1	11'9"X5'9"
Bedroom	L1	15'9X11'11	Bathroom - Half	L1	4'9X5'10
Family Room	L2	21'10X21'11	Bedroom	L2	12'2X12'10
Master Bedroom	L2	16'5X15'3	Ensuite - Full	L2	13'5X9'8
Bathroom - Full	L2	5'4X8'11	Kitchen	L2	13'3X12'8
Bedroom	B	10'11X12'10	Bedroom	B	13'2X12'11
Bedroom	B	12'10X17'7	Bedroom	B	17X14'11
Ensuite - Full	B	13'5X13'4	Bathroom - Full	B	6'4X10'11
Rec Room	B	20'3X22	Media Room	B	12'4X20'4
Laundry	B	9'8X15'8	Storage	B	21'3X16'7

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10214216

Price: \$515,900

#533 1088 Sunset Drive, Kelowna, V1Y 9W1

KN - Kelowna North

An exciting downtown waterfront location, Discovery Bay Lakefront Resort is just steps away from sandy beaches, city park, dining, entertainment, shopping and the cultural district. Located on the 5th floor, overlooking the pool, Okanagan Lake and mountains. This 2 bedroom Condo can be yours to enjoy, or serve as a vacation rental with options for short term or long term rentals. No rental pool, units are self managed. Strata fees include heat & air-conditioning, outdoor and indoor pools, 2 swirl pools, sauna, fitness room, clubhouse with pool table, ping pong table & full kitchen for private functions. Secure underground parking.

Type:	Strata	Basement:	
Year Built:	2002	Heat/Cool:	Central Air, Geothermal
Dsc Yr Blt:	Actual	Water:	Municipal
Garage:	Underground	Sewage:	Sewer
Covered:	1	Taxes:	\$2,857.00
Beds:	2	Fin Sq Ft:	1,022
Full Baths:	2	Acres:	
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>
Kitchen	L1	12X10	Master Bedroom	L1	14X112
Bedroom	L1	10'6X10	Living Room	L1	13X12
Ensuite - Full	L1	9'8X5	Dining Room	L1	9X7'8
Bathroom - Full	L1	9'6X5	Utility	L1	7X6

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10217600

Price: \$549,900

787 Lawson Avenue, Kelowna, B.C., V1Y 6S9

KN - Kelowna North

Handyman Special - RU7 lot! Home is in a sad state of disrepair! Either fix or demo in order to take advantage of zoning allowing 2 separate units! Popular location close to City Center, shopping, and transit! Home is an old timer with some character but it needs much more than just re-decorating if someone choses to reno it. It also has a second story which is currently an illegal 1 bedroom suite, and a part basement underneath! 20' by 12' shed at rear of property!

Type:	Single Family Residential	Basement:	Part
Year Built:	1945	Heat/Cool:	Forced Air
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:		Sewage:	Sewer
Covered:		Taxes:	\$3,309.00
Beds:	2	Fin Sq Ft:	1,595
Full Baths:	2	Acres:	0.15
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	L1	12' 6X15' 6	Family Room	L1	12'X11' 6
Kitchen	L1	12'X11' 6	Master Bedroom	L1	11'X11' 6
Foyer	L1	10' 7X7' 9	Nook	L1	6' 6X6' 6
Bathroom - Full	L1	8'X7'	Porch	L1	6' 6X8' 6
Kitchen	L2	12'X9'	Bedroom	L2	12'X13'
Bathroom - Full	L2	7'X7'			

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Residential Flyer - 11/02/2020



MLS® #: 10211080

Price: \$255,000

503 Trumpeter Road, Kelowna, V1W 5K6

KTVY - Kettle Valley

PRIME LAKE-VIEW LOTS. FORECLOSURE - BRING OFFERS ! 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. All lots are serviced. Foreclosure property. Open to offers. Lots 503, 523, and 508 available.

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	Sewer Not Connected
Covered:		Taxes:	\$2,284.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	0.44
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10211089

Price: \$340,000

523 Trumpeter Road, Kelowna, V1W 5K6

KTVY - Kettle Valley

PRIME LAKE-VIEW LOTS. FORECLOSURE - BRING OFFERS ! 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. All lots are serviced. Great opportunity ! Lots 503, 523 and 508 available.

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	Sewer Not Connected
Covered:		Taxes:	\$2,218.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	0.40
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10210276

Price: \$1,300,000

320 Quilchena Drive, Kelowna, V1W 5C1

KTVY - Kettle Valley

SOLD Court Date of October 7, 2020. All bids must be in by 10am October 6, 2020. Call listing agent for info. Accepted offer of \$1,300,000 plus gst BEAUTIFUL MODERN 5 BED HOME WITH POOL AND VIEWS! Welcoming 5 bed + den, 5 bath custom built home with over 5600 SQ FT! Stunning Kitchen with Stainless Steel Appliances, Walnut cabinets and quartz countertops that opens up into the living room that boasts high ceilings with outdoor/indoor living concept with a sliding window. The master bedroom boasts it's own private balcony, massive walk in closet (12x12!), and 5 piece en-suite. Lower level boasts a bar, oversized family room/theatre. The entire

Type:	Single Family Residential	Basement:	Full
Year Built:	2018	Heat/Cool:	Central Air
Dsc Yr Blt:	Actual	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:	4	Taxes:	\$7,079.47
Beds:	5	Fin Sq Ft:	5,676
Full Baths:	4	Acres:	0.27
Half Baths:	1		
En Suite:	5-PCE		
Equip/App'l:			

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	L1	12'10X11'4	Kitchen	L1	12'1X11'1
Pantry	L1	10'2X8'8	Great Room	L1	18'6X15'8
Foyer	L1	9'6X7'2	Den / Office	L1	12X10
Mud Room	L1	10X9'4	Bathroom - Half	L1	
Ensuite - Full	L2		Master Bedroom	L2	17X13'3
Loft	L2	17'4X12'11	Other	L2	12'6X12'2
Bedroom	L2	12'2X11'2	Laundry	L2	10'6X6'2
Bedroom	L2	12X11	Bedroom	L2	12X11
Rec Room	B	17X15'8	Bathroom - Full	L2	
Bathroom - Full	B		Other	B	
Wine Cellar	B	10'11X4'10	Bedroom	B	11'4X10'1
Media Room	B	23'1X21'6	Other	B	26'4X21'10
Bathroom - Full	B		Games Room	B	19'7X16'4
			Laundry	B	

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10217835

Price: \$549,000

9779 Okanagan Centre Road E, Lake Country, V4V 1T6

LE - Lake Country East / Oyama

3 bedroom rancher with in-law suite.

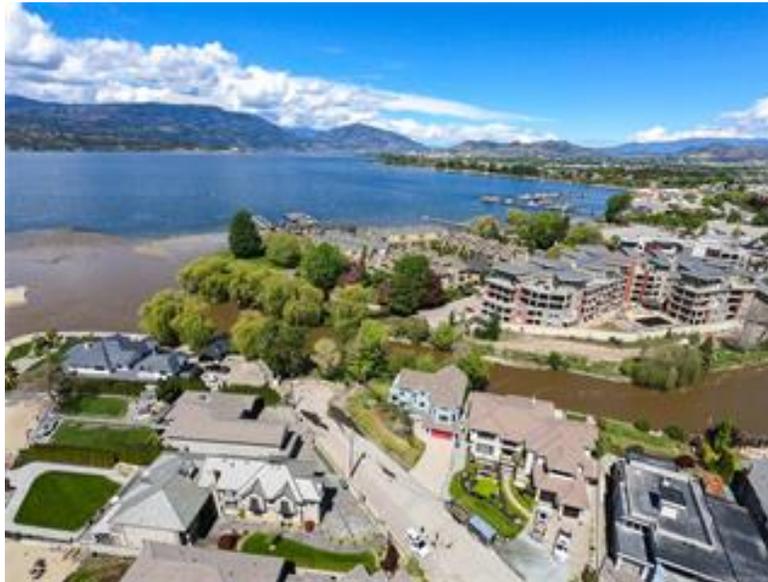
Type:	Single Family Residential	Basement:	Full
Year Built:	1980	Heat/Cool:	Forced Air
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:	Attached	Sewage:	Septic
Covered:	1	Taxes:	\$2,882.00
Beds:	4	Fin Sq Ft:	2,496
Full Baths:	3	Acres:	0.26
Half Baths:	0		
En Suite:	4-PCE		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	12'8"X19'10"	Kitchen	L1	13'11"X11'5"
Master Bedroom	L1	10'11"X10'2"	Bedroom	L1	10'6"X12'0"
Bedroom	L1	10'6"X9'5"	Bathroom - Full	L1	5'5"X9'5"
Family Room	B	24'7"X10'2"	Rec Room	B	25'11"X10'2"
Kitchen	B	7'11"X12'0"	Bathroom - Full	B	5'3"X8'5"
Bedroom	B	8'8"X15'8"	Ensuite - Full	L1	4'11"X9'5"
Utility	B	4'0"X5'10"	Laundry	B	13'7"X10'7"
Other	B	25'11"X16'10"			

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10214660

Price: \$1,074,000

3909 Bluebird Road, Kelowna, V1W 1X7

LM - Lower Mission

Fantastic custom built family home on Mission Creek, on Bluebird Road. This home is situated at the end of a quiet cul-de-sac. This spacious 3,000 + sq ft home features 4 bedrooms, 4 bathrooms and a den. Open design living area with 9' ceilings, and hardwood & tile flooring throughout. Gourmet kitchen features stainless steel appliances, granite countertops and pantry. Large master suite has a 7 piece en suite with balcony overlooking the creek. Private fenced yard with patio area allows you to enjoy the beautiful Okanagan weather. Large double car garage plus driveway parking. Steps to Mission Creek with easy access to Okanagan Lake! Enjoy kayaking &

Type:	Single Family Residential	Basement:	Crawl
Year Built:	2009	Heat/Cool:	Central Air, Electric Baseboards, Fo
Dsc Yr Blt:	Actual	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:	2	Taxes:	\$7,570.00
Beds:	4	Fin Sq Ft:	3,250
Full Baths:	3	Acres:	0.08
Half Baths:	1		
En Suite:	6-PCE +		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	19'4X25'9	Dining Room	L1	15'6X10'4
Kitchen	L1	15'6X10'6	Laundry	L1	6'2X7'1
Foyer	L1	7'6X8'4	Bathroom - Half	L1	5X7'1
Storage	L1	10'2X3'4	Master Bedroom	L2	11'6X18
Ensuite - Full	L2	12'7X9	Bedroom	L2	12'3X5'8
Rec Room	L2	12'9X25'4	Bathroom - Full	L2	10'2X5'9
Bedroom	L2	13'1X14'4	Family Room	L3	23'4X18'2
Bedroom	L3	14'4X18	Bathroom - Full	L3	9'7X16'7
Den / Office	L3	10'6X10'3			

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Residential Flyer - 11/02/2020



MLS® #: 10201781

Price: \$895,000

1029 Longacre Place, Vernon, V1H 1H7

OL - Okanagan Landing

Grand executive style home with a incredible view of Okanagan lake. Unique design and offering great, outdoor living spaces to entertain and enjoy. The home offers large rooms, high ceilings with ample storage, an impressive kitchen with oversized granite island and much more. Priced below assessed value, this home has a lot to offer! Home is sold 'As is Where is'. The listing agents make no warranties or guarantees. House dimensions are approximate and will need to be verified by the buyer.

Type:	Single Family Residential	Basement:	Other (See Remarks)
Year Built:	2008	Heat/Cool:	Central Air, Forced Air, Heat Pump, I
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:	2	Taxes:	\$0.00
Beds:	4	Fin Sq Ft:	5,319
Full Baths:	4	Acres:	0.34
Half Baths:	1		
En Suite:	More than One		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	L1	13'11X20'8	Kitchen	L1	14'7X12'4
Nook	L1	11X8	Living Room	L1	21'10X10'11
Other	L1	14'11X15'0	Den / Office	L1	7'7X14'8
Bathroom - Full	L1	8'4X5'5	Laundry	L1	11'9X7'3
Ensuite - Full	L2	8'3X4'11	Bedroom	L2	13'7X13'9
Master Bedroom	L2	26'1X35'5	Ensuite - Full	L2	10'3X13'2
Bedroom	L2	9'3X13'2	Bathroom - Full	L2	8'5X9'2
Bedroom	L2	14'7X13'4	Great Room	B	20'5X32'10
Bathroom - Half	B	5'6X10'6	Storage	B	20'7X3'3

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Residential Flyer - 11/02/2020



MLS® #: 10215660

Price: \$665,000

123/125 Robson Road E, Kelowna, V1X 1W3

RS - Rutland South

LAND VALUE ONLY. Downtown Rutland location within walking distance to shops, transit and schools. Currently zoned for RU1C Carriage house. Future Land Use MRL, Multi Family Low density (3 or more residential units). Measurements approx. Verify if important.

Type:	Single Family Residential	Basement:	Crawl
Year Built:	2006	Heat/Cool:	
Dsc Yr Blt:	Approximate	Water:	Irrigation District
Garage:		Sewage:	Sewer
Covered:		Taxes:	\$193.00
Beds:	1	Fin Sq Ft:	950
Full Baths:	1	Acres:	0.20
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	15X11	Bathroom - Full	L1	8X7
Master Bedroom	L1	12X11	Kitchen	L1	15X11
Family Room	L1	14X11			

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10209945

Price: \$425,000

4080 Boss Creek Road, Vernon, V1B 4G5

SB - South BX

WELCOME TO BOSS CREEK IN VERNON'S PICTURESQUE SOUTH BX. Five minutes to schools and downtown Vernon A network of trails in the plans to connect to Crown Land. Privacy gate being planned at the entrance! Sweeping views over the valley, city and 3 lakes. Quiet and serene with protected natural setting! Design guidelines to maintain the neighborhood integrity and enhance the setting! Imagine your dream home here on the preferred building envelope, selected to ensure the best views and maximum privacy between neighbors. Paved roads. Municipal water! Gas and Telecommunications. The ultimate rural lifestyle – 5 minutes to downtown! Bring your

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: **\$1,163.85**

Fin Sq Ft: **0**

Acres: **7.07**

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10210040

Price: \$1,290,000

4004 Boss Creek Road, Vernon, V1B 4G5

SB - South BX

perfect rural lifestyle in the South BX! 5.12 acres with amazing views over the valley, city lights and lakes. A quiet and serene setting in BOSS CREEK ESTATES, a new neighborhood of executive acreages! Family oriented home with five bedrooms and 5 baths and amazing wrap-around deck! Infloor gas-fired heating. PLUS a super one bedroom suite with separate entrance- perfect for nanny! PLUS a detached, self contained one bedroom guest cottage - currently rented for \$1400. All of this under 10 minutes to downtown Vernon and even less to schools. Paved roads. Municipal water! Gas and cable. Main home currently under renovation awaiting a new kitchen.

Type:	Single Family Residential	Basement:	Part
Year Built:	1993	Heat/Cool:	In-Floor (Water)
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:		Sewage:	Septic
Covered:		Taxes:	\$4,197.13
Beds:	6	Fin Sq Ft:	9,273
Full Baths:	6	Acres:	5.29
Half Baths:	0		
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>
Kitchen	L1	12'6X13'4	Nook	L1	12X13'4
Dining Room	L1	20'5X13'2	Living Room	L1	28'6X21
Foyer	L1	8'5X10	Laundry	L1	13X6
Bathroom - Full	L1	13X8'9	Other	L1	6'5X16
Other	L1	12X22	Bedroom	L2	14'4X21'3
Ensuite - Full	L2	6X12'2	Bedroom	L2	10'6X13
Ensuite - Full	L2	6X8'6	Other	L2	13'6X26'8
Bedroom	L2	10'6X13	Ensuite - Full	L2	6X8'6
Bedroom	L2	14'4X21'3	Ensuite - Full	L2	6X12'2
Master Bedroom	L3	13X21'3	Ensuite - Full	L3	13X17'7
Deck	L3	12X22	Games Room	L3	24'6X26'8
Other	B	13X26'7	Other	B	13'8X21
Other	B	13X35	Master Bedroom	L1	13X18'3

Presented By: Jason Neumann

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Residential Flyer - 11/02/2020



MLS® #: 10209947

Price: \$4,100,000

Lot 18 Boss Creek Road, Vernon, V1B 4G5

SB - South BX

Lot 18 is the remaining phase(s) of Boss Creek Estates. 482 Acres of serene, natural hillside with opportunities for magnificent views on all small acreages created. Property is bordered by Crown land and still you are under 10 minutes to City center! Boss Creek Estates is the only rural neighborhood with municipal water. Development plans included trail system, parks and water reservoir.

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	Septic Permit Required
Covered:		Taxes:	\$1,048.65
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	482.30
Half Baths:			
En Suite:			
Equip/Appl:			

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10205684

Price: \$679,900

3914 Kneller Road, Falkland, V0E 1W0

SF - Salmon Vly / Falkland

Loads of potential on this Court Ordered Sale of 2.93 acres with almost 3000 sqft 5 bedroom, 4 bathroom home, double garage, huge sundeck and Sun room with spectacular Valley and Mountain views plus 35 x 50 Detached metal Quonset shop and still another 26 x 42 detached shop with full basement both with power. Picturesque country location between Vernon and Falkland with only minutes drive to each. Don't miss this opportunity!!!

Type:	Single Family Residential	Basement:	Full
Year Built:	2000	Heat/Cool:	
Dsc Yr Blt:	Approximate	Water:	Well
Garage:	Detached	Sewage:	Septic
Covered:	6	Taxes:	\$2,009.00
Beds:	5	Fin Sq Ft:	2,980
Full Baths:	4	Acres:	2.93
Half Baths:	0		
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	13'1X19	Kitchen	L1	13'2X12
Dining Room	L1	13'1X10'6	Master Bedroom	L2	19X15
Bedroom	L1	13'5X12'10	Bathroom - Full	L1	7'2X4'9
Bathroom - Full	B	5'2X6'3	Ensuite - Full	L2	13X6'2
Bedroom	B	12'4X17'6	Bedroom	B	12'4X12'7
Bedroom	B	12'4X12'7	Bathroom - Full	L2	18'4X11'6
Deck	L1	11'6X24'6	Deck	L2	24'6X27'10
Sunroom	L1	11'6X47	Rec Room	B	12'5X25'3
Nook	L2	7X15'2	Laundry	L1	6X9'6

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10211077

Price: \$325,000

508 Trumpeter Road, Kelowna, V1W 5K6

UM - Upper Mission

PRIME LAKE-VIEW LOTS. FORECLOSURE - BRING OFFERS ! 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. All lots are serviced. Foreclosure property. Open to offers. Lots 503 , 523, 508 available.

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	Sewer Not Connected
Covered:		Taxes:	\$2,238.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	0.41
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10216940

Price: \$1,439,000

#19 1150 Mission Ridge Road, Kelowna, V1W 5M5

UM - Upper Mission

Stunning custom home in quiet Crawford Point. Bright and spacious, this home offers an open and airy feeling with functionality. 5 bedrooms with a master bedroom and deluxe ensuite on each floor! The entertainer's kitchen is top notch and offers a separate butler's pantry with access to the outdoor bbq area. The private fenced yard features a custom concrete pool with tanning shelf, multiple seating areas, fire pit and a rough in for a hot tub. The triple garage features built-in cabinets, epoxy floor, tv connection and more. This home must be seen to appreciate all of the extras and attention to detail. Strata fee \$134.73 GST payable

Type:	Single Family Residential	Basement:	Full
Year Built:	2018	Heat/Cool:	Central Air, Forced Air
Dsc Yr Blt:	Actual	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:	3	Taxes:	\$7,943.62
Beds:	5	Fin Sq Ft:	3,824
Full Baths:	4	Acres:	0.27
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	13'6X13'6	Great Room	L1	12X19'6
Dining Room	L1	12'10X15	Master Bedroom	L1	12'10X16
Ensuite - Full	L1	8'6X13	Bedroom	L1	10X10'11
Bathroom - Full	L1	8'6X7	Bathroom - Half	L1	5'5X5'10
Master Bedroom	L2	13X16'9	Ensuite - Full	L2	8'8X13'6
Bedroom	L2	13'7X12'6	Bedroom	L2	12'6X14'8
Bathroom - Full	L1		Laundry	L1	10X6
Other	B	28'10X22	Deck	L2	16X8'8
Other	L2	12X8'7			

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Residential Flyer - 11/02/2020

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Residential Flyer - 11/02/2020



MLS® #: 10218273

Price: \$1,398,000

1825 Scott Crescent, West Kelowna, V1Z 4B8

WKE - West Kelowna Estates

This location was too special to build the ordinary. Luxurious executive home is rich in tradition, with a contemporary flair. Sweeping views of the lake, mountains & city can be enjoyed from almost every room from floor to ceiling windows. Detailed finishes include over height ceilings, crown mouldings, granite, hardwood, marble, custom millwork, bay windows, 4 fireplaces. Featuring 5 bdms, 6 baths, generous room sizes, formal & informal entertaining areas. Gourmet kitchen is designed for those who like to cook and entertain at the same time with patio access right off the kitchen. Private Master bedroom suite provides peace & serenity with adjoining

Type:	Single Family Residential	Basement:	Full
Year Built:	2008	Heat/Cool:	
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:	3	Taxes:	\$7,969.00
Beds:	5	Fin Sq Ft:	6,698
Full Baths:	4	Acres:	0.29
Half Baths:	2		
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	32X14	Foyer	L1	9'4X8
Kitchen	L1	15'9X14'6	Family Room	L1	20'9X15'9
Dining Room	L1	14X13	Bedroom	L1	12'10X12'7
Ensuite - Full	L1	13X9'4	Laundry	L1	13'10X5'8
Bathroom - Half	L1	5'5X4'10	Bedroom	L2	15'11X12'6
Ensuite - Full	L2	8'4X8'3	Bedroom	L2	14'11X13'4
Master Bedroom	L2	21X17'9	Ensuite - Full	L2	13'8X13'6
Bedroom	B	13'10X12'6	Ensuite - Full	B	5'10X9'4
Games Room	B	13X12	Rec Room	B	34'6X16
Media Room	B	22X13	Ensuite - Half	B	5'9X4'9
Wine Cellar	B	13'11X9'11	Other	B	8'7X6

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



MLS® #: 10218213

Price: \$595,000

4200 Westside Road, Kelowna, V1Z 3W8

WSR - Westside Road

Court order Sale! BRING OFFERS ! 5.82 acres of lakeshore, with approx. 440ft lake frontage. 22 minutes from Kelowna Bridge. Great Opportunity, build your dream home, no builder restrictions, dock with approval, could be subdivided. Power at lot line, do septic or check or check to hook into neighbouring Septic. All details, including lot size must be verified. Schedule "A" must accompany all offers. Tax Assessed at over 1 Mill !!! See Court Instructions in Supplements for realtors.

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Lake Intake**

Sewage: **No Sewage Disposal**

Taxes: **\$4,067.00**

Fin Sq Ft: **0**

Acres: **5.82**

Presented By: Jason Neumann



Residential Flyer - 11/02/2020



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



Residential Flyer - 11/02/2020



MLS® #: 10216810

Price: \$245,000

22 Pemberton Road, Lumby, V0E 2G7

WV - Whitevale

This home will be sold by court auction. Offers have to be in by Wed Oct 28. Fixer upper, equity builder, fix and flip, or just a great opportunity for affordable rural living. This home was a grow op and needs lots of work but is currently assessed at \$325,000. The home needs all new flooring plus more but most all the work could be done by the serious handyman. 1400 square ft, 3 bdrm manufactured home with a full concrete basement. The lot is a very nice and very spacious .43 acre that backs onto farm land and also has a dead end municipal road on the north side so has street access on 2 sides for full access to the rear yard, extra parking etc. We have more info,

Type:	Single Family Residential	Basement:	Full
Year Built:	1994	Heat/Cool:	Forced Air
Dsc Yr Blt:	Actual	Water:	Well
Garage:		Sewage:	Septic
Covered:	0	Taxes:	\$1,659.00
Beds:	2	Fin Sq Ft:	2,944
Full Baths:	2	Acres:	0.43
Half Baths:	0		
En Suite:	3-PCE		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	16'8X18'9	Master Bedroom	L1	13'8X12'9
Ensuite - Full	L1	8X10'10	Dining Room	L1	16'8X10
Kitchen	L1	9'7X16	Bathroom - Full	L1	9'8X5
Bedroom	L1	12'10X10'2	Utility	L1	9'7X12'8
Other	B	15'2X26'7	Other	B	16X24'10
Other	B	9'11X23'6	Other	B	8'11X8'4

Presented By: Jason Neumann