



MLS® #: 10243086

Price: \$4,234,050

7724 Howe Drive, Coldstream, V1B 3C3

CS - Mun of Coldstream

COURT DATE set for July 6, 2022. Current offer price \$3,550,000.00. Phone LB for instructions on submitting offers. Over 9500 square feet of incredible craftsmanship. This executive mansion is located in the heart of Coldstream on 5.8 usable acres with mature trees surrounding the property and bordering Coldstream Creek to make this a private paradise. There are 9 bathrooms and 5 bedrooms, 5 fireplaces, heated floors, salt water pool, hot tub, soccer field and so much more.

Type: **Single Family Residential**
Year Built: **2013**

Basement: **Full**
Heat/Cool: **Central Air, Forced Air, Heat Pump, In-Floor (Water)**

Dsc Yr Blt: **Approximate**
Garage: **Attached, Heated, Oversize**

Water: **Municipal**

Covered: **4**

Sewage: **Septic**

Beds: **5**

Taxes: **\$18,303.00**

Full Baths: **6**

Fin Sq Ft: **9500**

Half Baths: **3**

Acres: **5.88**

En Suite: **More than One**

Equip/App: **Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Gas, Washer**

Room	L	Dimensions	Room	L	Dimensions
Kitchen	L1	16X20	Pantry	L1	9X20
Dining Room	L1	12X18	Living Room	L1	18X28
Foyer	L1	10X9	Bathroom - Half	L1	5'6X8
Family Room	L1	16'6X21	Laundry	L1	12X17
Den / Office	L1	15X17	Den / Office	L1	17X14
Bathroom - Full	L1	10X8	Bathroom - Half	L1	8X5
Primary Bedroom	L2	17X20	Ensuite - Full	L2	15X15
	L2	15X11		L2	10X20
Den / Office	L2	13X5	Bedroom	L2	16X13
Ensuite - Full	L2	12X8	Bedroom	L2	17X14'6
Bathroom - Full	L2	9X9	Rec Room	B	20X17

Games Room	B	10X19	Bathroom - Half	B	5X5
	B	15X13		B	5X10
Media Room	B	12X20		B	12'6X18
Den / Office	B	11X8	Bedroom	B	12X15
Ensuite - Full	B	8X5	Kitchen	B	10X7'6
Laundry	B	5X6	Bedroom	B	14X12'6
	B	16X15	Ensuite - Full	B	12X5

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



MLS® #: 10258267

Price: \$724,900

#23 1102 Cameron Avenue, Kelowna, V1Y 0B2

KS - Kelowna South

VACANT-- CLIENT WANTS IT SOLD NOW! Great location in the Central Hub of Kelowna, across from Guisachan Village. Best location within the complex away from Gordon Drive for this 2 bedroom, 2.5 bathroom end unit. Walkout access off of the main living area to your own green space, patio, and hot tub--kid & pet friendly and great for backyard entertaining. Features quartz counters, higher-end SS KitchenAid appliances including gas stove, 9-foot ceilings, and open living/kitchen area. Both bedrooms have their own ensuite. Spacious double garage--room for your skis and toys. Yes, pets allowed - 1 dog and 1 cat, 2 dogs or 2 cats. No exotic pets. Rentals allowed - 20% of development can be rented at 1 time, (20 units max, 14/100 rented now) with a minimum 1-year lease; no short-term rentals allowed.

Type: **Strata**
 Year Built: **2018**
 Dsc Yr Blt: **Actual**
 Garage: **Attached**
 Covered: **2**
 Beds: **2**
 Full Baths: **2**
 Half Baths: **1**
 En Suite: **More than One**

Basement: **Half**
 Heat/Cool: **Central Air, Forced Air**
 Water: **Municipal**
 Sewage: **Sewer**
 Taxes: **\$3,665.00**
 Fin Sq Ft: **1734**
 Acres:

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Living Room	L1	16'X10'4	Kitchen	L1	15'X12'10
Bathroom - Half	L1	5'5X5'9	Dining Room	L1	17'X8'9
Primary Bedroom	L2	13'11X13'3	Ensuite - Full	L2	10'2X4'11
Bedroom	L2	13'10X11'3	Ensuite - Full	L2	10'1X4'11
Den / Office	B	9'1X10'8		B	21'1X19'8

Presented By: Jason Neumann



MLS® #: 10256118

Price: \$1,080,000

1195 Raymer Avenue, Kelowna, V1Y 4Z7

KS - Kelowna South

Rare double-sized 0.31 acre RU6 Property! Highly sought-after location! Close to Okanagan College, shopping, schools, restaurants, beaches and more! Home has 2 beds/1 bath up and 1 bed/1 bath plus den and rec room down. Beautiful setting w/incredible green space and mature landscaping, outdoor covered patio, courtyard, large detached garage & tons of parking. Home has Check out the virtual tour: https://unbranded.youriguide.com/1195_raymer_ave_kelowna_bc/ Court Ordered Sale. Measurements approximate. Information provided is from sources believed reliable, but should not be relied upon without verification.

Type: **Single Family Residential**
 Year Built: **1958**
 Dsc Yr Blt: **Approximate**
 Garage: **Detached**
 Covered:
 Beds: **3**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **No Ensuite Bathrooms**

Basement:
 Heat/Cool:
 Water: **Municipal**
 Sewage: **Sewer**
 Taxes: **\$4,307.46**
 Fin Sq Ft: **1884**
 Acres: **0.31**

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Bathroom - Full	L1	6'5X7'1	Primary Bedroom	L1	11'3X10'4
Bedroom	L1	11'3X10'3	Dining Room	L1	11'2X7'8
Kitchen	L1	11'4X16'10	Living Room	L1	15'4X13'3
Bathroom - Full	B	8'6X4'5	Bedroom	B	9'7X12'8
Den / Office	B	15'1X10'8	Laundry	B	10'10X11'1
Rec Room	B	18'2X11'7	Utility	B	4'11X8'2

Presented By: Jason Neumann



MLS® #: 10250983

Price: \$199,000

2721 Cedar Ridge Street, Lumby, V0E 2G0

LV - Lumby Valley

Welcome to the Copper Mountain newest subdivision in Lumby. 22 build ready lots all services to lot lines. Valley views, walking distance to schools and services. Less than an hour to Kelowna International Airport and only 20 minute drive from Vernon. Located at Glencaird street right below Mountain View ave. Be there early for your best choice of lot. All purchases plus GST.

Type: **Lots and Acreages**
Year Built:
Dsc Yr Blt:
Garage:
Covered:
Beds:
Full Baths:
Half Baths:
En Suite:

Basement:
Heat/Cool:
Water: **Municipal**
Sewage: **Sewer**
Taxes: **\$600.00**
Fin Sq Ft: **0**
Acres: **0.13**

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



MLS® #: 10250986

Price: \$209,900

2713 Cedar Ridge Street, Lumby, V0E 2G0

LV - Lumby Valley

Welcome to the Copper Mountain newest subdivision in Lumby. 22 build ready lots all services to lot lines. Valley views, walking distance to schools and services. Less than an hour to Kelowna International Airport and only a 20 minute drive from Vernon. Located at Glencaird street right below Mountain View ave. Be there early for your best choice of lot. All purchases plus GST.

Type: **Lots and Acreages**
Year Built:
Dsc Yr Blt:
Garage:
Covered:
Beds:
Full Baths:
Half Baths:
En Suite:

Basement:
Heat/Cool:
Water: **Municipal**
Sewage: **Sewer**
Taxes: **\$600.00**
Fin Sq Ft: **0**
Acres: **0.13**

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



MLS® #: 10256256

Price: \$665,000

5360 Buchanan Road, Peachland, V0H 1X1

PE - Peachland

Opportunity knocks! 3 bedroom, 2 bath rancher with great views of Okanagan Lake. Close to beach and shopping. Double garage, spacious yard. TLC required. Court ordered sale. Sold as is, where is.

Type: **Single Family Residential**
 Year Built: **1990**
 Dsc Yr Blt: **Approximate**
 Garage: **Attached**
 Covered: **2**
 Beds: **3**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **3-PCE**

Basement: **Crawl**
 Heat/Cool:
 Water: **Municipal**
 Sewage: **Sewer**
 Taxes: **\$3,334.38**
 Fin Sq Ft: **1170**
 Acres: **0.21**

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Living Room	L1	15X14	Dining Room	L1	8X11
Kitchen	L1	10X10	Primary Bedroom	L1	14X11
Bedroom	L1	9X9	Bedroom	L1	9X9
Ensuite - Full	L1	7X6	Bathroom - Full	L1	7X9
Laundry	L1	8X6			

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



MLS® #: 10258359

Price: \$619,000

#111 3825 Glen Canyon Drive, West Kelowna, V4T 2P7

WEC - Westbank Centre

Located in a very quiet neighbourhood of West Kelowna is this affordable 2bdrm, 2bath semi-attached affordable townhome, with long 36'7x11'2 size garage, outdoor driveway & 2 outdoor lounge areas. A total of 1338sqft(approx.) with new LG stove/oven & toilets replaced in 2022. Hot water tank replaced in last 2 years & the roof also replaced in approx. last 10years. Enjoy retractable screen doors, filtered water, sil granite sink, hard surface flooring, gas barbeque connection & a quiet outdoor setting where you can hear the birds & enjoy the private key access to Power Creek hiking trails that take you across Westbank & down near the lake boardwalk, boat launch & dining options at Cove Resort. Low Strata Fees of \$229.92/mth that cover the landscape maintenance of your yard & snow removal. Pets & Rentals allowed with restrictions.

Type: **Strata**
 Year Built: **1998**
 Dsc Yr Blt: **Approximate**
 Garage:
 Covered:
 Beds: **2**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **No Ensuite Bathrooms**

Basement: **Grade Level Entry**
 Heat/Cool:
 Water: **Irrigation District**
 Sewage: **Sewer**
 Taxes: **\$1,990.14**
 Fin Sq Ft: **1338**
 Acres:

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Primary Bedroom	L3	18 3X12 11	Bathroom - Full	L3	4 11X7 5
Bathroom - Full	L3	7 11X7 5	Bedroom	L3	9 11X12 11
Living Room	L2	15 11X15 3	Kitchen	L2	10 9X11 4
Dining Room	L2	10 3X15 3	GARAGE	L1	36 7X11 2

Presented By: Jason Neumann