

**Residential Flyer - 05/01/2020****MLS® #: 10202334****Price: \$300,000****845 Toovey Road, Kelowna, V1X 6P9****BL - Black Mountain**

Panoramic lake, city and mountain views from this 5000+ sq. ft. home in Toovey Heights. 6 bedrooms + 4 bathrooms, inground pool, double garage and more. Bring your ideas and structural engineer. Structural issues to be addressed here. All measurements are approximate only. Verify if important.

Type:	Single Family Residential	Basement:	Full
Year Built:	1993	Heat/Cool:	Central Air
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:	2	Taxes:	\$6,307.70
Beds:	6	Fin Sq Ft:	5,100
Full Baths:	4	Acres:	0.40
Half Baths:	0		
En Suite:	5-PCE		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	22'0"X18'9"	Dining Room	L1	13'4"X12'6"
Kitchen	L1	26'0"X19'6"	Family Room	L1	16'0"X12'6"
Master Bedroom	L1	19'6"X14'0"	Bedroom	L1	11'0"X10'0"
Bedroom	L1	11'0"X10'0"	Bedroom	B	13'0"X11'0"
Bedroom	B	14'0"X11'6"	Ensuite - Full	L1	
Bathroom - Full	B		Bathroom - Full	L1	
Bathroom - Full	B		Bedroom	B	10'0"X16'0"
Laundry	L1	8'0"X6'6"	Living Room	B	22'0"X18'9"
Games Room	B	23'0"X20'0"			

Presented By: Jason Neumann



Residential Flyer - 05/01/2020



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/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 - 05/01/2020****MLS® #: 10196932****Price: \$959,000****2177 Breckenridge Court, Kelowna, V1V 1W2****DM - Dilworth Mountain**

COURT SALE!!! **200,000.00 below assessment******* 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 - 05/01/2020

Presented By: Jason Neumann

**Residential Flyer - 05/01/2020****MLS® #: 10204223****Price: \$1,100,000****776 Old Vernon Road, Kelowna Bc, V1X 4R2****EL - Ellison**

Estate Sale Rancher Approximately 1900 sqft on 4.48 acres of flat useable land with irrigation rights over looking farm land and golf coarse needs some TLC and up grading lots of out buildings Plus large detached workshop close to most amenities

Type:	Single Family Residential	Basement:	Crawl
Year Built:	1980	Heat/Cool:	Electric Baseboards
Dsc Yr Blt:	Approximate	Water:	Irrigation District
Garage:	Attached, Detached, Heated,	Sewage:	Septic
Covered:	6	Taxes:	\$3,966.00
Beds:	3	Fin Sq Ft:	1,900
Full Baths:	2	Acres:	4.48
Half Baths:	0		
En Suite:	No Ensuite Bathrooms		
Equip/Appl:	Dryer, Refrigerator, 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	10'2X11'11	Living Room	L1	12'6X11'8
Family Room	L1	19'6X15'2	Dining Room	L1	11'8X10
Den / Office	L1	18X15	Foyer	L1	10X5'9
Bathroom - Full	L1	7X7	Bathroom - Full	L1	11'10X4'4
Laundry	L1	9'6X3	Master Bedroom	L1	11'6X10'10
Bedroom	L1	11'11X10'9	Bedroom	L1	10X9'6
	L1			L1	

Presented By: Jason Neumann



Residential Flyer - 05/01/2020



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**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Municipal**

Sewage: **No Sewage Disposal**

Taxes: **\$1,143.00**

Fin Sq Ft: **0**

Acres: **0.20**

Presented By: Jason Neumann



Residential Flyer - 05/01/2020



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**

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 - 05/01/2020****MLS® #: 10196710****Price: \$499,000****#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**
Year Built: **2006**
Dsc Yr Blt: **Actual**
Garage: **Parkade**
Covered: **1**
Beds: **2**
Full Baths: **2**
Half Baths: **0**
En Suite: **4-PCE**
Equip/Appl:

Basement:
Heat/Cool: **Central Air, Forced Air**
Water: **Municipal**
Sewage: **Sewer**
Taxes: **\$3,252.00**
Fin Sq Ft: **1,388**
Acres:

<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 - 05/01/2020****MLS® #: 10195013****Price: \$619,900****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**Year Built: **1960**Dsc Yr Blt: **Approximate**Garage: **Detached**Covered: **2**Beds: **2**Full Baths: **2**Half Baths: **0**En Suite: **4-PCE**

Equip/Apl:

Basement: **Crawl**Heat/Cool: **Central Air**Water: **Municipal**Sewage: **Sewer**Taxes: **\$3,977.00**Fin Sq Ft: **1,432**Acres: **0.14**

<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 - 05/01/2020****MLS® #: 10200483****Price: \$650,000****#1307 4016 Pritchard Drive, West Kelowna, V4T 1X2****LH - Lakeview Heights**

This is your chance be on vacation all year long! 3 bed 2 bath tonwhome at Barona Beach for sale! Located with unobstructed water views, open concept kitchen great room for entertaining, granite counters and a sandy beach at your front door. Live in full time or rent out short or long term. Barona Beach complex has a host of amenities: inground pool, beach, hot tub, private moorage, fitness centre, outdoor firepit, walking/hiking trails close by and a host of wineries in the neighbourhood! Living at Barona Beach is a true Okanagan experience!

Type: **Strata**
 Year Built: **2006**
 Dsc Yr Blt: **Actual**
 Garage: **Attached, Underground**
 Covered: **1**
 Beds: **2**
 Full Baths: **2**
 Half Baths: **1**
 En Suite: **4-PCE**
 Equip/Apl:

Basement:
 Heat/Cool: **Forced Air, Geothermal**
 Water: **Private Utility**
 Sewage: **Sewer**
 Taxes: **\$4,165.99**
 Fin Sq Ft: **1,662**
 Acres:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L1	9'3X15'7	Dining Room	L1	9X6'2
Living Room	L1	10'8X13'1	Den / Office	L1	9'8X9'10
Bathroom - Half	L1	2'10X7'4	Master Bedroom	L2	28'1X10'3
Ensuite - Full	L2	9'9X8'3	Family Room	L2	9'4X8'6
Bedroom	L2	12'7X10	Bathroom - Full	L2	10'2X5

Presented By: Jason Neumann

**Residential Flyer - 05/01/2020****MLS® #: 10203988****Price: \$595,000****#A 4633 Frederick Road, Kelowna, V1W 1N1****LM - Lower Mission**

Excellent 4 bedroom entry level home in the sought after lower mission- great schools and neighbourhood. Green space and trails right next door ! Very quiet no thru traffic area. Room to park RV or Boat. 2 bedrooms up with spacious kitchen and living room with F/P, separate entrance to bright lower level easy to suite. Make offers subject to final City of Kelowna subdivision approval. See Supplements for sketch plan.

Type:	Single Family Residential	Basement:	
Year Built:	1969	Heat/Cool:	Forced Air
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:		Sewage:	Sewer
Covered:	1	Taxes:	\$3,414.00
Beds:	4	Fin Sq Ft:	2,256
Full Baths:	2	Acres:	0.14
Half Baths:	0		
En Suite:	No Ensuite Bathrooms		
Equip/Appl:	Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings		

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	13X15	Dining Room	L1	8X10
Kitchen	L1	13X16	Master Bedroom	L1	10X13
Bedroom	L1	15X9	Bathroom - Full	L1	5X9
Bedroom	B	9X12	Bedroom	B	9X12
Rec Room	B	12X24	Bathroom - Full	B	5X8

Presented By: Jason Neumann



Residential Flyer - 05/01/2020



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**

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

**Residential Flyer - 05/01/2020****MLS® #: 10202558****Price: \$184,500****2018 Heighway Crescent, Lumby, V0E 2G0****LV - Lumby Valley**

This home is situated within walking distance to all amenities! 2 story home waiting for your renovating ideas. Large lot backing onto year round creek. This home is on a no thru road. This one has loads of potential for the right buyer! Presently one bedroom on upper floor, bow window in living room, sliding glass doors to sundeck which needs replacing. Lower level could feasibly have 2 more bedrooms, is plumbed for a bathroom, laundry and could be a small family room. Bring your desire and ideas!. With some renovating knowledge, some creativity and some desire to have your own home, this could be it! Priced to sell.

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/Appl:			

<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 - 05/01/2020****MLS® #: 10201004****Price: \$279,900****6656 Gibbs Road, Vernon, V1B 3T2****NB - North BX**

Here is your opportunity for under 300,000. in the BX. Manufactured home on .24 acre, Zoned R4 (manufactured homes on land). Brand new Silver label attached to home now. 2 bedrooms and open layout with 2 bathrooms. Lots of storage areas, no covered parking but a small covered front porch and loads of yard for gardens etc. Nice quiet area with lots of potential. This property is being sold "AS IS"

Type: **Single Family Residential**Year Built: **1972**Dsc Yr Blt: **Unknown/Mixed**

Garage:

Covered: **0**Beds: **2**Full Baths: **1**Half Baths: **1**

En Suite:

Equip/Appl:

Basement:

Heat/Cool:

Water: **Municipal**Sewage: **Septic**Taxes: **\$1,584.00**Fin Sq Ft: **1,209**Acres: **0.24**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entry	L1	11'6X5	Living Room	L1	11X11'5
Family Room	L1	11'7X14	Kitchen	L1	15'8X12
Master Bedroom	L1	15'2X10	Ensuite - Half	L1	6X5'10
Bedroom	L1	15X9'6	Laundry	L1	8X5
Bathroom - Full	L1	8'5X7			

Presented By: Jason Neumann

**Residential Flyer - 05/01/2020****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/Appl:			

<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 - 05/01/2020****MLS® #: 10200151****Price: \$592,900****#5 9845 Eastside Road, Vernon, V1H 1Z2****OL - Okanagan Landing**

Gorgeous unit at the outback in the highly sought after South Bay! Ground level unit extremely close to the Lake and beautiful pool! Spacious unit with 3 bedrooms and 3 full bathrooms! Impressive kitchen for entertaining with an oversized island and granite countertops. Tons of windows with a gas fireplace in the living room and a huge dining room!

Type: **Strata**Year Built: **2006**Dsc Yr Blt: **Actual**

Garage:

Covered:

Beds: **3**Full Baths: **3**Half Baths: **0**En Suite: **More than One**

Equip/Appl:

Basement:

Heat/Cool: **Geothermal, Heat Pump, In-Floor (EI**Water: **Municipal**Sewage: **Sewer**Taxes: **\$4,196.00**Fin Sq Ft: **1,643**

Acres:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	L1	10X11	Bedroom	L1	10X11
Ensuite - Full	L1	10X8	Ensuite - Full	L1	6X9
Bathroom - Full	L1	6X9	Master Bedroom	L1	13X11'4"
Kitchen	L1	14X14	Dining Room	L1	11X17
Living Room	L1	13'6"X21			

Presented By: Jason Neumann

**Residential Flyer - 05/01/2020****MLS® #: 10201781****Price: \$975,000****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. Co-listed with Prateek Singh PREC* - REMAX Little Oak Realty - Surrey

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/Appl:			

<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 - 05/01/2020

Presented By: Jason Neumann

**Residential Flyer - 05/01/2020****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**Year Built: **1960**Dsc Yr Blt: **Approximate**Garage: **Attached**

Covered:

Beds: **4**Full Baths: **3**Half Baths: **1**En Suite: **3-PCE**

Equip/Apl:

Basement:

Heat/Cool:

Water: **Municipal**Sewage: **Sewer**Taxes: **\$0.00**Fin Sq Ft: **2,950**Acres: **0.25**

<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

**Residential Flyer - 05/01/2020****MLS® #: 10200510****Price: \$435,000****#6 5906 Somerset Avenue, Peachland, V0H 1X4****PE - Peachland**

Searching for a property with stunning lake and mountain views? Don't miss out on the opportunity to buy your own home in Peachland on a massive lot (.49 acre). This has the potential (and room) to create your dream outdoor space and build an amazing patio with sweeping views of Okanagan lake. This tranquil spot is also situated in an area that is every nature lovers dream. With low strata fees, you need to act now, because this hidden gem won't last long on the market at this price.

Type: **Single Family Residential**Year Built: **2001**Dsc Yr Blt: **Approximate**

Garage:

Covered:

Beds: **2**Full Baths: **2**Half Baths: **0**En Suite: **No Ensuite Bathrooms**

Equip/Appl:

Basement: **Full**Heat/Cool: **Electric Baseboards**Water: **Municipal**Sewage: **Septic**Taxes: **\$0.00**Fin Sq Ft: **1,319**Acres: **0.49**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Master Bedroom	L1	17X11	Bathroom - Full	L1	
Bathroom - Full	L1		Sunroom	L1	11X9'5
Kitchen	L1	11'5X14	Bedroom	L1	11X10
Laundry	L1	8'5X7'5	Dining Room	L1	11X8'5
Living Room	B	11X14			

Presented By: Jason Neumann

**Residential Flyer - 05/01/2020****MLS® #: 10199714****Price: \$385,000****225 Merrifield Road, Kelowna, V1X 2S7****RN - Rutland North**

3 bedroom, 2 bath home with potential to build equity for those looking for a project to keep them busy. Unfinished basement could increase square footage by approx 1,800! House needs love and repairs, but appears to have an 8-year old roof, buyer to do their own due diligence. Good layout on the main floor, open plan spacious kitchen, master with 3-pce ensuite. Attached single tandem garage and .23 acre fenced yard. This is a COURT ORDERED SALE and is sold "as is where is" and must be approved by the Court. Good neighbourhood close to parks, transit and shopping!

Type:	Single Family Residential	Basement:	Full
Year Built:	1968	Heat/Cool:	Central Air, Forced Air
Dsc Yr Blt:	Approximate	Water:	Irrigation District
Garage:	Attached	Sewage:	Sewer
Covered:	2	Taxes:	\$3,235.00
Beds:	3	Fin Sq Ft:	1,813
Full Baths:	2	Acres:	0.23
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	22X13	Dining Room	L1	15' 7X10
Kitchen	L1	15' 4X9' 2	Family Room	L1	17X13' 3
Master Bedroom	L1	13' 4X11	Bedroom	L1	12X9' 10
Bedroom	L1	12X11	Ensuite - Full	L1	
Bathroom - Full	L1				

Presented By: Jason Neumann



Residential Flyer - 05/01/2020



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**

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 - 05/01/2020



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**

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 - 05/01/2020



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**

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 - 05/01/2020****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**Year Built: **2016**Dsc Yr Blt: **Approximate**

Garage:

Covered:

Beds: **6**Full Baths: **5**Half Baths: **1**En Suite: **No Ensuite Bathrooms**

Equip/Appl:

Basement:

Heat/Cool:

Water: **Municipal**Sewage: **Septic Permit Required**Taxes: **\$0.00**Fin Sq Ft: **8,820**Acres: **5.12**

<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



Residential Flyer - 05/01/2020



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 - 05/01/2020****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**
 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 - 05/01/2020

Presented By: Jason Neumann

**Residential Flyer - 05/01/2020****MLS® #: 10199700****Price: \$628,500****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:	2	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/App'l:	Dishwasher		

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Residential Flyer - 05/01/2020

<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

**Residential Flyer - 05/01/2020****MLS® #: 10201811****Price: \$830,000****210 Wilden Ridge Drive, Kelowna, V1V 2Z9****WLD - Wilden**

Family approved two storey with walk out basement in Wilden community. 4 bdrms plus den and 4 bathrooms, Gourmet island kitchen with a walk-through pantry to the laundry room. floor to ceiling gas fireplace in livingroom, soaring ceilings. 3 bdrms up one down. large recroom and family room in lower level is great for family activities. pool sized fenced yard, walking trails abound it this lovely family friendly neighborhood.

Type:	Single Family Residential	Basement:	Full
Year Built:	2010	Heat/Cool:	Central Air, Forced Air, Geothermal
Dsc Yr Blt:	Actual	Water:	Municipal
Garage:	Attached, Heated	Sewage:	Sewer
Covered:	2	Taxes:	\$4,527.00
Beds:	4	Fin Sq Ft:	3,015
Full Baths:	3	Acres:	0.22
Half Baths:	1		
En Suite:	4-PCE		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	L1	7'3"X13'0"	Den / Office	L1	10'0"X12'0"
Living Room	L1	17'6"X15'0"	Dining Room	L1	13'0"X11'0"
Kitchen	L1	13'6"X12'0"	Laundry	L1	8'0"X9'6"
Pantry	L1	4'0"X6'6"	Bathroom - Half	L1	5'0"X5'0"
Master Bedroom	L2	13'3"X14'0"	Ensuite - Full	L2	8'0"X9'6"
Bedroom	L2	10'2"X10'2"	Bedroom	L2	10'6"X11'0"
Bathroom - Full	L2	5'0"X8'0"	Bedroom	B	10'6"X12'0"
Bathroom - Full	B	6'0"X7'0"	Family Room	B	17'6"X15'0"
Media Room	B	16'0"X23'4"			

Presented By: Jason Neumann

**Residential Flyer - 05/01/2020****MLS® #: 10202361****Price: \$799,000****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: **\$3,405.96**Fin Sq Ft: **3,017**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 - 05/01/2020****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**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Shallow Well**Sewage: **Septic**Taxes: **\$7,732.00**Fin Sq Ft: **0**Acres: **18.71****Presented By: Jason Neumann**