

JASON NEUMANN

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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:

Basement:
Heat/Cool:
Water: **Private Utility**
Sewage: **Sewer Not Connected**
Taxes: **\$906.00**
Fin Sq Ft: **0**
Acres: **0.287**

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



MLS® #: 10196932

Price: \$929,000

2177 Breckenridge Court, Kelowna, V1V 1W2

DM - Dilworth Mountain

COURT SALE!!! **253,000.00 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: **5**
 Full Baths: **4**
 Half Baths: **0**
 En Suite: **5-PCE**

Basement:
 Heat/Cool: **Central Air, Forced Air**
 Water: **Municipal**
 Sewage: **Sewer**
 Taxes: **\$6,115.00**
 Fin Sq Ft: **4442**
 Acres: **0.264**

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</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	L2	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	Bonus	L2	18'3X13'11
Bedroom	B	12'X12'			

Presented By: Jason Neumann



MLS® #: 10191407

Price: \$255,000

7025 97A Highway, Grindrod, V0E 1Y0

EG - Enderby / Grindrod

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

Type: **Single Family Residential**
 Year Built: **1984**
 Dsc Yr Blt: **Actual**
 Garage: **Detached**
 Covered: **3**
 Beds: **4**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **3-PCE**
 Equip/Appl: **Microwave Oven**

Basement: **Crawl, Half**
 Heat/Cool: **Heat Pump**
 Water: **Well**
 Sewage: **Septic**
 Taxes: **\$1,975.00**
 Fin Sq Ft: **2497**
 Acres: **0.8**

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

Presented By: Jason Neumann



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:

Basement:
Heat/Cool:
Water: **Municipal**
Sewage: **No Sewage Disposal**
Taxes: **\$1,143.00**
Fin Sq Ft: **0**
Acres: **0.2**

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



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:

Basement:
Heat/Cool:
Water: **Lake Intake**
Sewage: **Septic Permit Required**
Taxes: **\$9,629.94**
Fin Sq Ft: **0**
Acres: **279**

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



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 building. 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**

Basement:
 Heat/Cool: **Central Air, Forced Air**
 Water: **Municipal**
 Sewage: **Sewer**
 Taxes: **\$3,252.00**
 Fin Sq Ft: **1388**
 Acres:

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</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

Information Deemed Reliable But Cannot Be Guaranteed.



MLS® #: 10200483

Price: \$598,000

#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 amenites: 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**

Basement:
 Heat/Cool: **Forced Air, Geothermal**
 Water: **Private Utility**
 Sewage: **Sewer**
 Taxes: **\$4,165.99**
 Fin Sq Ft: **1662**
 Acres:

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</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



MLS® #: 10205565

Price: \$1,150,000

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 & paddleboarding right outside your door! Bluebird Road is a short walk to coffee shops, dining, Creekside Pub and much more! Hotel Eldorado boat launch and storage is only minutes away.

Type: **Single Family Residential**

Year Built: **2009**

Basement: **Crawl**

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

Dsc Yr Blt: **Actual**

Water: **Municipal**

Garage: **Attached**

Sewage: **Sewer**

Covered: **2**

Taxes: **\$7,570.00**

Beds: **4**

Fin Sq Ft: **3250**

Full Baths: **3**

Acres: **0.08**

Half Baths: **1**

En Suite: **6-PCE +**

<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Living Room	L1	19'4X25'9
Kitchen	L1	15'6X10'6
Foyer	L1	7'6X8'4
Storage	L1	10'2X3'4
Ensuite - Full	L2	12'7X9
Rec Room	L2	12'9X25'4
Bedroom	L2	13'1X14'4
Bedroom	L3	14'4X18
Den / Office	L3	10'6X10'3

<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Dining Room	L1	15'6X10'4
Laundry	L1	6'2X7'1
Bathroom - Half	L1	5X7'1
Master Bedroom	L2	11'6X18
Bedroom	L2	12'3X5'8
Bathroom - Full	L2	10'2X5'9
Family Room	L3	23'4X18'2
Bathroom - Full	L3	9'7X16'7

Presented By: Jason Neumann



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:

Basement:
Heat/Cool:
Water: **Municipal**
Sewage: **Sewer**
Taxes: **\$405.00**
Fin Sq Ft: **0**
Acres: **0.175**

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



MLS® #: 10202558

Price: \$169,800

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**
 Year Built: **1956**
 Dsc Yr Blt: **Approximate**
 Garage:
 Covered:
 Beds: **1**
 Full Baths: **1**
 Half Baths: **0**
 En Suite: **No Ensuite Bathrooms**

Basement: **Grade Level Entry**
 Heat/Cool: **Space Heater**
 Water: **Municipal**
 Sewage: **Sewer**
 Taxes: **\$1,464.73**
 Fin Sq Ft: **655**
 Acres: **0.13**

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</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

Information Deemed Reliable But Cannot Be Guaranteed.



MLS® #: 10208289

Price: \$249,990

6656 Gibbs Road, Vernon, V1B 3T2

NB - North BX

Almost 1/4 acre in the BX...great opportunity to own property at a great price. Quiet neighborhood with children's park across the street. This is a manufactured home on its own land New electrical just completed with new silver label attached. 2 bedrooms and 2 bathrooms....news a new roof and work for someone that doesn't mind sweat equity. There are couple of outbuildings for storage etc. This property is being sold "AS IS" under court order.

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:

Basement:
 Heat/Cool: **Forced Air**
 Water: **Municipal**
 Sewage: **Septic**
 Taxes: **\$1,584.00**
 Fin Sq Ft: **1209**
 Acres: **0.24**

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</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



MLS® #: 10207671

Price: \$532,500

#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**

Basement:
 Heat/Cool:
 Water: **Municipal**
 Sewage: **Sewer**
 Taxes: **\$4,196.00**
 Fin Sq Ft: **1643**
 Acres:

<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Bedroom	L1	10X11
Ensuite - Full	L1	10X8
Bathroom - Full	L1	6X9
Kitchen	L1	13X10
Living Room	L1	12X9

<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Bedroom	L1	10X11
Ensuite - Full	L1	6X9
Master Bedroom	L1	12X12
Dining Room	L1	13X10

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



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**
Year Built: **2008**

Basement: **Other (See Remarks)**
Heat/Cool: **Central Air, Forced Air, Heat Pump, In-Floor (Electric), In-Floor (Water)**

Dsc Yr Blt: **Approximate**
Garage: **Attached**
Covered: **2**
Beds: **4**
Full Baths: **4**
Half Baths: **1**
En Suite: **More than One**

Water: **Municipal**
Sewage: **Sewer**
Taxes: **\$0.00**
Fin Sq Ft: **5319**
Acres: **0.34**

Room	L	Dimensions
Dining Room	L1	13'11X20'8
Nook	L1	11X8
Reading Room	L1	14'11X15'0
Bathroom - Full	L1	8'4X5'5
Ensuite - Full	L2	8'3X4'11
Master Bedroom	L2	26'1X35'5
Bedroom	L2	9'3X13'2
Bedroom	L2	14'7X13'4
Bathroom - Half	B	5'6X10'6

Room	L	Dimensions
Kitchen	L1	14'7X12'4
Living Room	L1	21'10X10'11
Den / Office	L1	7'7X14'8
Laundry	L1	11'9X7'3
Bedroom	L2	13'7X13'9
Ensuite - Full	L2	10'3X13'2
Bathroom - Full	L2	8'5X9'2
Great Room	B	20'5X32'10
Storage	B	20'7X3'3

Presented By: Jason Neumann



MLS® #: 10192050

Price: \$1,298,000

7611 Okanagan Landing Road, Vernon, V1H 1G9

OL - Okanagan Landing

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

Type:	Single Family Residential	Basement:	
Year Built:	1960	Heat/Cool:	
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:		Taxes:	\$0.00
Beds:	4	Fin Sq Ft:	2950
Full Baths:	3	Acres:	0.246
Half Baths:	1		
En Suite:	3-PCE		

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</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

Information Deemed Reliable But Cannot Be Guaranteed.



MLS® #: 10209693

Price: \$189,000

#205 215 Mills Road, Kelowna, V1X 4G6

RN - Rutland North

Investors and First Time Buyers look no further! This 2 bed / 1 bath townhouse is a great deal to bring your ideas and style to! Listed well below assessed value! Close to transit and walking distance to shopping like Costco.

Type:	Strata	Basement:	
Year Built:	1981	Heat/Cool:	A/C Wall Unit(s), Electric Baseboards
Dsc Yr Blt:	Approximate	Water:	Municipal
Garage:		Sewage:	Sewer
Covered:		Taxes:	\$1,540.00
Beds:	2	Fin Sq Ft:	1092
Full Baths:	1	Acres:	
Half Baths:	0		
En Suite:	No Ensuite Bathrooms		

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Living Room	L1	13'X11'	Dining Room	L1	13'X10'
Kitchen	L1	11'X9'	Nook	L1	10'X7'
Master Bedroom	L1	13'X12'6"	Bathroom - Full	L1	
Bedroom	L1	12'X11'	Laundry	L1	
Storage	B	8'X7'			

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



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:	1813
Full Baths:	2	Acres:	0.23
Half Baths:	0		
En Suite:	3-PCE		

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</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



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**
 Year Built: **2000**
 Dsc Yr Blt: **Approximate**
 Garage: **Detached**
 Covered: **6**
 Beds: **5**
 Full Baths: **4**
 Half Baths: **0**
 En Suite: **3-PCE**

Basement: **Full**
 Heat/Cool:
 Water: **Well**
 Sewage: **Septic**
 Taxes: **\$2,009.00**
 Fin Sq Ft: **2980**
 Acres: **2.93**

<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Living Room	L1	13'1X19
Dining Room	L1	13'1X10'6
Bedroom	L1	13'5X12'10
Bathroom - Full	B	5'2X6'3
Bedroom	B	12'4X17'6
Bedroom	B	12'4X12'7
Deck	L1	11'6X24'6
Sunroom	L1	11'6X47
Nook	L2	7X15'2

<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Kitchen	L1	13'2X12
Master Bedroom	L2	19X15
Bathroom - Full	L1	7'2X4'9
Ensuite - Full	L2	13X6'2
Bedroom	B	12'4X12'7
Bathroom - Full	L2	18'4X11'6
Deck	L2	24'6X27'10
Rec Room	B	12'5X25'3
Laundry	L1	6X9'6

Presented By: Jason Neumann



MLS® #: 10187986

Price: \$5,995,000

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**

Basement: **Full**
 Heat/Cool: **Forced Air, Geothermal**
 Water: **Lake Intake**
 Sewage: **Septic**
 Taxes: **\$23,746.00**
 Fin Sq Ft: **12794**
 Acres: **16.6**

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</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	Gym	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	Garage	L1	26X33'6

Presented By: Jason Neumann



MLS® #: 10209673

Price: \$179,000

#101 3221 Centennial Drive, Vernon, V1T 2T8

VC - City of Vernon

Welcome to Royal Village - the most affordable 1 bedroom / 1 bathroom apartment in the desirable downtown area of Centennial Drive. As a 19+ building, this spot is perfect for either a first time home-buyer or retiree. Everything you need is nearby from the bus-stop out front to downtown shopping & restaurants, all within walking distance. This unit has been nicely updated and features include a glass, walk-in shower, quartz counter-tops, stainless steel large capacity LG fridge, ceramic stop stove & dishwasher + 1 year old stackable washer and dryer. There is real maple hardwood floors throughout plus 12x12 tile at the entrance and in the kitchen and dining area. Extra storage in the master bedroom and dining area are included if needed and there is a natural gas line in the living room if you wanted to install a fireplace. The building has a gym and amenities area. Monthly fees are \$203.86. 1 cat, 1 caged bird or fish are allowed.

Type:	Strata	Basement:			
Year Built:	1995	Heat/Cool:	Electric Baseboards		
Dsc Yr Blt:	Approximate	Water:	Licensed		
Garage:		Sewage:	Sewer		
Covered:		Taxes:	\$996.00		
Beds:	1	Fin Sq Ft:	539		
Full Baths:	1	Acres:			
Half Baths:	0				
En Suite:	No Ensuite Bathrooms				
Equip/Appl:	Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer				
<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Living Room	L1	11'11X14	Dining Room	L1	86X12'
Kitchen	L1	8X7'4	Master Bedroom	L1	14'X11'
Bathroom - Full	B				

Presented By: Jason Neumann



MLS® #: 10205622

Price: \$610,900

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 separate soaker tub. All this comes with a view and privacy within minutes of all amenities

Type: **Single Family Residential**
 Year Built: **2003**
 Dsc Yr Blt: **Approximate**
 Garage:
 Covered:
 Beds: **4**
 Full Baths: **3**
 Half Baths: **1**
 En Suite: **5-PCE**

Basement: **Full**
 Heat/Cool: **Central Air**
 Water: **Irrigation District**
 Sewage: **Sewer**
 Taxes: **\$3,592.00**
 Fin Sq Ft: **3244**
 Acres: **0.353**

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</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	Walk-In Closet	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	Excercise Rm	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



MLS® #: 10209558

Price: \$790,000

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 around it this lovely family friendly neighborhood.

Type: **Single Family Residential**
 Year Built: **2010**
 Dsc Yr Blt: **Actual**
 Garage: **Attached, Heated**
 Covered: **2**
 Beds: **4**
 Full Baths: **3**
 Half Baths: **1**
 En Suite: **4-PCE**

Basement: **Full**
 Heat/Cool: **Central Air, Forced Air, Geothermal**
 Water: **Municipal**
 Sewage: **Sewer**
 Taxes: **\$4,527.00**
 Fin Sq Ft: **3015**
 Acres: **0.22**

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</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



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**

Basement: **Full**
 Heat/Cool:
 Water: **Lake Intake**
 Sewage: **Septic**
 Taxes: **\$3,405.96**
 Fin Sq Ft: **3017**
 Acres: **1.54**

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</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



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:

Basement:
Heat/Cool:
Water: **Shallow Well**
Sewage: **Septic**
Taxes: **\$7,732.00**
Fin Sq Ft: **0**
Acres: **18.713**

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.