



SCOTT
MARSHALL

THE MARSHALL ACREAGE REPORT

OKANAGAN | FALL 2022

We are pleased to announce the fourth edition of “The Marshall Acreage Report”, a quarterly report with a focus on providing valuable insights into the local farm, acreage, and unique property market throughout the Central Okanagan, with over 10,000 paper copies distributed every quarter across the Valley to local farm and acreage property owners.

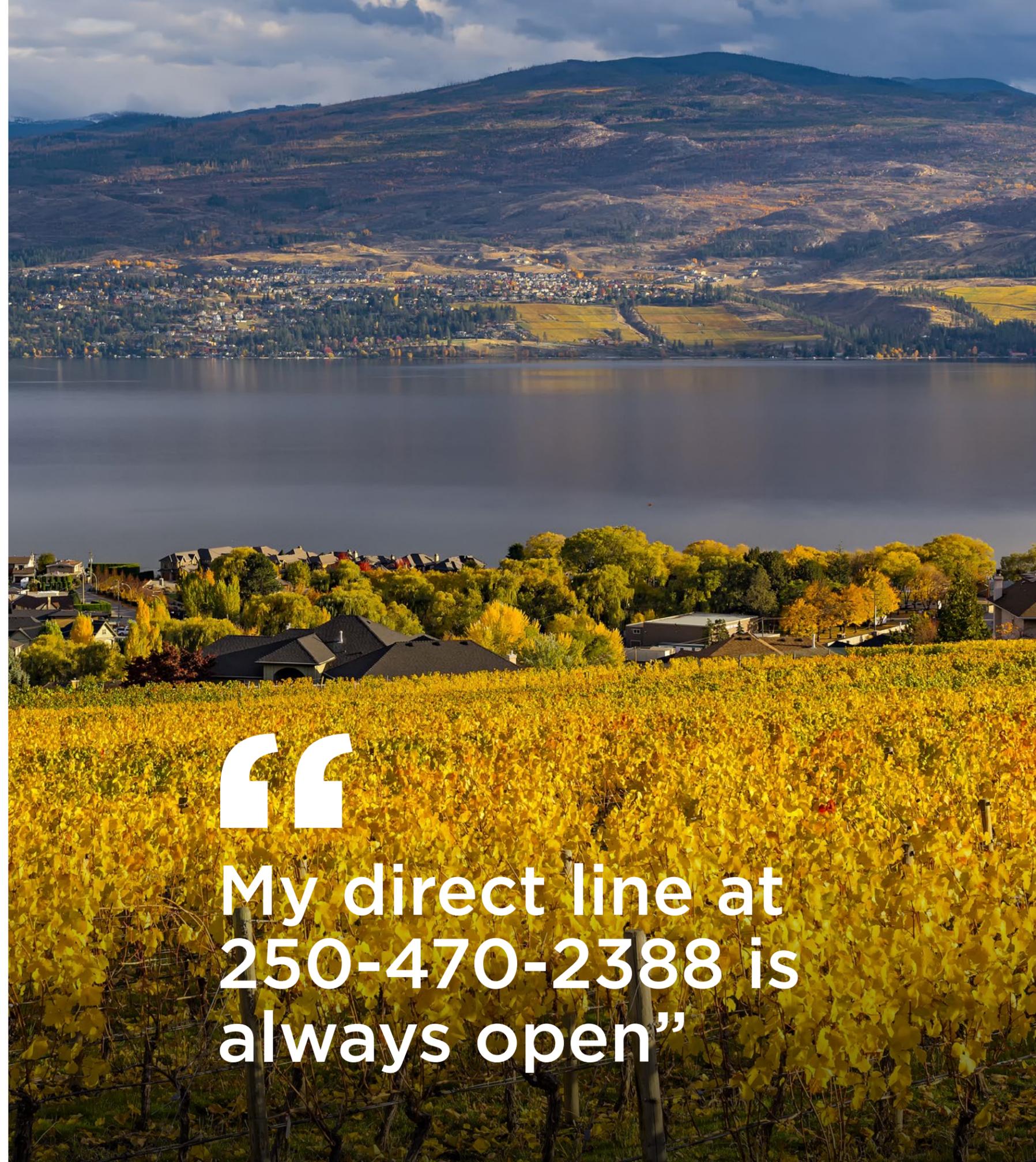
As a local REALTOR® with 5 generations of farming knowledge and extensive experience on the successful purchase and sale of farms, acreages, horticultural, viticultural, estate and unique high-value properties, I continue to look forward to sharing my thoughts in this ever-changing niche market. We will continue to share both factual data on a quarterly basis, as well as objective and subjective interpretation of market conditions from myself and industry professionals. As we strive to continue to be experts in the Central Okanagan for these unique properties, we hope this report is useful to you in some manner. My direct line at 250-470-2388 is always open if you wish to have a conversation about the market.

This report, along with print advertising, professional content creation, and use of photography/videography are just some of the tools I use to successfully market and sell some of the most notable acreage, farm and unique properties throughout the Okanagan.

As we progress towards the Winter of 2022, I look forward to assisting the smallest landowners, all the way up to the largest ones, navigate through these strange times.

Scott Marshall

PREC*, BCOM, REALTOR® and Associate Broker RE/MAX Kelowna
#1 individual REALTOR® at RE/MAX Kelowna for 2021.



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**My direct line at
250-470-2388 is
always open”**

FARMLAND MARKET REPORT

Similar to last quarter, the farmland market has continued to perform relatively well in comparison to most other property categories. The standard single family/condo/townhome slow-down of the overall market continues quite significantly, evident via dwindling sales figures, decreasing price points, and a continually negatively shifting sentiment of the market. However, farmland sales continue to be in strong demand and there continues to be very low supply available in the market at any given time.

Suitable land for cherries and vineyard continues to be in the highest demand. Land planted to apples is not viewed as ideal, and many continue to seek a full replant upon purchasing a property; some exceptions are observed with quality high density apple plantings and/or

organic plantings. Limited supply and low turnover has resulted in prices continuing to be relatively stable, which is extremely promising to see in comparison to the overall market showing very clear signs of softening substantially.

The cherry crop was relatively light across the valley, but pricing was increased across the board. Overall, having chatted with many of my growers both small and large in size, the year finished off relatively well. Many growers who had a good crop are in a buying mood and are seeking suitable land for sale, which is good to see in comparison to the abysmal year we had last year for the crop. Apple crop seemed to be very light for some growers, so I expect that side of the market to have a weaker buyer base; this seems to be a consistent trend.



“Suitable land for cherries and vineyard continues to be in the highest demand”



LAKE COUNTRY
FARMLAND PRICES



KELOWNA
FARMLAND PRICES



VERNON
FARMLAND PRICES



LAKE COUNTRY
FARMLAND SALES



KELOWNA
FARMLAND SALES



VERNON
FARMLAND SALES

*Please note that the pricing and sales numbers above are based on interpretation of market data and are subjective in nature. For farmland and acreages, there is lower sales volume on the MLS than that in the typical real estate sectors, and many transactions that we handle are done privately off of the MLS. These numbers are drawn from my own experience in the sector and through consultation of various industry professionals.

Rising interest rates for commercial lending continue to have a clear effect on growers and their ability to finance farmland. Lenders for farmland are showing decreased risk tolerance on aggressively priced purchases, and I foresee that we may see growing negative pricing pressures on farmland in the event that interest rates rise further (which is forecasted).

I am able to see that the continued, and somewhat rapid, decrease of sales is beginning to chip away at farmland pricing to coincide with the remainder of the real estate market. I believe that the rising interest rate environment has really had some agricultural investors and investment firms step back from purchasing for the time being. Alternatively, I have also seen groups make purchases with only a 1 or 2 years on the term of their mortgage, which provides the insight that there is a belief that the consensus of stabilizing or even decreasing interest rates in 2023/2024 should occur. Overall, I believe that over the next quarter, we will continue to see relatively weak sales activity, which has both a supply and demand component; there continues to be low inventory and decreasing demand. As a result, I believe that there will be continued negative pricing pressures that should result in a tangible and noticeable decrease in farmland pricing.

ACREAGE MARKET REPORT

The acreage and estate market has had a very clear softening in the last quarter. Similar to the farmland section, the acreage section has seen the same risk factors of rising interest rates; however, the primary difference between these two property types is that there has been a very substantial build-up of acreage inventory/supply over the last quarter. The \$3,000,000 to \$4,000,000 price category continues to be overloaded with listings, and I have seen a very clear decrease of activity as a whole in that price point, both for showings and subsequent sales. As more estate style properties push the \$3,000,000 price point, I expect

some continued issues to arise for these properties, especially as some sales that perhaps should have stayed in the \$3,000,000s have now begun selling into the \$2,000,000s. There have been clear indications that prices should be decreased to accommodate the softening of the market, and many property owners are attempting to decrease their prices to try and “catch-up” to the market; there is a valid fear of being in a “catch the falling knife” scenario where owners are continually priced ahead of the market, even when decreasing their prices to try and stay at a current market price.



There has been a substantial build-up of acreage inventory over the last quarter”



**LAKE COUNTRY
ACREAGE PRICES**



**KELOWNA
ACREAGE PRICES**



**VERNON
ACREAGE PRICES**



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ACREAGE SALES**



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There has been a surprisingly strong number of bare land sales that I have transacted over the last quarter. There seems to be some groups coming in that are in a strong cash position that are wanting to tie up land for building over the next 2-4 years.

The shift for the acreage and estate property category continues to be very apparent. We have nearly instantaneously changed from a seller's market, to a balanced market, and for some areas, it is clear that buyers are having increased strength. There are signs that show that we are transitioning further to where buyers are having strength in the market as inventory continues to build up; there are options for them to choose from, and they are not afraid to let sellers know that via a weak offer. Overall, the continued weak sales environment for these properties has had a very clear effect on the pricing of properties over the last quarter. We have seen the previous resiliency of these properties begin to crack and coincide with the standard real estate market, which has been echoing a standard 10-15% decrease in pricing from our previous highs exhibited in late spring and early summer of this year.



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Scott has successfully sold over 1650 acres of land since the start of 2020”

MEET SCOTT MARSHALL

Scott Marshall was born and raised in the Central Okanagan and is part of the 5th generation of his family to live in the beautiful Okanagan Valley.

The Marshall Family has a proud history in fruit farming in the Central and North Okanagan since 1911, while the Thorlakson side of the family started farming in the North Okanagan in the late 1800's. Scott's parents operated large orchards and nursery plantings, and he grew up with them working in the Okanagan Real Estate market. Additionally, Scott has experience as a manager at the largest cherry operation in Canada, translating to a thorough understanding of how these properties fundamentally function.

After completing 4 years of formal education at the University of British Columbia, Scott received a Bachelor of Commerce (BCOM) in Finance and Real Estate before becoming a licensed REALTOR® and Associate Broker at RE/MAX Kelowna. Since becoming licensed, Scott has quickly become a natural expert in the Horticultural, Viticultural, Farm, Acreage, Estate and Unique Property market. Scott has successfully sold over 1650 acres of land since the start of 2020 and has been involved in some of the most notable and high-value acreage transactions in the Okanagan. Scott has earned the Highest Priced Sale of the Year Award, is ranked as the #1 individual REALTOR® at RE/MAX Kelowna for 2021 and is a trusted contributor to several publications such as the Orchard and Vine and the Western Investor as a unique property specialist. Scott is also ranked as the #3 RE/MAX producer Year-To-Date in all of Western Canada, and is ranked as one of the top 40 RE/MAX agents under the age of 40 for Canada/US.

Scott is uniquely qualified to effectively assist with the purchase and sale of Horticultural, Farm, Acreage, Estate and Unique Properties throughout the Okanagan. To take advantage of 5 generations of valued agricultural experience in the Okanagan, call Scott Marshall for your farm and acreage needs!

STRONG ROOTS. DEEP HISTORY.



Great Great Grandfather Thorlakur Thorlakson harvesting grain on the Commonage near Predator Ridge in Vernon



Great Grandfather Lewis Marshall living in a tent on his first orchard in the Glenmore area of Kelowna



Grandfather Rexford Marshall next to a newly planted orchard in the Carrs Landing area of Lake Country



Father Lance next to nursery stock in the Carrs Landing area of Lake Country



Scott training young cherry trees in the Black Mountain area of Kelowna

“
Take advantage of
five generations of
valued agriculture
experience in the
Okanagan”

CURRENT LISTINGS



14911 OYAMA ROAD, LAKE COUNTRY | OFFERED AT \$5,788,888

Idyllic setting in the picturesque Oyama community! Gated, private and unmatched curb appeal with cherry tree lined driveway, meticulously planted vineyard and sweeping views of Wood Lake and the Oyama strip. This home features 3 bedrooms, 6 bathrooms and over 6000 sq.ft. of unwavering quality, custom built to engage the expansive lake-views. Gourmet kitchen with granite countertops, large island and wine fridge, vaulted ceilings in the living room to the lofted second floor and main floor master with luxurious 6-pce ensuite and access to the covered deck. Large gym, rec room and a wine cellar are all on the lower level. The acreage features two different wine grapes, a cherry orchard and a variety of fruit trees with additional space for chicken coop, gardens and so much more. Every step of the property features outstanding orchard and lake views, curating an incredible backdrop for a life of ease and leisure. Overall, the unmatched serenity, privacy and natural beauty make this estate a must see.



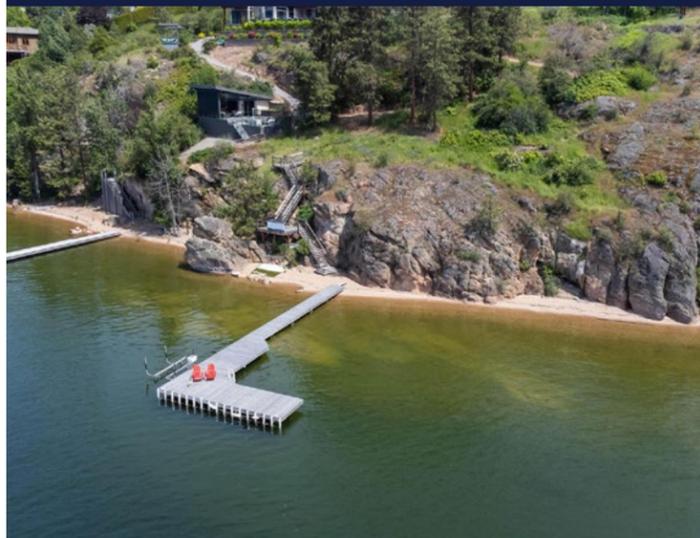
7+ ACRE CHERRY ORCHARD WITH LAKEVIEW ESTATE STYLE HOME

3 bed, 6 bath, 6207 sq.ft., 7.73 acres





ESTATE WITH 5000+ SQ.FT. HOME AND CARRIAGE HOME ON 1.76 ACRES
 5 bed, 5 bath, 6004 sq.ft., 134' of lakeshore, 1.764 acres



13190 CARRS LANDING ROAD, LAKE COUNTRY OFFERED AT \$5,698,000

Welcome to your new oasis in the prestigious Carrs Landing area of Lake Country. The custom wrought iron & stone gate welcomes you to a stunning, private 1.76 acre lakeshore estate surrounded by orchards, vineyards, mountain vistas & the ever changing spectacular 180 degree views of Lake Okanagan. The gorgeous entryway opens to a 5232 sq.ft. home with 10', 12' & 14' ceilings designed for entertaining. The 16' Nano folding doors off the living room open onto the extensive covered deck that runs the full length of the house, allowing for seamless indoor/outdoor living. The deck has 12 mm glass railing & a wooden barrel shaped roof-complemented by a dream kitchen ideal for the home chef with 2 distinct islands & large butler's pantry. Adjacent to the kitchen is a 12' x 18' solarium. The master bedroom retreat has deck access, a gas fireplace, his/her closets, spa-like master ensuite with steam shower, slipper tub, bidet, heated floor & double vanities. The 10' walk-out basement offers a spacious family room with in-slab heating, country sized gas fireplace, wet bar, 4 bedrooms, 2 1/2 bathrooms and flex room. Outside, you will find a swim spa & hot tub with glass decking, a 1200 sq ft. golf green and pathway leading to 134' of secluded lakeshore frontage, dock & boat lift. Extras incl. 24 solar panels, 3 separate garages w/ parking for 7 vehicles & room for all the toys. Additionally, a detached and private 798 sq.ft. carriage house offers accommodation for your guests.



LAKESHORE INVESTMENT OPPORTUNITY WITH TOURIST-COMMERCIAL ZONING

3.13 acre development lot



#LOT A 16012 OYAMA ROAD, LAKE COUNTRY | OFFERED AT \$4,999,000

Unique opportunity to acquire one of the most iconic properties in Oyama! With 3.138 acres of land, including 0.16 acres on Wood Lake, this incredible site offers an extensive opportunity for a creative development that truly embodies the Okanagan. This property provides frontage onto Pelme wash Parkway, Oyama Road, Wood Lake and the Rail Trail, with approximately 455' of lakeshore frontage.

C9 zoning is extremely flexible and allows for a range of potential uses including a specific zoning allowance for a retail store, gas bar and marine fuel facility for this property in particular. Other uses include apartment hotels, hotels, motels, offices, liquor stores, retail and more. This is a great long-term hold and has a leased general store for holding income (Business not included).



13.44 ACRE, 2 TITLED PROFITABLE U-PICK ORCHARD

5 bed, 4 bath, 3798 sq.ft.

1429-1409 TEASDALE ROAD, KELOWNA
OFFERED AT \$4,995,000

Incredibly unique opportunity; 3.3 acre + 10.14 acre titled properties, combining for a 13.44 acre successful u-pick operation in the Belgo area of Kelowna. This property is located just minutes from town, yet feels like your own private estate far from it all. The home offers 5 bedrooms and 4 bathrooms across 3700 sq.ft. of living space, and lots of renovations and features: emphatic stone fireplace mantle with the overheight ceilings w/ skylights, renovated kitchen w/ stainless steel appliances & quartz countertops, renovated bathrooms w/ tile flooring & quartz counters, & more. Master bedroom includes his/her sinks, tiled glass shower & free standing tub. Great

backyard space surrounded by your orchard, incl. a big garden space. The orchard operation itself is ran as a successful u-pick operation. Varied cherry blocks that are a perfect mix of early, mid and late season cherries to maximize the time of the u-pick. Recognizable and respected varieties include Rainier, Cristalina, Skeena, Staccato, Stella, and more (inquire for full info package). There is also a cabin on the property, perfect for a mortgage helper/farm help. Lakeviews are found on the upper bench off Geen Rd. 2 titles creates lots of flexibilities, as the 3.3 acre lot would allow for another full primary home to be built. Great opportunity to have a profitable business in your backyard, and is a turn-key operation. Great potential for a multi-generational setup w/ the 2 titles and potential for residences.





12+ ACRE ESTATE WITH 26 CAR GARAGE

4 bed, 4 bath, 4232 sq.ft.

4425 JUNE SPRINGS ROAD, KELOWNA BC | OFFERED AT \$4,799,000

12+ Acre SE Kelowna Estate. Extreme privacy, 2 driveways, breathtaking lake, city and mountain views from EVERY angle. Tudor Brick, 4040+, 4 bed, 4 bath. Massive 5440 SF Shop/Garage w/ polished concrete floors and 5th washroom. Third RV garage, W/ bonus upper studio. Iron gate leads to sprawling home with fountain feature and Key Allen wall curved along full length of driveway. Well lit stamped concrete walkways lead throughout the grounds. Entry boasts a spacious foyer and curved staircase. Master bed, 10' ceiling, features full wall of imported Travertine with fireplace and 2 water walls. Large ensuite with double Walk In Shower, Roman Soaker tub, 3 Sided walk in closet with full window and padded seat. Living room and Foyer boast soaring 18' ceilings. 17' hall leading to garage boasts a full bank of 10' high Maple closets. Storage is extensive. Kitchen features 2 islands, one built into arched stone wall. 2 wall ovens, gas range w/ pot-filler. High end finishes and Crown Molding throughout, maple built ins in every closet. Bonus Room features wall of Maple shelving and padded widow seats. 3 Sets of Double Doors lead to 2000+ SF concrete decking, pool, hot tub, 13' Wood Fireplace w/gas lighter, granite counter with Weber BBQ. Grounds w/ lighted trails, create park-like setting. Great trail access. Best of every world, 12+ acres, stunning home, unparalleled views, huge Shop, RV Garage, one of the best estates in Kelowna! And only 11 km to lake or Mall.



40 ACRE ESTATE WITH 7000+ SQ.FT. OF RENOVATED LIVING SPACE

6 bed, 6 bath, 7400 sq.ft.



8100/8104 SILVER STAR ROAD, VERNON | OFFERED AT \$4,500,000

Private entry into a sprawling 40 acre treed, gentle terrain estate! Mins from Silver Star Mountain Resort, (downhill/nordic/mountain biking); minutes from downtown Vernon. Over 7400 sqft of elegant living area w/ a gorgeous guest home on property. Luxurious post & beam log home designed to take full advantage of enormous, sweeping views of Vernon/Coldstream Valley w/amazing South-facing views of Okanagan & Kalamalka Lakes & Terrace mountain. Carefully thought out open design floor plan w/ highest level of craftsmanship & design. Unsurpassed attention to detail in security, functionality & design. Home features the latest in automation: all easily controlled from a cell phone or tablet. Solar heated pool with over 3000 sqft of patio; wired shops, horse barn, corral, sheds. This is one of the best estates in the North Okanagan.



142.66 ACRES ACROSS 3 TITLES WITH 1000' AIRSTRIP; LARGE LOT DEVELOPMENT POTENTIAL



1711-1733 HUCKLEBERRY ROAD, KELOWNA OFFERED AT \$4,500,000

Over 140 acres in Joe Rich; 3 separate titles w/ a total of 142.663 acres, spectacular views & immediate & long-term development potential. Currently zoned RA (Rural Acreage) allowing for 9.88 acre lots under the Joe Rich Rural Land Use Bylaws of the RDCO- so potential for large lot subdivision. Property has a level airstrip of approximately 1000' in length. 1711 Huckleberry (10.79 acres) w/ a small home & surrounded w/ mature trees. 1725 Huckleberry (9.88 acres) has a small home perched on the edge of the slope, providing outstanding views of the land below. 1733 Huckleberry (121.993 acres, approx 90 acres are cleared w/ the rest treed) has x2 pan-handle access off Huckleberry Road, contains airstrip, stunning lake-view building site & a small framed in home (as-is). There's a pending application to adjust the property boundaries to a +/- 10 acre lake-view site, & distribute the remaining +/- 130 acres between the other 2 properties. The properties may be purchased as-is or after completed subdivision at revised pricing. They're serviced by wells; any further development would require independent wells/septic permits on a per-lot basis (or community systems; investigate w/ RDCO if important). Option to sell/sever off portion of the properties to neighbors who may wish to expand their land size. Zoning allows 1 SF home (or 2, if 19.7684 acres or larger) & an unrestricted # of outbuildings for allowable uses. Agritourism is a permitted use. None of the properties are in the ALR.



19+ ACRE HIGH DENSITY APPLE ORCHARD W/ 2 HOMES IN COLDSTREAM/LAVINGTON

3 bed, 3 bath, 3602 sq.ft., 19.76 acres

6765 LEARMOUTH ROAD, LAVINGTON | OFFERED AT \$4,399,000

19.767 acres planted to high density apples, with 2 homes in the stunning Coldstream area just outside of Vernon. Planted in 2017/2018, the orchard boasts modern apple varieties; Primarily Ambrosia, with smaller plantings of Gala (in process of being replanted to Ambrosia) and Honey Crisp. At time of listing, approximately 23,000 trees Ambrosia, 10,250 Gala, 3,000 honey crisp (buyer to verify with manual count if important). Modern irrigation system w/ solar power & 2 computers. There is a large garden on the side of the property, as well small plantings to cherries and berries. Primary home is a large 3000+ sq.ft. 3 bedroom home w/ unfinished basement, currently tenanted. Great renovations throughout the home, making for an excellent owners home or to keep as a great rental! Secondary home on the property is rented. Modular home and equipment is not included. Access to the property by appointment only and notice required for tenants.





**26.77 ACRES
ACROSS 2 TITLES
WITH 1300'+
OF LAKESHORE
FRONTAGE;
AGRICULTURAL
INVESTMENT**

**Lot A: 12.97 acres,
850' of lakeshore**

**Lot B: 13.80 acres,
477' of lakeshore**

**LOT A OYAMA ROAD, LAKE COUNTRY
OFFERED AT \$3,299,000**

**LOT B OYAMA ROAD, LAKE COUNTRY
OFFERED AT \$4,299,000**

Stunning 2 title LAKESHORE ASSEMBLY in the heart of Oyama. LOT A: 12.97 acres total with 1.33 flat acres directly onto Wood Lake, remainder on the upland side. Approximately 850' of lakeshore frontage. LOT B: 13.80 acres total with 2.70 flat acres directly onto Wood Lake, remainder on the upland side. Approximately 477' of lakeshore frontage. There may be potential for a lakeshore building site. Each parcel has a ± 1 acre building site at the top of the property, and each parcel has potential for moorage/dock on the lake. TOTAL: 26.77 acres; 22.72 acres on the upland with 4.03 acres directly on Wood Lake. 1327' of lakeshore frontage. The cherry orchard on the properties has a lease that expires October 2033. Consistent declining grade makes this prime agricultural land with excellent water and air drainage. Great long-term investment with 22+ acres of valid agricultural land, & over 4 acres directly onto Wood Lake.



**5+ ACRE ESTATE W/ 5000+ SQ.FT. HOME
AND 2400 SQ.FT. DETACHED GARAGE**

4 bed, 4 bath, 5284 sq.ft., 6.55 acres

4160 JUNE SPRINGS ROAD, KELOWNA | OFFERED AT \$3,999,000

6.55-acre estate in the coveted South East Kelowna neighborhood! The main home provides 4 bedrooms, 4 bathrooms and over 5200 sq.ft. of living space. Walls of windows for an abundance of natural light, double height ceilings over the great room and a lower-level media room and wine cellar. Attached triple car garage, detached double garage and a 2400 sq.ft. detached garage/workshop for all the car lovers. Outside, a heated pool, full wet bar and large covered deck, perfect for entertaining. Additional caretakers home on property.





STUNNING ESTATE STYLE RANCHER ON 12+ ACRES IN SOUTHEAST KELOWNA

3 bed, 4 bath, 3795 sq.ft., 13.74 acres

4405 JUNE SPRINGS ROAD, KELOWNA | OFFERED AT \$3,888,000

Ultimate privacy at this 13.47-acre estate in South East Kelowna! Beautiful custom built, 3 bedroom plus den, 4 bathroom rancher featuring exposed wood beams, scenic views and oversized windows for ample light. The gourmet kitchen offers a large island, stainless steel appliances with a fully serviced wet bar- adjacent to a walk-in pantry and 8 x 8 cooler. Emphatic living room with wood burning fireplace and custom stone work. The luxurious master suite with a 5-pce ensuite and spacious walk-in closet with 2 bedrooms on the opposite wing of the home- each with their own ensuite. The incredible 1237 sq.ft. garage provides direct access to the 350 sq.ft. "outdoor room", with meticulous brick-paved court for near unlimited parking. Enormous suspended slab garage for wine room, car storage or additional living space. There is an additional cabin on the property with a kitchen and lofted second floor- perfect for guests. Private, tree-lined driveway. Top notch finishing with imported materials throughout. Excellent land available for planting or additional structures.



ESTATE STYLE HOME WITH POOL AND STUNNING LAKE/CITY VIEWS ON NEARLY 5 ACRES

5 bed, 3 bath, 4603 sq.ft. home, 4.942 acres

**4422 HAYES ROAD, KELOWNA
OFFERED AT \$3,795,000**

Stunning estate on just under 5 acres in the South East Kelowna area! Perched on the gently sloping hill, this property has incredible and unobstructed city and lake-views. Location is 2nd to none, with access to Myra-Bellevue Provincial Park just seconds away, and only 15 minutes to downtown Kelowna. Upon entering the property, you are greeted with over an acre of beautifully landscaped space. Attached triple car garage and detached double car garage for all your toys and storage. The 4600+sq.ft. 5 bedroom, 3 bathroom home shows immaculately, with hardwood flooring, west-coast inspired coffered ceilings, a double-faced wood burning fireplace, granite countertops throughout, and so much more. Large in-ground pool makes for a spectacular indoor/outdoor living space combination. Excess land ready for your finishing touches, whether for vineyard, orchard, or other agricultural endeavors. Great opportunity to have a privacy estate in the sought-after area of South East Kelowna. One of the rare parcels with immediate access to trails and parkland while simultaneously having stunning lake and city views. Truly a property worth seeing in person to appreciate all of the details this estate has to offer!





AGRICULTURAL INVESTMENT PARCEL WITH RV PARK AND RENOVATED HOME

7 bed, 7 bath, 4400 sq.ft., 10 acres



15829 GREENHOW ROAD, LAKE COUNTRY | OFFERED AT \$3,700,000

Great value potential for this 10 acre parcel in Lake Country. The 10 stall, seasonal RV park provides great income opportunities with earning excess of \$500 daily in the summer months. Almost 3 acres planted on the east side of the property to a mix of Ambrosia, Royal Gala and Fuji varieties. This is leased for 2022, but available for owner operation in 2023. Additional plantable area with a great slope and exposure for tree fruits or vineyard. Irrigation rights for 8 acres. The house has been renovated, and offers 7 bedrooms and 7 bathrooms total, great for a large family or multi-generational household. There are great Wood and Kalamalka lake views throughout the site. Overall, the property offers a large house with a high bedroom count, prime agricultural land, and a unique RV park for extra income. This is a great investment given today's inflationary economic environment.



OK FALLS LAKE-VIEW WINERY; VARIOUS REVENUE OPPORTUNITIES

3 bed, 3 bath, 2654 sq.ft.,
8.896 acres | VINEYARD

385 MATHESON RD, OKANAGAN FALLS
OFFERED AT \$3,500,000

Outstanding revenue potential from multiple streams. 8.896 acres planted out to vineyards with an additional lease of 1 hectare for a tasting room on the adjacent parcel. Approximately 5 acres are planted to Pinot Noir, Pinot Blanc and Cabernet Sauvignon. Revenue from Lavender Crop (approximately 0.50 acres) on the leased component. Buildings on property include a 3-bedroom, 2.5-bathroom home on 2000 sq.ft. primary greenhouse and 400 sq.ft. greenhouse. Pending Micro Cannabis Cultivation license for additional revenue potential. Several water licenses for domestic and irrigation.





5 BEDROOM, 3900+ SQ.FT. HOME ON 8+ ACRES IN THE COVETED OYAMA AREA

5 bed, 4 bath, 3938 sq.ft., 8.06 acres



4404 HEBBERT ROAD, LAKE COUNTRY | OFFERED AT \$3,495,000

Private estate in the Oyama community of Lake Country. At 8.060 acres, this property offers a stunning & private homesite, a picturesque peach orchard, and excess land for a workshop or other agricultural endeavors! 3700+ sq.ft. home offers an open living room to capture the lake & valley views. Renovated kitchen with stainless steel appliances & island. Spacious office on the main. Large deck w/ spiral staircase down to the secluded pool area, completely encompassed by the large hedges for absolute privacy. Large putting green off the pool deck area. Family friendly layout upstairs provides 3 bedrooms, all a great size with walk-in closets. Master bedroom with 5-pce ensuite, included jetted tub & in-floor heat. Downstairs provides an in-law suite w/ an additional 2 bedrooms and bathroom. Alternatively could be used as a summer kitchen for the spectacular pool area & covered patio space. Large turfed area and hot-tub area. Peach orchard provides farm status & beautiful scenery to accompany the stunning lake-views. Overall, this estate offers a large land size and quality home! High bedroom count across 3 floors of living space provides flexibility for a variety of living arrangements, including multi-generational or those desiring income from the in-law suite below. With over 8 acres, there is plenty of land to increase the density of tree fruits or a possible transition to an equestrian property given the ample land. Great area close to the home available for construction of a workshop.

8+ ACRE MIXED ORCHARD IN OYAMA WITH STUNNING LAKE-VIEWS

4 bed, 2 bath, 2540 sq.ft.,
8.02 acres



15438 OLD MISSION ROAD, LAKE COUNTRY OFFERED AT \$3,495,000

8.02 acre lake-view orchard in the heart of Oyama! Upon entering the grounds, you can truly feel 100+ years of history and love that has been put into the land. Great access to both lakes and the Okanagan Rail Trail. Walk down the road & enjoy a pizza at Pane Vino Pizzeria or go for a swim at the end of the day. Orchard planted to sour (tart) cherries, sweet cherries, peaches, plums, & more & supplied with high-quality water. Great opportunity to make a living off the land-cater to an established agri-tourism community or lease the orchard & enjoy the low taxes that farm status offers. For horse lovers, there's a large barn, an additional in-ground building & a cleared pasture waiting

for you. Family-friendly layout with 4 beds for the primary home +2 full baths & a large, finished basement. 3600 sq.ft.. with mature landscaping throughout. The 2014-built, nearly 3000+ sq.ft. accessory building is great for fruit packing (w/ 2 large coolers), workshop or possible conversion to a dwelling. Add. facilities exist for pickers if required. Overall, this property would be perfect for somebody wanting to take over a wonderful orchard with their family, or even look at building an add. home with ALC rules pertaining to second residences coming into effect Dec. 31, 2022. All areas of the property offer stunning lake-views especially enjoyable from the 1909-built home. Private knoll on the upper elevation of the orchard full of large Ponderosa Pine and Douglas-Fir trees – a true Okanagan treasure!



**5+ ACRE
PROPERTY
WITH ORGANIC
BLUEBERRY FARM
AND 4000 SQ.FT.
HOME WITH POOL**

4 bed, 5 bath, 4318 sq.ft.,
5.07 acres

1135 GRAF ROAD, KELOWNA
OFFERED AT \$3,199,000

Stunning estate property with an organic blueberry farm in Kelowna! Enjoy breathtaking lake and city views from this over 4000 sq.ft. home, set on a private 5.07 acre lot overlooking the city below. Great home for entertaining with generously sized rooms, gourmet kitchen and large in-ground pool. Main floor master with luxurious 6-pce ensuite. Walls of windows for ample natural light. Large detached workshop-heated and insulated and triple, attached garage.



**5+ ACRE EQUESTRIAN PROPERTY WITH HORSE
BOARDING FACILITIES AND RENOVATED HOME**

5 bed, 4 bath, 4050 sq.ft., 5.46 acres



2445 JOE RICH ROAD, KELOWNA | OFFERED AT \$2,995,000

Wonderful Black Mountain equestrian property! With over 5 acres in size, this property offers privacy, elbow-room, and established equestrian facilities. This custom-built 4000 sq.ft. home boasts 5 bedrooms, 4 bathrooms and includes a long-list of renovations just completed this year. Family friendly layout with a large bedroom count, and also the option for a potential suite downstairs with the separate entrance and wet-bar already in place. 2 bedrooms up, including the master w/ large walk-in closet and newly renovated ensuite. 3 additional bedrooms downstairs. LOTS of parking, including the attached triple car garage, and the detached triple car garage. Great equestrian facilities include a 120'x180' leveled riding ring, 24'x48' Barn, paddocks, shelters, etc. Gated entry ensures absolute privacy. This is a great opportunity to purchase a centrally located acreage with established equestrian facilities. Such facilities are great for an active equestrian buyer, or even an estate buyer who wants passive income via horse boarding. The home has been wonderfully updated and has many great features that must be seen in person to truly appreciate.



2 HOMES, WORKSHOP, AND LAKEVIEWS ON 2.47 ACRES

6 bed, 7 bath total across 2 homes



4555 OTTLEY ROAD, LAKE COUNTRY OFFERED AT \$2,499,000

SPACIOUS ACREAGE WITH 2 HOMES, WORKSHOP AND LAKE-VIEWS! The primary home offers 3 beds & 3.5 baths across 2678 sq.ft. of living space. Vaulted ceilings in primary living space w/ excess windows for lots of natural lighting. 3 full levels of living space, perfect for families. Great deck space for seamless indoor/outdoor living space to enjoy the lake-views. Incredible yard space, all flat & usable; easy to place in a pool! Upgrades inside include newer kitchen appliances & mechanical upgrades. Moving up the property, there's a huge workshop/garage-great for home based business, toys, or general storage. The surrounding area has been leveled for add. parking. At the top end of the property-another tier w/ newer (2020) LEGAL carriage home; its oversized for a carriage home & offers 3 beds, 3 baths, 1600 sq.ft. of finished living space. Add. it offers huge garage space & an oversized covered RV parking stall. The interior & exterior space w/ all of the modern finishings you would expect includ. quartz counters, stainless steel appliances, modern lights & enormous deck w/ stunning lakeviews. Living room w/ a certified wood-burning stove, perfect for the winters. Such a unique value proposition considering the size of acreage (full hectare), 2 full homes, workshop, & spectacular lake-views, all located in one of the most desirable areas of Lake Country & Okanagan as a whole. Great for a multi-generational family needing multiple residences!



5+ ACRE, SUB-DIVIDABLE SEMI-LAKESHORE LOT IN OK CENTRE

LOT 28 OKANAGAN CENTRE, LAKE COUNTRY | OFFERED AT \$2,495,000

Unique opportunity to acquire 5.1 acres of semi-lakeshore land NOT in the ALR! Located in the prestigious Okanagan Centre area of Lake Country, this property offers RR2 zoning for immediate potential to subdivide into 2 separate 2.47 acre titles. The property is currently planted to PACS certified Italian plums, of which 300 of these trees reside on the property and bring in sufficient income to maintain farm status on the property, making it an easy holding property with the tax break. There is a lake-intake license for irrigating the current farmland (however, connected to adjacent property's water system currently). This would be an outstanding semi-lakeshore estate lot as-is, or perfect for creating 2 large hectare-sized lots in this high-value area. With several waterfront parks and boat launches nearby, Okanagan Centre provides a perfect lake-living lifestyle opportunity. Nearby wineries allow for great local dining options. Overall, this 5+ acre parcel is perfect for a developer or estate-lot buyer alike.





0.512 ACRES WITH 95' ON THE WATER IN THE COVETED CORAL BEACH AREA

4 bed, 3 bath, 2182 sq.ft.



17110 CORAL BEACH ROAD, LAKE COUNTRY | OFFERED AT \$2,495,000

Stunning 0.512 acre lakeshore property with 95' of clean lakeshore in the prestigious Coral Beach area of Carrs Landing. Located in the speculation tax free zone of Lake Country, this 2000+ sq.ft. home offers 4 bedrooms and 3 bathrooms. There is also a lakeshore bar area down by the usable beach, detached garage at the top of the property, and a detached shed made into a fun bunkhouse for the kids! It's all about living on the lake here; large dock w/ boat lift, huge open yard space right by the water, lots of deck space to enjoy the Okanagan lake-views, and is easy to lock up and leave for out-of-town buyers. The lakeshore component is great, with a clean pebble beach, crystal clear water with gradual deepening for swimming, and a boat-lift with deep enough water for proper moorage. Tons of substantial rockwork and hardscaping from the original owner is evident throughout. Even better, you are a quick drive away from Kelowna international airport! Spacious kitchen offers updated cabinetry, lake-views and deck access. Living room w/ fireplace area and large windows facing the water. Basement area also has family room space. Lots of opportunity for putting your own flavor into the home with renovations, or perhaps investigating an addition to up the square footage. It is hard to find such a good mix of affordable lakeshore with a large lot size in the Okanagan!



37+ ACRE ESTATE IN FALKLAND WITH NEW HOME, WORKSHOPS, AND SECONDARY HOME

4551 CEDAR HILL, FALKLAND OFFERED AT \$2,400,000

The finest estate to ever come up for sale in Falkland; 2020-built home with immaculate finishings on over 37 acres of prime land with 2 additional workshops, and a modular home for guests/family/rental revenue. Quality shows from the moment you enter the property through the automatic gate. Meticulous landscaping with extensive hardscaping, and a great road network to access the property has been recently established. Upon entering the main living space, you are greeted with a solid stone wood-burning fireplace and recessed (under-floor)

Television slot. Stunning kitchen w/ Viking fridge, thermador stove, and large kitchen island. Huge deck overlooking the large backyard, surrounded by additional forested area for absolute privacy. Deck features a infrared heater, glass railings, and side access to the lower level. 3 bedrooms on the main, including spacious master bedroom w/ private ensuite and walk-in closet. Basement is unfinished, ready for your ideas and contains all the rough-ins necessary. Double furnace, AC, and steel gutters are some of the additional features this home offers. There are 2 large workshops, and an additional structure for covered parking. Lots of secure parking for vehicles. Newly renovated modular home provides a great area for guests, family or tenants. Lots of open pasture land to accommodate most agricultural endeavors. Road frontage onto both Cedar Hill & Culling Rd for access options. Agritourism options such as RV pads may be possible. Overall, this acreage offers an estate-style feel with a newer home, workshops, and a renovated secondary home, all on 37 acres to provide absolute privacy.





0.71 ACRES
5 bed, 6 bath, 6000+ sq.ft.

13632 NORTHSTAR LANE, LAKE COUNTRY
OFFERED AT \$2,250,000

Stunning 6000+ sq.ft. newer home on an oversized 0.712 acre lot w/ panoramic lake-views in the prestigious Carrs Landing area of Lake Country! Upon entering this 5 bed+ office, 6 bath 2015-built residence, you're greeted by expansive lake-views that span all the way to the Bennett Bridge in Kelowna. 2 toned cabinetry in the kitchen w/ oversized island & add. Black Walnut island. Open concept living room w/ impressive feature fireplace. Several deck spaces to enjoy the west-facing views, perfect for the picturesque Okanagan Sunsets. Master bed. w/ deck access, ensuite w/ tiled shower

& his/her sinks. Family friendly lower level w/ summer kitchen, wine cellar & 3 lakeview beds each w/ their own bathroom. Multiple storage rooms including a 25'5 x 24'2 workshop area (suspended slab). Downstairs, a walkout 1 bed, 1 bath in-law suite w/ wine-prep/flex space. Could also work perfectly as a short term rental. The quality of this home has to be seen to appreciate; ICF construction for superior construction quality & energy savings. Grounds & professionally-designed landscaping of this property are immaculate & include a 60+ vine vineyard, tasting room "tree-house" for entertaining, fire-pit/pizza-oven area & extensive custom rock-work. Several tree plantings throughout for privacy, yet keeping the views. This large lot that ensures privacy & offers usable land for endeavors like the vineyard for a hobby winemaker! Walking/hiking trails just a minute walk & close to local wineries.



3000+ SQ.FT. HOME ON NEARLY 5 ACRES W/ SUITE & 2 DETACHED SHOPS
4 bed, 5 bath, 3147 sq.ft., 4.97 acres

5380 LEARMOUTH ROAD, LAVINGTON | OFFERED AT \$2,150,000

Stunning acreage in Lavington! Well-maintained + renovated 3 bedroom, 3 bathroom primary home, 2550 sq.ft. in size. 4.97 acres of land, with great out-buildings in place: 30'x52' insulated workshop with bathroom, concrete floor w/drain, pellet stove, + power. 24'x28' secondary workshop. 30'x96' commercial greenhouse. Secondary garden greenhouse. Detached garage with 597 sq.ft. 1 bed 1 bath garden suite (currently tenanted, \$1400/month). RV pad beside the suite. The irrigated land is primarily farmed to garlic; easy to convert in the future to a different agricultural use. The home itself is very well maintained and has an excellent layout for a variety of family situations. On the main floor, we have the master bedroom with 5-pce ensuite, laundry, a spacious office, and an open living/ kitchen layout with direct access to a covered deck to enjoy the expansive valley views. Downstairs, there is a certified wood stove, 2 additional bedrooms serviced by a common bathroom, and access to the covered patio space with hot-tub. Lots of storage downstairs. Exterior replaced on the main out-buildings for a uniform look across the farm. Overall, this is a great opportunity to get a private, spacious and usable acreage with valuable out-buildings in place, a renovated home, and unlimited opportunities to fit your specific needs.





4800+ SQ.FT. HOME ON 10 ACRES WITH INCREDIBLE LAKE VIEWS

3 bed, 4 bath, 4882 sq.ft.

#8 1750 WESTSIDE ROAD, WEST KELOWNA OFFERED AT \$1,999,000

Newly finished 4700+ sq.ft. home with stunning lake-views, all set on a spacious 10 acre parcel in a Speculation Tax free zone! No expenses spared on this home. From the moment you walk-in, you are greeted with a stunning limestone wood-burning fireplace in the living room, and direct views of the expansive lake-views ahead. Chef's kitchen with built-in oven, stainless steel appliances, floating shelves and an emphatic kitchen island. Wine fridge/coffee-bar area for further entertainment space. Enormous deck space with area for a hot-tub. Master bedroom with huge walk-in closet and luxurious ensuite w/ soaker tub. In the walk-out lower level, there is an additional kitchen, huge theater/games room in the suspended slab garage area, and another large family room space w/ hi-eff wood stove. Home features smart home tech, lighting, security, etc. Additional electrical features include a solar hot-water system and the garage being wired for electric charging. The 10 acre lot allows for plenty of parking options and room for a carriage house, pool, workshop, etc. This gated community is a very quick drive to all West Kelowna amenities and just 20 minutes to Downtown Kelowna. You won't find this perfect mix of home size, new construction, lot size, and stunning lake views anywhere else around Kelowna for this price!



9 ACRE ESTATE BUILDING LOT W/ LAKE VIEWS AND PLANTABLE AREA; FORMER TREE FARM

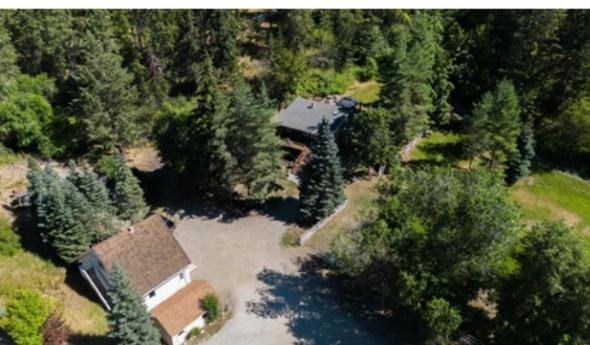


#2 1705 SWAINSON ROAD, KELOWNA | OFFERED AT \$1,995,000

9 acre estate lot in a great central location in Kelowna! Dedicated 0.49 acre building profile at the top end of the property for outstanding lake, city and valley views. As a former tree farm, this property has a gentle slope and is great for planting vineyards, tree fruits or most agricultural endeavors. Adjacent properties have had successful horticultural uses for many generations. Access via easement. Lot requires final registration at land titles. GST applicable. Requires an appointment to view due to gated access. Incredibly close to Tower Ranch and all Kelowna amenities.



6.02 ACRES WITH STUNNING WETLANDS, RENOVATED HOME, DETACHED GARAGE AND USABLE LAND
 3 bed, 2 bath, 1823 sq.ft.



4395 GOODISON ROAD, KELOWNA
 OFFERED AT \$1,795,000

Welcome to your brand new oasis in South East Kelowna! With only 4 sales to ever occur on Goodison Road on the MLS, there is no wonder why people rarely move away from this private road! Nestled at the end of the street, the driveway leads you down to your own private 6+ acre valley-like setting. The land itself offers pasture land, cross-fenced areas, a private creek recently and professionally constructed, and stunning wetlands. The wetlands area has paths carved throughout, and acts as your own private parkland. There is a triple car detached garage, which currently operates a dog kennel. The business brings in strong revenues and can be continued with the new owner (optional). However, this business is easy to remove and can be left as a garage for a sale. The home has a very long list of upgrades, which include newer soffits, roof, siding, kitchen, backyard space, and more! The main floor offers a spacious living room area w/ wood burning stove, great for the cozy winter months. Master bedroom on the main w/ w/i closet; layout allows primary bath to be converted into a cheater ensuite. Spacious renovated kitchen with shiplap backsplash and stainless steel appliances. Custom metal spindles for the new staircase, leading down to the lower level w/ 2 additional bedrooms & bathroom. The property must be seen in person to truly appreciate, as the grounds offer some of the most unique land seen in the Okanagan Valley.

3600 SQ.FT. HOME ON 2+ ACRES IN OKANAGAN CENTRE

5 bed, 3 bath,
 3612 sq.ft.,
 2.273 acres

10569 OKANAGAN CENTRE ROAD, LAKE COUNTRY
 OFFERED AT \$1,790,000

Stunning lake-view home set on 2.273 acres! This elegant, Victorian style home features 5 bedrooms, 3 bathrooms and over 3600 sq.ft. of quality, renovated living. Master craftsmanship and finishes throughout the home with coffered ceilings, Italian marble flooring and custom millwork around every archway. Kitchen with granite countertops, stainless steel appliances and access to the large backyard space. The primary bedroom with luxurious ensuite and private patio, one of many for you to relax and enjoy the lakeviews. This home is set on a private roadway, only minutes to wineries, boat launches and every other amenity Lake Country has to offer. Top deck engineered for hot tub. Buoy on Okanagan Lake for boat moorage. Speculation Tax free zone!





5+ ACRE HOBBY FARM IN THE BLACK MOUNTAIN AREA

4 bed, 2 bath, 1986 sq.ft., 5.14 acres



1911 GALLAGHER ROAD, KELOWNA | OFFERED AT \$1,690,000

Wonderful hobby farm in the Black Mountain community of Kelowna! 5.14 acres of prime agricultural land with usable terrain suitable for a variety of agricultural endeavors. The home is nearly 2000 sq.ft. and has 4 bedrooms and 2 bathrooms. 2 bedrooms, 1 bathroom both up and down. The living room has vaulted ceilings and opens to the large kitchen space with a wrap around deck to enjoy the mountain and valley views. Upgrades include newer windows upstairs, luxury vinyl, tile in bathrooms, and much more. The outbuildings on the property include a large barn with 3 stalls; very easy conversion into a 3 bay workshop with original construction keeping this in mind for those wanting a workshop! Grooming/tack room, additional sheds and more. Several cross-fenced areas already exist, making this a turn-key property for those needing room for their horses. Gated entry-way for great sense of privacy. Zoning is A1 and is in the ALR. Located in the City of Kelowna boundaries. The home has a furnace & heat pump for heating/cooling and WETT-certified Wood burning stove for cozy winter months. Septic is located in the front of the home. Attached garage can also be used as a workshop space. Just minutes away from Black Mountain Elementary School, and great proximity towards Kelowna & Big White! New commercial development is slated for the Highway 33 / Loseth intersections meaning more amenities will be available in the years to come. Great opportunity to acquire a centrally located 5+ acre parcel with an excellent home and outbuildings already in place!



4.32 ACRE HOBBY FARM

8 bed, 6 bath, 5000+ sq.ft. across 3 structures

9409 HIGHWAY 6, COLDSTREAM
OFFERED AT \$1,599,000

4.32 acre hobby farm in Coldstream with stunning valley views! This property has it all: 3100sq.ft. primary home, boasting 4 bedrooms, 4 bathrooms, an office and a fully contained in-law suite w/ separate level entrance, full kitchen, open floor plan, and lots of deck /patio space! This is a great layout for a family who also desire extra income or room for guests/family. There is a 1300sq.ft. secondary (original) farm-house; that can be used for business use subject to District licensing: Floor plan has 2 bedrooms + den, bathroom, full kitchen, & laundry. There is also an attached, 1 bed 1 bath granny-suite set up off the side. Up the

tree-lined driveway, the lands have a pond, garden areas, fruit trees, pastured field, horse shelters, and a new chicken coop. The substantial two story barn has new siding, windows, doors and roof. The land would be well suited for equestrian uses, but horticultural uses have also done well in the area. Very central location, just a quick drive to all the amenities that Vernon has to offer. The property is zoned Rural Two Zone, and is located within the ALR. Separate lines for domestic/irrigation water. All lawns and gardens have underground sprinklers. Overall, the property offers flexibility to most buyers. A family can enjoy the beautiful main home w/ suite and work the 4+ acres of land, or an investor can enjoy the possibility of 5+ revenue streams.





**0.46 ACRE LOT WITH 2 BEDROOM RANCHER;
HUGE RV GARAGE AND STEPS FROM WOOD LAKE**
2 bed, 2 bath, 2087 sq.ft.

**3682 WOODSDALE ROAD, LAKE COUNTRY
OFFERED AT \$1,499,999**

Flat 0.46 acre property in the heart of Lake Country! Bring all the toys to the oversized double garage (big enough for trailer, boat, etc), or the HUGE 22' x 40' RV garage with 15' ceilings (14' doors), roughed in washroom & in-floor heat! The home is perfect for downsizers or a small family! The home is entirely wheelchair accessible, & has overheight ceilings throughout, creating a very bright and modern space. Exceptional build quality w/ 2x6 construction, triple pane windows, additional insulation, etc. Beautiful master bedroom suite, w/ separated his/her closets + sinks, and a stunning feature shower. Additional guest bedroom, & a bright 4-pce common bathroom. The

kitchen features stainless steel appliances, induction stovetop, pantry, waterfall counters + island, built-in ceiling speakers, & high-quality cabinetry with built-in secondary drawers; Cabinetry is seamlessly brought up to the ceiling. Private covered deck and lawn space off of the main living area. Dedicated laundry area. This home is incredibly efficient, with concrete in-floor heat, ductless heating/cooling system w/ 30K BTU, and on-demand hot water. Rancher layout with no stairs whatsoever. Enough power for all your needs; 200 amps for the home + 200 amps separate for the shop. Electric car charger + hot/cold taps in the garage. RV has a mezzanine space for extra useable space. This is a home that must be seen in person to truly appreciate the quality of finishings and attention to detail.



0.70 ACRES
3 bed, 3 bath, 3052 sq.ft.

**1711 CAMP ROAD, LAKE COUNTRY
OFFERED AT \$1,198,000**

3000+ sq.ft. 3 bed, 3 bath home on 0.70 acre lot in Lake Country. Detached 65' x 24' outbuilding, great for storage, workshop area, etc. Huge backyard space on this oversized lot, allowing plenty of room for parking (room for RV, boat, etc.), pool, dogs, and more. The home itself has been wonderfully renovated, and includes newer flooring, kitchen, lighting changes, bathrooms, stair railings, & paint just to name a few! The home shows meticulously, and is incredibly private and quiet. Family friendly layout: downstairs, there is a double bay garage w/ back storage room, laundry, bed serviced by a full bath & a family room that could also qualify as an additional bedroom if need be. Upstairs, 2 additional bedrooms, including the master with walk-in closet and 2-pce ensuite, and an additional full bathroom that has been fully renovated w/ 2 sinks. Huge living room space that leads to the dining room, and this opens up to the balcony that spans 40' across. Kitchen includes new backsplash, a spacious island, and pantry area. Huge 12'7 x 28'9 sunroom off of the kitchen area. The property is located in walking distance to Ex Nihilo Winery, and is a quick drive to both Okanagan Lake and various parks. Overall, this family-friendly home offers a high square footage that has been recently renovated, tons of covered & uncovered parking, a huge detached structure ready for your ideas, and an oversized 0.7 acre lot, ensuring privacy and elbow-room.



4.7 ACRE MULTIFAMILY SITE; CLOSE TO THE WATER

**LAKE COUNTRY LAND ASSEMBLY
OFFERED AT \$20,473,200**

Exclusive listing for 4.7 acres of land designated for High Density Residential. Please inquire for an information package.

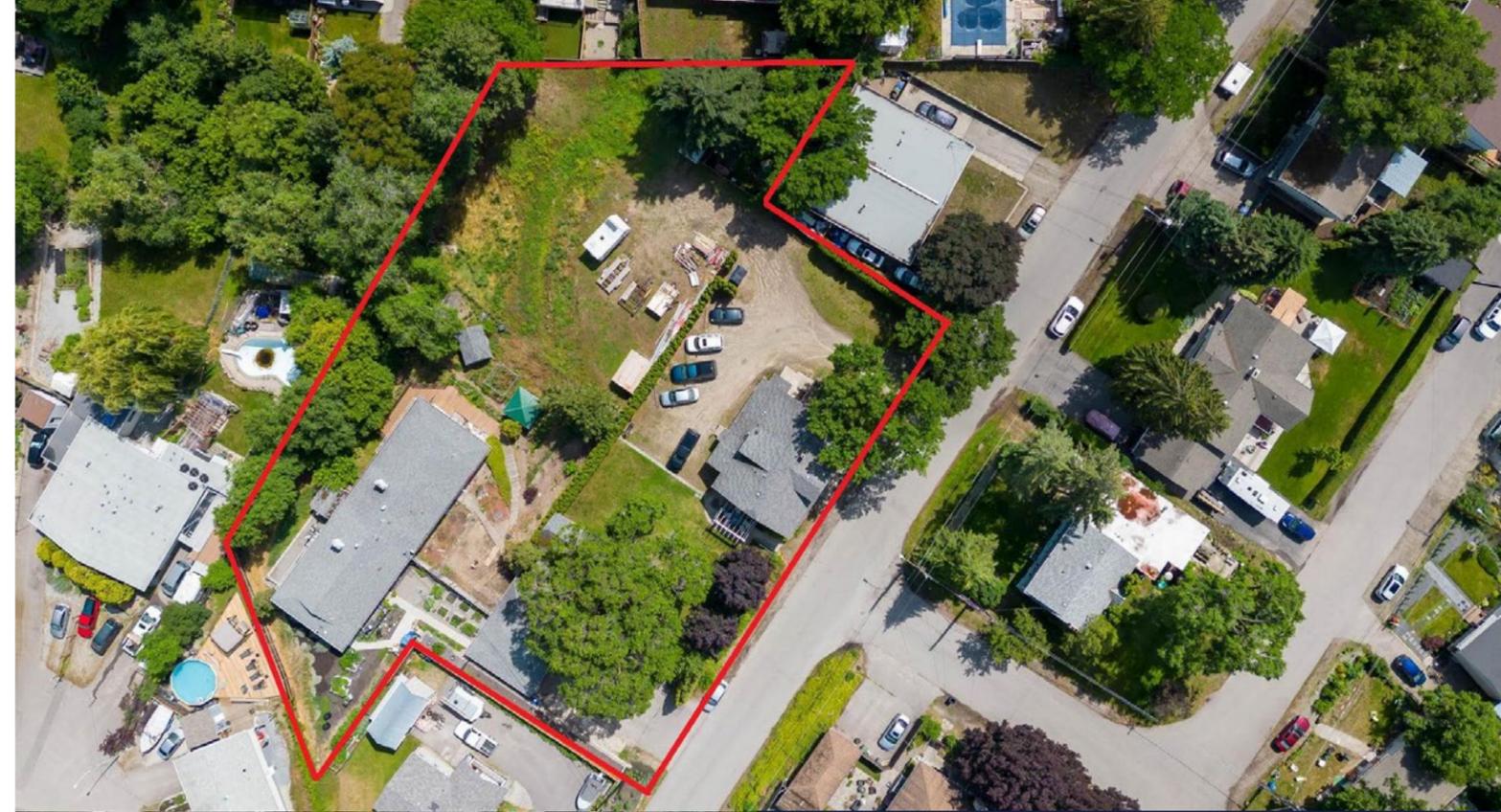
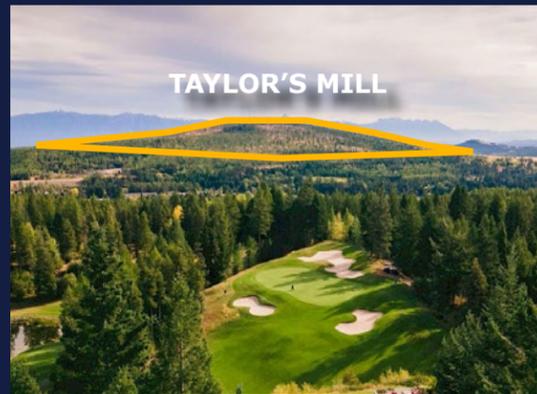


POTENTIAL FOR A MASTER PLANNED COMMUNITY IN THE GROWING TOWN OF KIMBERLEY

up to 525 acres

**TAYLOR'S MILL SITE, KIMBERLEY
OFFERED AT \$15,500 PER ACRE
\$8,137,500 TOTAL**

Potential for 20 acres of commercial, 50 acres of industrial and remainder as residential in one of the fastest growing municipalities in B.C. 19 titles. 2 cellular towers for holding income. Comprehensive Development zoning already in place for the site. Great opportunity to create a master planned community. Call for NDA and subsequent package.



0.99 ACRE DEVELOPMENT SITE IN GLENMORE

**EDGWOOD LAND ASSEMBLY, KELOWNA
OFFERED AT \$6,504,120**

0.99 acres of land. C-NHD (Core Area Neighborhood) land use designation as per 2040 OCP. MF1 rezoning shows 39 potential units with initial calculations, and MF2 zoning may permit further densification. The properties offered are just down the road from Bankhead and Duggan Park, and walking distance to the Kelowna Golf and Country Club, the Apple Bowl, Parkinson Rec Center and much more. Total frontage approximately 206'. The assembly is priced at \$150.00 per sq.ft. of land; Price of \$6,504,120 TOTAL.

NOTABLE TRANSACTIONS



SOLD

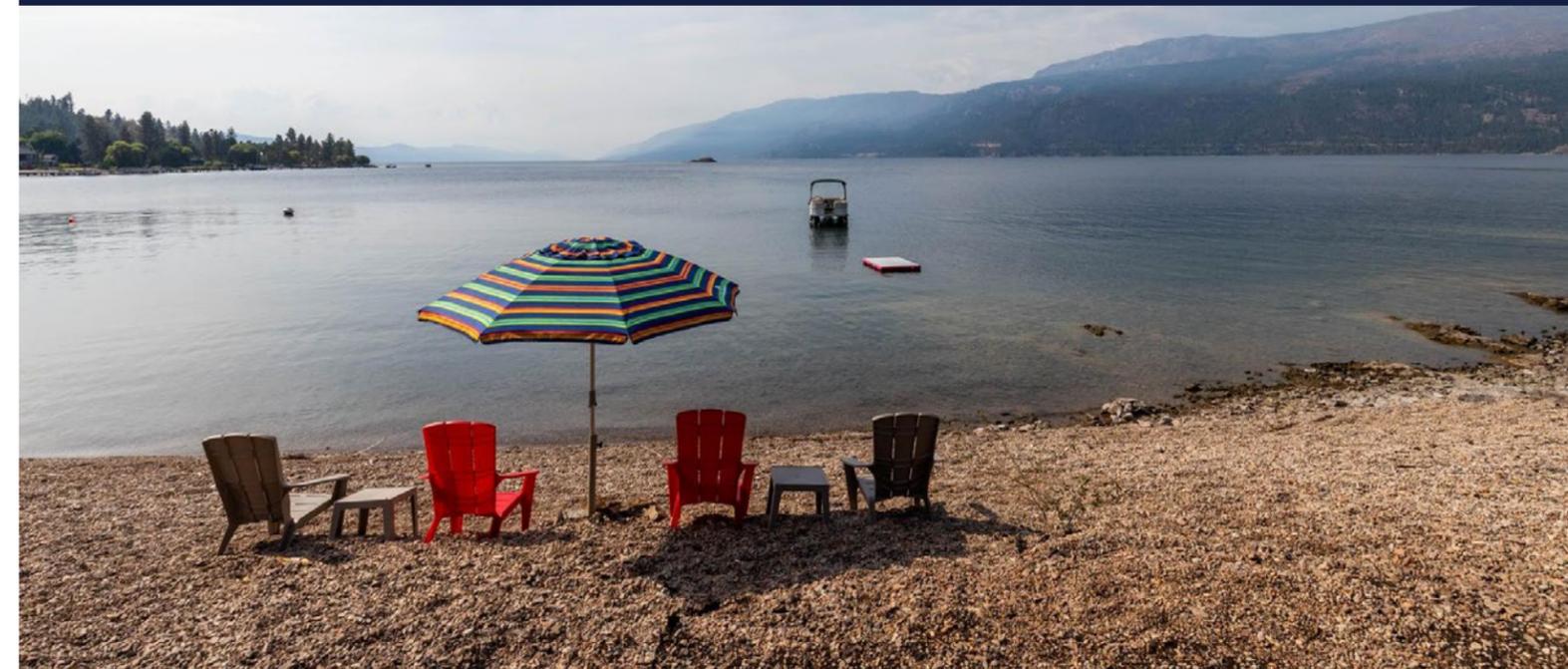
16070 CARRS LANDING ROAD, LAKE COUNTRY | LISTED AT \$9,995,000

A rare property that has not been available for almost 50 years. Encompassing a 5.9 acre south and west facing point offering approximately 1323' of lake frontage with two small islands off the shore, this gorgeous setting is unique and unparalleled. Presently there are two homes on the property along with a huge workshop but this is the type of parcel that allows you to put your own stamp on it by building something that truly reflects the character of the best piece of waterfront on the lake. The main home is 1 bedroom +loft, 1 bathroom, 1595 sq.ft. The second studio home is 1668 sq.ft., 3 bedroom, 3 bathroom, built in approximately 1990 as an art studio. There is a 384 sq.ft. Steiner Arch guest cabin w/1 bedroom, living area, kitchen, loft, sink/shower, an 1800 sq.ft. main workshop, and a 384 sq.ft. smaller workshop. Much of the property is naturally treed and the setting is incredibly tranquil and private.



5.9 ACRE LAKESHORE PARCEL

A truly generational property, perfect for a family estate or long-term holding.





THE HIGHEST SALE EVER RECORDED ON THE MLS IN ELLISON*

6 bed, 7 bath, 7443 sq.ft., 11.79 acres

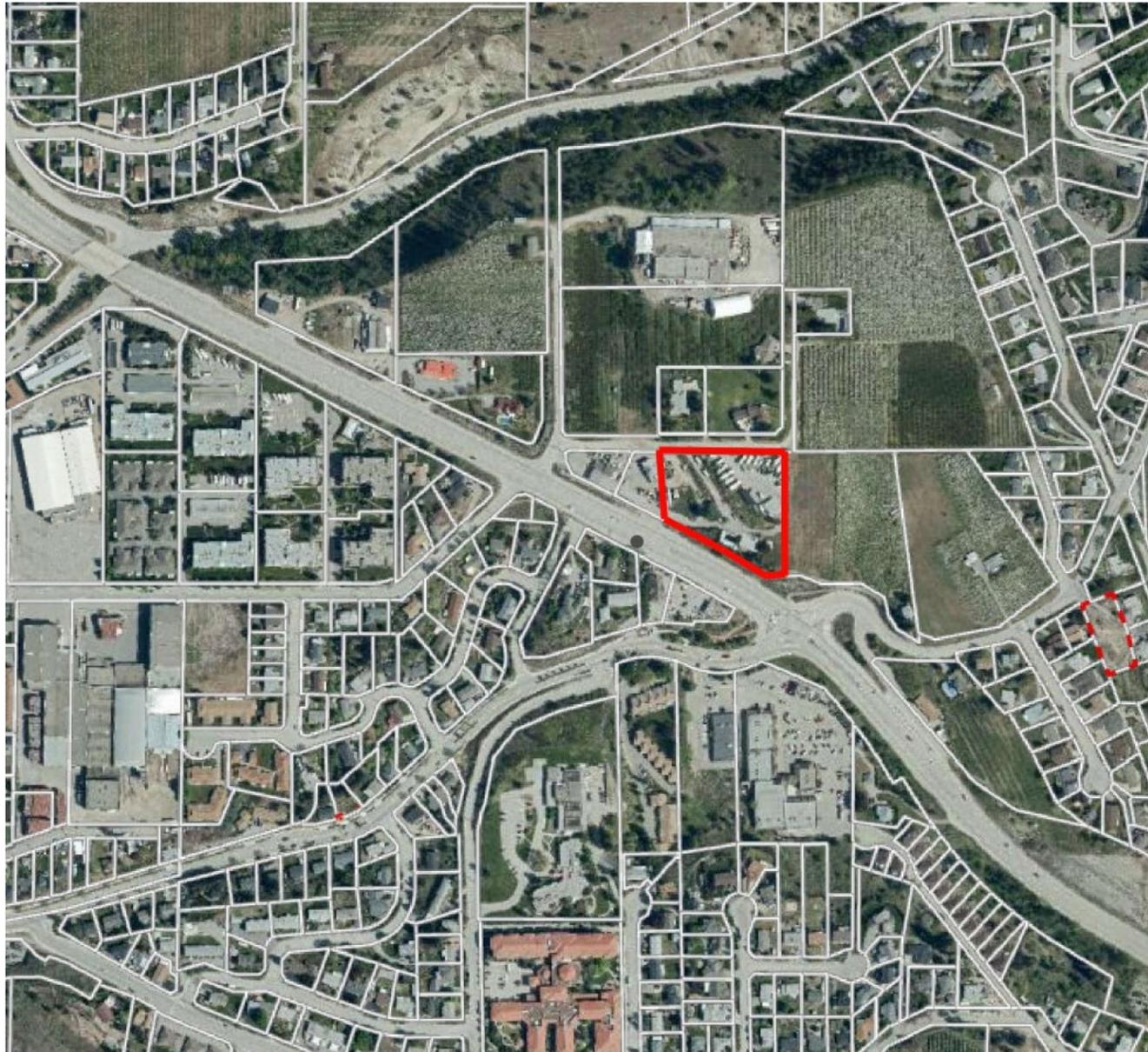
SOLD

5757 UPPER BOOTH ROAD, KELOWNA | LISTED AT \$4,600,000

One-of-a-kind lake-view estate in the Ellison area of Kelowna! Stunning 4 bed, 4 bath, 5574 sq.ft. home with newly constructed pool. Fully renovated living space makes it show wonderfully. 524 sq.ft. suite over the triple car garage. Irreplaceable 4337 sq.ft. concrete constructed commercial shop with 3 overhead doors, reception area, 2 offices and additional suite above. Almost 0.50 acres of pavement for near unlimited parking. 11.79 of A1/ALR zoned land. Spectacular lake-views.

*properties under 50 acres in size





2.39 ACRE DEVELOPMENT SITE

SOLD

**13608 HIGHWAY 97, SUMMERLAND
LISTED AT \$3,850,000**

Great investment opportunity in the heart of Summerland! 2.387 acres of CH zoned laned. Currently operating at a projected 5.9% + cap rate. 14 RV stalls plus 14 self contained units (operating as motel but with nightly rentals on "per-month" basis). Potential to rezone to medium density residential which would allow for an excellent lake-view development.



SOLD

**3309 MCCULLOCH ROAD, KELOWNA
LISTED AT \$3,400,000**

3980 sq.ft. executive-style home on 11.56 acres of prime Southeast Kelowna agricultural land with a successful vineyard operation! Caralyn Vineyards is the largest producing table grape grower in the Okanagan. This property allows a potential buyer to either continue the extremely profitable operations (the owner is willing to help with a transition), or to lease out the vineyard for stabilized income while enjoying this wonderful home and area to its fullest. The vineyard was originally planted in 1964 to wine grapes and was transplanted into table grapes in ± 1990. There is fully negotiable equipment to continue

this valid farming operation. 66'x30' insulated Quonset shop w/ mezzanine and shop area w/ gas, water, & electricity. Please call the listing agent to get an idea on the financial capabilities of the farming operations. This 4 bedroom 4 bathroom home, which has been featured in Canada's Style at Home Design Magazine and Australian Publications, offers a beautiful design across 3 separate floors, an in-law suite, top-notch finishings, features and appliances. Infrared heated deck to enjoy the peaceful vineyard views. Tons of breathing room and privacy in this location. Overall, this property is ideal for someone wanting to take over a very successful table grape operation, or live in this spectacular home while leasing out the land and enjoying low taxes w/ steady income. Zoned A1 in ALR. Fully irrigated.



13.25 ACRES
3 bed, 2 bath, 3033 sq.ft.

SOLD

14551 OYAMA ROAD, LAKE COUNTRY
LISTED AT \$3,150,000

13.25 acre parcel, planted to cherries in the Oyama area of Lake Country. Sweetheart variety planted in 2008. No lease; buyer may assume 2022 crop. Great slope for both air and water drainage. The current home on the property is well suited for farm help. Currently can house 9 workers, and potential to 14 with some simple modifications (Buyer to verify; their own worker housing requirements may differ). Mobile home

on the property is currently rented at \$1,000 per month, month-to-month tenancy. Potential for extra 5 workers to be housed here. All furniture may be included. Production records on file for 2017-2020. Soil tests and reports on file. There is no equipment available or included. This is a great opportunity for an orchardist to add a modern, variety orchard into their portfolio, along with the seamless transition to house their workers effectively. As well, would be suited well to remove the current home and build an estate-style home to capitalize on the stunning lake-views. Alternatively, great investment into a lake-view agricultural parcel with opportunity to lease-out for a great rate and enjoy low taxes with farm status. Great local amenities including the rail trail and local parks under construction nearby.



10.148 ACRES
4 bed, 3 bath, 2700 sq.ft.

SOLD

11951 OKANAGAN CENTRE ROAD W.,
LAKE COUNTRY
LISTED AT \$3,000,000

10.148 acres of A1/ALR zoning with approximately 2 acres out of the ALR. Well kept 4 bedroom, 3 bathroom, 2700 sq.ft. home in addition to an early farmhouse on property being utilized as a rental. 5.5 acres planted to a variety of apples, leased year to year. Just moments to the lake! Can be bought in conjunction with 12051 Okanagan Centre Road.





13.919 ACRES
10 bed, 6 bath, 5930 sq.ft.

SOLD

2465 BRENTWOOD ROAD, KELOWNA | LISTED AT \$2,499,000

13.919 acres with Grade "A" irrigation rights! Great multi-generational family home with 6 bedrooms, 4 bathrooms with a 2 (or 3) bedroom in-law suite. Additional 2 bedroom, 1 bathroom in law suite above the detached garage. Large barn for animals in addition to several paddocks and pastures. Gently sloped land allows for a variety of uses including hay production, conversion to tree fruits, equestria uses and more.



15+ ACRE PROPERTY WITH WATER RIGHTS AND IDEAL PLANTING CONDITIONS
2 bed, 2 bath, 948 sq.ft., 15.47 acres

SOLD

**2197 HIGHWAY 33 E, KELOWNA
LISTED AT \$2,490,000**



15.469 acres of agricultural land in the Black Mountain area of Kelowna. 14.07 acres of Grade "C" irrigation rights via Black Mountain Irrigation District (BMID: Grade C land has rights to water but is presently not using water). This site offers great exposure and slope for tree fruits, vineyards, or other agricultural endeavors. 30'x50' shop on the property with separate electrical servicing. The 2 bedroom home on the property is finalizing its renovations, and has excellent mountain and valley views. 3 serviced RV stalls for guests or revenue (\$1,000 per month). There are lots of nearby developments for possible long-term holding value, including the property to the West at 2021 Highway 33 listed at \$11,500,000 for a commercial development. Additionally, nearby lands slated for future residential and commercial development. Overall, a great centrally located acreage with a competitive price per acre, irrigation rights, workshop, and renovated home.



2.29 ACRES
5 bed, 4 bath, 3261 sq.ft.



SOLD

**10573 OKANAGAN CENTRE ROAD,
LAKE COUNTRY
LISTED AT \$2,099,000**

Elegant and sophisticated semi-lakeshore home in Okanagan Centre! 3 bedroom, 3 bathroom primary home with top notch finishings. Carriage home with the same classy design, 2 bedroom, 1 bathroom and its own garage space. Situated on a manicured, 2.290-acre lot at the end of a no thru road for ultimate privacy. Outstanding lake views and curb appeal.



5.57 ACRES
2 bed, 2 bath,
1111 sq.ft.

SOLD

**12051 OKANAGAN CENTRE ROAD,
LAKE COUNTRY
LISTED AT \$2,000,000**

5.57 acres of A1/ALR zoned land just moments to the lake! 2-bedroom, 2-bathroom modular home; entire property currently tenanted on a month-to-month basis. Currently set up for equestrian usage but is well suited for a variety of agricultural endeavors. Excellent lake views. Can be bought in conjunction with 11951 Okanagan Centre Road.



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OKANAGAN | SUMMER 2022



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