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For Sale
by Owner

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SEPTEMBER 2024

FEATURE PROPERTY

3657 Fisher Rd • \$399,900



Townhouse for sale
#103 - 6807 Westgate Ave.

Contact: 250-613-6552
Email: nrossi@telus.net

\$509,900

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R2918246 Affordable Updated Home on 2 Private Acres – Bring Your Horse!

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Jennifer Gowan - RE/MAX Core Realty
250-640-4642

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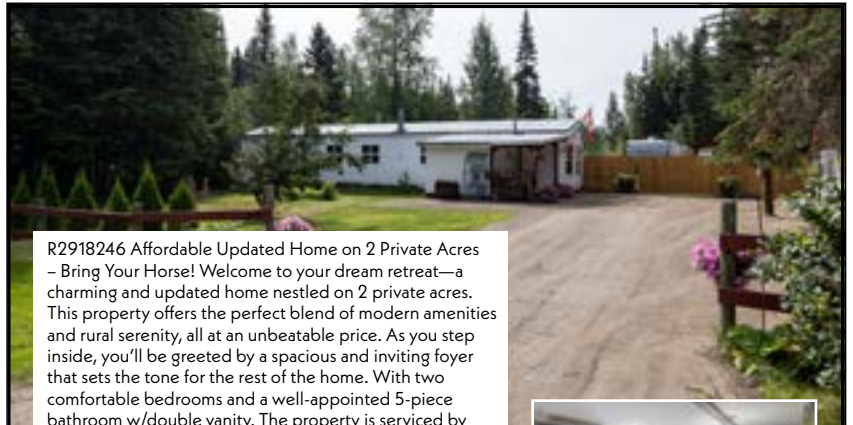


**822 - 2nd Avenue
McBride, BC**

\$89,900

3 bed, 1 bath • 1,056 SQ FT
6,300 SQ FT Lot
1-604-837-1965

Beautiful, quaint little home located in the beautiful town of McBride. A 3 bed, 1 bath 1100 Sq Ft home on a large 6300 Sq Ft lot. Located next to the Robson Community Center, a short walk to Main Street McBride.



R2918246 Affordable Updated Home on 2 Private Acres – Bring Your Horse! Welcome to your dream retreat—a charming and updated home nestled on 2 private acres. This property offers the perfect blend of modern amenities and rural serenity, all at an unbeatable price. As you step inside, you'll be greeted by a spacious and inviting foyer that sets the tone for the rest of the home. With two comfortable bedrooms and a well-appointed 5-piece bathroom w/double vanity. The property is serviced by city water, ensuring reliable and convenient access to clean water. The interior has been thoughtfully updated, blending contemporary finishes with timeless charm. The outdoor areas offer endless possibilities, whether you're looking to start a garden, create a playground, or simply enjoy the natural beauty.

Jennifer Gowan
RE/MAX Core Realty
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3657 Fisher Rd
\$399,900



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R2918695 Brand New Investment Opportunity:
Modern 3 bdrm w/Mortgage Helper. Are you looking for the perfect investment property or a mortgage helper that offers both comfort and modern amenities? This newly renovated house could be exactly what you need. Situated in a prime location, this property boasts a total of four bedrooms, split into a spacious three-bedroom suite upstairs and a cozy one-bedroom suite downstairs. Each unit has been meticulously updated to ensure contemporary living w/maximum convenience. This property has undergone a complete transformation. The 3 bdrm suite upstairs is ideal for a family, offering ample space & comfortable layout. The one-bdrm suite downstairs is perfect for rental income, providing a private & self-contained living area w/its own separate entrance.



1195 20th Ave.
\$449,900

Jennifer Gowan
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#101-250 Marina Way, Penticton, BC

\$750,000

Debra Formo PREC, Ashley Lindquist & Gina de Roos
Sutton Hymark Realty
250-488-2365

MLS - 198181 This is an amazing investment opportunity!! This 1 bedroom with a large den ground floor open concept unit in the beautiful Lakeview Terrace complex also has a commercial unit beside currently leased to a long term tenant (Hair Salon) on a one year lease at \$1950 (this includes triple net) a month. This unit is fully renovated with a beautiful Lakeview walkout patio, 2 underground secured parking spots, a storage unit, roof top patio, gym, pool and hot tub. Across the street is Okanagan Lake and a lovely park like space. Call to book your private showing 250.488.2365 Measurements for "Workshop" is the salon.



MONTHLY BROCHURE
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|---------------------------|----------------------------|---------------------|
| Business Card Size | \$800 (+tax) | \$100 (+tax) |
| 11cm x 5cm | \$1,200 (+tax) | \$150 (+tax) |
| 20cm x 5cm | \$1,900 (+tax) | \$250 (+tax) |
| Half Page | \$3,000 (+tax) | \$350 (+tax) |
| Full Page | \$4,000 (+tax) | \$450 (+tax) |

Issues are distributed at the beginning of each month.

Advertisements need to be received 10 days prior to brochure printing at the beginning of each month.

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For information please contact Otto Caputo
at (250) 617-1900 or email ottoac@shaw.ca.

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REDUCED!



Townhouse for sale

#103
6807 Westgate Ave.
\$509,900

Contact:
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Email:
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Luxury Living Awaits! Own a
Gorgeous Townhouse in a Serene
Adult Living Community. Experience
the Tranquility Today!

This pristine home features many amenities including: open kitchen, living and dining rooms, a spacious double garage, great cupboards with pull-out drawers, a beautiful bonus room, lots of storage and a laundry room on the main floor. A must see!

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Nevio Rossi
BA, Masters in Administration nrossi@telus.net



R2865477
Building lot at end of cul-de-sac with alley access. RT2 zoning allows for minor community care facility, single family dwelling, two unit housing to be built. Total lot size 12020 sq ft or .27 acres. Central location to many amenities: hospital, shopping, Lheidli T'enneh Memorial Park, Library, City Hall, ect.. Listed by Harvey Bhatoa and Jennifer Gowan

2345-2365
Norwood St.
\$129,900

Jennifer Gowan
RE/MAX Core Realty
250-640-4642



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Charming large family home in quiet neighbourhood. Built in 1975, includes 3 bedrooms and 2 baths upstairs and 1 bedroom and a half bath downstairs. Home size is a spacious 1736 sq ft on the main and 1210 sq ft in the finished basement. Land size is 9900 sq ft. Beautiful stone fireplace in the living room. Lots of storage in the kitchen which includes built in dishwasher. Attached garage on paved driveway. Yard is landscaped and fenced. Enormous garden in the back yard to keep the family busy and grow your own vegetables. Some updates done and some rooms waiting for your designer touch.

643 Burden St.
\$580,000

Contact: Frank
250-960-9248



R2883293 This very convenient 11.861 acre parcel is in the city limits, 10 min drive to downtown PG, & 5 min to Aberdeen golf course. This picturesque piece of land offers a stunning view of McMillan creek from high above, very spacious lot located in a quite and peaceful neighborhood making it the perfect place to build your dream home. With plenty of space to build, you can design a home that suits your unique style and needs. whether you're looking to retire or raise a family, this lot is an excellent choice. Also included is a shop barn with 8x8 posts 15' from ground and compact crush inside, access is already in from the road with extra 100 loads of crush put in for the driveway, newer septic about 5 yrs old, water well approximately 498' deep and the list goes on! Listed by Jen Gowan and Harvey Bhatoo

8488 Old Summit Lake Rd
\$405,000

Jennifer Gowan
RE/MAX Core Realty
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6941 Westmount Dr.
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Captivating quality custom home built in 2011. Stucco exterior, double garage and back patio. Fully landscaped yard with automatic sprinkler system. Back patio features built-in barbecue. Open concept main floor with 20ft ceiling, large office/den space and 3 piece main bath. Large master bedroom upstairs (24'x18') featuring walk-in closet, large ensuite spare rooms with own self-contained 3 piece bathrooms. Fully finished basement with 2 bedroom suite. Includes central air, surround sound system, gas floor heating. Custom cabinets throughout, large kitchen island main floor laundry, hot tub and alarm.

 **7715 Gladtidings Dr.**
\$125,000

Jennifer Gowan
RE/MAX Core Realty
250-640-4642

R2906069 Located in the serene and picturesque Gladtidings Estate, this unique building lot offers a perfect blend of natural beauty and practical amenities, making it an ideal choice for those seeking a peaceful retreat or a foundation to build their dream home. The lot stands out with its impressive features, including access to a shared well. Two driveways and cleared areas are ready for your building ideas.

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ACREAGE FOR SALE



**1626 Old Cariboo
Highway**

\$649,000

14.84 Acres

250-960-8601

**Electrical, Gas,
City Water
& Sewer, 2
Driveways**

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Development potential for major equestrian centre, greenhouse & plant nursery, single detached housing or animal breeding & boarding



955 Airport Road E, McBride, BC
\$720,000

Peter 1-604-837-1965

1.5 acres • 4 bed, 3 bath
4,500 SQ FT

Beautiful 4500 sq ft on 1.5 acres. Includes 4 bedrooms 3 full baths, office, living room, family room, awesome kitchen with built-in pantry. 940 sqft of storage under garage with separate entrance. 28 x 34 garage. Also 36 x 60 shop with office and 2 bedroom apartment.



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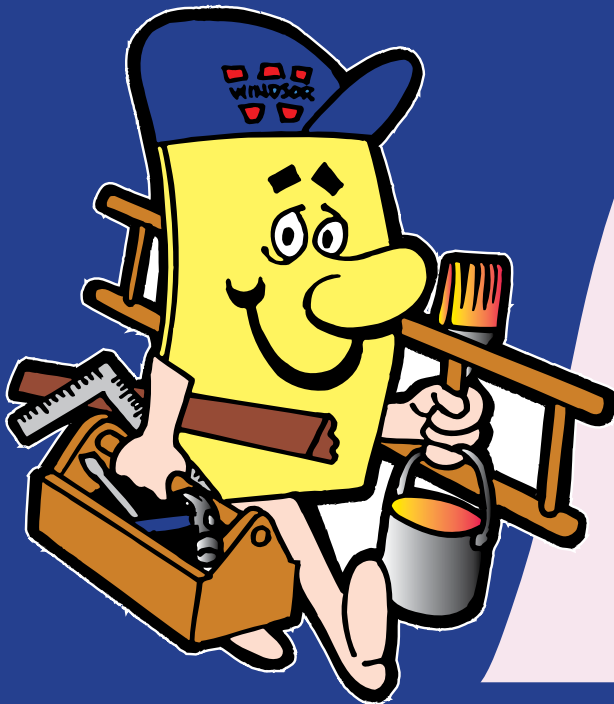
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