

OKANAGAN | SPRING 2026

THE HCM LAKESHORE REPORT



FEATURED

1562 GRANITE ROAD, LAKESTONE,
LAKE COUNTRY, BC

H C M

HALL • CASSIE
MARSHALL

Sotheby's
INTERNATIONAL REALTY

Canada

We are pleased to present the latest edition of “The HCM Lakeshore Report”, proudly backed by the international reach and prestige of Sotheby’s International Realty Canada.

As a trusted resource for lakeshore property owners across the Okanagan Valley, this report continues to be published and distributed quarterly, providing timely insight into the ever-evolving lakeshore real estate market. Each edition is delivered directly to lakeshore homeowners throughout the region in print, offering relevant market data, emerging trends, and informed observations specific to these unique and highly sought-after properties.

As specialists in the lakeshore segment, our goal is to ensure this report remains a valuable resource—whether you are actively considering a sale or purchase, or simply wish to stay informed about the market surrounding your property. Our team is always available should you wish to discuss current conditions, opportunities that may arise, or the positioning of your own lakeshore property.

Beyond the insights shared here, the Hall Cassie Marshall Group continues to leverage a comprehensive suite of marketing strategies to represent exceptional properties throughout the Okanagan. This includes targeted print and digital advertising, professional editorial content, advanced photography and videography, and the global reach of the Sotheby’s International Realty network—ensuring distinctive lakeshore, luxury, and estate properties receive exposure at both a local and international level.

As the year continues to unfold, we look forward to serving the needs of Okanagan lakeshore property owners and buyers alike.

Sincerely,



Geoff Hall
Partner, Hall Cassie Marshall Group
Sotheby's International Realty | Canada



Nate Cassie
Personal Real Estate Corporation
Partner, Hall Cassie Marshall Group
Sotheby's International Realty | Canada



Scott Marshall
Personal Real Estate Corporation
Partner, Hall Cassie Marshall Group & Senior Vice President of Sales
Sotheby's International Realty | Canada

We’re just a call away!

Dial 250.470.2388 for direct access anytime.

FOR SALE

5560 LAKESHORE ROAD, KELOWNA, BC
LISTED AT \$6,499,000
REPRESENTED BY SCOTT MARSHALL & HCM GROUP



1562 GRANITE ROAD, LAKESTONE

CONTEMPORARY LAKESHORE LUXURY

Set above the sparkling shoreline of Lakestone, 1562 Granite Road is a striking modern estate that blends resort-style luxury with cutting-edge design. Soaring 55-foot ceilings, massive sliding glass walls, and seamless indoor-outdoor living create a home that feels both grand and effortlessly connected to its breathtaking lakefront setting. A stunning live coral aquarium, built-in sound system throughout, private elevator, and fully integrated Control4 smart home technology elevate every moment of daily living. Every space has been thoughtfully designed to maximize light, scale, and uninterrupted views of the surrounding landscape. The result is a residence that feels both architecturally dramatic and remarkably livable.

Designed for exceptional entertaining, the outdoor spaces rival those of a private five-star retreat. An infinity-edge pool and hot tub appear to spill directly into the lake horizon, surrounded by waterfall features, expansive lounge areas, and a fully equipped outdoor barbecue kitchen complete with pop-out televisions. With lighting, blinds, pool features, torches, and entertainment all controlled from your phone, the home delivers luxury with complete ease. Whether hosting large gatherings or enjoying quiet evenings lakeside, the property offers an atmosphere that is both sophisticated and relaxed. The seamless transition between indoor and outdoor spaces makes the home ideal for year-round enjoyment.

The primary suite offers a true sanctuary experience, featuring a built-in cappuccino machine and a spa-inspired en-suite with steam and therapeutic side jets. A private nanny suite adds flexibility for guests or staff, while the home's private boat slip provides effortless access to the water. Floor-to-ceiling glass throughout the residence ensures the lake remains the focal point from nearly every room. At every turn, 1562 Granite Road captures the essence of elevated Okanagan living; sophisticated, immersive, and undeniably unforgettable.

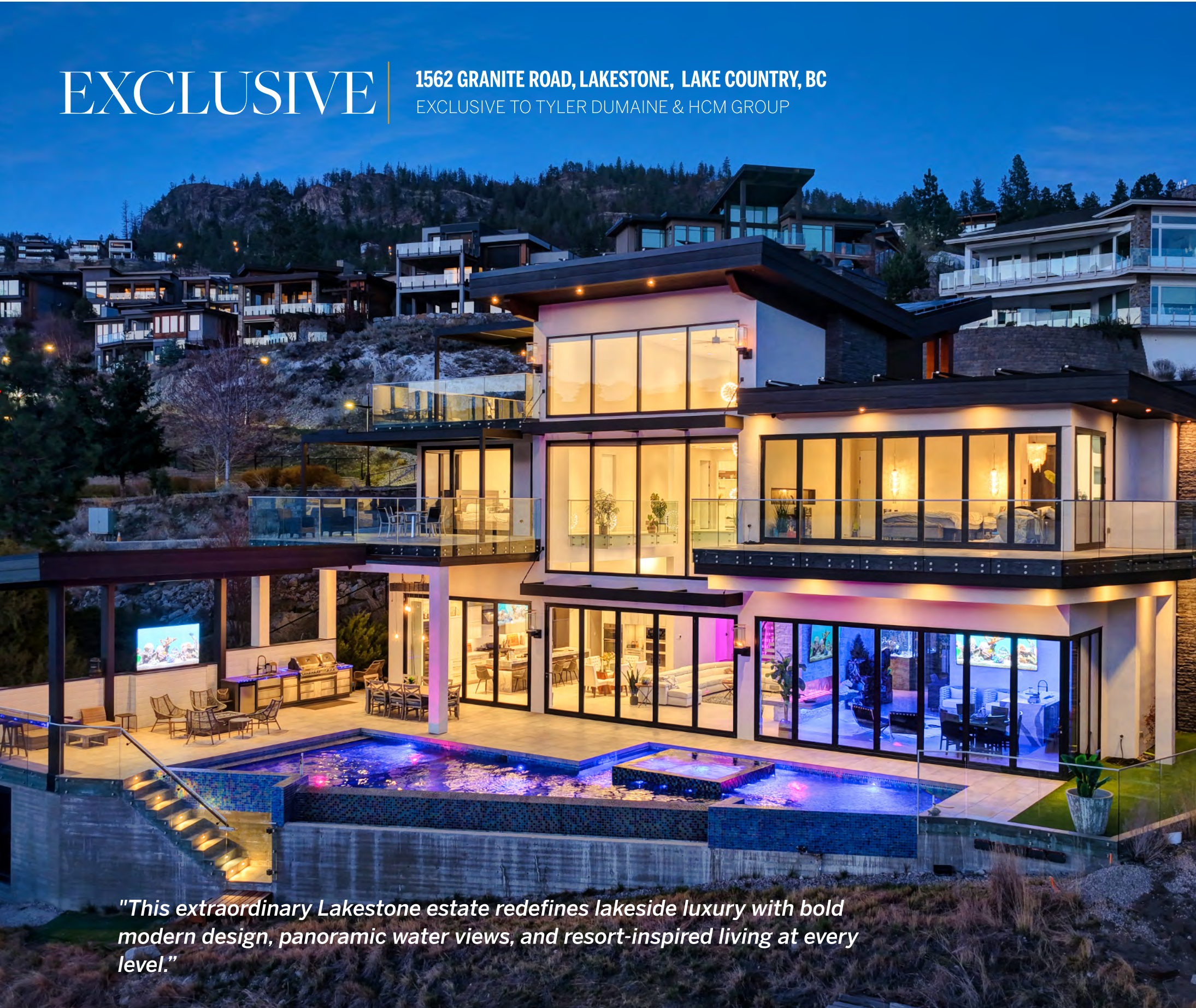
EXCLUSIVE

1562 GRANITE ROAD, LAKESTONE, LAKE COUNTRY, BC

EXCLUSIVE TO TYLER DUMAINE & HCM GROUP



EXCLUSIVE | 1562 GRANITE ROAD, LAKESTONE, LAKE COUNTRY, BC
EXCLUSIVE TO TYLER DUMAINE & HCM GROUP



"This extraordinary Lakestone estate redefines lakeside luxury with bold modern design, panoramic water views, and resort-inspired living at every level."





Scott Marshall

PERSONAL REAL ESTATE CORPORATION,
SENIOR VICE PRESIDENT OF SALES,
PARTNER, REALTOR®, ASSOCIATE
BROKER, BCOM

250.470.2388
SCOTT@HALLCASSIEMARSHALL.COM

Scott Marshall is a fifth-generation Okanagan resident with deep family roots in the region’s real estate and farming history dating back to 1911. Raised in a family immersed in the Okanagan property market, he developed extensive local knowledge and a strong understanding of the area’s real estate landscape.

After growing up in Lake Country, Scott earned a Bachelor of Commerce from UBC with a double specialization in Real Estate and Finance, and gained experience with the Commercial Real Estate Development Association in Vancouver and as a manager at Canada’s largest cherry operation. Now a fully licensed REALTOR® and broker, he has built a reputation for professionalism, accuracy, and detailed client service, with much of his business coming from repeat and referral clients.



Geoff Hall

PARTNER, REALTOR®

250.575.4292
GEOFF@HALLCASSIEMARSHALL.COM

Born and raised on Vancouver Island, Geoff has loved calling Kelowna home for the last decade. Originally pursuing a successful career in finance and financial planning, Geoff specialized in helping his clients maximize the tax efficiency of their real estate investments. Eventually, Geoff realized his preference for real estate as a whole, and embarked on his real estate career proper in 2013. Since entering the real estate industry, Geoff has expanded his experience to all forms of real estate – from condos to single family homes, office leases to large scale commercial, and luxury townhomes to waterfront estates. Geoff takes pride in advising his clientele with honesty and integrity, combining expert knowledge of the real estate market, and taking all variables into account to ensure the best possible outcome for his clients. Geoff’s technical and analytical approach maximizes results, whether for an investment condo or a generational family estate.



Nate Cassie

PERSONAL REAL ESTATE CORPORATION,
PARTNER, REALTOR®

250.869.7995
NATE@HALLCASSIEMARSHALL.COM

Nate stands out in the luxury real estate market due to his unwavering commitment to his clients. His extensive background in the Okanagan region is rooted in years of enjoying BC’s premier lake activities, providing him with unmatched insights into the local lifestyle.

Nate’s expertise in the real estate business, coupled with his unwavering commitment to delivering top-tier customer service, has positioned him as a distinguished figure in marketing the Okanagan’s most exclusive homes and luxury estates. With an innate grasp of this dynamic market and an uncompromising dedication to maintaining the highest standards of professionalism, Nate guarantees a seamless and efficient experience for you, from the initial contact to the final closing. Whether you own a Luxury Condominium, Prestigious Residence, or World-Class Estate, Nate’s approach to marketing your property is thorough, polished, and professional. He leverages his extensive experiences and personal touch to ensure you obtain the highest value for your most significant investment.



Team Profile

The Hall Cassie Marshall Group is composed of ten licensed agents supported by three full-time team members focused on marketing, operations, and client experience. This depth allows them to manage one of the largest active portfolios in the BC Interior while maintaining the highest standards of personalized service. They also represent the largest Sotheby’s International Realty Canada team in the province.

With more than \$300 million in active listings* and over \$713 million in career sales*, the Hall Cassie

Marshall Group operates at a scale rarely achieved outside major metropolitan markets. Their expertise spans lakeshore estates, vineyards, acreages, development land, and luxury residential properties, each represented through cinematic videography, architectural photography, and bespoke storytelling.

Through their proprietary HCM Lakeshore Report, Acreage Report, and Luxury Report distributed quarterly to more than 20,000 households and investors, the group provides in-depth data and curated listings that offer a comprehensive view of the Okanagan’s evolving market. This analytical approach positions them as leading authorities in the region’s upper-tier and development markets.

The Hall Cassie Marshall Group has become synonymous with results that define the marketplace. From record-setting estate sales to transformative land transactions, their work reflects both the heritage and future of the Okanagan, rooted in five generations of local history yet elevated by global reach. They embody the Sotheby’s standard of quality, integrity, and presentation.

*According to data obtained from The Association of Interior Realtors MLS as of February 2026.

FOR SALE

2100 DEWDNEY ROAD, KELOWNA, BC
LISTED AT \$4,995,000
REPRESENTED BY NATE CASSIE & HCM GROUP

HCM Welcomes Nikki Sakamoto

PERSONAL REAL ESTATE CORPORATION,
REALTOR®

**KELOWNA NATIVE
LAKESHORE LUXURY SPECIALIST**

Nikki has spent many years of her real estate career representing some of the most exceptional luxury lakeshore properties, including involvement in the largest transaction in AoIR MLS, and second-largest transaction in British Columbia history.

Before transitioning into real estate, she worked in a corporate environment as a Human Resources Business Partner, where she developed a strong business acumen, strategic negotiation expertise, and exceptional communication skills. These strengths have translated seamlessly into her career in real estate, allowing her to advocate confidently and effectively for her clients.

Nikki's connection to the Okanagan runs deep; she's the third-generation of her family born and raised in Kelowna. This history gives her an intimate understanding of this region and she has a genuine, long-standing investment in the community and the people in it.

Today, she brings her experience to every client relationship with a focus on authenticity, integrity, respect and results-driven service. Nikki takes pride in sharing her passion for the beauty, opportunity and exceptional quality of life the Okanagan Valley has to offer.

The Hall Cassie Marshall Group is honored to welcome Nikki to the team.





Lakeshore Market Report

Lakeshore Market: Q1 2026

The Okanagan lakeshore real estate market is showing meaningful signs of improvement as we move through the first quarter of 2026. After two slower years marked by political ambiguity, elevated holding costs, and broader economic caution, buyer confidence has begun to return.

Showing activity has picked up noticeably compared to the same period in 2024 and 2025, and the tone of conversations with prospective purchasers has shifted from hesitation to genuine interest. While the market is by no means frothy, the fundamentals are pointing in the right direction.

The most defining characteristic of the early year has been a clear shortage of quality inventory. Buyers are active and motivated, but they are also discerning, focused almost exclusively on properties that present well, are priced appropriately, and offer the level of finish and setting that today's lakeshore purchaser expects. Listings that meet these criteria are generating strong interest and competitive activity, while those that do not are sitting. The result is a market where the right product, brought to market thoughtfully, has a real opportunity to perform.

Our team is proud to have served as the listing agent on the largest lakeshore sale recorded in the Okanagan to this point in 2026, a transaction that closed at \$5,800,000. This sale, along with continued activity at both ends of the price spectrum, reinforces the resilience of the lakeshore segment and the appetite that exists for premier waterfront product.

The clearest gap in today's market is the middle tier of lakeshore. While the entry-level and high-end segments are seeing renewed momentum, the middle of the market feels under-represented in active inventory. Owners with quality product in this band have an opportunity to capture motivated buyer attention before additional listings come on stream through the spring.

Regionally, Vernon, Coldstream, and the broader North Okanagan have led the early-year activity, with several notable transactions setting a confident tone for the months ahead. As we move further into the spring market, we expect inventory to gradually rebuild, but the early signals point to a market that is healthier, more active, and more competitive than we have seen in some time.

NOTHING COMPARES TO...

\$143B USD
SALES VOLUME IN 2023

1,100+
OFFICES

80+
COUNTRIES

A SOCIAL MEDIA
PRESENCE LIKE...

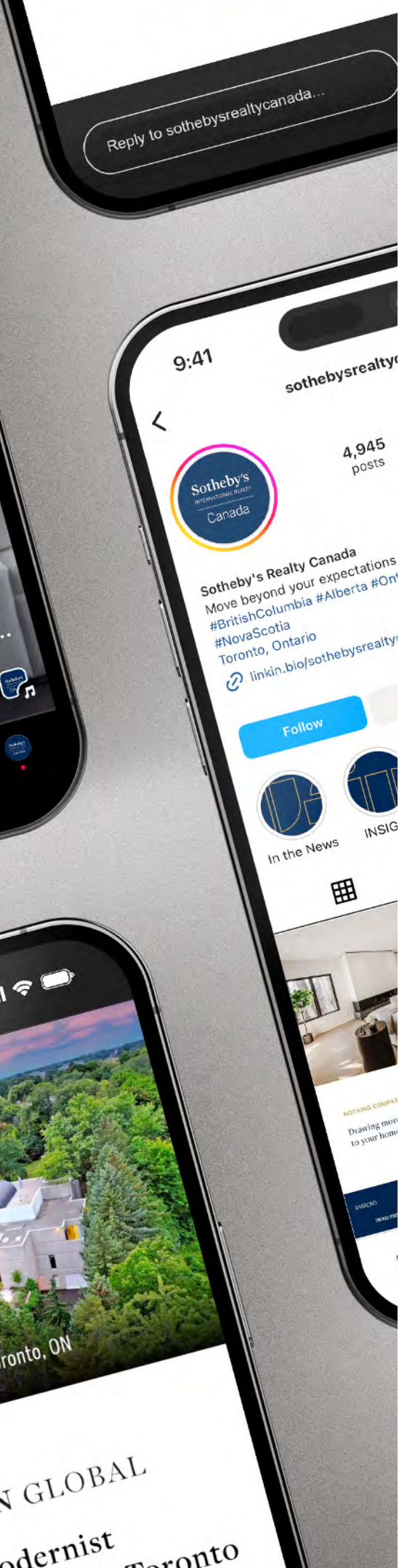
52 M VISITS TO
SOTHEBYSREALTY.COM

1 M+ SOCIAL
MEDIA FOLLOWERS

88 M+ VIDEOS
PLAYED IN 2023

A TRUSTED TEAM LIKE...

A NETWORK OF 26,000+ REAL ESTATE EXPERTS GLOBALLY

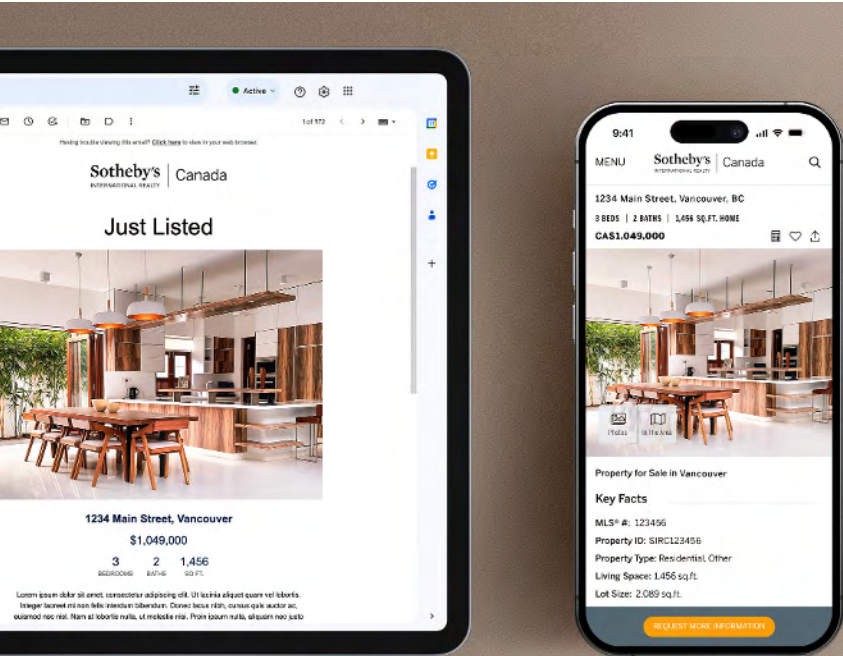


Sotheby's | Canada
INTERNATIONAL REALTY

- The New York Times NIKKEI BARRON'S
AD FINANCIAL TIMES PropGOLuxury.com
THE WALL STREET JOURNAL Google HOUSE
Bloomberg THE GLOBE AND MAIL 居外 Juwai.com
South China Morning Post dwell LUXURYESTATE
INSIGHT THE ART OF LIVING Robb Report LE FIGARO PROPERTIES
MANSION GLOBAL JamesEdition The World's Luxury Marketplace

NOTHING COMPARES TO...

THE #1 MOST PROFILED LUXURY
REAL ESTATE BRAND IN THE NEWS
WITH 65,600 PRESS PLACEMENTS





A Legacy of Excellence

WE BELIEVE THAT LUXURY IS AN EXPERIENCE, NOT A PRICE POINT.

Since 1744, Sotheby's has defined the art of marketing the world's most cherished valuables. Today, our brand platform elevates our clients' cherished homes. Over the centuries, Sotheby's gained renown for uniting discerning purchasers with world-class works of art, and for marketing the world's most cherished possessions. This legacy is our clients' unique advantage. Every home we represent is elevated by our distinguished brand, and gains access to exclusive marketing opportunities with Sotheby's auction house. Built on this tradition of excellence, Sotheby's International Realty launched in 1976 to market cherished homes and luxury real estate to qualified homebuyers worldwide.

With more than 30 offices nationwide, Sotheby's International Realty Canada represents the country's most significant architectural masterpieces, and extends top-tier service and marketing to homes across every price range. Our real estate listings include houses, condos and townhomes in neighbourhoods nationwide, as well as the country's most extraordinary luxury estates and vacation homes for sale. We believe that luxury is an experience, not a price point.

“Sotheby's International Realty Canada offered the best marketing platform for the Hall Cassie Marshall Group and each of our clients.”

"With our clients expecting nothing less than exceptional marketing, our partnership with Sotheby's International Realty Canada allows us to deliver at the highest level. The Sotheby's International Realty ecosystem is designed not only to generate views, but to attract qualified inquiries from buyers who understand the value of estate-scale properties, flexible land, and long-term holdings. Leveraging this globally respected luxury platform, your property is elevated beyond conventional MLS exposure and strategically positioned in front of high-net-worth buyers locally, nationally, and internationally. The Hall Cassie Marshall Group is proud to offer our clients the unmatched digital reach and influence of Sotheby's International Realty, seamlessly combined with our own curated and proven team marketing strategy." - The Hall Cassie Marshall Group

Bespoke Marketing Options for Homes of Distinction*

To represent a luxury home of distinction requires specialized expertise and sophisticated marketing solutions to reach eligible homebuyers. As the brokerage of choice for elite clientele, Sotheby's International Realty offers exclusive access to advertising options at an additional investment to secure additional marketing exposure for appropriate properties.

CUSTOMIZED GLOBAL DIGITAL AND PRINT ADVERTISING OPTIONS

By leveraging the strength of the Sotheby's International Realty network, our clients gain exclusive access to a vast array of premier international print and digital media options unavailable through other real estate brokerage brands. Enquire if your property would benefit from ad placements in Wall Street Journal, New York Times, Bloomberg Markets, Financial Times, Robb Report, Condé Nast magazines and other top-tier publications.

CUSTOMIZED CANADIAN DIGITAL AND PRINT ADVERTISING OPTIONS

Our Canadian property advertising program offers opportunities for your home to be advertised in prominent national, regional and community media as well as Sotheby's International Realty Canada's exclusive magazine *Insight: The Art of Living*®. Connect with us to enquire if your home would benefit from exposure in these unique advertising opportunities.

SOTHEBY'S AUCTION HOUSE ADVERTISING AND EVENT MARKETING

Only Sotheby's International Realty clients receive elite access to opportunities to showcase extraordinary properties to Sotheby's auction house clientele. Consult with us to learn if your property would benefit from exposure in Sotheby's magazine, Sotheby's Preferred or Sotheby's auction events around the world.

* An additional marketing investment may be required. Ask your advisor for details.



OUR CLIENTS **GAIN EXCLUSIVE ACCESS* TO A VAST ARRAY OF PREMIER INTERNATIONAL PRINT AND DIGITAL MEDIA OPTIONS** UNAVAILABLE THROUGH OTHER REAL ESTATE BROKERAGE BRANDS

The New York Times

NIKKEI

AD

FINANCIAL TIMES

THE WALL STREET JOURNAL

Google

Bloomberg

THE GLOBE AND MAIL*

dwell

 South China Morning Post

INSIGHT
THE ART OF LIVING

Robb Report

+ DOZENS MORE WEBSITES, APPS, AND PUBLICATIONS.

Sotheby’s Industry Insights

The Benefits of Selling in the Spring

REAL ESTATE TIPS, JANUARY 14 2026

As the days grow longer, temperatures rise, and flowers begin to bloom, spring brings a renewed sense of energy. This excitement and desire for change is reflected in the real estate market, with spring being one of the busiest times of the year for home sales. Here are some of the benefits of selling your home during the spring season.

OPTIMAL WEATHER CONDITIONS

Spring is synonymous with blooming flowers and lush greenery, enhancing the curb appeal of your property. Since the first impression a buyer gets when approaching your home can be one of the most important factors in their decision making, you’ll be able to take advantage of your home looking extra vibrant. If you happen to have a pool in your yard or outdoor entertaining area, spring is an excellent time to show them off and give buyers a sense of the lifestyle benefits your home could offer them. Take advantage of the season by planting flowers, mulching flower beds, and ensuring that your exterior is clean and well-maintained to further enhance your home’s outdoor appeal.

IDEAL TIMING

Many buyers with families choose to move in the spring to avoid uprooting their children in the middle of the school year. There are also plenty of potentially buyers looking to move to a house from a condo or to a new condo building with amenities like outdoor pools or rooftop patios who will be motivated to get into their new space before the summer begins to maximize

opportunities for outdoor entertainment. Buyers are also more inclined to go out home searching thanks to pleasant weather and longer daylight hours so you’ll have less difficulty filling up a schedule of viewings and open houses.

EASIER MOVING CONDITIONS

Wherever you live in Canada, likely face unpredictable weather conditions during the winter months including snow, heavy rains, and freezing temperatures, which can make the already strenuous process of moving homes even more difficult. Moving during the peak of summer’s sweltering temperatures can be equally unpleasant. Spring offers the perfect combination of mild weather and longer days that many buyers aim to take advantage of. Selling in the spring also gives you plenty of time to find your next home and make a seamless transition.

HIGHER DEMAND

Spring is traditionally one of the busiest times of the year in the real estate market, with an influx of buyers eager to find their dream home. With increased demand you’ll be able to list your price more competitively and will be more likely to receive multiple offers on your home. You may even be lucky enough to attract bidding wars which can drive up the final sale price of your home and maximize the return on your investment. Houses listed in the spring also tend to sell several weeks faster than homes put on the market during other parts of the year.

2026 Luxury Outlook Report

INSIGHT MAGAZINE, JANUARY 7 2026

The latest edition of our report provides insights into trends and developments that affect the global luxury real estate market. Outperforming traditional real estate in 2025, both in sales and increased value,¹ we expect luxury real estate to continue that trajectory in 2026.

The report also reveals there are effectively two real estate markets—the luxury market and the general market—which perform differently. That phenomenon is seen not just in real estate but also in banking, finance and even the airline industry, where Delta Air Lines is focusing its growth in the premium sector, as reported by The Wall Street Journal in October 2025. The resilience of the luxury real estate market reflects a premium economic foundation that provides greater stability against volatility.

Our research also demonstrates that luxury property buyers are less constrained by geography and macroeconomic factors than other homebuyers. Sustained wealth creation through real estate and equity investments continues to be a key driver of global luxury markets. Some good news from 2025 that bodes well for the luxury real estate market in 2026 is that inventory levels have rebounded to where they were pre-pandemic. A balanced real estate market is healthier and more sustainable, with more options for homebuyers.

To respond to changing market conditions, both home sellers and homebuyers should consider the “first mover advantage”—being the first to act decisively when opportunities arise or shift. This is often seen in development projects that are the first to adjust their pricing. These projects often gain momentum and attract more offers, which snowballs into the development becoming the hottest in the market.

For home sellers, that means pricing realistically rather than opportunistically and considering the potential negative impact of carrying costs if they decide to wait a year or two to sell.

For homebuyers, the “first mover advantage” can mean acting quickly when a once-in-a-generation opportunity arises. In New York City’s West Village, a penthouse recently went into contract for US\$87.5 million with Nikki Field of Sotheby’s International

Realty – East Side Manhattan Brokerage representing the buyer. The residence is expected to close around early 2027 and will mark a record-setting deal for downtown Manhattan.

Beyond market dynamics, this year’s report examines the broader forces shaping luxury real estate decisions. We explore how political and economic policies impact the upper end of residential real estate markets, the rising influence of cryptocurrency, fluctuating inventory in the U.S. and global markets, and how major global sporting events can create lasting impacts on the luxury housing markets in host cities when paired with thoughtful urban planning in the wider area.

Today’s wealthy homebuyers are also prioritizing safety and privacy in ways that are reshaping design, from advanced security systems to backup power generators that ensure uninterrupted comfort and protection.

We’re also seeing a meaningful shift toward multigenerational living among wealthy households. This trend is about more than a lifestyle—although clearly one major goal is spending time with loved ones. It is also about long-term estate planning and legacy building, a way homeowners can transfer some of their wealth during their lifetime by building or buying a home for their heirs.

The global perspective of the Sotheby’s International Realty brand’s network provides unique insight into these evolving trends and shifting priorities. Whether it’s luxury housing under construction in Utah or emerging developments in Dubai, the brand’s affiliated agents across these markets offer deep local expertise and comprehensive global knowledge. This worldwide reach enables homebuyers to make informed decisions—wherever their search takes them.

Ultimately, luxury real estate purchases are about much more than a financial investment. They are lifestyle-driven choices shaped by the amenities and experiences in any given location that offer the relaxation, stimulation or comfort that wealthy homebuyers seek both for themselves and for their families.

This article was originally published on Sotheby’s International Realty’s Extraordinary Blog, and has been adapted for Sotheby’s International Realty Canada.
<https://sothebysrealty.ca/insightblog/en/2026/01/07/2026-luxury-outlook-report/>



Central Okanagan Market Report

Central Okanagan Market: Q1 2026

SALES VOLUME AND PRICE TRENDS

The Central Okanagan residential lakeshore segment has recorded 12 sales to date in Q1 2026, compared with 18 for the same period in 2025. While transaction count remains modest in absolute terms, the pace and quality of activity reflect a market regaining confidence after two slower years.

The average sale price sits at \$2,366,583, compared to \$2,702,222 in the same period last year, while the median sale price of \$1,712,500.00 highlights where the bulk of early-year activity has been concentrated. Sales have ranged from \$1,265,000 to \$5,800,000, reinforcing the broad spectrum of product the Central Okanagan lakeshore market produces. Properties have averaged 3,199 sq.ft. of living space (median 3,344 sq.ft.) and were situated on parcels averaging 0.48 acres, though the median of 0.29 acres more accurately reflects typical lot size.

MARKET SENTIMENT AND BUYER BEHAVIOUR

After a prolonged period of value-driven negotiation, the early months of 2026 have signalled a shift toward quality over discount.

Buyers, while still selective, are demonstrating a clear willingness to pay for product that meets their standards in finish, setting, and year-round livability. The high-net-worth purchaser base from Alberta and the Lower Mainland remains the dominant demand driver, and lifestyle considerations continue to outweigh pure opportunism. The challenge today is on the supply side. There is a notable gap of high-quality middle-market lakeshore listings, where motivated buyers currently outnumber the inventory available to them.

Sellers in this range, particularly those with turnkey, year-round-livable homes, are best positioned to capture early-spring momentum.

FORECAST AND SELLER STRATEGY

Looking ahead, the Central Okanagan appears poised for a stronger spring than we have seen in the past two cycles. Sellers who bring well-presented, fairly priced product to market early stand to benefit most. Investment in presentation, accurate pricing, and clear lifestyle storytelling will continue to separate top-performing listings from the rest of the market.

SALES PRICE AVERAGE

\$2,366,583

SPRING 2026

HIGHEST SALE: \$5,800,000

LOWEST SALE: \$1,265,000

AVERAGE SQUARE FEET

3,199 SQ.FT.

SPRING 2026

MEDIAN LAND SIZE PER SALE

0.29 ACRES

SPRING 2026

*Please note that the pricing and sales numbers above are based on interpretation of market data and are subjective in nature. For lakeshore, 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.



North Okanagan Market Report

Lakeshore Market: Q1 2026

SALES VOLUME AND BUYER SHIFT

The North Okanagan recorded a modest start to 2026, with 2 lakeshore sales recorded to date, compared with 9 for the same period in 2025. Vernon and Coldstream have led what activity there has been, and while the sample size remains small, the quality of the listings moving and the shortened market timelines they have achieved are encouraging signals heading into the spring market. The two sales averaged \$2,162,500, with prices ranging from \$1,875,000 to \$2,450,000. Both transactions sat in a more affordable band of the market relative to the Central Okanagan, consistent with the region's historical positioning. On the property side, both homes measured approximately 3,362 sq.ft. of living space on parcels of approximately 0.41 acres, with lot sizes ranging from 0.31 to 0.51 acres.

AFFORDABILITY AND DEMAND DYNAMICS

The North Okanagan continues to attract value-conscious buyers seeking an alternative to Kelowna and West Kelowna. Lower price points, manageable carrying costs, and the increasingly recognized lifestyle appeal of

Vernon, Coldstream, and the surrounding lakes have brought a broader buyer pool into the region. Retirees, hybrid-use purchasers, and lifestyle-driven families remain the primary demand drivers, with purchasers consistently prioritizing privacy, functionality, and year-round usability. The early-year strength has also revealed a familiar imbalance: quality inventory is scarce. Listings that present well and are priced thoughtfully are seeing strong showing activity, while less-prepared product is being passed over. The opportunity for sellers heading into the spring market is real, particularly where buyer demand currently exceeds supply.

LOOKING FORWARD

Heading into the spring market, the North Okanagan is positioned for one of its stronger seasons in recent memory. Sellers who prepare their properties well and bring them to market with clear pricing strategies should expect meaningful interest. Buyers, in turn, should anticipate increased competition for premier product as the season unfolds.

SALES PRICE AVERAGE

\$2,162,500

SPRING 2026

HIGHEST SALE: \$2,450,000

LOWEST SALE: \$1,875,000

AVERAGE SQUARE FEET

3,362 SQ.FT.

SPRING 2026

AVERAGE LAND SIZE PER SALE

0.41 ACRES

SPRING 2026

*Please note that the pricing and sales numbers above are based on interpretation of market data and are subjective in nature. For lakeshore, 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.



Distinctly Modern, Refined Mountain Living.

Bethany Dawn Interior Design has established a distinctly modern point of view within luxury mountain and lakefront homes. Blending technical precision with an intuitive understanding of how people truly live, spaces where sophistication meets ease and craftsmanship meets everyday functionality. Bethany's elevated modern-mountain aesthetic—marked by organic materials, warm minimalism, and timeless detail—gives each project intention and quiet confidence. From new builds to full-scale renovations and second-home retreats, BDID leads clients through a collaborative, streamlined process that cuts through overwhelm and brings clarity to every decision. The result is work shaped by intention and heart—homes that age gracefully, live beautifully, and feel deeply personal.

Get in Touch! Inquire@BDInteriorDesign.ca

Photography Courtesy of Matt Anthony Photography

The Alpine Escape

A ski-in/ski-out luxury chalet that re-imagines contemporary alpine living through natural materials—stone, wood, and textured fabrics—that bring warmth and a patina only time can perfect. Sculptural millwork, tonal layering, and thoughtful planning come together to create a retreat with presence—equal parts refuge and statement—crafted for winter nights, fireside gatherings, and the quiet comfort of coming home after a day on the slopes.



\$6,499,000
Kelowna, BC



\$16,500,000
Lake Country, BC



\$5,999,000
Summerland, BC



\$11,000,000
Vernon, BC



\$4,995,000
Kelowna, BC



Current Listings

15799 Sawmill Road	LAKE COUNTRY \$45,000,000	30
8888 Lakeshore Road	KELOWNA \$22,588,888	32
4058 & 4066 Gellatly Road	WEST KELOWNA \$18,000,000	36
12056 Okanagan Centre Road W	LAKE COUNTRY \$16,500,000	40
201 Highway 97	VERNON \$11,000,000	44
Lot A and B Oyama Road	LAKE COUNTRY \$3,299,000 + \$4,299,000	48
250 Lochview Road + 210 Clifton Road	KELOWNA \$4,499,000 + \$2,499,000	52
5205 Buchanan Road	PEACHLAND \$6,500,000	54
5560 Lakeshore Road	KELOWNA \$6,499,000	56
704 Stonor Street	SUMMERLAND \$5,999,000	60
2100 Dewdney Road	KELOWNA \$4,995,000	64
2765 Arthur Road	KELOWNA \$4,499,000	70
9983 Okanagan Centre Road W	KELOWNA \$3,750,000	74
Lot 28 Okanagan Centre Road W	LAKE COUNTRY \$1,999,000	75
16980 Coral Beach Road	LAKE COUNTRY \$2,750,000	76
16203 Inkaneep Road	OSOYOOS \$1,999,000	78
Unit #14, 7769 Okanagan Landing Road	VERNON \$1,599,000	79

15799 SAWMILL ROAD, LAKE COUNTRY, BC
LISTED AT \$45,000,000

REPRESENTED BY SCOTT MARSHALL & HCM GROUP

475.7 ACRES | ~3,150' LAKESHORE FRONTAGE

"Within Lake Country's sought-after boundaries, Pier Mac Sand and Gravel offers an extraordinary 475-acre offering across four titles, and represents one of the region's most significant opportunities; a rare combination of scale, setting, and potential. At its heart lies the crown jewel: a title bearing over 136 acres on Kalamalka Lake, with more than 3,000 feet of pristine shoreline. It's a stretch of lakefront known for its luminous turquoise water and untouched natural beauty, and is the kind of place that defines the Okanagan's identity. This rare combination of titles speaks to a vision; with rolling terrain, open vistas, and the District of Lake Country now reviewing its OCP and welcoming forward-thinking development ideas, the future here feels wide open. Offered with equipment, reserves, and long-standing agreements in place, this is more than a sale; it's an invitation to shape the next chapter of one of the Okanagan's most recognizable landscapes. 475 acres. Four titles. One extraordinary opportunity."



8888 LAKESHORE ROAD, KELOWNA, BC
LISTED AT \$22,588,888

REPRESENTED BY SCOTT MARSHALL & HCM GROUP

1,800' OF LAKESHORE FRONTAGE

67.48 ACRES



“You’ve arrived at the Golden Mile—an irreplaceable opportunity for lakefront living. With 1,800 feet of pristine shoreline, this lot offers a rare chance to build a custom estate, surrounded by stunning views and unmatched natural beauty.”

There are few places in the Okanagan that offer true seclusion while still being connected to everything the valley has to offer — and 8888 Lakeshore Road is one of those rare properties. This is the Golden Mile. Nearly 1,800 feet of private shoreline, 67 acres of pristine natural beauty, and a setting that feels entirely removed from the outside world. The scale is unmatched, the privacy absolute—with no waterfront trails, no future development around you, and nothing but protected parkland as your neighbour. It’s the kind of property where you don’t simply build a home—you build a legacy.

With zoning for multiple primary residences, accessory homes, docks, and even a private boat launch, the potential here is exceptional. Whether envisioned as a personal estate, a family retreat, or a corporate sanctuary, this is one of the very few remaining waterfront landholdings where a generational vision can still be fully realized.



“It’s more than just a place to live—it’s an opportunity to create something lasting for generations to come.”

The beauty of the Golden Mile isn’t just found on the property—it’s found all around you. Minutes away are the world-renowned wineries of Cedar Creek and Martin’s Lane, perched into the South Slopes just north of the property. The views stretch uninterrupted across Okanagan Lake, from Peachland to the Kelowna skyline. As you stand on the shore, the scale of what’s possible here becomes very clear.

For the right buyer, this could become much more than a private residence—it holds the canvas for a world-class wellness retreat, a secluded generational compound, or one of the most exclusive corporate retreats in Western Canada. And with protected parkland ensuring your privacy for generations to come, The Golden Mile offers a level of security and exclusivity that very few Okanagan waterfront properties can ever replicate.



4058 & 4066 GELLATLY ROAD, WEST KELOWNA, BC
LISTED AT \$18,000,000

REPRESENTED BY SCOTT MARSHALL & HCM GROUP

2.98 ACRES | STRATEGIC WATERFRONT-ADJACENT DEVELOPMENT OPPORTUNITY

Positioned in one of West Kelowna’s most coveted and evolving waterfront neighbourhoods, this exceptional development offering presents a rare and highly strategic opportunity in the heart of Gellatly Village. Comprising two parcels totaling approximately 2.98 acres, the site enjoys prominent frontage along Gellatly Road and the Gellatly Pedestrian Corridor, just steps from Willow Beach and the sparkling shores of Okanagan Lake. The City of West Kelowna has identified the area as a focal point for future growth, with municipal planning that supports the creation of a vibrant, mixed-use waterfront village envisioned in the Gellatly Village Study.

Conceptual development plans are available and illustrate the potential for a dynamic blend of residential homes, live/work spaces, and boutique-scale commercial opportunities. Designed in alignment with West Kelowna’s Official Community Plan, Waterfront Master Plan, and the Gellatly Village Growth Management Designation, a future community here could feature cafés, local retail, inviting public plazas, and seamless connections to the surrounding network of trails, beaches, and parks. With walkable access to a public marina and boat launch, waterfront parks, sports courts, hiking trails, and lakeside dining at The Landing Kitchen & Bar within The Cove Lakeside Resort, the lifestyle appeal is undeniable. As one of the few remaining large parcels in Gellatly Village, this offering represents a truly rare chance to shape a landmark, year-round waterfront community in one of West Kelowna’s most prominent locations.



From runway to dock. From city tower to private estate.

With 2300+ aircraft worldwide and 15,000+ completed flights,
Open Sky Jets curates arrival as carefully as you select your property.

Because luxury isn't just where you live. it's how you land.



H C M

X



OPEN SKY JETS

Privately Managed. Globally Connected.

HQ| KELOWNA, BC

CANADA|USA|EUROPE

CHARTER@OPENSKYJETS.COM



FOR SALE

12056 OKANAGAN CENTRE ROAD WEST, LAKE COUNTRY, BC

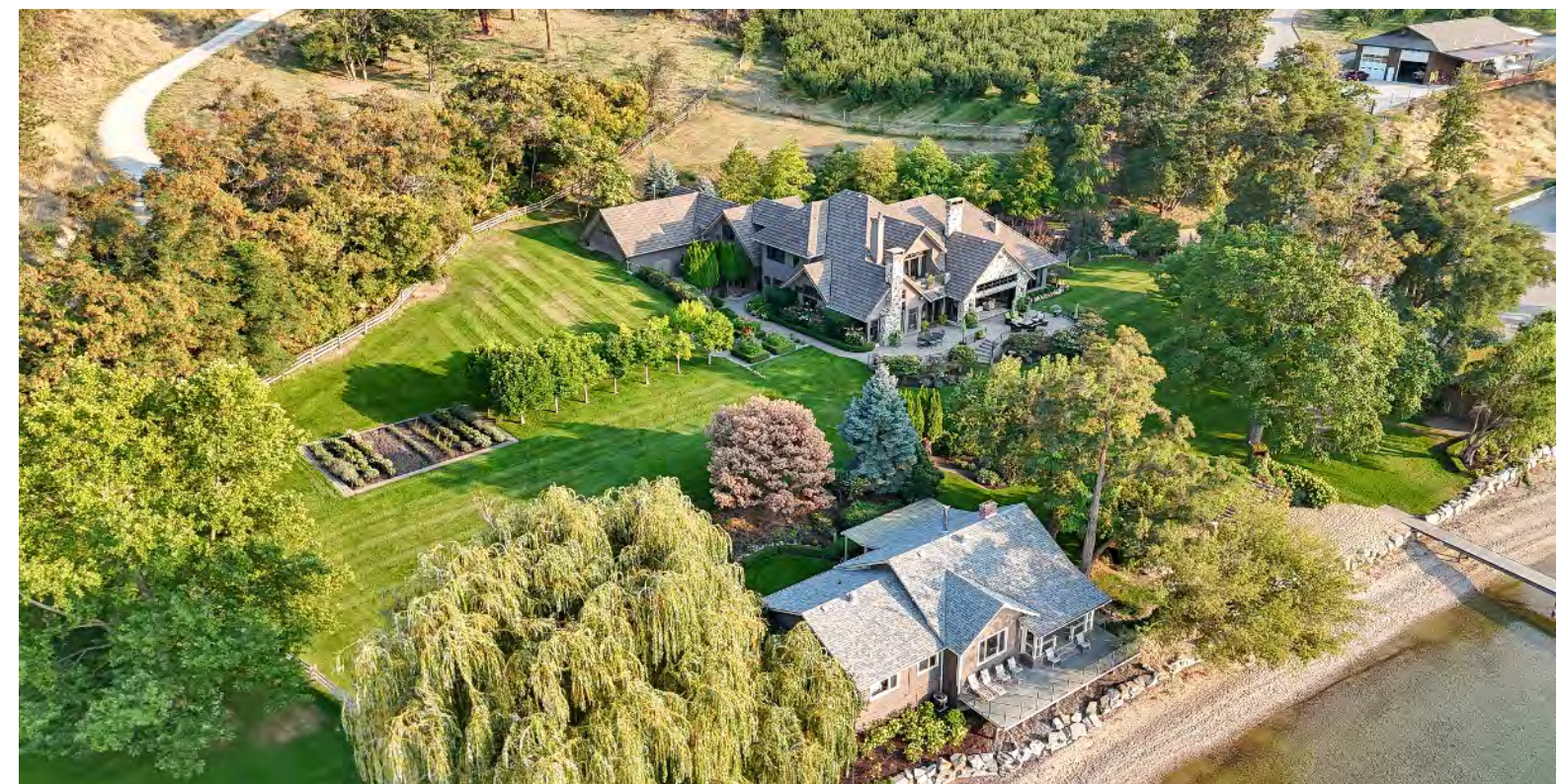
LISTED AT \$16,500,000

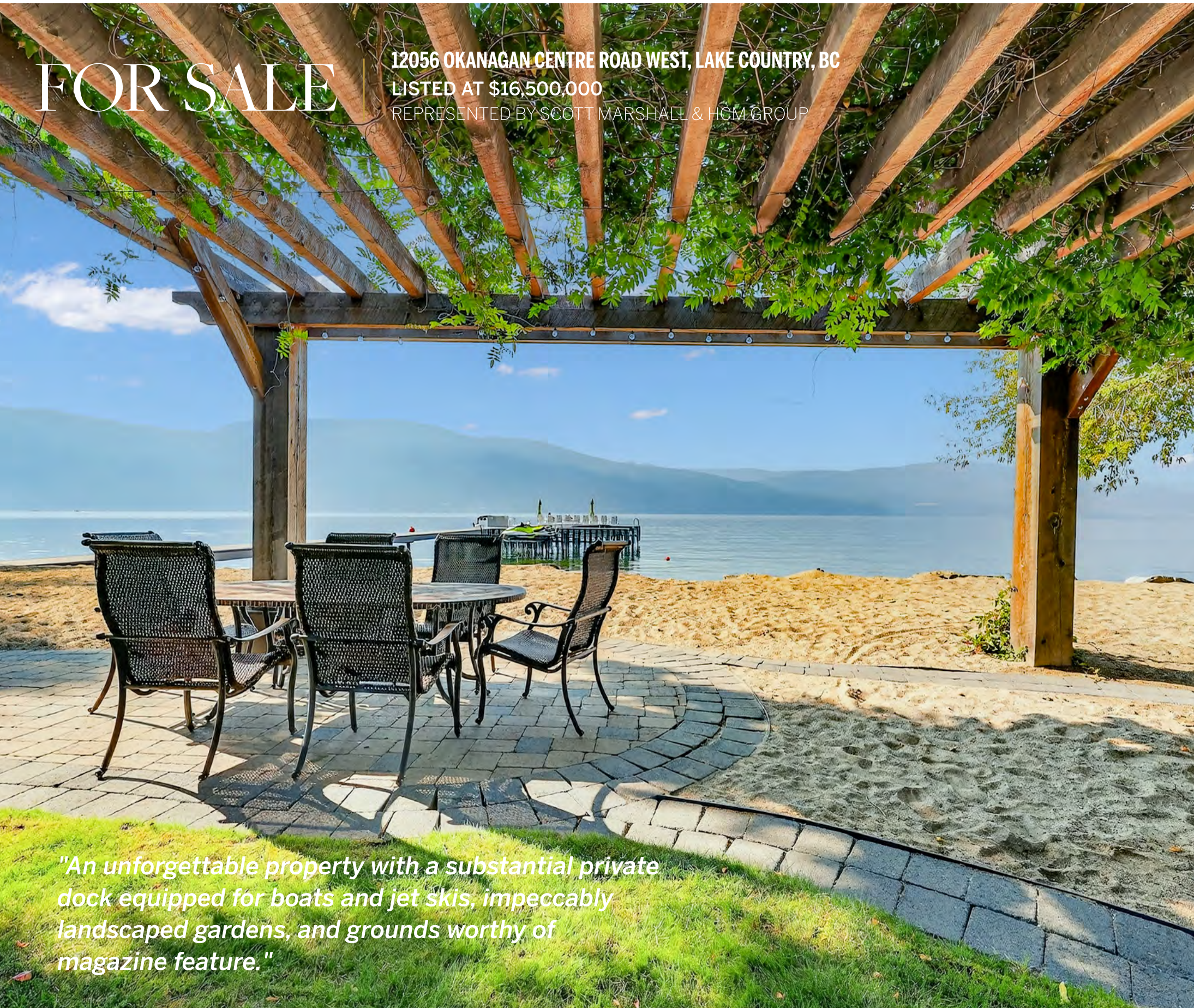
REPRESENTED BY SCOTT MARSHALL & HCM GROUP

12056 OKANAGAN CENTRE ROAD WEST *EXQUISITE LAKESHORE ESTATE*

Nestled in the heart of Okanagan Centre, Lake Country, this extraordinary lakefront estate represents one of the most coveted opportunities on Okanagan Lake—one of Canada's most desirable and rapidly appreciating luxury markets. Set on 5.5 acres of meticulously manicured, park-like grounds with approximately 400 feet of private shoreline, 12056 Okanagan Centre Road West offers an unrivaled combination of privacy, pristine waterfront, and expansive acreage, all just minutes from town. The property boasts a large dock with private moorage, boat and jet ski lifts, a boathouse, a sun-drenched beach with pergola, outdoor living spaces, a secondary residence directly on the water, a spacious workshop, and grounds maintained to perfection—creating a true resort-style retreat.

The Tuscan-inspired main residence is a study in timeless architecture and refined craftsmanship. Panoramic windows and fold-away glass doors frame sweeping lake views and invite seamless indoor-outdoor living, opening onto a sprawling main-floor terrace perfect for entertaining. Multiple fireplaces—including a dramatic stone-encased centerpiece—infuse warmth and character throughout. The chef-inspired Tuscan kitchen features bespoke cabinetry and luxurious finishes, while the indulgent primary suite offers a private lake-facing terrace and a Capri-inspired en-suite complete with an elevated soaker tub and walk-in stone shower. Additional living spaces, a sunroom, and extensive parking—including a three-car garage plus over ten guest spaces—make this estate ideal for unforgettable gatherings. Enhancing its allure, the property includes a large cherry orchard and enjoys ALR-approved farm status, offering significantly reduced property taxes.





FOR SALE

12056 OKANAGAN CENTRE ROAD WEST, LAKE COUNTRY, BC
LISTED AT \$16,500,000
REPRESENTED BY SCOTT MARSHALL & HCM GROUP

"An unforgettable property with a substantial private dock equipped for boats and jet skis, impeccably landscaped gardens, and grounds worthy of magazine feature."



201 HIGHWAY 97, VERNON, BC LISTED AT \$11,000,000

REPRESENTED BY SCOTT MARSHALL & HCM GROUP

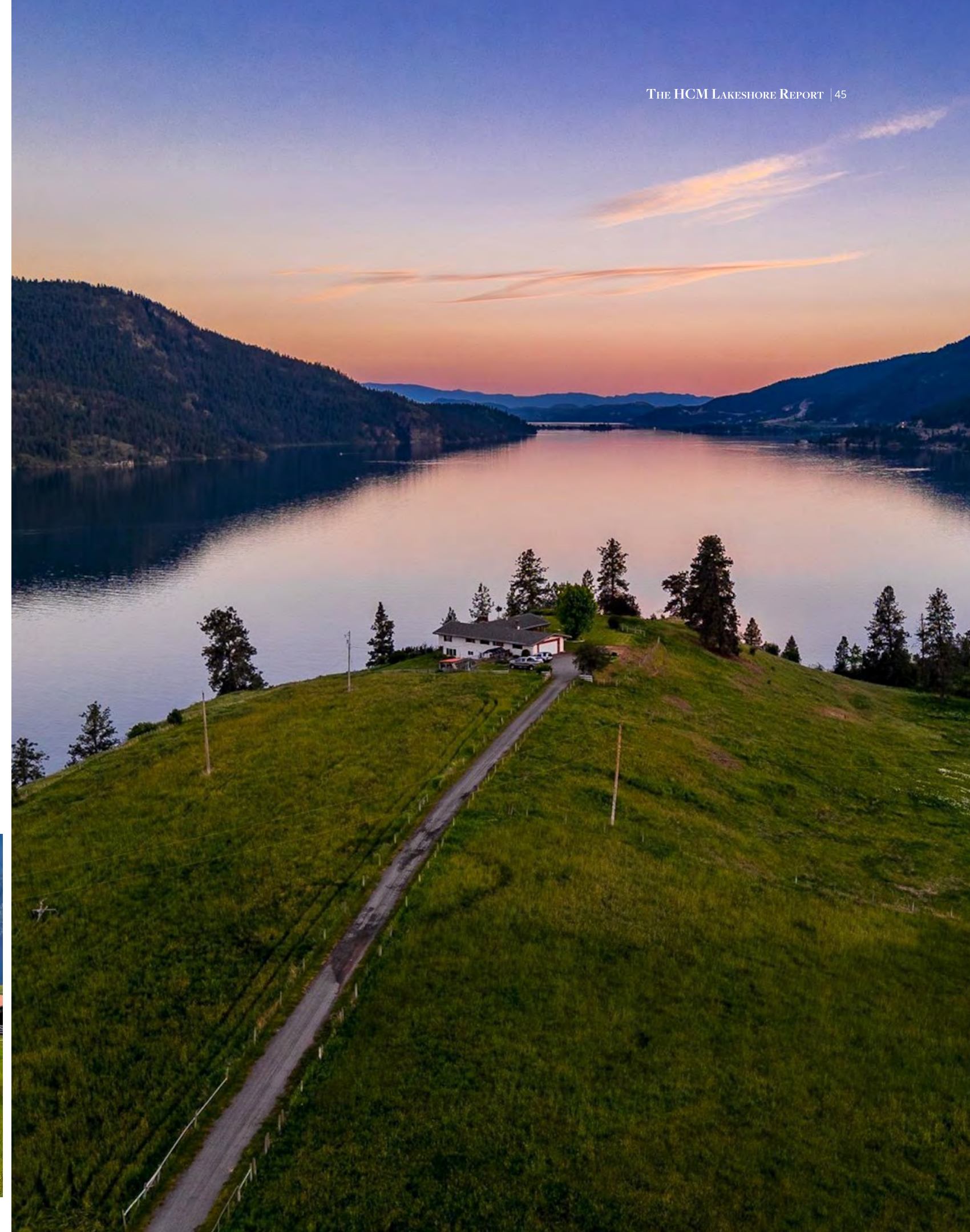
58.98 ACRES | PERCHED ABOVE KALAMALKA LAKE

Welcome to Kal-Lake Cattle, a landmark 58.98 acre estate perched above the turquoise waters of Kalamalka Lake, widely regarded as one of the most stunning lakes in the world. Known across the Okanagan for its iconic orange roofs and peaceful grazing cattle, this property has captured the attention of locals and visitors alike for decades.

Nestled between Vernon and Lake Country, this agricultural estate offers a rare combination of wide-open land and unbeatable lake proximity, with only the scenic Okanagan Rail Trail between you and the shoreline. As you arrive through the entry and take in the sweeping views, you're greeted by mature trees, open pastures, and an incredible sense of space and possibility.

The existing homesite sits perched on the lower end of the property, taking full advantage of panoramic lake views in both directions. Multiple outbuildings—including a hay barn, workshop, and storage facilities—support the property's active agricultural operations. Water access is secure with two agricultural irrigation licenses directly from Kalamalka Lake, and an additional unmetered reclaimed water supply from the Vernon Water Reclamation Centre.

Zoned within the Agricultural Land Reserve (ALR), Kal-Lake Cattle offers future agricultural potential, lifestyle flexibility, and long-term value. The estate is bordered by Kekuli Bay Provincial Park and is located near the future Okanagan Gondola site, while world-class destinations like Predator Ridge, Sparkling Hill Resort, and the O'Rourke Family Estate Winery are just minutes away.





"Anyone who has driven between Lake Country and Vernon knows this property. The bright orange roofs, the cattle grazing peacefully above the turquoise waters of Kalamalka Lake—it's a scene that's been part of the Okanagan drive for as long as most of us can remember. For decades, Kal-Lake Cattle has quietly become a landmark; a property that's both instantly recognizable and rarely offered. To now see it available is a unique moment—nearly 60 acres perched above one of the most beautiful lakes in the world, with views that stretch endlessly in both directions. It's not often that a property so familiar to so many becomes an opportunity for the next chapter."

LOT A OYAMA ROAD, LAKE COUNTRY, BC LISTED AT \$3,299,000

REPRESENTED BY SCOTT MARSHALL & HCM GROUP

LOT A - 12.97 ACRES
850' OF LAKE FRONTAGE

LOT B OYAMA ROAD, LAKE COUNTRY, BC LISTED AT \$4,299,000

REPRESENTED BY SCOTT MARSHALL & HCM GROUP

LOT B - 13.80 ACRES 477'
OF LAKE FRONTAGE

*"26.77 acres across 2 titles with 1300'+
of lakeshore frontage; agricultural investment."*

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, and over 4 acres directly onto Wood Lake.

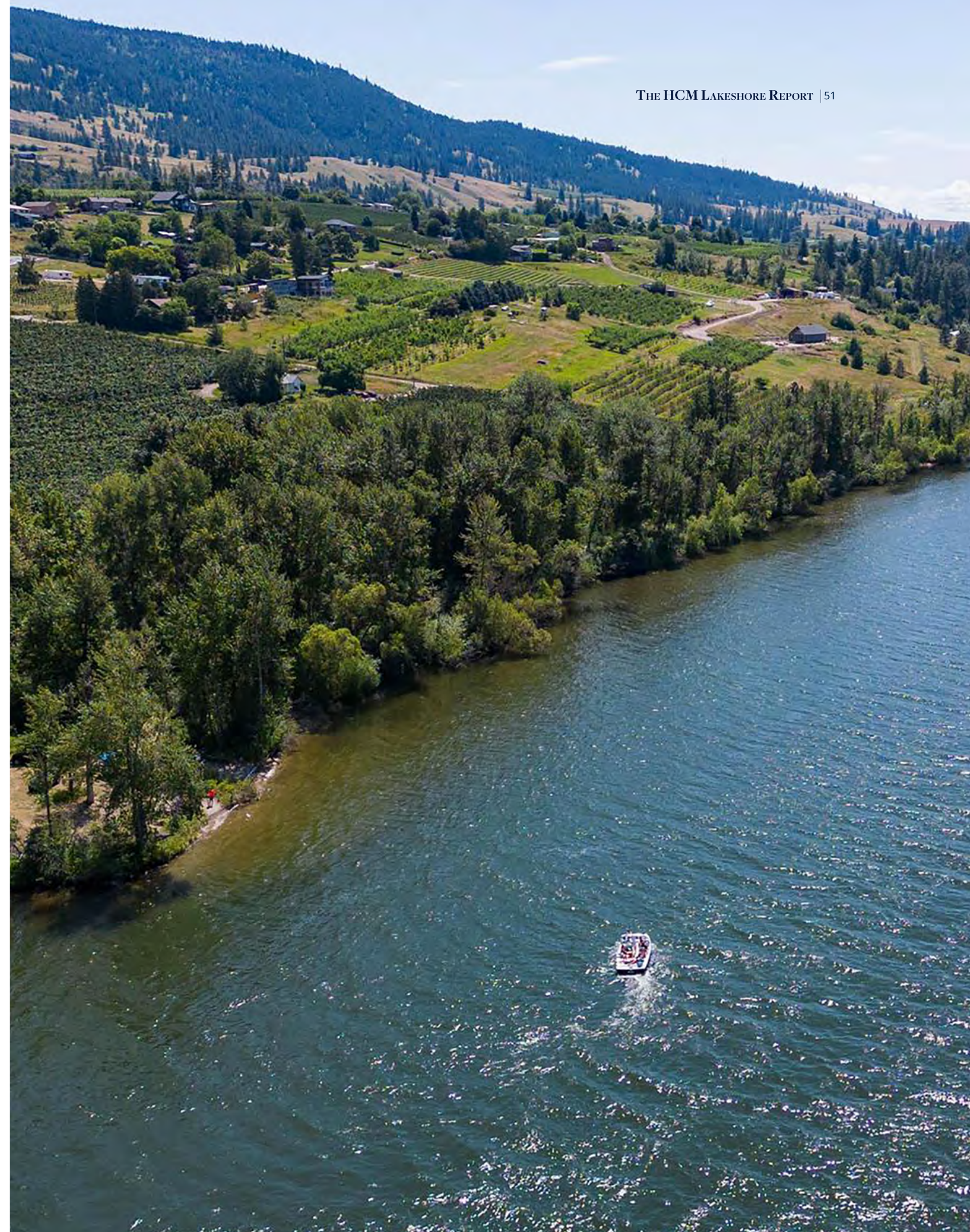


"This rare lakeshore assembly offers a unique opportunity for both lakeside living and agricultural investment, with over 1,300 feet of lakeshore frontage and 26.77 acres of prime land. It's a truly exceptional offering in the heart of Oyama."

"This lakeshore assembly is one of the most unique and substantial offerings on Wood Lake, providing both lakeside and agricultural opportunities. With over 1,300 feet of lakeshore frontage spread across two parcels, this is a rare chance to acquire prime land in the heart of Oyama. What really stands out to me is the versatility of the property—over 4 acres of flat, lakeshore land directly on Wood Lake, combined with 22+ acres of agricultural land on the upland side.

The potential here is immense, whether for future development or as a long-term agricultural investment. The consistent declining grade of the land is ideal for farming, with excellent water and air drainage, and the active cherry orchard provides an income stream through its lease until 2033. The opportunity for building sites on both parcels, with the potential for moorage or docks, adds even more value.

This property offers the perfect blend of lakeshore lifestyle and agricultural potential, with easy access to the serene beauty of Wood Lake while maintaining a long-term investment in prime Okanagan land."





250 LOCHVIEW ROAD, KELOWNA, BC
LISTED AT \$4,499,000

210 CLIFTON ROAD, KELOWNA, BC
LISTED AT \$2,499,000

Combined Listing \$6,998,000
 REPRESENTED BY SCOTT MARSHALL & HCM GROUP

Opportunity to purchase two freehold properties in the Glenmore area of Kelowna, offering a perfect blend of lakeshore accessibility and development potential across 13.506 acres. 210 Clifton is a 6.36 acre parcel, while 250 Lochview is a lakeshore 7.146 acre parcel with 273 feet of lakeshore frontage onto Okanagan Lake with a licensed dock in place. Located just to the North of the prestigious "Sheerwater" development, this is an opportunity to have 13.506 acres of land and your own private foreshore area. Sheerwater has consistently produced \$10,000,000+ homes, and this lot would allow for a beautiful home with a building site already established/ blasted to maximize your views. Access to water would be best achieved via tram, similar to neighboring properties in the general area. Unique opportunity with Lochview Road running through the property, and fronting Clifton Road at the East side of the parcels. Current zoning RR1 (small section is P4 on 250 Lochview), with a future land use of S-RES, and not in the Agricultural Land Reserve (ALR). There may be immediate/ long-term development potential, with a variety of building sites and access points evident. Interested parties should note that the properties are available to purchase separately or together.



5205 BUCHANAN ROAD, PEACHLAND, BC
LISTED AT \$6,500,000

REPRESENTED BY GEOFF HALL & HCM GROUP

2.17 ACRES | 500' LAKESHORE FRONTAGE

Spectacular lakeshore estate with over 500 feet' of level beachfront, 2.17 acres of private, parklike grounds, and an architecturally designed 8300 square foot main residence featuring eight bedrooms, seven bathrooms, a stunning "Tuscan"-inspired theatre, games room, fitness studio, and walls of windows framing breathtaking lake views. Spanning 4 levels with expansive decks, nearly every room captures panoramic vistas. The 800 square foot top-floor primary retreat offers ultimate luxury. A glass-enclosed party wing with a full butler's kitchen is ideal for hosting. Private nanny suite included. Detached 1638 square foot, five bed, two bath guest house sits lakeside with storage for all your water toys. Completing this lakeshore oasis is a charming rustic log cabin hideaway nestled in the trees, full of cozy character. Lush landscaping, nature trails, multiple ponds, and a massive feature waterfall enhance this rare offering. New pile-driven dock with lift, volleyball court, and unobstructed 180 degree views of lake, valley, and mountains. The entire property is like your own private park, with extensive sandy beach, lake level yard and green space, and ultimate privacy. The District of Peachland supports rezoning for 0.6 FSR and a deep-water marina with 22+ large boat slips. Full data room available with extensive surveys, reports, etc. Two minutes to Okanagan Connector, five minutes to West Kelowna. This is a completely unique offering with huge development potential, or an incredible family estate.





5560 LAKESHORE ROAD, KELOWNA, BC LISTED AT \$6,499,000

REPRESENTED BY SCOTT MARSHALL & HCM GROUP

6 BEDROOMS | 4 BATH | 5,327 SQ.FT.

1.297 ACRES | 219' OF LAKE FRONTAGE



219' of beautiful lakeshore frontage

Known as Asparagus Bay, this home is built to celebrate Okanagan life. Its 1.297 acres—nurtured into an award-winning water-wise garden—offer a 5,000+ sq.ft. house designed by Architect Robert Turik to create ideal views, a roofline that honors the surrounding hillsides, access to outdoor living spaces, sunlight exposure, and privacy. 6 bedrooms and 4 bathrooms total!

Inside, the ceiling follows curved trusses varying from 12.5' to 20' high; the main south-facing windows ensure year-round sun; European tilt windows allow for extra airflow and cross breezes; and a bank of upper windows draw in the morning light. Upstairs, the kitchen is book-ended by living spaces, the master and ensuite both provide lake views, and a 1 bedroom suite offers privacy to guests. Every room provides seamless access to outside, including 1,100+ sq.ft. of patio space with stairs to another deck below. Downstairs offers 2 bedrooms and 1 bathroom, kitchenette, access to outdoors, storage, and another roughed-in suite with kitchen and bath plumbing.

Outside, walk down an accessible path (the old orchard-donkey path!) to 219' of lakeshore frontage with beach-entrance swimming and a private 130' dock built in 2018 and featuring both a 3-ton hoist and parking for guests. The lot is bisected by Lakeshore Road, so landscaped uplands offer additional parking, a deer-fenced garden with fruit trees and berries, space for a workshop, and long-term development/subdivision potential. Walking distance to Cedar Creek Winery, Martin's Lane, waterfront parks, and more.





"With architectural features that revolve around the land itself, this is a very special property. There is a level of detail that is difficult to replicate."

"With renowned architect Robert Turik given free reign to explore the possibilities on this build, I loved how it came together. The curved roof was made to allow natural light to come into the home from every day of the year, traced to the angles based on how the sun comes in during every month. Little details like every bedroom having an incredible lakeview, and European tilt-windows throughout really make this a property that I feel ties into the landscape. Then, you add in an award-winning garden area and professional landscaping... you have a truly irreplaceable product. One of the special features of this property to me is the substantial land across the road, still part of the offering: it is nearly impossible to find a lakeshore home that allows for a workshop, boat storage, extra garden space, etc on your lakeshore property. Likewise, a location so close to Cedar Creek Winery and Martin's Lane provides a great amenity, just down the road."



704 STONOR STREET, SUMMERLAND, BC
LISTED AT \$5,999,000

REPRESENTED BY SCOTT MARSHALL & HCM GROUP

5 BEDROOMS | 6 BATH | 5,723 SQ.FT.

0.40 ACRES | 75' OF LAKE FRONTAGE

“Quality of construction that is truly extraordinary;
a modern masterpiece situated on the water in
the serenity of Trout Creek.”

Indulge in unparalleled luxury at this waterfront estate in Summerland's prestigious Trout Creek enclave. Crafted with meticulous attention to detail in 2019, this residence rests on a 0.40-acre lot with 75 feet of lakeshore frontage. With over 5,200 square feet of living space, including a 4,300-square-foot main residence with three bedrooms and four bathrooms, plus a 952-square-foot family wing, this is sizeable lakeshore residence. Seamlessly blending indoor and outdoor living, enjoy 1,510 square feet of spacious deck space. With over 1,900 square feet of garage space and room for 5+ cars, plus boat/RV parking, rare lakeshore parking is offered. Modern conveniences like an elevator, radiant heating, wine closet, and porcelain plank floors elevate luxury living.

The chef's kitchen transitions to an outdoor kitchen/lounge area, ideal for entertainment space. The private master suite boasts a large walk-in closet and ensuite with a steam shower. Built with ICF foundations, 400 amp servicing, and commercial-grade water filtration, quality is paramount through every component of this 2019-build. Outside, enjoy a concrete deck, grassed backyard, sandy beach, full dock with LED solar lights, and boat tie-downs. From interiors to outdoor spaces, this estate offers an irreplaceable lakeside lifestyle of elegance and comfort in one of the most prestigious, high value areas in the Okanagan.





“With modern luxury seamlessly integrated into its lakeshore setting, this estate is truly one-of-a-kind. Every feature, from the expansive decks to the full dock and sandy beach, was designed to elevate lakeside living in a way that is rarely achieved.”

"This property is truly a masterpiece in lakeside living. Having been involved in the marketing and sale of other premier lakeshore homes, this particular estate in Trout Creek stands out for its attention to every luxury detail. Built in 2019, the combination of modern conveniences like the elevator, radiant heating, and commercial-grade systems with thoughtful touches like the porcelain plank floors and steam shower creates a seamless blend of elegance and functionality. What really captivated me was how the design encourages outdoor living, with spacious decks, a grassy yard, and the sandy beach leading to the full dock—it's hard to imagine a better space for summer evenings by the lake. The expansive garage and boat parking also offer something incredibly rare for lakeshore properties: ample, usable space for all your recreational vehicles and guests

Trout Creek's reputation as a premier waterfront neighborhood is well-earned, and this home elevates that with its meticulous craftsmanship and prime location. It's not just about owning a piece of the lakeshore, but embracing a lifestyle that combines comfort, luxury, and the unmatched beauty of the Okanagan."

2100 DEWDNEY ROAD, KELOWNA, BC
LISTED AT \$4,995,000

REPRESENTED BY NATE CASSIE & HCM GROUP

6 BEDROOMS | 5 BATH | 6,402 SQ.FT.

0.47 ACRES | 100' OF LAKE FRONTAGE

Set along the shimmering shoreline of Okanagan Lake in the prestigious McKinley Landing community, this extensively renovated lakefront estate presents more than 6,000 square feet of thoughtfully designed luxury living. Panoramic lake views take centre stage throughout the home, complemented by over 2,700 square feet of expansive outdoor decks and patios finished with sleek glass railings that preserve the uninterrupted vistas. A private aluminum dock, complete with a boat lift, dual Sea-Doo lift, and moorage buoy, provides immediate access to the water, making it easy to enjoy long summer days on the lake.

Inside, the home balances sophisticated design with exceptional functionality. The chef's kitchen is anchored by a striking custom island featuring a live-edge centerpiece and is fully equipped with Wolf appliances, a full-size wine refrigerator, and a dedicated wine station. In the living room, a dramatic circular open fire pit creates a distinctive focal point for gathering and entertaining. The primary suite offers a spacious walk-in closet and a spa-inspired six-piece en-suite, while additional amenities such as a home gym and theatre enhance the property's lifestyle appeal. A seamless two-bedroom in-law suite adds flexibility for extended family or guests. Outdoors, multiple tiers of lounging space, a hot tub, mini putting green, and beachfront storage for water equipment create a true resort-style environment. Completing the property is a four-car tandem garage with an additional bay designed for RV or boat parking, all ideally located just minutes from Kelowna International Airport, The Okanagan Golf Club, and downtown Kelowna.





“Blending sophisticated interiors with breathtaking outdoor living, this spectacular Okanagan Lake residence offers the ultimate private retreat.”

Outdoor living is at the heart of this exceptional lakefront property, where thoughtfully designed spaces take full advantage of the home’s breathtaking waterfront setting. More than 2,700 square feet of expansive decks and patios unfold across multiple levels, creating a seamless connection between the interior living areas and the surrounding landscape. Glass railings preserve the uninterrupted lake views, while a variety of lounging and entertaining spaces provide the perfect backdrop for everything from quiet mornings overlooking the water to vibrant summer gatherings with family and friends. Just steps away, the private dock with boat and Sea-Doo lifts offers immediate access to the lake, while a hot tub, mini putting green, and convenient beachfront storage for water equipment enhance the resort-style atmosphere, making the outdoors as inviting and functional as the home itself.



Sotheby's Featured Auctions

Established in 1744, Sotheby's is the world's premier destination for art and luxury. Sotheby's promotes access to and ownership of exceptional art and luxury objects through auctions and buy-now channels including private sales, e-commerce and retail. Our trusted global marketplace is supported by an industry-leading technology platform and

a network of specialists spanning 40 countries and 70 categories which include Contemporary Art, Modern and Impressionist Art, Old Masters, Chinese Works of Art, Jewelry, Watches, Wine and Spirits, and Design, as well as collectible cars and real estate.

Lifestyle: Pop Paints Insight Magazine December 5, 2025

Artist and creative director Donald Robertson has built an illustrious career out of capturing the Zeitgeist. His paintings pair fast and furious brush strokes of exuberant colour with a laser-sharp focus on the intersection of fashion and pop culture. A master of motif, Robertson generates graphic signatures riff on dripping lips, sardonic designer logos, galloping horses and stylized cowboys, and his work has an #iyykyk vibe that conjures a milieu of fashion VIPs, effortless affluence and iconic Americana. "It's almost like I'm art paparazzi: I like to capture something that's happening right now," says Robertson, a prolific social media poster who has collaborated with prestigious fashion and beauty brands, upscale department stores and boutiques, and top newsstand magazines on a range of endeavours, from lipsticks and capsule collections to pop-ups.

Last year, Robertson's paparazzi paintings included besties/Olympic commentators Snoop Dogg and Martha Stewart, athlete/tabloid regular Travis Kelce, attention-getting pop star Harry Styles, plus a mix of royals — of both the Windsor and the Hamptons sort. Collectors like Beyoncé (or the fans who snap up his work practically as soon as it appears on his Instagram) can't get enough of it, and neither can the artist himself, a Canadian who now lives in Dallas, after stints in Toronto, New York, Korea, Japan, China and Los Angeles.

"I never wanted to be a starving artist," notes Robertson, who started his career in the late 1980s after dropping out of Toronto's Ontario College of Art to work with then up-and-coming MAC Cosmetics.

"I got my green card, moved to New York and started in publishing next— and that's where the celebrity obsession came from. My generation, we were putting celebrities on magazine covers, which was, at the time, unthinkable," says the father of five and a former creative director at top U.S. fashion magazines like Marie Claire, Glamour and Cosmopolitan. "I was in publishing for a long time and I got addicted to news leads. It was just something that was drilled into us. If something was news, newsworthy or new, it would hit. And that's always been something that I've liked to incorporate into my art," he explains.

Recently, that included chronicling pop culture's unofficial Family of the Year. It all began with a painting of Donna Kelce (mother of football and podcast stars Travis and Jason Kelce) as she spectated at Superbowl LVII, where her two sons played on opposing teams. "I remember thinking at the time, This woman is incredible. And I painted her on a cereal box and called it 'Special K.' It was just something that captured a moment. She was new to my people, my followers, but likeable...so I painted her. Then she immediately reached out to get it. The next thing you know, she sent me a picture of her holding the box," says Robertson.

This social media connection continued through the year. "I sort of befriended the family. And when Jason was made [a finalist in People magazine's] Sexiest Man Alive, they called me to do a painting of him to tease him; it created this whole news thing. Then Taylor Swift showed up and it was just "Game on." It just exploded. So, it was a series of newsworthy things that became this really, really fun year of documenting the craziness that was the Kelce family and the Swifts."

Robertson's visual hot takes have earned him 227,000 Instagram followers, many of whom are eager to snap up his art, much of which is made quickly and sells quickly. This immediacy — and the direct line to tastemakers, collectors and fans — is something Robertson has valued ever since his oldest daughter convinced him to grab an iPhone and venture onto Instagram. "Next thing you know, I was having back-and-forths with Carine Roitfeld and working with Colette," recalls Robertson, referring, respectively, to the influential former editor-in-chief of Vogue Paris and the chic Parisian boutique. "Instagram made the world very small and very accessible. It was wonderful and I got addicted to that community. It's changed and become a big giant beast, but there's still community.

I'm like an old dad and Marc Jacobs is popping onto my Instagram and liking stuff. "When I was in [print] magazines, [that] would've been virtually impossible."

Read the full article: By Yuki Hayashi — *This article originally appeared in Insight: The Art Of Living Magazine – The Connection Issue.

2765 ARTHUR ROAD, KELOWNA, BC LISTED AT \$4,499,000

REPRESENTED BY SCOTT MARSHALL & HCM GROUP

3 BEDROOMS | 3 BATH

2,604 SQ.FT. | 5.07 ACRES

Rare and unique 5-Acre estate

A rare offering! This unique and private 5-acre estate in coveted McKinley Landing, lovingly cared for by its original owners, is now on the market for the first time. The property boasts an architecturally stunning and impeccably updated 3-bedroom, 3-bathroom home designed by Dan Pretty with 2,500+ sq. ft of living space in a building perfectly suited to the spectacular property. This nature's sanctuary combines the best of serene country living with easy access to city amenities. The extension of North Clifton Road into McKinley means this property will soon be just a quick car ride from the downtown core. Enjoy a private beachfront with dock, expansive deck space, outdoor kitchen and covered sleeping area perfect for taking in the Okanagan summers.

The beach can be accessed by a footpath along the stream or by a side-by-side on a cart path. Active farm status keeps property taxes remarkably low and allows for income from an established apiary, raspberry, and tree farm. An extensive irrigation system supports agricultural use, landscaping, and fire prevention on much of the land. This property is a bird-watcher's paradise with many mature trees and a natural stream surrounded by lush greenery that makes the land a haven for wildlife in every season.

The meticulously maintained home is well laid out and features vaulted ceilings, natural wood, massive stone fireplace upstairs, antique brick fireplace in the family room (both fireplaces woodburning), a generous master suite, loft study (with rolling ladder) and incredible views out every window. There is an upper deck adjoining the kitchen and lower deck with hot tub off the master suite. There is a heated workshop, two storage sheds, a trailer pad, and lots of parking for all your toys. Just move in or plan your new dream home on this once-in-a-lifetime piece of land. Must be seen to be fully appreciated.



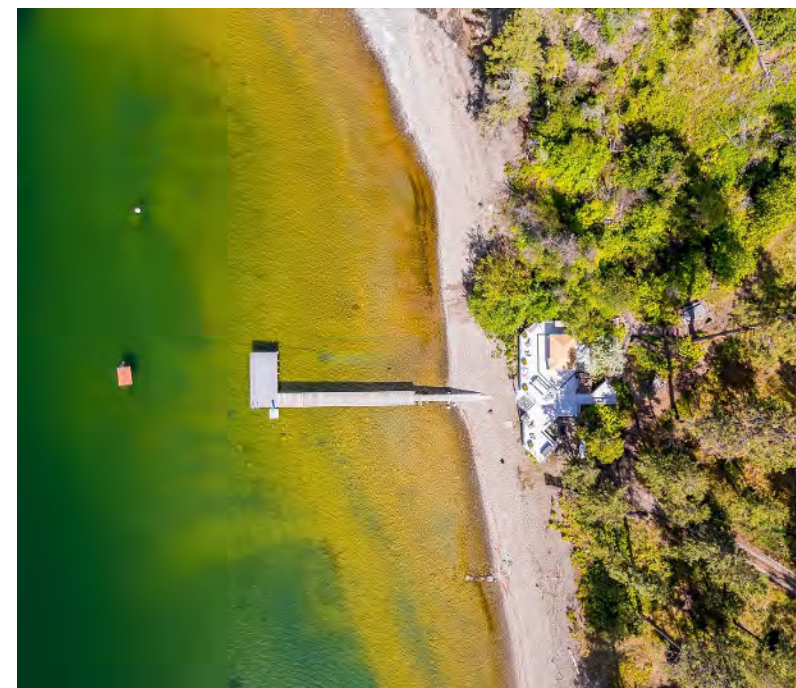


"This rare 5-acre estate offers the perfect blend of privacy, nature, and luxury living, all while being minutes from the city. With a private beach, farm income potential, and a beautifully designed home, this property is a sanctuary in the heart of the Okanagan."

"It's not every day that a property like this comes to market, especially one so lovingly cared for by its original owners. What stands out to me most about this 5-acre estate is the way it seamlessly blends natural beauty with luxurious living. The architecturally designed home, with its vaulted ceilings, stone fireplaces, and expansive decks, is perfectly suited to the stunning landscape. Every window frames a view that reminds you of the tranquility and wildlife surrounding the property.

The private beachfront with a dock, accessible by both footpath and cart path, is a rare amenity, and the outdoor kitchen makes the most of Okanagan summers. The farm status adds an intriguing layer to the property, allowing for income while keeping taxes low. The extensive irrigation system ensures that both the agricultural use and landscaping are well-maintained, and the bird-watcher's paradise created by the mature trees and natural stream makes this property a haven for wildlife year-round.

With a heated workshop, trailer pad, and ample parking, this property offers both function and beauty. Whether you move in and enjoy the home as-is or plan your dream home on this once-in-a-lifetime piece of land, the potential here is truly limitless. The recent extension of North Clifton Road into McKinley makes this property even more accessible, providing the perfect balance of rural serenity and city convenience."



9983 OKANAGAN CENTRE ROAD W, LAKE COUNTRY, BC
LISTED AT \$3,750,000
REPRESENTED BY SCOTT MARSHALL & HCM GROUP
4 BEDROOMS | 3 BATH | 2,594 SQ.FT. | 9.07 ACRES



Semi-lakeshore estate with 2 titles, encompassing 9.07 acres (5.1+3.97) of land zoned RR2 and NOT in the ALR. 9983 offers 3.97 acres of land with a beautiful four bedroom, three bathroom home. Vaulted wood ceilings, huge windows to capture the Okanagan Lake views, and heated tile floors on the main are all features that make this a great semi-lakeshore home. There is a four-car garage for the cars and the toys, and plenty of excess room for additional parking. There is an outdoor kitchen area with a concrete patio and wrap around deck space. The beautiful beach is just a fifteen-second walk away! This property must be sold in conjunction with lot 28. Two titles gives building flexibility for multiple primary homes that would make for an outstanding family compound. Boat launch, cafe, and wineries all just a quick drive away!

LOT 28 OKANAGAN CENTRE ROAD W, KELOWNA, BC
LISTED AT \$1,999,000
REPRESENTED BY SCOTT MARSHALL & HCM GROUP
5.1 ACRES | SEMI-LAKESHORE | NO ALR



Unique opportunity to acquire 5.1 acres of semi-lakeshore land NOT in the ALR in the prestigious Okanagan Centre area of Lake Country. With RR2 zoning already in place, there is immediate subdivision potential to subdivide into two separate 2.47 acre titles. There is a lake-intake license for irrigation. The land was successful in plantings to Plums, but has since been cleared as of May 2023. This would be an outstanding semi-lakeshore estate lot as-is, or perfect for creating two 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 five-plus acre parcel is perfect for a developer or estate-lot buyer alike.

16980 CORAL BEACH ROAD, LAKE COUNTRY, BC
LISTED AT \$2,750,000

REPRESENTED BY SCOTT MARSHALL & HCM GROUP

4 BEDROOMS | 4 BATH | 2,969 SQ.FT.

0.31 ACRES | 75' OF LAKE FRONTAGE

“Stunning modern lakeshore home in the prestigious Coral Beach area of Carr’s Landing.”

Stunning modern lakeshore home in the prestigious Coral Beach area of Carr’s Landing, here in the beautiful community of Lake Country! With 75’ on the water, this property offers a great beach area and a dock with a boat lift for the summer time. The home offers 2,969 sq.ft., spread across 2 floors of living space with 4 bedrooms and 4 bathrooms. The moment you enter the foyer, you are greeted with huge windows that face towards the water, a large kitchen room that opens to the expansive living room with a fireplace. Access to a huge deck, partially covered, to allow for a great indoor/outdoor living space transition.

Master bedroom on the main floor with a private en-suite. Downstairs, full-height ceilings make it feel like you’re simply on another main level. Additional bedrooms for guests with another family room space. Huge patio area downstairs, and it opens up to a beautifully landscaped path that leads you straight to the water. High-quality finishings and pride of ownership shows throughout this original owner home. Lots of parking via the double car garage and driveway. Overall, this is a great opportunity to get into a move-in ready modern lakeshore property with a dock already in space. Boat launch just down the road for convenience. 50th Parallel winery for dinner is a quick walk away.



16203 INKANEEP ROAD, OSOYOOS, BC
LISTED AT \$1,999,000

REPRESENTED BY TAYLOR READ & HCM GROUP

1 BEDROOM | 1 BATH

624 SQ.FT. | 200'+ LAKE FRONTAGE

Set along the pristine shoreline of Osoyoos Lake, this remarkable property offers a rare opportunity to secure nearly three-quarters of an acre of coveted waterfront in one of British Columbia's most desirable recreational regions. Boasting more than 200 feet of direct lakefront and a private sandy beach, the setting captures sweeping 180-degree views of the lake and surrounding mountains, with tranquil east-facing sunrises that illuminate the landscape each morning. Tucked at the end of a quiet no-through road, the property provides a sense of privacy and seclusion while still remaining just minutes from the amenities of downtown Osoyoos.

The gently sloping lot offers exceptional versatility, with abundant space for boats, RVs, and guest parking, along with the potential to construct a second residence above the existing structures to take advantage of elevated views and added privacy. A charming one-bedroom cottage and separate bunk house currently occupy the property, offering immediate enjoyment as a summer retreat, guest accommodation, or income opportunity while future plans are considered. Surrounded by renowned wineries, golf courses, and local fruit orchards, and located only minutes from the Area 27 racetrack and year-round recreation at Mount Baldy, this extraordinary lakefront holding presents a unique blend of lifestyle, natural beauty, and long-term potential on the shores of Osoyoos Lake.



UNIT #14, 7769 OKANAGAN LANDING ROAD,
LAKE COUNTRY, BC

LISTED AT \$1,599,000

REPRESENTED BY SCOTT MARSHALL & HCM GROUP

3 BEDROOMS | 4 BATH | 2,940 SQ.FT.

0.11 ACRES | OKANAGAN LAKE ACCESS

"Offering the ease of lock-and-leave living with the luxury of private lake access, this Lakeside Residences home captures everything people love about the Okanagan lifestyle."

Set within the beautifully maintained Lakeside Residences, this inviting bare land strata community offers an effortless approach to Okanagan lake living. One of the best value opportunities in the complex, the three-bedroom, three-bathroom walk-up includes access to an impressive collection of waterfront amenities, including a shared dock, sandy beach, swim area, and private boat slip. Whether launching a kayak for a morning paddle or spending long summer afternoons on the water, the lifestyle here is designed around easy enjoyment of the lake. Inside, the home blends comfort and functionality with an open-concept layout featuring hardwood floors, a cozy gas fireplace, and a spacious kitchen. The main living area extends seamlessly onto a generous front deck where lake views create the perfect backdrop for entertaining or quiet evenings outdoors.

Upstairs, two well-appointed primary bedrooms each feature their own en-suite, including a larger retreat with vaulted ceilings and a private balcony. Outside, the fully landscaped yard offers a brick patio, green space, and partial fencing, creating a private setting for relaxing or hosting guests. An over-sized double garage and additional driveway parking add everyday convenience, while strata-managed yard care and snow removal make this an ideal lock-and-leave property. Just minutes from downtown Vernon, local schools, and golf courses, this home delivers a balanced combination of comfort, practicality, and effortless access to the Okanagan lifestyle.





EXPERIENCE KNIGHTS VIEW ESTATES

Exclusive 2.47 acre building lots with extraordinary views just a 10 minute drive from downtown Kelowna. Build your own unique custom dream home today in this unparalleled setting! Lots starting at \$1.49M.

LEARN MORE AT [KNIGHTSVIEWESTATES.COM](https://knightsviewestates.com)



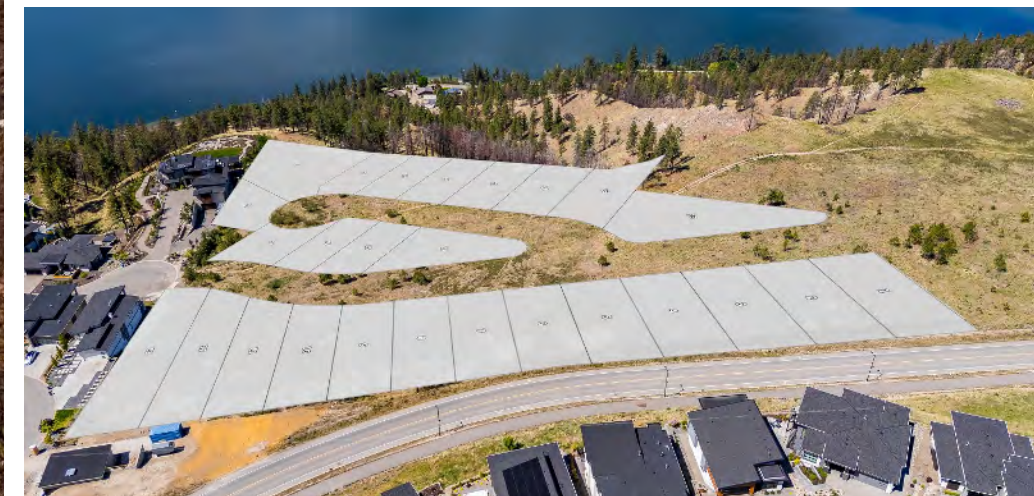
THE HCM LAKESHORE REPORT | 81



Welcome to **Tyndall Bench** — a premier lakeview community gracefully set above the shores of Okanagan Lake, adjacent to Lakestone and just 25 minutes from downtown Kelowna.

BUILD YOUR LAKE COUNTRY LEGACY

LEARN MORE AT [LAKECOUNTRYLOTS.COM](https://lakecountrylots.com)



Notable Sales

16080 Carrs Landing Road LAKE COUNTRY \$20,995,000 PURCHASER REPRESENTED	84
14922 Carrs Landing Road LAKE COUNTRY \$11,500,000	86
15870 Whiskey Cove Road LAKE COUNTRY \$7,500,000	90
16236 Carrs Landing Road LAKE COUNTRY \$6,499,000	94
11630 Rogers Road LAKE COUNTRY \$5,250,000	98
5818 Dale Avenue SUMMERLAND \$5,225,000	100

“At an astonishing sale price of \$17.5M, this sale marks the second-largest residential sale in Interior BC MLS history.”

16080 CARRS LANDING ROAD, LAKE COUNTRY, BC
LISTED AT \$20,995,000
PURCHASER REPRESENTED

[*READ THE FULL ARTICLE ON KELOWNANOW.COM](#)

SOLD

16080 Carrs Landing Road

LAKE COUNTRY

LISTED AT \$20,995,000

PURCHASER REPRESENTED

The way luxury looks in the Okanagan is forever changed. This past September the Hall Cassie Marshall Group represented the buyer in an astonishing and historic sale for the Association of Interior Realtors. Normally reserved only for luxury-oceanfront compounds in Vancouver, this 20-acre Okanagan Lake estate in Carrs Landing fetched a staggering \$17.5M price tag- marking it the largest ever residential sale in the Okanagan at the time of sale in September. It was shortly eclipsed by a \$32,000,000 transaction, within months of sale.

The property itself is a spectacular sprawling estate with over 1,700 feet of pristine waterfront and its own secluded bay, listed by Royal LePage Kelowna and Colliers. The estate is made up of three titles, one of which could be developed under tourism commercial zoning, skyrocketing its value as a potential boutique hotel or resort. It was partners Scott Marshall, Nate Cassie and Geoff Hall of the Hall Cassie Marshall Group of Sotheby's International Realty Canada who brought in a buyer to claim this historic property.

This monumental sale sends a very direct message: the Okanagan is no longer a well-kept secret of luxury. It has become a magnet for high-net-worth individuals who want a piece of some of the most private, pristine and sophisticated real-estate Canada has to offer.

"The Hall Cassie Marshall Group Breaks Records with final \$17.5M Sale in the Okanagan"



14922 CARRS LANDING ROAD... *A LAKESHORE LEGACY.*

We are proud to announce the **sale** of this world-class waterfront estate perched gracefully along 250 feet of pristine Okanagan Lake frontage, marking the third highest sale in the Association of Interior Realtors over the past 12 months. 14922 Carrs Landing Road is a gated 2.35-acre legacy estate that captures the very essence of luxury lakeside living. Envisioned by Team Construction, this architectural masterpiece spans over 7,000 square feet of meticulously crafted living space, complemented by a 2,200+ square foot secondary residence and workshop. Every inch of this estate has been designed to balance refined luxury and sophistication with the natural beauty of its lakeside setting.

SOLD

14922 CARRS LANDING ROAD, LAKE COUNTRY, BC
LISTED AT \$11,500,000



SOLD

14922 CARRS LANDING ROAD, LAKE COUNTRY, BC
LISTED AT \$11,500,000

"This iconic Lake Country property sold in under 3 months, and also ranks as the fourth highest residential sale ever recorded in Lake Country, and we're honoured to have represented our clients in this landmark transaction."



SOLD

15870 WHISKEY COVE ROAD, LAKE COUNTRY, BC
LISTED AT \$7,500,000



Exquisite Sprawling Estate with
Privacy and Panoramic Views

Welcome to the largest lot in Whiskey Cove, one of the Okanagan’s most prestigious waterfront streets. This 4500+ sq.ft. renovated waterfront home offers 4 bedrooms and 6 bathrooms, as well as a 780+ sq.ft 2 bedroom, 1 bathroom guest cottage! Upon entering through the gates of this estate and driving through the tree-lined driveway, you are immediately drawn to the mature foliage and trees that provide this property with unparalleled privacy. For a lakeshore property, it is rare to find 1.79 acres that are completely flat and usable, especially with over 3/4 of an acre dedicated to lush yard, perfect for making memories with loved ones.

The home itself has been extensively renovated, making it the perfect beach house; bright colors, white shiplap and subtle blues are seen throughout. Upstairs, the kitchen space opens up to the large family/dining room area, outfitted with a fireplace and access to the enormous deck that spans more than the full length of the home. The master bedroom has a large walk-in closet, and ensuite bathroom with his/her sinks and a freestanding tub. Downstairs is an entertainer’s dream, with a living room that features a wood-burning fireplace, full summer kitchen, additional family room, and 2 bedrooms each serviced by full bathrooms. The dock is already outfitted with a boatlift. There are too many outstanding details to list, and it must be seen in person to truly appreciate.

Firm deal in under 3 weeks on market.
No other agents or brokerages involved.





A Note From Scott

"What a special sale. Having been involved in the purchase of the property with the same client years prior, we were honored to be chosen as the listing agents for the property.

We identified the unique aspects of the property, and really began showcasing the property accordingly. The feeling of approaching your flat 1.5+ acre estate while driving through your tree-lined driveway cannot be replicated on nearly any other property on the water. Likewise, the cottage-feel of the home with an accompanying guest home really makes this an attractive secondary home option. The presence of the O'Rourke Family Estate under construction was another significant value addition.

Immediately upon listing the property, our marketing captured a prospective purchaser who wished to view the property with us. As a result, we had an accepted offer within days and a firm deal and sold sign within 3 weeks on market. At the time of the sale, it was the highest lakeshore sale of 2024.

To me, this is really what our company is about: A long term client trusting us with a significant transaction, marking a large financial decision in their lives, and successfully selling the property in a very difficult market with no other agents involved."

16236 CARRS LANDING ROAD, LAKE COUNTRY, BC
LISTED AT \$6,499,000

5 BEDROOMS | 6 BATH
5,406 SQ.FT. | 0.52 ACRES

"There's a certain feeling you get when you turn down this driveway—a sense that you've arrived somewhere special. The combination of mature landscaping, manicured hardscaping, and the privacy of Carr's Landing immediately set the tone. This property isn't just a lakeshore home—it's a private retreat, thoughtfully designed to fully embrace its setting. From the morning coffee at the kitchen bar to evenings around the outdoor pizza oven or gathered by the lakeside firepit, every detail has been created for both comfort and lifestyle. The custom master wing, private office, full gym, and lakefront dock complete with multiple lifts make this a rare blend of luxury, functionality, and recreation. Properties like this don't come along often—where over half an acre of lakeshore feels both grand and intimate at the same time."





“And beyond the property itself, you’re surrounded by some of the most sought-after amenities the Okanagan has to offer.”

Just minutes away, you’ll find world-class golf at Predator Ridge, luxury wellness at Sparkling Hill Resort, and the highly anticipated Ritz-Carlton Residences bringing a new level of international prestige to the region. Wineries like 50th Parallel Estate and the impressive O’Rourke Family Estate create a winery corridor that’s quickly becoming one of the most desirable in British Columbia. All of this set against the backdrop of Okanagan Lake itself—one of Canada’s most iconic and beautiful bodies of water—quite literally at your doorstep. It’s not just a home, it’s a lifestyle that’s hard to replicate anywhere else.

SOLD

11630 ROGERS ROAD, LAKE COUNTRY, BC

LISTED AT \$5,250,000

5 BEDROOMS | 6 BATH | 5,625 SQ.FT.

0.344 ACRES | 73' OF LAKE FRONTAGE

“5600+ sq.ft. modern residence on Wood Lake with luxurious indoor and outdoor living features.”

THE HIGHEST SALE EVER ACHIEVED ON WOOD LAKE IN MLS HISTORY

True modern living on the shores of Wood Lake! Built in 2018, this luxurious lakeside residence is set on a level 0.334 acre lot with a grandfathered boathouse and 73 feet of clean sandy lakeshore. This architecturally designed home features over 5600 sq.ft. of interior living including a one bedroom, one-bathroom legal suite with separate entrance above the garage.

Floor to ceiling windows provide clean sightlines to the lake with expansive exits to the outdoor kitchen and pool. Lakeside master bedroom with opulent ensuite and massive walk in closet. On the upper level, a spectacular dedicated gym and lake view office with a private deck. Outdoor living features include a swimming pool with jets and waterfall, hot tub and boathouse with sauna and full bathroom. Fully licensed dock with boat lift. Elevator ready for installation. Net zero electric cost.



SOLD**5818 DALE AVENUE, SUMMERLAND, BC****LISTED AT \$5,225,000**

5 BEDROOMS | 6 BATH

5,471 SQ.FT. | 0.49 ACRES

Stunning lakefront home on the shores of Summerland

Stunning lakefront home nestled on the shores of the prestigious Trout Creek area of Summerland. The residence offers 4600 sq.ft. with 4 bedrooms and 5 bathrooms, and is built to the highest standards with steel beams and in-floor heating throughout. Upon entering the home via the oversized front door, you are greeted by a grand foyer with skylights and clear sightlines spanning throughout the home toward the shoreline. The kitchen area features an oversized kitchen island and a large pantry area, and opening windows to create a full pass-through to the outdoor entertainment space. Off the foyer is the “hidden” powder room, making for a unique feature! There is a full bedroom/office on the main, as well as a dedicated theater room.

The living room has a large wet bar, fireplace, and exterior access. Outside, the concrete deck area transitions to a grassed backyard before reaching the flat sandy beach, complete with a full dock. Up the floating stairs is the secondary level with the master bedroom, facing the lake. The master ensuite has his/her sinks, a tiled steam shower, and a free-standing tub. The two upstairs bedrooms each have a full ensuite, and the deck measures over 50’ across with a hot-tub, BBQ, and patio furniture. The oversized triple-car garage offers a finished 800 sq.ft. suite above, making this the perfect spot for guests, family, or a caretaker. Gated access and a large front yard finish off the newer landscaping on this 0.492-acre lot.



“This home is a true lakeside retreat, designed with a level of craftsmanship and attention to detail that is hard to match. From the floating staircase to the seamless indoor-outdoor living spaces, every aspect of this property exudes sophistication and comfort.”

"This property is truly a masterpiece in luxury lakefront living. From the moment you walk through the oversized front door and are greeted by the grand foyer with skylights, the attention to detail is evident. The floating staircase, expansive living areas, and seamless indoor-outdoor design create a space that feels both luxurious and comfortable. I was particularly struck by the unique features like the hidden powder room and the full bedroom/office on the main floor, making the home perfect for both entertaining and family living.

Upstairs, the master suite offers stunning lake views, with a spa-like ensuite that includes a steam shower and a free-standing tub. The secondary bedrooms each feature their own ensuites, giving every guest their own private space. The outdoor areas are just as impressive, with a 50-foot deck, hot tub, and BBQ area, as well as a sandy beach and full dock. Add in the oversized triple-car garage with an 800 sq.ft. suite above, and you have a property that is not only beautiful but functional. This estate offers the perfect combination of luxury, privacy, and lakeside living in the prestigious Trout Creek area."





HALL-CASSIE
MARSHALL

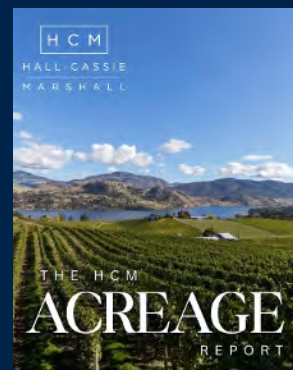
HALLCASSIEMARSHALL.COM

CONTACT THE HCM GROUP TODAY.

scott@hallcassiemarshall.com

250.470.2388

3477 Lakeshore Road #104,
Kelowna, BC, V1W 3S9



OUR OTHER
REPORTS

