

# THE CENTRAL OKANAGAN SUBAREAS



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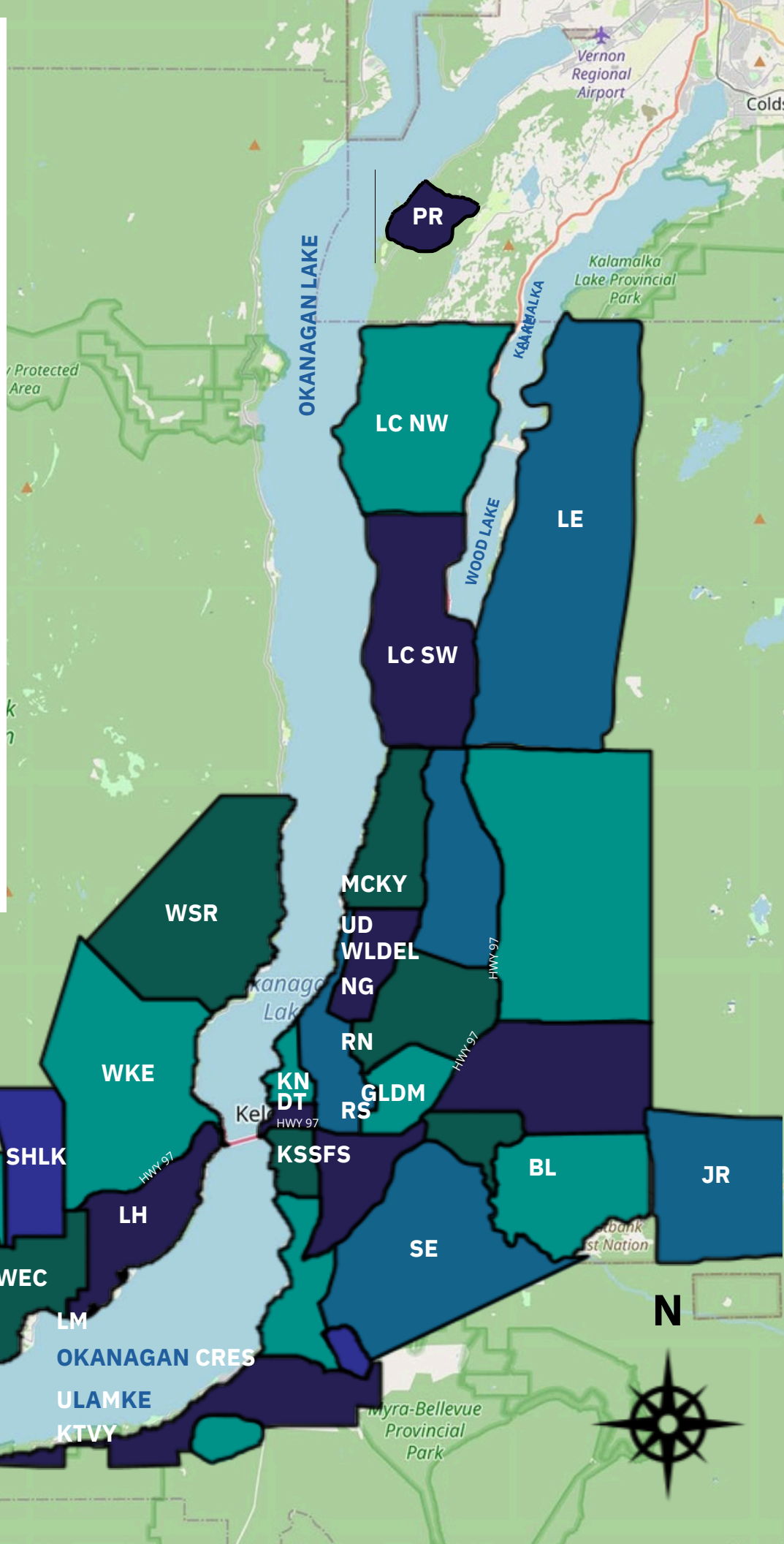


# THE CENTRAL OKANAGAN




# SUB AREAS

BL	Black Mountain Big White
BW	Crawford Estates Dilworth
CRES	Mountain Downtown
DM	Ellison Glenrosa Glenmore
DT	Joe Rich Kelowna North
EL	Kelowna South Kettle
GA	Valley Lake Country South
GL	West Lake Country North
JR	West Lake Country
KN	East/Oyama Lakeview
KS	Heights Lower Mission
KTVY	McKinley Landing North
LCSW	Glenmore Peachland
LCNW	Predator Ridge Rutland
LE	North Rutland South
LH	South East Kelowna
LM	Springfield/Spall Shannon
MCKY	Lake Smith Creek
NG	University District Upper
PE	Mission Westbank Centre
PR	West Kelowna Estates
RN	Wilden Westside Road
RS	
SE	
SFS	
SHLK	
SMCR	
UD	
UM	
WEC	
WKE	
WLD	
WSR	





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## **BLACK MOUNTAIN**

Located east of Rutland off Highway 33 and a very short drive to Big White Ski Resort (35 minutes). This neighbourhood appeals to those who desire an outdoorsy lifestyle in a relaxed family neighbourhood.

Named after the rich, dark volcanic soil that feeds local vineyards, Black Mountain offers modern single-family homes and townhomes on peaceful streets. Bring all your toys to this recreational paradise and take in the hiking and snowmobiling trails, world-class golf courses and skiing, right outside your door.

## **BIG WHITE**

Located only 60 kilometres east of Kelowna. Home to part-time and full-time residents, Big White has established to include several new housing developments over the past few years. Buyers have a choice of condominiums, townhouses, and chalets, offering ski-in and ski-out access. Those who own at Big White can take benefit of the strong vacation and short-term rental market at the hill, earning extra income on their investment along with a place to stay and store their winter gear.

## **CRAWFORD ESTATES**

Experience the ultimate experience in lifestyle. Crawford Estates is located just a short drive up from Lakeshore to the Upper Mission's southern slopes off DeHart. This picturesque community is surrounded by parks, farmland, and vineyards. Pure outdoor bliss, residents love to walk the family pet at nearby Mission Ridge Park or hike to Crawford Falls in Canyon Falls. You'll be able to wine and dine your guests at the numerous wineries just around the corner from your Crawford Estates home.

## **DILWORTH**

Centrally located, Dilworth Mountain provides easy access to most areas of town. Walking trails, parks and green spaces are found just out the door, with a very quick drive to malls and plazas with restaurants, grocery stores, shops and medical amenities. This hillside community offers a mix of single- and multi-family residential housing. Many homes located on the mountain do get a bird eyes view of Okanagan Lake.

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## **DOWNTOWN**

Restaurants, coffee shops, lake front walks and so much more! As multi-family and multi-use residential and commercial endeavours continue to rise, and infrastructure continues to grow, Downtown Kelowna residents relish in every possible recreational and urban amenity.

Enjoy the lakeshore lifestyle by walking, running, biking or renting a scooter along the boardwalk between beaches and green spaces. Bring your boat or stand-up paddleboard and get the best shoreline view. Shop in chic boutiques, view contemporary art, learn about local history or catch a live performance. Dine on delightful cuisine and wash it down with a taster from one of the many microbreweries. When you live in Downtown Kelowna, it's all at your doorstep.


## **ELLISON**

Situated east of Kelowna's International Airport and only 20 minutes from downtown. This neighbourhood is home to orchards, vineyards, hobby farms and small acreages. This quiet, countryside neighbourhood offers the perfect earth for growing food. A drive down winding country ways takes you past golf courses and farmgate stalls filled with just-picked produce. Empty nesters, retirees, and young families can be found stretching their legs or pedalling along the Okanagan Rail Trail, playing with their pets at Ellison Dog Park, or hiking at Mill Creek or Robert Lake Regional Parks while enjoying the gorgeous bounty around them.

## **GLENROSA**

West Kelowna's most established neighbourhood, Glenrosa is located high above Highway 97 and Okanagan Lake, delivering residents incredible views. Quiet streets are lined with single-family homes, while newly established developments include exclusive craftsmen and contemporary style dwellings. Live amid the community or tuck yourself away on an acreage in the woods. Glenrosa has a convenience store as well as schools, parks, and churches, making it a family friend community. A very short drive to get to downtown West Kelowna. A drive up Glenrosa Road into the mountains takes you to Telemark Nordic Centre.

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## **GLENMORE**

Not far from the city centre, a few minutes to be exact. Glenmore is nestled in the valley between Dilworth Mountain to the east and Wilden neighbourhoods to the west. This family-friendly area boasts a mix of older and newer homes, as well as townhome and condominium developments. Children can safely walk to multiple elementary schools and a middle school located in the area. Residents have shops, restaurants, and grocery stores all within proximity. Experience nature at several area parks with your family or while walking your dog on-leash at nearby Hidden Lake or Stephens Coyote Ridge Regional Park, or off-leash at North Glenmore Dog Park.

## **JOE RICH**

A very short distance past Black Mountain on Highway 33, Joe Rich is a quiet rural area outside Kelowna's eastern boundary. Set within a fire-protected forested region, Joe Rich features private and sparsely spaced homes and acreages ideal for those who wish to dwell in nature but be within the reach of the city. A short drive will take you to Big White Ski Resort and McCulloch Station Regional Park, the hilly landscape makes Joe Rich a popular area for hiking, mountain biking, snowmobiling, skiing, and all-terrain vehicles. Families will also enjoy local amenities such as an outdoor ice rink, tennis court, playground, park, sports field, and community hall, available for functions and events.

## **KELOWNA NORTH**

Found north of the Kelowna Cultural District up to the base of Knox Mountain. Kelowna North offers every type of residence from character homes to modern condo living. Nearby all Downtown Kelowna amenities. North Kelowna is in transition as the downtown core creeps towards it. Older homes are undergoing renovations, and new microbreweries are popping up in formerly industrial areas. A great place to stay active, head up the many hiking trails at Knox Mountain, sweep a few rocks at the Kelowna Curling Club, hit a ball at Recreation Avenue Park, swim at Tugboat Beach, or explore nature in all its glory at Rotary Marsh Park.

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## **KELOWNA SOUTH**

Kelowna South caters to everyone. With Kelowna General Hospital at its centre, Kelowna South contains a mix of historic and contemporary homes, condos and townhomes. Abbott Street Corridor features exclusive lakeshore homes, as well as public beach and parkland access. It's a great area for casual bike rides, walks or a day out with the family at the vibrant Padosy Shopping District which features shops, cafés, salons, medical offices, grocery stores, yoga and much more!

## **KETTLE VALLEY**

Kettle Valley is community nestled up on the Upper Mission hills that overlook Okanagan Lake, the village offers contemporary homes and townhomes. Explore the Myra Canyon trestles and Kettle Valley Railway Trail nearby, Kettle Valley attracts outdoor adventurers, empty nesters, and young families. Located very close to schools, Kettle Valley's village centre features a waterpark, playground, soccer field, cafe, pizza takeaway, restaurant, gym, spa, daycare centre, dental and chiropractic offices.

## **LAKE COUNTRY – NORTH WEST**

In between Kelowna and Vernon and bordered by Highway 97. The area is known for agriculture. Some of the Okanagan's best-hidden gem wineries are found amongst the vineyards and orchards. Choose from several freshwater lakes to live alongside. Languish on the shores of Okanagan Lake, waterski on Wood Lake, or paddle in the turquoise blue waters of Kalamalka Lake.

Carr's Landing has a distinctive landscape. Here, you can find shaded beaches, hillside acreages, stunning waterfront homes, and fine restaurants with wine tasting rooms attached.

## **LAKE COUNTRY – SOUTH WEST**

Home to modern waterfront homes, townhomes, condos, quaint cottages, and hillside acreages, this community features some of the most established wineries in the Okanagan. Go for a drive along the winding road overlooking Okanagan Lake to the world-class community of Lakestone, where extravagantly designed contemporary homes and lots stand out amongst the strong-featured landscape.

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## **LAKE COUNTRY – EAST/OYAMA**

Home to families, retirees, and vacationers, Oyama has everything from large waterfront estates, orchards, farms, acreages, modular and mobile home parks, and cottages.

Located on a strip of land between Kalamalka and Wood Lakes, the tight-knit community is a popular destination for boaters, swimmers, and cyclists, thanks to the construction of two popular multi-use trails, the Okanagan Rail Trail and Pelmewash Parkway. While shopping in Winfield or Vernon can be easily accessed, Oyama features a village centre with a boat channel that connects the two lakes. Included are a general store, yacht club, community centre, and traditional school. Jutting off on a peninsula on Kalamalka Lake is Kaloya Park, a popular picnic area.

## **LAKEVIEW HEIGHTS**

Situated south of the William R. Bennett Bridge and Shelter Bay Marina, Lakeview Heights is an prosperous West Kelowna neighbourhood on Okanagan Lake. Lakeview Heights features upscale and exclusive Mediterranean and California-style homes. Lakeview Heights gives you exclusive access to everything you want and more. Live in your very own paradise with views of the hillside dotted by vineyards. Lounge on your balcony, pool or lakeside with a glass of local wine. Nearby wineries are a stones throw away and include Quails Gate, Mission Hill, Mount Boucherie and Hatch to just name a few. Access city amenities in less than 10 minutes or drive only 30 minutes to Kelowna International Airport.

## **LOWER MISSION**

An established urban family neighbourhood, Lower Mission has seen growth in multi-family residences, condominiums and townhomes nestled amongst orchards, small farms, and vineyards. The Okanagan lakeshore is a stones throw away and is a hot spot to grab a beer or an ice-cream on a hot summer's day!



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## **MCKINLEY LANDING**

A brief drive north of Glenmore you'll find McKinley Landing. This lightly populated neighbourhood is home to phenomenal views of Lake Okanagan. People desire McKinley for its serene setting. Groceries and other necessities will require a vehicle, but nothing is far away. In the core of the neighbourhood is McKinley Landing Park. Nearby you'll find McKinley Beach, a growing lakefront community with a variety of recently built homes.

## **NORTH GLENMORE**

You'll still find some farms and orchards dotting the hills, but nowadays North Glenmore is a family-friendly neighborhood filled with schools, and a small shopping plaza. Houses here are a mix of established homes and newer townhomes. The area provides an easy escape to hiking trails, bikes paths, and is a short drive over to the University District and Kelowna International Airport thanks to the recent addition of John Hindle Drive in 2018.

Same amenities as Glenmore, enjoy nature at numerous area parks with your family or while walking your dog on-leash at nearby Hidden Lake or Stephens Coyote Ridge Regional Park, or off-leash at North Glenmore Dog Park.

## **PEACHLAND**

Position midway between Kelowna and Penticton, it is the perfect location to draw from both population centres and is well positioned to act as a hub for popular wine and other agri-tourism activities. Peachland is within easy reach of over 200 estate wineries and microbreweries. In the relatively brief winter season, Peachland is centrally located to downhill skiing at Big White Ski Resort to the east and Apex Mountain Resort to the south. Numerous hiking, biking, cross country skiing and snowmobiling trails are all within minute's drive of Peachland.

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## **PREDATOR RIDGE**

Love golf? Predator Ridge Resort was created with a great reverence for its spectacular natural setting, knowing it would call out to those who wished to escape the ordinary. Located in the sunny Okanagan Valley, Predator Ridge is the place to indulge your lifelong passion for golf or to begin a new love affair with the sport. Predator Ridge is much more than a golf resort. It's one of Canada's top resort communities offering homeowners and resort guests the best of the Okanagan lifestyle - fine dining, a state-of-the-art fitness centre (with 25m lap pool), over 25kms of biking, hiking & walking trails, a general store, access to one of North America's best spas and more.

## **RUTLAND**

Located approximately 15 minutes northeast of Downtown Kelowna and close to UBC Okanagan campus and the international airport. This neighbourhood is perfect for first-time homebuyers, seniors, and young families, with a mix of older and newer single-family homes, Rutland offers many food and shopping options in its very own downtown area.

Rutland is home to a high school, middle school, and elementary school, all of which surround the Rutland Sports Fields and Activity Centre. Enjoy soccer fields, baseball diamonds, an indoor pool, BMX track, seniors centre, as well as cultural activities within this family friendly diverse community.

## **SOUTH EAST KELOWNA**

South East Kelowna is home to sprawling estates, picturesque farmhouses, and widespread hobby and horse farms, all located on quiet country roads. Live off the land or choose from one of the many fine homes at the Village of Gallagher's Canyon, set amongst a golf course. Myra-Bellevue Provincial Park is in close proximity and beckons nature lovers with the world-famous Kettle Valley Rail Trail. Walk or bike over 16 trestle bridges high above the canyon floor and through historic tunnels to capture some of the most glorious views of the Okanagan.

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## **SPRINGFIELD & SPALL**

Kelowna's primary commercial corridor, the Springfield / Spall community is minutes away from downtown. Home to older homes, low-rise apartments, and modern condominium complexes, every convenience is within walking distance. Stroll to your choice of restaurants, shops, entertainment, as well as the Orchard Park Mall. Located at the corner of Springfield and Dilworth is the Kelowna Farmers' and Crafters' Market, offering fresh local produce and artisan goods every Wednesday and Saturday from April to October. Greenspace and nature are also not hard to find, with walking trails, a playground, at Mission Creek Greenway Regional Park.

## **SHANNON LAKE**


Located off of the Old Okanagan Highway, Shannon Lake is a neighbourhood known for outdoor recreational activities and other family pursuits. Centred by an 18-hole championship golf course and Shannon Lake Regional Park, this picturesque area offers established and newer style single-family homes and townhomes for sale on gorgeous, elevated settings along treeline streets. Take your pet for its daily walk around the lake and embrace nature in all its glory. Bring your clubs and hit a few balls. Supermarkets and shops are just a short distance away, as is Highway 97 and the William R. Bennett Bridge into downtown Kelowna. At the same time, your kids can easily walk to nearby schools, neighbourhood parks, and playgrounds, as well as Kinsmen Athletic Park.

## **SMITH CREEK**

Located past Westbank Centre, on the eastern slope south of Glenrosa, Smith Creek is an established West Kelowna neighbourhood with single-family homes, many built in the 1980s and '90s. The community also features some newer homes and properties, with further development expected to increase soon. Perfect for families looking for a quiet escape, Smith Creek is known for its outdoor amenities, including an extensive trail system for hikers and mountain bikers. Nearby, Shannon Lake offers a challenging 19-hole golf course. Those who prefer watersports can easily access Raymer Bay Regional Park and Gellatly Bay Boat Launch. A short drive to Telemark Nordic Club offers scenic cross-country skiing and snowshoeing in winter. Easy access to schools, shops and other amenities, Smith Creek is near the Westside Wine Trail.



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## UNIVERSITY DISTRICT

Just south of UBC Okanagan and minutes away from Kelowna International Airport, the University District is an off-campus neighbourhood that features large contemporary-style homes and several affordable multi-family units. Students and staff can circumvent Highway 97 traffic by biking, walking or driving on newly constructed roads to the UBCO campus. Simultaneously, the Okanagan Rail Trail offers an alternative walking and cycling transportation route south into Downtown Kelowna. Nearby, Airport Village has everything from a Starbucks, hotel, shops, restaurants, and a grocery store.

## UPPER MISSION

Kelowna's Upper Mission is situated near Okanagan Mountain Provincial Park and the Historic Kettle River Railway. It provides spectacular views of the surrounding mountains, valley, and Okanagan Lake and is home to some of Kelowna's well known wineries. Growth has been seen in this area with the construction of executive homes, large lots, and easy-to-maintain townhomes appealing to young families and empty nesters. Indulge in the sunny Okanagan lifestyle close to beautiful beaches, parks, and incredible hiking and biking trails.

## WESTBANK CENTRE

Westbank Centre is a quaint West Kelowna neighbourhood. Home to condominiums, retirement communities, and established single-family homes with large yards. It's urban living, with many of the same amenities as you'll find on the other side of the bridge.

Easy access to schools, grocery stores, banks, medical facilities, and other essential services. Tour the Westside Wine Trail and indulge in freshly picked fruit off the vine. Enjoy great golfing, beaches, and indoor and outdoor family recreational activities outside your door. Westbank Centre has the best of it all.

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## **WEST KELOWNA ESTATES**

Beautifully surrounded by nature, West Kelowna Estates is a newer luxury home neighbourhood perched on the southeastern slopes facing Okanagan Lake and Downtown Kelowna. Offering extensive 360° views of the mountain, forest, lake, and city. This neighbourhood is minutes from West Harbour Resort, Rose Valley Regional and Bear Creek Provincial Parks, and the William R. Bennett Bridge. With well-appointed real estate suitable for families, empty nesters, and retirees, residents have access to excellent schools, shops, wineries, and restaurants.

## **WILDEN**

The neighborhood of Wilden is a collection of newer homes that combine contemporary comforts with the great outdoors. Ideal for retirees, empty-nesters, and families, this neighbourhood offer spacious craftsman-style homes, townhomes, and new lots, where you can build your dream home nestled amongst the trees, or overlooking the valley.

Live along quiet tree-lined streets, minutes away from local shops, schools, parks, and Kelowna International Airport.

## **WESTSIDE ROAD & FINTRY**

Located on the west shore of Okanagan Lake, sparsely populated and beautifully situated, Fintry and the Westside Road area have everything from modern waterfront developments to sprawling acreages surrounded by forest. A mix of vacation homes and permanent residences, the area is accessed by the winding Westside Road from Kelowna in the south, and Vernon in the north. Live lakeside with your own private beach, or up in the woods with views of the mountains and Okanagan Lake. Enjoy the silence and privacy that Fintry and Westside Road provides.