

KELOWNA & AREA RELOCATION GUIDE

A | P AARON PARKER
REAL ESTATE



AARON PARKER REAL ESTATE PROFESSIONAL®

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Great day my friend! There's no place else on earth quite like The Okanagan in British Columbia and owning property here is one of the great privileges of life. Whether it's the lake life, a passion for world renowned wines, golf or ski, there is something here for everyone. I love this area and once I show you around, I'm convinced you will love it too and want a more permanent place to own to enjoy everything the area offers. I am here to help you. There are many questions I can help you answer. Where are the areas that meet your goals? How can you really make sure you are getting a good deal?

My wife, daughter and I made the decision to move to The Okanagan in 2016 after spending many summer vacations travelling the area in our vintage 1973 Boler. Our only regret is we didn't make this move sooner. Relocating can seem like a daunting task but having someone on your team who has been through the process will make your transition as smooth as possible.

I spent 20 years in the restaurant and hospitality business... The hospitality business and the real estate business have a lot in common. Every customer is unique with their own needs and preferences. Creating a memorable experience means matching those needs with what is available. I won't quit until we find a place that meets your expectations. I'd like the opportunity to earn your business and I'll work extra hard to make sure your real estate transaction is a complete success!

What makes the Okanagan so unique? The Okanagan is home to some of Canada's best wineries, lakes, golf courses and ski resorts. It also boasts an International Airport just 10 minutes outside Kelowna & Lake Country. Oh, and did I mention the locals call it 'Kelowna fornia' due to its hot summers and mild winters?

I'm excited to connect with you and show you around. In the mean time, enjoy this Relocation Guide and use it as your tool when considering your move to The Okanagan. Once you've looked it over, please call or text me at (236) 333-3751. I look forward to hearing from you!

Aaron Parker
REALTOR®

...And have now enjoyed over 5 years helping people like you, buy & sell property.



 [Aaron Parker - RE/MAX Kelowna](#)

 [@aaronparkerrealestate](#)



RELOCATING TO THE OKANAGAN

With an average summer temperature of 30°C, and cool, dry winters with little to no snow, there's plenty of reasons why The Okanagan is the 22nd largest metropolitan area in Canada and rising. Beyond that, Lake Country BC is Canada's 9th fastest growing community. The population in the valley is over 360,000 people, with most of them here for the same reasons: the temperate climate, beautiful surrounding lakes and their beaches, and breathtaking views everywhere you look. Located at the heart of the Valley is Kelowna, whose population reaches just over 130,000 people, making it the largest city in the Okanagan. With all the conveniences of a major city, such as fine dining, endless shopping, recreational activities/centres, and so much more, Kelowna has something for everyone. Kelowna is also known for having some of the most beautiful scenery in the Valley, due to a wide range of topography such as small mountains and rolling hills, with the crisp, blue Okanagan Lakes serving as the backdrop. Known for boasting the most hours of sunshine in Canada every summer, the area also is graced with 4 true seasons including a spectacular fall palette thanks to all the surrounding vineyards and orchards.



LAKES

There are three amazing lakes all within a short drive of Kelowna. The largest is Okanagan Lake which stretches from Vernon all the way south to Penticton. Home of the Ogopogo, this lake is 135km long and has a surface area of 348 square km. It has depths of 232 metres and a five-lane William R. Bennett Bridge, a floating bridge with a high boat passage arch connects Kelowna to the city of West Kelowna and the community of Westbank. This bridge replaced the three-lane floating Okanagan Lake Bridge on May 30, 2008, which had a lift span for passage of large boats.

Rated one of the top 10 most beautiful lakes in the world, Kalamalka Lake stretches from Vernon to Oyama. It sits beside the smallest of the lakes; Wood Lake which can reach temperatures of around 26c in the peak of the summer and is known for phenomenal Rainbow Trout fishing.

There are also numerous amounts of backcountry lakes great for camping, hiking and fishing all within an hour drive of Kelowna.

There are over 100 first class wineries in the Okanagan. The Okanagan is the second largest wine region in Canada with approximately 4000 hectares of vineyards. The Okanagan produces more than 90% of British Columbia wine.

Vineyards and wineries can be visited all along the Okanagan Lake and within Kelowna, Penticton, Naramata, Oliver, Osoyoos, Summerland and Okanagan Falls. The most common grape varieties grown here are Riesling, Pinto Gris and Chardonnay because of the cooler climate. However, there are some amazing Pinot Noir's coming from the region and you can even find some more full-bodied reds. Most of these vineyards boast their own dining options from

small bistros serving locally inspired charcuterie plates designed to pair with your tasting to full scale restaurants and banquet facilities. Some, capable of hosting private events and weddings. Supporting the growth of these wineries, there are plenty of companies who offer wine tours in various regions of the Okanagan Valley.

Beyond the vineyards, the culinary scene in the Okanagan has a host of international flavours through many boutique style restaurants and mainstream casual favorites. Kelowna is the host every year to the Okanagan Gold Medal Plates event and is the biggest competition on a national level for Canadian Chefs.

LOCAL ORCHARDS & FARMS

Here you'll find some wonderful Okanagan farm fresh markets, the local fruit stands, u-pick farms and valley farm market orchards. It's what the Okanagan Canada is known for! Locally grown fruit is one of the wonderful benefits of living in the Okanagan Valley.

Cherries, apples, peaches, apricots, nectarines, plums, and pears, to name a few, are available from June and right through the late fall season.

Fresh fruit and vegetables sold at valley farm market & fruit stands are picked daily so they are as fresh as though you picked them yourself.

Visit an Okanagan U pick farms on an orchard, where you'll enjoy orchard tours, lunch bars, petting zoos, ice cream parlors, gifts and local products like jams, jellies, pies and other fresh treats. Some of the local favorites are Davison Orchards in Vernon, O'Keefe Ranch near Armstrong and Don-O-Ray Farms right in Kelowna. Wherever you see U-pick signs anywhere along the highway, or even right in the towns and cities, you can stop in and pick a bucket of fruit.

U-pick farms typically offer lower prices for fruit when you pick your own. Fruit that is sold at fruit stands and orchard markets is generally picked early on the day markets open.

Most Okanagan farm fresh markets and fruit stands also sell fresh vegetables. Thus, making dinner can be as local as extremely possible.

TRAVELING TO & FROM THE OKANAGAN

BY AIR

The international airport (YLW) located right between Kelowna and Lake Country services nearly 2 million passengers a year and is one of Canada's top 10 busiest airports. It offers nearly 70 daily flights with 9 airline partners flying to destinations all over Canada and abroad with the likes of Phoenix, Seattle, Mexico and Cuba.

BY LAND

Highway 97 connects from Sicamous all the way south to Osoyoos. Along this beautiful stretch you will stumble upon Vernon, Lake Country, Kelowna, West Kelowna, Peachland, Summerland and Penticton to name a few. Kelowna is less than 4 hours from Vancouver via the Okanagan Connector and Coquihalla Highway. A picturesque 6 hours drive along Highway 97 connecting to the Trans Canada #1 (East), will take you through the Rocky Mountains towards Banff National Park and eventually Calgary.

SKI RESORTS

BIG WHITE

Big White is the largest resort offered in the region, less than an hour from the city of Kelowna. Named Big White because of its reliable annual snowfall, 'Biggie' receives over 700cm of powder a year, has 15 chairlifts, over 900 acres of groomed slopes and is Western Canada's largest resort in terms of night skiing.



SILVER STAR

Located about an hour from Kelowna's International Airport and only 20 minutes up the hill from Vernon, Silver Star is the host to the sunniest ski hill in the valley. With over 120 marked trails, a world class snowboard park, plenty of back country options and a tube park for the kids, there is something for everyone at every level. Beyond the ski season, Silver Star is one of Canada's Best Mountain Bike experiences. The Comet Express is a 6-passenger chairlift converted to a 4 bike carrier lift that gains access to more than 18 top-to-bottom trails and 1600 vertical feet of riding. Trail ride everything from beginner biking to expert runs filled with berms, jumps and adrenaline pumping features that challenge the hardcore rider.



APEX

Just an hour and a half away from Kelowna, Apex has 2 Terrain Parks, a World Cup Aerial Site and Mogul Course, a lift accessed Tube Park and an outdoor regulation size Hockey rink.

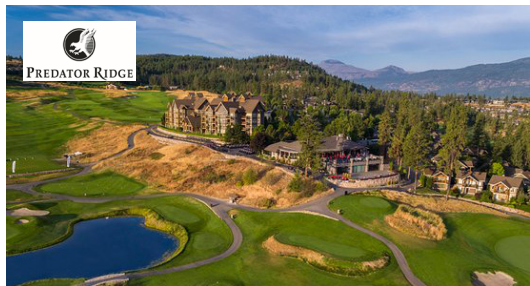


With over 2000 hours of sunlight per year and a golf season that truly lasts 7-8 months, the Okanagan is a premiere destination for the avid golfer. Kelowna offers one of the longest, driest golf seasons in Canada. Vineyards, orchards, semi-desert terrain, rolling hills, and expansive lakes make the golf courses in the area some of the most picturesque in the country. Most golf courses offer various dining experiences that range from fast casual to fine dining.

TOP 5 GOLF FACILITIES:

- 1. PREDATOR RIDGE (THE RIDGE & THE PREDATOR)
- 2. THE RISE
- 3. TOWER RANCH
- 4. OKANAGAN GOLF & COUNTRY CLUB (THE QUAIL & THE BEAR)
- 5. BLACK MOUNTAIN

With courses that range from a “nice little stroll” to “wow, I’ve apparently never played this game before”, there is something in Kelowna for every skill level. Experience our mild weather, stunning scenery and roughly 20 exceptional courses that make Kelowna a must-play destination on every golf enthusiast’s list!



ARTS & ENTERTAINMENT

No matter what time of the year you visit, you'll find a show, exhibit, festival or cultural event to entice your senses. Downtown is Kelowna's brilliant Cultural District, full of studios, galleries, theatres, museums, and sports complexes, and you'll even find a casino.

The Kelowna Art Gallery is in the middle of Kelowna's Cultural District and showcases a variety of local, national and international exhibitions. The gallery has a wide selection of public programs for all ages and offers a unique and elegant space as a venue for your special event.

The Rotary Centre for the Arts is also in the Cultural District and offers space for artists, musicians, dancers and actors to mix, mingle, practice and perform. The 330+ Mary Irwin Theatre, inside the Centre and the 875+ seat Kelowna Community Theatre, plays host to artists in the performing and visual arts. Exceptional artwork can also be found in a collection of interesting galleries located beyond the Cultural District.

All around Kelowna, you can find galleries to explore from along Bernard Street to down in the Mission. Head to the edge of town and enjoy indoor and outdoor art by internationally acclaimed artist Geert Maas. Featuring over 350 artworks, sculptures, paintings, and one of the largest collections of bronze sculptures in Canada.

Prospera Place is a downtown arena capable of seating 6000+ guests and is home to the WHL's Kelowna Rockets. In 2020, it will play host to the Memorial Cup and in between hockey games it attracts many types of internationally acclaimed talent from Keith Urban to Cirque du Soleil.

EDUCATION

Kelowna provides educational options ranging from preschool to several post-secondary institutions and trade schools. The Central Okanagan School District No. 23 governs the district's 43 elementary, middle and secondary schools. Kelowna also has plenty of private schools, including Christian, Montessori, Walkdorf and Art schools.

OC

OKANAGAN COLLEGE Kelowna is home to the Okanagan College's largest campus. The college offers four year degree programs, trades, and apprenticeship training in addition to certificates and university transfer programs. The college has a reputation for excellent standards and a great variety of course material. Students can study a wide range of topics from tourism and hospitality to culinary arts and various trades & technology degrees.

UBCO

UNIVERSITY OF BRITISH COLUMBIA OKANAGAN CAMPUS Rated the 3rd best university in Canada, The University of British Columbia offers world class education to nearly 60,000 students every year. The Okanagan campus accounts for close to ten thousand of UBC's total student population and offers 8 faculties including fine arts, liberal arts, sciences, engineering, management, nursing and a range of postgraduate schools. Over the last decade, UBCO has invested over \$450 million into state-of-the-art facilities, infrastructure and student housing projects. The campus includes a science building, University Centre, Arts and Sciences buildings, Engineering and Management building and a medical school. The University will also be delivering a new library to accommodate the growth and technological sectors.

SHOPPING

As a resident of Kelowna, you will never be lost for basic amenities or luxurious goods. From small signature boutiques to big box stores, Kelowna has everything to meet a shopper's needs. With over 170 stores, Kelowna's Orchard Park Mall is the largest shopping centre between Calgary & Vancouver.

Kelowna is also home to a vibrant downtown core offering many designer and boutique shops. Pandosy Village, located alongside Okanagan Lake, also offers a myriad of locally-owned boutique stores. From wedding dresses to eclectic home decor, Kelowna has it all! West Kelowna also offers the usual suspects of big box

stores including RONA, Home Depot, Walmart, Canadian Tire and Best Buy.

Kelowna also caters to the outdoorsy shopper with stores such as MEC, North Face and Cyclepath, as well as locally-owned stores; Trout Waters Fly and Tackle, and One Boardshop. Grocery stores range from signature, specialty stores to big-box stores such as Costco, Superstore, and Save-On Foods. Visit the year-round farmer's market and crafter's market to buy directly from all our local growers and producers. The farmer's market features a wide variety of products, from organic fresh fruit to locally inspired arts and crafts.

HEALTH CARE

As a major city, Kelowna provides an abundance of health care options. The city recently renovated and expanded Kelowna General Hospital (KGH), adding a new 360,000 square-foot health services building, along with a facility for UBC Medicine. These improvements have provided state of the art technology and provide patients with enhanced care. KGH is the Central Okanagan's primary acute care health facility and one of only two hospitals that offer high-level, specialty medical care including 24-hour emergency and trauma services, ambulatory and outpatient clinics, and diagnostic/paramedical services. Specialty services include adult and adolescent psychiatry, outpatient nutrition, patient care quality officers, and cardiac surgery. In addition to KGH, Kelowna offers almost 20 clinics and a wide range of alternative medicine options, such as chiropractic care, aromatherapy and holistic medicine. Kelowna is also home to many dentists specializing in cosmetic & sedation dentistry, orthodontics, root canals, paediatric and periodontal care and oral surgery. The area also offers plenty of health care options for seniors, including community-based residential facilities and nursing homes.

UNDERSTANDING BC'S SPECULATION TAX

In the Fall of 2018, the BC Government introduced a new speculation tax on residential property. This tax targets foreign and domestic speculators who pay little or no income tax in BC as well as satellite families (families who pay little income tax in BC and have high worldwide income). The BC Speculation Tax targets specific geographical areas and the BC government believes most primary residents and long-term rentals will be generally exempt. The government is hoping this speculation tax will relieve the pressure foreign demand and capital is putting on BC's housing stock. As a result, the government hopes to make more housing available to BC residents, whether to rent or purchase.

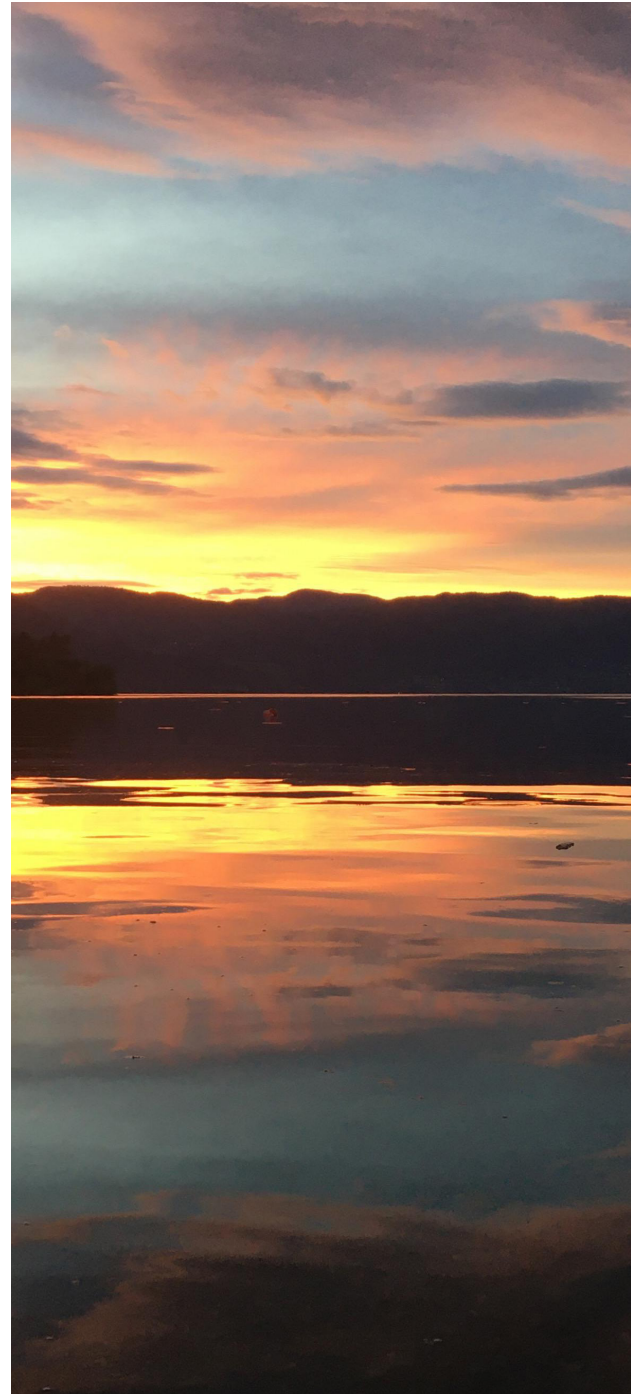
GEOGRAPHICAL AREAS: VANCOUVER TO KELOWNA

The speculation tax targets housing markets the government has deemed hardest hit by the crisis. The Vancouver Regional District (Excluding Bowen Island and Electoral Area A), the Capital Regional District (excluding the gulf islands and Juan de Fuca), Kelowna, West Kelowna, Nanaimo-Lantzville, Abbotsford, Chilliwack and Mission will all be affected by the new tax rate. Considering this factor, many out of province buyers (relocations) have procured property in the outlying areas of Lake Country, Oyama and Vernon. Lake Country is currently Canada's 9th fastest growing community and is where my family calls home.

REAL ESTATE EXEMPTIONS

The government feels over 99% of residents will be exempt from the new tax because most homes in the province are occupied by the owners or are long-term rentals.

Homeowners who don't live in BC and satellite families are subject to the tax unless they are renting out their property. If a property owner doesn't reside in BC and wishes to avoid the tax, they may rent their property out for at least 6 months of the year.



WHERE DO YOU WANT TO LIVE?

Matching a neighborhood to a lifestyle can sometimes feel like a daunting chore. That's why I am here. Ensuring you purchase your new home in the right location whether because of a specific school(s), work proximity or the various adventures and activities each community features, I will be there to advise through the whole process.



PREMIERE COMMUNITIES

There are so many wonderful communities to settle in and around Kelowna. Each boasting their own unique world class activities, features, facilities and schools. Below are a few of my favorite communities. When your ready, let me tour you through these and other hidden gems. I ensure, we will find you the perfect landing spot pairing your lifestyle with your dreams.

LOWER MISSION

Situated at the south end of Kelowna, Lower Mission is the pinnacle destination in terms of access to the lake, downtown, and all that Kelowna is known for.

Sought after schools, beautiful beaches with plenty of spots for lake access, the H2O aquatic and fitness centre, and the CNC recreation centre make this neighbourhood the perfect landing spot for families. Lakefront resorts and marinas, endless walking and hiking trails and world-class wineries attract active individuals, foodies and those who really want to live the Okanagan lifestyle.

This popular area offers a wide selection of amenities and a variety of real estate opportunities: Condo and townhome development equipped with plenty of amenities, established single-family homes, and lakeshore estate properties.

FEATURES

Kelowna's best beaches and parks

Kelowna's lone dog beach at Cedar Creek Park

Easy access to shopping, dining, and amenities

Large, flat lots

Walk to the lake

10 minutes to downtown

Wonderful neighbourhoods featuring single family homes, condos, and townhomes



ACTIVITIES & FACILITIES

Mission Creek Greenway – nearly 20km of walking, hiking, biking, and horseback riding trails
Mission Recreation Park – multiple sports fields, tennis courts, playground equipment, dog park, community gardens
H2O Aquatic Centre
Capital News Centre featuring ice rinks, indoor sports fields, fitness centre
Okanagan Regional Library
Michaelbrook Golf Club
Central Okanagan Sailing Association
Marinas and boat storage

EDUCATION

Anne McClymont Elementary School
École Dorothea Walker Elementary School
École Casorso Elementary School
École KLO Middle School
OKM Secondary School
École Kelowna Secondary School
École de L'Anse-au-sable
Waldorf School
Willowstone Academy
Kelowna Christian School
Immaculata Catholic School

UPPER MISSION

Nestled into the hills at the south end of Kelowna, the Upper Mission is one of the city's most popular residential areas. Family-friendly neighbourhoods of newer homes boast incredible views over Okanagan Lake and downtown. Expansive vineyards and excellent hiking trails make the area feel miles from anywhere, but it really lies only 15 minutes from the city centre.

The contemporary Quarry and South Ridge communities, connected by a natural linear park and with smaller community parks throughout, are safe and welcoming. Quaint Kettle Valley is designed around a communal square, with popular public spaces and amenities. The Ponds development, at the end of Gordon Drive, will be home to Kelowna's newest middle school as well as a village centre, and showcases stunning modern architecture.

With well-considered single-family homes, as well as some townhomes and acreage estates, locals in this neighbourhood enjoy a strong sense of community.

FEATURES

Stunning views of Okanagan Lake, Kelowna, and West Kelowna

Easy access to hiking, snowshoeing, and mountain biking trails, and regional parklands

Gorgeous custom homes in a variety of styles

Public parks

Central commercial "village centres"

Family-friendly communities

Convenient to all amenities and downtown Kelowna



ACTIVITIES & FACILITIES

Access to hiking trails, biking trails, rock climbing, and dog-friendly areas for outdoor enthusiasts (including Lebanon Creek, Kuipers Peak, Crawford Falls, The Boulderfields)

Woodhaven Regional Park

Neighbourhood parks, including Quilchena Park – excellent children's playground, splash park, tennis courts, sledding hill

The Village of Kettle Valley – central village for shopping, dining, and amenities

The Ponds – planned central village, as well as public ponds and open spaces

EDUCATION

Chute Lake Elementary School

Anne McClymont Elementary School

École Dorothea Walker Elementary School

Okanagan Mission Secondary School

Future home of Canyon Falls Middle School

GLENMORE

The community of Glenmore is situated on the north end of Kelowna, just past the downtown district. Convenient to schools, restaurants, shops, and the Parkinson Recreation Centre, it's a popular choice for family living.

Glenmore is only a short walk to town, and boasts easy access to parks, amenities, houses of worship, and Kelowna Golf & Country Club (a semi-private golf course).

The area is comprised of older, established neighbourhoods, offering large properties with mature landscaping, and newer developments with contemporary architecture and lovely wide streets, perfect for cul-de-sac hockey games. Smaller multi-unit dwellings (MUD's) add to the vibrancy and affordability of Glenmore.

FEATURES

Large lots with mature landscaping

Family oriented neighbourhoods

Orchard Park Shopping Centre

Neighbourhood shopping strips and restaurants

Centrally located, easy access to downtown and Highway 97



ACTIVITIES & FACILITIES

Parkinson Recreation Centre
Kelowna Apple Bowl Stadium
Kelowna Golf & Country Club

EDUCATION

École Glenmore Elementary School
Watson Road Elementary School
Bankhead Elementary School
École Dr. Knox Middle School

KELOWNA SOUTH

Kelowna South features a wide range of unique heritage homes, condominiums and townhomes (strata for all my Alberta friends), and lakefront properties. Safe, level bike and walking paths connect the residential area to all community amenities, making the area popular with younger couples, retirees, and families.

With easy access to beaches and green spaces and a multitude of eclectic shops and restaurants along Pandosy Street, this vibrant and charming area feels like a quaint ocean side town. Okanagan College, Kelowna General Hospital, and downtown Kelowna are within walking distance. The orchards along the eastern edge of the neighbourhood add to the peaceful feel of the area and remind many of Napa Valley.

The inviting atmosphere, excellent location, and variety of housing options mean that Kelowna South is a great place to call home.

FEATURES

Heritage style homes

Breathtaking lakefront properties

Orchards, farms, fruit and vegetable stands

Kelowna General Hospital

South Pandosy shopping & dining district

Parks, beaches, and walking trails

Convenient to downtown and all Kelowna amenities



ACTIVITIES & FACILITIES

Boyce-Gyro Beach

Fascieux Creek Wetlands

Kinsman Park

Munson Pond Park

Millbridge Park

Maude Roxby Wetlands Boardwalk Trail

Multiple beach access points and smaller lakeside parks

Multiple family-friendly public parks – playgrounds, picnic areas

The Golf Centre Kelowna driving range

EDUCATION

A.S. Matheson Elementary School

Raymer Elementary School

Casorso Elementary School (French Immersion)

K.L.O. Middle School

Central School

Kelowna Secondary School

Kelowna Christian School

St. Joseph Catholic Elementary School

Immaculata Catholic Regional High School

KETTLE VALLEY

Located in the heart of Upper Mission lies the picturesque community of Kettle Valley. Colourful houses are built around a centralized commercial and recreational space that includes parks, children's playgrounds, and a highly sought-after elementary school.

A multitude of green spaces provide recreational activities for all ages, with parks, sports courts, sledding hills, and shady spots for quiet contemplation. Convenient access to hiking, mountain biking, snowshoeing, and rock climbing makes this community perfect for active lifestyles. Its semi-convenience to the city centre (depending on traffic volumes) and a strong sense of community add to its appeal.

Housing in Kettle Valley varies from quaint townhomes to picture-perfect single-family houses to hillside architectural custom designs.

FEATURES

Stunning views of Okanagan Lake, Kelowna, and West Kelowna

Close proximity to protected parklands

Old-fashioned charm, along with contemporary architecture

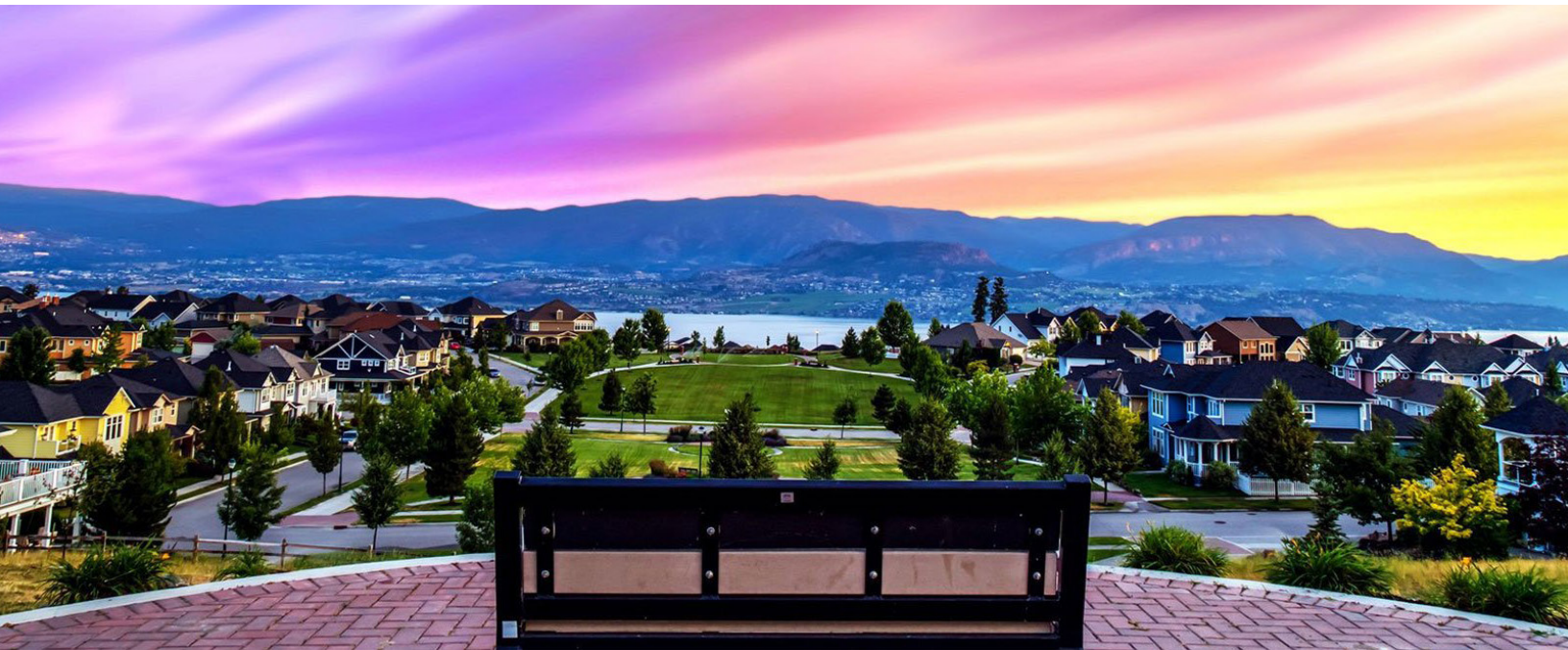
Excellent public parks

Central commercial "village centre" with shopping, dining, amenities

Family oriented atmosphere

Convenient to all amenities and downtown Kelowna

Sought-after schools



ACTIVITIES & FACILITIES

World-class wineries

Easy access to hiking, snowshoeing, mountain biking trails, and regional parklands

Neighbourhood parks including Quilchena Park (boasting an excellent children's playground & splash park) tennis courts and toboggan hills

Art studios, health and fitness studios, day spa

EDUCATION

Chute Lake Elementary School

École Dorothea Walker Elementary School

OKM Secondary School

Future Canyon Falls Middle School

LAKE COUNTRY

Lake Country is situated 20 minutes north of Kelowna and only 10 minutes from the airport, surrounded by three of Canada's most beautiful lakes, evergreen forests, and small areas of agricultural land featuring various orchards and vineyards.

Lake Country offers small-town charm and relaxed luxury and is currently the 9th fastest growing community in Canada. Local markets and curbside vendors line the meandering streets. Beautiful trails, parks, and public beaches such as Beasley Park, Pebble Beach and Kaloya Regional Park provide the perfect spot to enjoy an afternoon on the lake with the family. Schools, restaurants, and all amenities can be found in the villages of Winfield and Oyama.

Properties of all size and price can be found here, many with lakeshore access or breathtaking multiple lake views. This area is a great place to land if your family enjoys the quieter, small town lifestyle with access to both Kelowna and Vernon with ease.

FEATURES

Rural lifestyle, small town feel

Stunning lake, orchard and vineyard views

World-class wineries

Vineyards, orchards, farms, estate acreages, and lakefront properties

Commercial centres in Winfield and Oyama

10 minutes to Kelowna International Airport

20 Minutes to downtown Kelowna

20 Minutes to Vernon



ACTIVITIES & FACILITIES

Lake Okanagan, Wood Lake, and Kalamalka Lake
Predator Ridge Golf Resort
Okanagan Golf Club (The Quail & The Bear)
Okanagan Rail Trail
Spion Kop Hiking Trails with breathtaking summit views, biking and horseback riding trails
Kangaroo Creek Farm where you can cuddle a joey
Excellent municipal parks
Lake Country ArtWalk
Seasonal community events (Halloween, Christmas, Canada Day)

EDUCATION

Oyama Traditional School
École Peter Greer Elementary School
Davidson Road Elementary School
Future Middle School (2020)
George Elliot Secondary School
Lake Country Imagination Academy (Pre-school featuring dance and gymnastics)

LAKESTONE

Whether you prefer to hit the trails, paddle on the lake or watch a glorious sunset from the Lake Club deck, the good life is right outside your door.

The Lakestone Masterplan is unparalleled in the Okanagan and is truly the hidden gem of Lake Country. No other community combines such a stunning landscape with a wealth of desirable amenities. You will love the privacy and breathtaking scenery Lakestone's location offers, with the convenience of being just minutes away from downtown Kelowna and the Kelowna International Airport. A variety of home sites have been incorporated into the approved masterplan including lakefront and lake view home sites with a wide selection of building options such as walk-up and walk-out homes. At Lakestone, a beautiful community is budding, while still maintaining over half of the site in its natural state. Enjoy 25 kilometers of trails leading from the lakefront to the summit, weaving through approximately 250 acres of preserved natural open space and connecting to the Lake Country trails system. A Center Club amenities center in Benchlands (Phase 2) along with Tennis and Pickle Ball courts.



Moving to a new province can feel like a daunting task. I am here to help. As a transplanted Albertan, I can attest to the somewhat overwhelming nature of what is required to get you all settled in your new home. Below is a top 10 list of relevant information & contacts I have used and you will require, getting your family set up for success. Please text, call or email me if you have any questions. An educated buyer is a confident buyer!

TOP 10 CONTACTS/CONSIDERATIONS WHEN RELOCATING TO BC:

REAL ESTATE SERVICES

[AARON PARKER - RE/MAX KELOWNA](#)

AARON@AARONPARKER.CA | WWW.AARONPARKER.CA
236.333.3751

PTT (PROPERTY TRANSFER TAX)

[PROPERTY-TRANSFER-TAX](#)

Like Alberta's land transfer tax however, can be quite costly when it comes to purchasing your home. Don't worry, there are ways to avoid this cost.

SERVICE BC

[LICENSING & HEALTHCARE LINKS](#)

<http://www.icbc.com/driver-licensing/visit-dl-office/Pages/default.aspx>
<https://www2.gov.bc.ca/gov/content/health/health-drug-coverage/msp>

ICBC

[INSURANCE \(HOME/AUTO\)](#)

<http://www.icbc.com/vehicle-registration/Pages/default.aspx>

LEASEHOLD

[FIRST NATION LEASED LAND](#)

<https://bcrealestatelaw.com/native-lands>
www.wfn.ca

TOP 10 CONTACTS/CONSIDERATIONS WHEN RELOCATING TO BC CONT'D

HYDRO / GAS SUPPLIERS

WWW.BCHYDRO.COM
HTTPS://WWW.FORTISBC.COM

PROPERTY TAX

[PROPERTY TAXES - PROVINCE OF BRITISH COLUMBIA \(GOV.BC.CA\)](https://www.gov.bc.ca)

NEW HOME CONSTRUCTION

LUX Quality Homes 250.491.2900 | luxqualityhomes.com
Fawdry Homes 250.862.8630 | [Fawdryhomes.ca](https://fawdryhomes.ca)

BC LAW FIRM OPTIONS

BC LAW FIRM OPTIONS FOR REAL ESTATE TRANSACTIONS

Marissa German	Oak Tree Estate Law	236.420.2424	marissa@oaktree-estatelaw.com
Mark Brade	Pushor Mitchell LLP	250.762.2108	brade@pushormitchell.com
Brendan Rothwell	Notary Public	250.861.4452	rothwellnotary.com

MORTGAGE BROKERS

BMO MORTGAGE SPECIALIST

Jeff Shinkewski | 778.344.5565 | jeff.shinkewski@bmo.com

DOMINION LENDING CENTRES

Jill Gruen | 250.469.1040 | broker@jillgruen.com

HOME INSPECTORS:

Derek Fuhr	Candor Inspections	250.317.9011	derek@candorinspections.ca
Mike Zak	McZak Inspections	250.833.7759	mike@mczakinspections.com



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