



It's that special time of the year again! Mother's Day is just around the corner, and we are also into the top season for owning and selling real estate.

In the Okanagan, May through October has always been the time when the majority of real estate transactions take place.

With markets in the rest of Canada starting to cool and potential interest rate hikes looming, NOW more than ever is the best time to make your move in the real estate world. The Okanagan historically lags behind the rest of the Canadian real estate market, so we believe May to October this year will be particularly special for the volume of transactions. The outlook for pricing is still very flat; however, there will be a continued increase of transactions for well-priced properties. Real Estate is also the top-rated gift for Mother's Day! So have a HAPPY MOTHER'S DAY!

Okanagan Millionaire Real Estate Investment Club (OMREIC)

- ✓ Residential, Comm. and Business Investing
- ✓ Educational Seminars & Strategies
- ✓ Millionaire Investor Guest Speakers

Next Meeting is May 11, 2010 at 7 pm at the Schubert Centre, 3505-30th Ave., Vernon

GUEST SPEAKER:

Jon Murray of *Jowen Investments and Consulting Group* in Chilliwack. Jon's topic is:

"Deals Galore -- Everything you need to know about the USA Market"

Call us toll-free 1-877-509-9009 or sign up at www.OMREIC.com if you would like to attend.

No cost to join, Everyone Welcome!

APARTMENTS & TOWNHOMES



Maplewood Court, Vernon
890 sq.ft 2-bdrm apt. in 55+ building, 4th floor with balcony & views. Central Loc.

MLS@10005196 \$164,000

Canterbury Court, Vernon

920 sq.ft 2-bdrm apt, in assisted living complex, 5th floor with balcony & views.

MLS@10003489 \$249,000



Summer Wind Estates, Vernon
Tasteful 2007-built, duplex-style townhouse, 1700 sq.ft w/ 3 bdrms & 2 baths, walking distance to Kin Beach.

MLS@10006602 \$349,900

FAMILY HOMES



East Hill, Vernon

2100 sq.ft family home, 4 bdrms, 2 bths. & Family room. Kitchen & bath recently fully renovated. Fenced yard, quiet area.

MLS@10006316 \$329,900

Westshore Estates, Vernon

2500 sq.ft family home, 3-bdrms, 3 baths on oversized corner lot at top of Estates. Swimming Pool. Suiting potential

MLS@10005459 \$349,000



Villa at the Rise w/ Lake view

Brand new 3-bdrm, 3-bsth Mediterranean style, never lived in, large deck & patio with spectacular views.

MLS@10004590 \$499,000

Tronson Road, w/ Lake Views

3-storey home, 3 bdrms & 3 baths, 2865 sq.ft, bright and spacious, 1 block from lake. Ranch lands behind.

MLS@10004164 \$499,900



Spectacular Valley Views to Lake

2008-built 2600 sq.ft 4 bdrms, 3 baths + office, top end finishings, views to the RISE and Okanagan Lake.

MLS@10006670 \$529,000

10 minutes from Silver Star

Private location, easy access to Vernon. 3-bdrm 2500+ sq.ft home w/ bsmt suite. Also, 2-bdrm rentable cabin, renovated.

MLS@10004755 \$539,000



Desirable East Hill, Vernon

2400 sq.ft, 3-bdrm, 4-bath. Built 2005, lots of luxury finishings, 1-bdrm inlaw suite, near rural area, great views.

MLS@10006281 \$619,000

Carr's Landing, Lake Country

3000sq.ft log home on 1 ac. landscaped lot, steps to beach & boat launch, lake views. Has suiting potential.

MLS@10004120 \$779,000



URBAN POINTE CONDOMINIUMS

- Starting @ \$99,000
- 1 & 2 Bedroom Condos
- Completely renovated
- New appliances
- Financing available!
- Low down payment!



STEPPING STONES
SOLD in 55 days for 96% of asking!



BAYVIEW HGTS
SOLD in 55 days at 98% of asking!

BUSINESS OPPORTUNITIES



ANA'S PIZZA in Lumby
Priced to sell! Not a franchise. Successful business w/ land + building, completely upgraded incl. new equipment.

MLS@10003513 \$275,900

Pizza Ranch Café, Falkland
\$200K in Owner Financing! Successful business in highly visible location 0.3-ac lot, and 1600 sq.ft 3-bdrm residence.

MLS@10005102 \$649,000



FARMS & ACREAGES



212 acres near Lumby
88 acs bottom land ideal for hay or cattle, 1600 sq.ft home & outbuildings, mineral rights to shale quarry.

MLS@10003666 \$949,000

10 acres near Armstrong
Prime farmland, ideal for horses. 2007-built 4000 sq.ft home with 1-bdrm inlaw suite. 20'x25' workshop.

MLS@10006519 \$949,000



22+ ac North of Armstrong
Prime flat land, 10 acres in hay, Horse Shelters, grass riding arena, huge workshop & 2 homes.

MLS@10005954 \$849,900

74 acres South of Falkland
Great hay & horse property, borders Salmon River, 3-bdrm home & barns, fenced & X-fenced.

MLS@10003861 \$599,999



20 Acres near Enderby
Wooded property with views of Shuswap river, 3-bdrm solar-powered log home, minutes to Enderby.

MLS@10005742 \$539,000

3 acres NORTH BX, Vernon
2006-built home with lots of really nice features, on 3 private acres, w/ 2400 sq.ft workshop.

MLS@10006354 \$529,000



4 acres in Spallumcheen
Nestled on hillside 2km S. of Armstrong, 3300 sq.ft home has 2 full & separate suites. Set up as hobby farm. Views.

MLS@10004287 \$529,000

12 acres, privacy, Armstrong
Wooded hillside, 2.5 flat acres nicely landscaped, 2400 sq.ft 3-level home & large garage. Price below assessed.

MLS@10006795 \$495,000



18 acres Predator Ridge
Near Predator Ridge, acreage ready to build several sites with Okanagan Lake views.

MLS@10003617 \$479,900

RENT TO OWN: Purchase your dream home
\$4999 down and \$1499/month
Call now for details 1-877-509-9009

LEASED LAND PROPERTIES



Okanagan Lake, West Side
2-bdrm home just steps from the lake, with large yard and fruit trees, sheds & garage.

MLS@10004849 \$99,000

Laurence Heights MHP
Desirable 19+ community just NE of Vernon, 1620 sq.ft, 2-bdrm home on large lovingly landscaped lot.

MLS@10005652 \$229,000



BEVERLY HILLS ESTATES



4300 sq.ft Executive home on 1 acre in exclusive gated community in Vernon. All prof. finishings, spectacular panoramic views, room for add'l development

MLS@10004195 \$1,249,000

More listings at www.okeefe2.com

Free Online Home Evaluation:

We have a new service to get FREE over-the-phone pricing on your home and homes in your neighborhood.

Call 1-877-509-9009 or go to

www.FastRealEstateValue.com

Call about our Lifetime Referral Program

Waterfront Properties



MLS#10001380
84ft of Okanagan Lakefront at Newport Beach Resort on West

Side of Lake! Beautiful 1800 sq.ft 3-bdrm home has fantastic lake and mountain views and your own private sandy beach. Large landscaped yard, Leased land.

\$452,500

MLS#10004456
50 ft of private lakefront in prime location on Lakeshore Rd in Vernon, with

superb views SW down the lake. Stylish 2550 sq.ft home has been substantially renovated with lots of classy features. Large dock. 4-bdrms & 3 baths on 2 levels.

\$1,249,000

