

Marshall, Campbell & Associates



Lance Marshall: 250-470-8450
Charlene Campbell: 250-878-2163
Office: 250-717-5000



Fax- 250-860-0016
E-mail: lance@lancemarshall.com
E-mail: charlene@silks.net
Web: www.lancemarshall.com

Spring is coming & we're down to the last 3 weeks of good skiing!! The deer are out in full force doing their free pruning and whatever they don't do,

we'll have to. Everyone will be hard at work finishing off the yardwork as the leaves start sprouting & the yards need to be cleaned up for the upcoming year. We have had a great 2007 and were the #2 Team for sales in the #1 office in the Central Okanagan, #1 Re/Max office in BC, and the #2 Re/Max office in the world!!!! In addition, Lance achieved the Chairman's Club Award for sales in 2007 and the Lifetime Achievement Award for long term high sales!! Lance and Charlene are looking forward to another great year of providing high quality real estate assistance & helping people achieve their real estate goals. Our marketing plan is second to none & it works!! If you have any questions regarding selling or buying or are just curious about the value of your home, I'd be happy to work with you & answer any of your questions.

Give us a call anytime as we have two top Realtors working hard for you with a high level of expertise!

Lance & Charlene's Listings

167 Heldon Crt.

Listed at \$695,000

Breathtaking lake views from this 4 bdrm house w/1 bdrm in-law suite. Builders own with open concept, chefs kitchen, private yard & walk to beach.



959 Westpoint Dr.

Listed at \$2,889,000

Spectacular 4 bedroom Woodland Hills home. Incredible workmanship throughout, Georgie Award winner, pool, hot tub, never been lived in!!



15790 Old Mission Rd.

Listed at \$699,000

Beautifully renovated 4 bdrm lake view heritage home on .98 ac. Hardwood, fireplace, cabin, outbuildings & more! Second home on property for extended family or as a mortgage helper.



14650 Carr's Landing Rd.

Listed at \$2,440,000

Stunning lakeshore property on .67 ac w/88' of sandy beach. Updated 3 bdrm + den walkout rancher to beach, dock & garage/workshop.



CALL US FOR A FREE NO OBLIGATION MARKET EVALUATION ANYTIME!!

Re/Max Lance Marshall
Central Okanagan Specialists



Toll-Free- 800-663-5770

Lance-250-470-8450

Charlene- 250-878-2163

Michelle-250-717-5063

Fax-250-860-0016

lance@lancemarshall.com

charlene@silk.net

www.lancemarshall.com

Re/Max Lance Marshall Central Okanagan Specialists

Michelle's Kitchen

Michelle's Smashed peas & mint appetizer

This is a really easy and tasty spring appetizer

- Ingredients:**
- | | |
|--------------------------------|---------------------------|
| 3 cups peas in pods | 1/2 cup grate parmesan |
| 3 1/2 cups broad beans in pods | 1 clove garlic |
| bunch of fresh mint | sliced & toasted baguette |
| salt & pepper | |
| 2 Tbsp extra virgin olive oil | |
| juice of 1 lemon | |

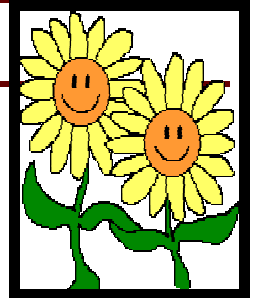


Method:

- Pod the beans & peas but save a few shells. Use a mortar & pestle or food processor to smash up the peas & beans & a few shells until mushy. Mash up the mint leaves with salt & pepper and add to the mush. Add lemon juice and olive oil.
- If the mixture is too thick to spread add more olive oil.
- Toast the baguette slices and then rub the garlic across the toast. 2 or 3 rubs is enough!
- Spread on the toast & add the parmesan cheese on top.
- This has an incredible fresh flavor and is surprisingly tasty.

Spring is Coming!!

Did you know: Baby birds actually have to learn how to sing the song of their species. The precious gem emerald, dark green in colour, represents spring, rebirth and hope. Also, on the first day of spring, there is an equal number of hours of daylight and night-time which gives it the name 'Vernal Equinox'.



Listings

13290 Broadwater Rd. Listed at \$1,495,000

Exceptional lake views from this huge walkout rancher on 4.39 ac semi-lakeshore estate acreage with detached garage/workshop AND a 2nd home!
RARE OFFERING!!



14390 Carrs Landing Rd. Listed at \$2,459,000

Totally updated walkout rancher on .77 ac with 135' of beach with dock and 2 lifts. Beautiful views w/in-law suite, new paint, tile, hdwd, bathrooms & more!!



16482 Barkley Rd. Listed at \$799,000

Totally renovated lake view walkout rancher on 2.52 private acres with detached workshop, large outbuildings, everything new inside and new roof!
MUST BE SEEN to be fully appreciated!!



If you or someone you know is looking for a super high end luxury property for personal use or investment/rentals but don't want to spend \$MILLIONS\$\$, ask about the Royal Private Residence. There are various options with fractional ownership where you can buy what you need for as little as \$85,000 and all the way up to full ownership for under \$3M.



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Some of our NEW SOLDS

with lots more on the way (actually, they just won't fit in the space!!).

- 5-700 Elliot Ave. (SELLER) Listed at \$319,500**
- 13263 Carr's Landing Rd. (SELLER) Listed at \$614,900**
- 9611 Hwy 97 (BUYER& SELLER) Listed at \$599,900**
- 1360 Feedham Ave. (SELLER) Listed at \$485,000**
- 109B-735 Cook Rd. (BUYER) Listed at \$259,900**
- 1051 Stockwell Ave (BUYER) Listed at \$389,000**

**SOLD
SOLD
SOLD
SOLD
SOLD**

Our Marketing Plan Works!!
It's Simple.... If you want it SOLD Call Lance & Charlene!!

More Available Listings

13360 Broadwater Rd. Listed at \$1,199,000
 RARE 8.06 semi-lakeshore acreage. Fenced, x-fenced, renovated home with terrific lake & mountain views, outbuildings and more. Perfect for horses!!

3201 Vineyard View Dr. Listed at \$1,475,000
 Spectacular lakeviews from this huge walkout rancher w/triple garage. Lenarcic Bros quality built. Ready spring 2008.

1288 Water St. "The Royal Private Residence"
MANY CHOICES: Listed at \$85,000 and up!
 Kelowna's Premier Ultra-luxury condo development. 1/12th, 1/6, 1/3 or full ownership . 1, 2 or 3bdm + den. Rooftop infinity pool, exercise room & spa

120-1495 Graham Ave. Listed at \$599,900
 Amazing 2 storey, 2 bdrm corner unit in "Fuzion" the new condo development in downtown Kelowna. Rooftop pool and more. Close to everything.

15151 Oyama Rd. Listed at \$795,000
 Beautiful lakeviews from this 2.35 ac private lot w/multi-level 3 bdrm home w/ HUGE detached workshop.

226-3880 Truswell Rd. Listed at \$1,849,000
 Luxury lakeshore living with the best view in Mission Shores! 3 bdrm, 4 bath, 2575 sqft condo with custom furniture package. Close to all amenities!!



**Re/Max Lance Marshall
Central Okanagan Specialists**



Question of the Month from the Kids Corner

Okay kids, so the question is

What is the Vernal Equinox.....????? The first 10 kids under 12 to e-mail me the correct answer along with their name, address, and phone # win a free gift certificate to SCANDIA!!!



Lance & Charlene's New Listings in your neighborhood!!

**CURIOUS ABOUT THE MARKET?????
CALL US FOR A FREE NO
OBLIGATION MARKET EVALUATION
ANYTIME!!**

Under Contract To RE/MAX Kelowna
100-1553 Harvey Ave.
Kelowna, B.C. Canada
V1Y 6G1

Lance Marshall: 250-470-8450
Charlene Campbell: 250- 878-2163
Direct Office: 250-717-5063
Fax: 250-860-0016
Email: lance@lancemarshall.com
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Not intended to solicit properties already listed for sale

**Re/Max Lance Marshall
Central Okanagan Specialists**

Lot 116, 118, 119 & 120 Bond Rd.

Listed at \$849,000 to \$949,000

Four 10 ac lots, one with a home and all with building potential. Profitable late cherry orchards in excellent location and close to all amenities. Buy separate parcels or all together.

Seniors Choice Magazine

Listed at \$134,900

PROFITABLE!! Very well established magazine enjoyed by 35,000+ mature residents & avail at more than 140 locations. Perfect turn-key business for couples w/sales/comp exp. Amazing website & owners will train!!

10851 Tyndall Rd.

Listed at \$545,900

Like new 4 bdrm, 3 bath lake view home on an easy access .28 lot with hardwood, tile, new paint and newly finished basement. Perfect for a family!!

1411 Feedham Ave.

Listed at \$599,000

Fantastic lake & city views from this 3 bdrm + den, 3 bath fully finished walkout rancher w/high quality finishing, hardwood, travertine, media room and appliances included. Ready April 2008.

12942 Pixton Rd.

Listed at \$1,800,000

Stunning .32 ac LAKESHORE building lot w/110' of beach in Carr's Landing w/new dock. Rare lot so act now to build your dream home!!

101-1855 Leckie Rd.

Listed at \$359,900

Super clean 2 bdrm, 2 bath+ loft end unit townhouse in fantastic location. Unfinished basement offers room for expansion. Close to amenities.

13506 Moberly Rd.

Listed at \$899,000

Beautiful lake views from this walkout rancher on 1.94 ac. Room for the entire family with 5 bedrooms, 4.5 baths, large flat yard, extra parking and RV carport.

Check out these Listings.....

307-680 Lequime Rd. Listed at \$349,000

Immaculate 2 bdrm, 3rd floor condo in Wildwood III. Tile, carpet, AC, all appliances, secure entry, UG parking. Located close to all amenities, parks, beach and Mission Greenway Trail.

16610 Maki Rd. REDUCED to \$564,900

Charming 4 bdrm, 4 bath, 2 storey .32 ac lake view home. Hardwood, tile, fully finished basement, family room & bonus room!! Located on quiet, thru road in Carr's Landing. In excellent condition and priced to sell!

