

# Marshall, Campbell & Associates



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Fall is definitely here with the cooler weather and the leaves already changing color. The deer are out in full force doing their free pruning on our rose bushes

and trees and the first taste of turkey at Thanksgiving was a great start to the fall season!! You've probably noticed, in the local papers, a lot of talk about the high average housing prices here in the Okanagan Valley. Yes...it is true! There continues to be a lot of expensive properties out there at any given time but one has to remember that if you are already in the market, your home is worth more at the moment as well. There are still a lot of people looking to buy real estate as this area has gained so much popularity and it seems there isn't a slow season anymore!! For all of you 1st time buyers out there thinking of getting in the market, I work with very good mortgage lenders who have many creative ways to set up financing on a new home purchase. If you are looking at moving up, down, or sideways, we can help. Also, if you are moving to a different area and are in need of high quality real estate assistance in that area, let me know and I can get you set up. 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 in answering 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

### District Lot 4501 Westside Rd.

Listed at \$6,490,000

RARE OFFERING of 278 ac w/approx. 5200' of gorgeous waterfront on the Westside. Treed w/great building sites, this is a one of a kind property.

### 3200 Vineyard View

Listed at \$649,900

NEW 3bdrm, 3 bath West coast entry home w/tile, hdwd, chefs kitchen, oversized garage, quality built by Lenarcic Bros. Ready to move in!!

### 14650 Carr's Landing Rd.

Listed at \$2,395,000

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



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# Michelle's Kitchen

## Michelle's Thai Curry Prawns

This is pretty spicy and oh so yummy!!



- Ingredients:**
- |                                      |                           |
|--------------------------------------|---------------------------|
| 1 tsp olive oil                      | 1 tsp sugar               |
| 1/2 cup each of onions & red peppers | 3/4 tsp coriander         |
| 1 tsp each garlic & cumin            | 1 tsp cornstarch          |
| 1 lb prawns (tails off)              | 2 Tbsp cilantro           |
| 1/2 tsp curry                        | 4 cups cooked brown rice  |
| 1 cup light coconut milk             | 1/4 tsp red pepper flakes |

### Method:

- Heat oil and add onions, red pepper & garlic. Cook about 3 minutes until tender.
- Add cumin, coriander & curry. Cook 1 minute.
- Add coconut milk, sugar & pepper flakes and boil for 2 minutes with a lid on.
- Stir in prawns. Cook until done which will take approx 5 minutes.
- In bowl, combine cornstarch, 1 Tbsp water and add to mixture. Cook for 1 minute.
- Stir in cilantro and pour over rice.
- Enjoy!!!!!! Really great flavor and looks impressive to boot!!!

## AMAZING AUTUMN!!

**Did you know:** -A typical leaf consists of a flat blade and a petiole (stalk) which attaches the blade to the stem. Leaves vary greatly in shape and size among different species.

-For the superstitious out there, if you catch falling leaf on the first day of Autumn, you will not catch a cold all winter.



## 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!!**



### 13263 Carrs Landing Rd. Listed at \$614,900

Stunning lake views from this 6 bdrm, 4 bath, 2 storey home with full walkout basement and in-law suite on a .43 ac lot in beautiful Carr's Landing.



### 14364 Middlebench Rd. REDUCED TO \$519,900

7 bdrm updated lake view walkout rancher on .41 lot in Oyama. 2 bdrm in-law suite, rock fireplace, AC, private & overlooking orchard & Wood Lake!!



***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 \$83,000 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!!).

**10340 Nighthawk Rd. (SELLER & BUYER)  
 Listed at \$949,000**

**3104 25th St. Vernon (BUYER)  
 Listed at \$569,900**

**108-563 Yates Rd. (SELLER)  
 Listed at \$268,900**

**9-11290 Bond Rd. (BUYER)  
 Listed at \$355,000**

**2200 Gallagher Rd. (Seller)  
 Listed at \$689,900**

**SOLD  
 SOLD  
 SOLD  
 SOLD  
 SOLD**

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

**More Available Listings**

**712 Bernard Ave. Listed at \$199,900**  
 50% undivided ownership of superbly located RU6 home fully rented and 12 parking spots. Fantastic future potential.

**3201 Vineyard View Dr. Listed at \$1,350,000**  
 Spectacular lakeviews from this huge walkout rancher w/triple garage. Lenarcic Bros quality built. Ready winter 2007.

**1288 Water St. "The Royal Private Residence"**  
*MANY CHOICES: Listed at \$83,000 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

**2706 Cliffshore Dr. Listed at \$249,900**  
 Spectacular walkout rancher building lot with fantastic lake & city views! Use your own builder & GST included.

**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!!



**Question of the Month from the Kids Corner**

Okay kids, so the question is .....

*What is another name for the stalk of the leaf.....?????*

**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!!

**CURIOS 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  
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Not intended to solicit properties already listed for sale

**Re/Max Lance Marshall  
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### 15790 Old Mission Rd.

*Listed at \$699,000*

Beautifully renovated 4 bdrm lake view heritage home on .98 ac with 2nd home on the property. Nice floor plan with hardwood, tile, gas fireplace, BI vac, huge garage/workshop, cabin and outbuildings!!



### 16610 Maki Rd.

*Listed at \$579,000*

Charming 4 bdrm, 4 bath, 2 storey lake view home w/ newly fin. full bsmt w/ hardwood, tile, BI vac & fireplace



### 13360 Broadwater Rd.

*Listed at \$1,199,000*

Rare semi-lakeshore acreage in Oyama. 8.06 ac fenced/x-fenced, renovated home w/terrific lake & mountain views, new kitchen, outbuildings & more!



### 14390 Carr's Landing Rd.

*Listed at \$2,459,000*

Totally updated large walkout rancher on .77ac w/135' of clean Okanagan Lake beach w/dock & 2 lifts! Lake views, stainless appliances, hardwood, tile & more!!



### 959 Westpoint Dr.

*Listed at \$2,889,000*

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



### 120-1495 Graham Ave.

*Listed at \$599,900*

2 storey 2 bdrm, 3 bath corner unit in upscale "Fuzion", new development in downtown Kelowna. Incredible amenities.



### Check out these Listings.....

#### 10464 Teresa Rd. Listed at \$539,900

Spectacular 1 yr, 5 bdrm + den, 2 storey w/full walkout basement. Hardwood, tile, vaulted ceiling in great rm, large deck, chef's kitchen & many extras!!



#### 1360 Feedham Ave. Listed at \$495,000

NEW!! 3 bdrm West Coast entry home in Black Mountain w/huge master, front deck view, hrdwd, island kitchen & ready to move in!!



#### 167 Heldon Crt. Listed at \$695,000

Breathtaking lake views from 4 bdrm home w/1 bdrm in-law suite. Fantastic kitchen with oversized eating bar and more!! Builder's own home w/ private yard & walking distance to beach.



#### 10774 Hare Rd. Listed at \$739,000

Lake views & walk to the beach from this 4 bdrm, 3 bath, 1 1/2 storey w/full walkout basement home on 1.1 ac in Okanagan Centre. \*REDUCED!!!\* Quick possession available. MOTIVATED!!

