

Marshall, Campbell & Associates



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Summer is finally here & hopefully we will start to see the sun a bit more!! The market has changed with a higher inventory

of properties, a lower number of transactions, and a stabilization of the market & pricing but it's still very busy so there are some great opportunities out there. Check out some of the excellent properties that have just had some HUGE price reductions!! Now may be the time to make the move as you can sell and take advantage of some excellent deals. If you have any questions regarding selling or buying or are just curious about the value of your home, we'd be happy to work with you & answer any of your questions. **Lance & Charlene have a high level of expertise & will get you on your way!!**

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

Re/Max Lance Marshall Central Okanagan Specialists

Lance & Charlene's Listings

16610 Maki Rd. Listed at \$569,000

MUST SELL Quick possession on this 4 bedroom, 4 bath, 2 storey home. Hardwood, tile, 2 family rooms, fully finished basement & BONUS room.

1585 Stafford Rd. Listed at \$459,000

HUGE .72 ac flat lot in the heart of Rutland. 3 bdrm rancher, full basement with outside access. Perfect for workshop/garage, loads of parking.

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. REDUCED TO \$2,699,000

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

16750 Maki Rd. Listed at \$4,200,000

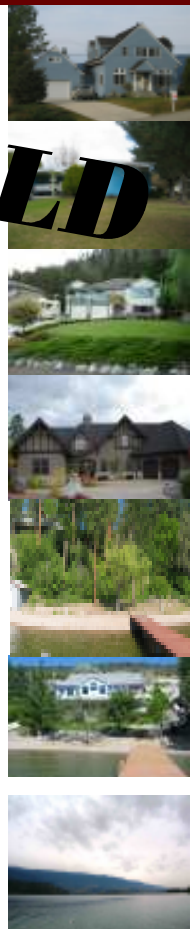
RARE private easy access beachfront acreage in Carr's Landing. Large 4 bdrm, 3000sqft walkout rancher nestled amongst trees on 3.14 ac with 315' of crystal clear beachfront. Detached garage, fenced, boathouse & licensed dock

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.

33-18451 Crystal Waters Rd Listed at \$439,000

Use your own builder on this wonderful .123 ac lakeview building lot located at Crystal Waters with access to Kalamalka Lake. Boat slip, putting green & common beach access steps away from your home!



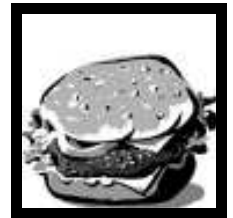
SOLD

Michelle's Kitchen

Michelle's Inside-Out Burgers

We tried these burgers the other day and they were a HUGE hit!!!!

- Ingredients:**
- | | |
|-------------------------------|------------------------|
| 1 lb extra lean ground beef | 1/2 pkg onion soup mix |
| 4 slices cooked bacon crumble | 1 cup shredded cheddar |
| 4 hamburger buns toasted | assorted condiments |
| 1 clove garlic | |



Method:

- Mix extra lean ground beef (have to be healthy!) with the onion soup mix.
- Divide the beef into 8 parts. Place some saran wrap in a small round tupperware lid and push one of the pieces of beef into the lid to form a circle. Place the cheese and crumbled bacon in the center and then place another piece of beef on top pinching the sides together to hold the inside ingredients. Lift up the saran wrap and you have a perfectly shaped hamburger. Repeat with the rest of the beef to make 4 large patties.
- Grill on the BBQ making sure it's cooked thru and the cheese is melted.
- Meanwhile, toast the buns and rub with a clove of garlic.
- Add the burger and your condiments and PRESTO!!
- For those of you who like something different with more flavour, try it with blue cheese!

Get out the sunglasses!!

Did you know:

- the sun is expected to last another 5 billion years.
- Lightning is 5 times hotter than the sun.
- The sun is 93 million miles away from earth.
- The sun causes 1 trillion tons of water to evaporate each day.



Listings

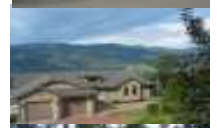
101-1855 Leckie Rd. REDUCED to \$349,900

Super clean 2 bdrm + loft end unit townhome in fantastic location. Perfect for young family or as starter home w/unfinished basement offering room for growth.



14390 Carrs Landing Rd. REDUCED to \$2,299,000

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. HUGE REDUCTION to \$739,000 MUST SELL!!

Totally renovated lake view walkout rancher on 2.52 private acres with detached workshop, large outbuildings, everything new inside and new roof!



13506 Moberly Rd. Listed at \$899,000

Beautiful lake views from the 5 bdrm walkout rancher on 1.94 ac with large family room, double garage, large flat yard and RV carport.



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!!).

15790 Old Mission Rd. (SELLER) Listed at \$699,000

1410 Elm St. (BUYER) Listed at \$444,900

3200 Vineyard View Dr. (SELLER) Listed at \$649,900

13290 Broadwater Rd. (BUYER & SELLER) Listed at \$1,495,000

15575 Trask Rd. (BUYER) Listed at \$549,000

SOLD
SOLD
SOLD
SOLD
SOLD

Our Marketing Plan Works!!

It's Simple.... If you want it SOLD Call Lance & Charlene!!

More Available Listings

17938 Juniper Cove Rd. Listed at \$1,849,000

Private easy access 1.18 ac lot with 100' of clean Okanagan Lake. Open floor plan with hardwood, tile, fireplace, oak kitchen, detached guest cabin & garage

3201 Vineyard View Dr. Listed at \$1,475,000

Spectacular lakeviews from this huge walkout rancher w/triple garage. Lenarcic Bros quality built. Ready summer 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 3bdrm + den. Rooftop infinity pool, exercise room & spa

120-1495 Graham Ave. REDUCED to \$550,000

Amazing 2 storey, 2 bdrm corner unit in "Fuzion" the new condo development in downtown Kelowna. Rooftop pool and more. Close to everything.

12357 Capistrano Dr. Listed at \$619,000

Immaculate 2926 sqft 3 bdrm + loft townhome overlooking Mission Shores
 Fantastic floor plan w/vaulted ceilings, new paint, huge rooms

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!!

1411 Feedham Ave. Listed at \$599,000

Fantastic lake & city views from this 3 bdrm + den, new fully finished walkout rancher with hardwood, travertine, media room and more. Ready June 08.



SOLD

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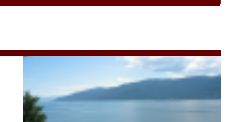


Question of the Month from the Kids Corner

Okay kids, so the question is

How far away is the sun.....????? **The first 10 kids under 12 who have not won in the past 6 months 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
Central Okanagan Specialists**

114 & 404-1495 Graham Ave.

Listed at \$469,000 & \$539,000

Amazing 2 bdrm, 3 bath or 1 bdrm + den penthouse unit in
"Fuzion". Southern exposure, maple hdwd flrs, patio & more!

119-2455 Quail Ridge Blvd. Listed at \$629,900

Like new walkout rancher with views of the course & pond. Open
floor plan w/3 bdrm, 3 bath, hardwood, tile & more!!

2337 Lacreata Rd. Listed at \$485,000

walkout rancher in excellent location. Huge rooms, .34 ac, 5 bdrms,
bath, large garage & loads of parking.

15151 Sheldon Rd. Listed at \$392,500

Beautiful lake views from this 3 bedroom walkout rancher with
possible 2 more bedrooms in partially finished basement.

1900 Begbie Rd. REDUCED TO \$769,000 MOTIVATED!!

New 2 storey, 4 bdrm, 3 bath with commanding views, superior
quality of finish, full unfinished basement awaiting your input!!

107C-735 Cook Rd. Listed at \$269,900

Updated, 2 bdrm, 2 bath ground level townhome at Bridgewater Estates.

2197 Hwy 33E. Listed at \$2,500,000

Excellent investment/holding property. 28.4 ac, easy access, 3 bdrm home &
HUGE detached workshop!!

12991 Pixton Rd. Listed at \$789,000

Super clean 4 bdrm, 3 bath on huge .57 ac landscaped lot on no-thru road in
Carr's Landing. RV/boat parking, private backyard, steps to the lake & more!!

1875 Camp Rd. Listed at \$669,000

1.73 acres set up for horses, fenced, across from park, gorgeous 2003 home, close
to excellent schools & all amenities in quiet Lake Country.

Check out these Listings.....

12942 Pixton Rd. Listed at \$1,800,000

Build your own dream home!! Stunning .32 ac LAKESHORE building lot with
110' of pristine, easy access beach. New 125K dock. RARE lot so act now!!

11-980 Dilworth Dr. Listed at \$459,000

Immaculate 3 bdrm Cascade Falls townhome. Fantastic city & valley views,
double garage, updated kitchen, huge master bedroom, hardwood, CA & more.

13360 Broadwater Rd. Listed at \$1,299,000

RARE 8.06 semi-lakeshore acreage. Fenced, x-fenced, renovated home with
terrific lake & mountain views, outbuildings and more. Perfect for horses!!

Lots 116, 118, 119, 120 Bond Rd. Listed at \$849,000-949,000

4 10 ac titles, one w/a home & excellent view building sites on all. Profitable late
cherry & apple orchards. Excellent location. Sold separately or together.