The South Kelowna neighbourhood is very accessible for walkers, bikers and drivers. With many shops, restaurants, coffee shops and more, this is a bustling area suitable for many types of residents. Kelowna General Hospital is located in this area with a variety of residential options. Abundant transit options.

**COMMUTE TO UBC**
- 50-60 MIN Public Transit
- 20-25 MIN Car

**SCHOOLS**
- Raymer Elementary
- KLO Middle School
- Kelowna Secondary School

**RECREATION**
- Parks w/ beach access
- Running trails
- Maude Roxby Wetland

**AVERAGE HOUSE PRICE**
- $1,341,000– 3 bedroom house detached

**AVERAGE RENTAL $/MONTH**
- $1800– 1 bedroom condo
NEIGHBOURHOOD PROFILE

This flatland area of central Kelowna has most major amenities and conveniences that are accessible by a short walk or bike ride and an even quicker drive. It has an assortment of residential real estate options such as single-family homes, townhouses and condos. An abundance of shopping and transit options.

COMMUTE TO UBC
35-45 MIN Public Transit
15-20 MIN Car

SCHOOLS
A. S. Matheson Elementary
Springvalley Elementary
Springvalley Middle School

RECREATION
Mission Creek Greenway
Mission Creek Golf Club
Orchard Park Mall

AVERAGE HOUSE PRICE
$901,000—3 bedroom home

AVERAGE RENTAL $/MONTH
$3,400—3 bedroom home
NEIGHBOURHOOD PROFILE

Rutland South is mostly residential but has a strong business population as well with main roads that make it a very accessible area. This neighbourhood has walkways throughout the residential areas making traveling by foot or cycling quite easy. Most errands can be accomplished this way but a vehicle or transit is recommended to explore and do errands in the rest of Kelowna.

COMMUTE TO UBC
30-35 MIN
Public Transit
10-15 MIN
Car

SCHOOLS
Belgo Elementary School
South Rutland Elementary
Okanagan Adventist Academy
Heritage Christian School

RECREATION
Ben Lee Park
Mission Creek Greenway

AVERAGE HOUSE PRICE
$819,000 – 3 bedroom house detached

AVERAGE RENTAL $/MONTH
$2700 - 3 bedroom condo
**NEIGHBOURHOOD PROFILE**

Black Mountain is just a short drive east of the city centre along Highway 33 to Big White Ski Resort. This suburban area, that is popular with families, consists mainly of single-family homes that either have gorgeous views of the valley and lake or are tucked away in wooded hillsides off of the highway.

**COMMUTE TO UBC**
- 40-55 MIN Public Transit
- 15-20 MIN Car

**SCHOOLS**
- Black Mountain Elementary
- Ecole Belgo Elementary
- Springvalley Middle School
- Rutland Senior Secondary

**RECREATION**
- Black Mountain Golf Club
- Big White Ski Resort
- YMCA—Rutland
- Wild Play Element Park

**AVERAGE HOUSE PRICE**
- $1,091,000 -3 bedroom house detached

**AVERAGE RENTAL $/MONTH**
- $2000—1 bedroom
NEIGHBOURHOOD PROFILE

This neighbourhood is surrounded by nature with orchards, farms, parks, hiking trails, wineries and golf courses throughout. There is a strong residential population as it is only minutes out of the main part of the city; however, a vehicle is recommended as transit routes and service are limited.

COMMUTE TO UBC
60-80 MIN
Public Transit
20-30 MIN
Car

SCHOOLS
South Kelowna Elementary
Kelowna Christian School

RECREATION
Myra Canon Trestles
The Harvest Golf Club
Orchard Greens Golf Club
Mission Creek Greenway

AVERAGE HOUSE PRICE
$2,012,000—3+ bedroom house detached

AVERAGE RENTAL $/MONTH
$1800-$5,000—1+ bedrooms
Lower Mission is rich with amenities but is also quite large with pockets of suburbs, so depending on where you live, you may need a vehicle. This area is home to several shopping centres, popular beaches like Gyro, Rotary and Sarsons, the Mission Park Greenway, the H20 Centre, sports fields and restaurants. This area has residential properties that include townhomes, condos and detached homes.

**Commuting to UBC**
- Public Transit: 50-65 MIN
- Car: 20-25 MIN

**Schools**
- Immaculata Secondary School
- Willowstone Academy
- Anne McClymont Elementary
- Okanagan Mission Secondary

**Recreation**
- Michaelbrook Golf Club
- Mission Recreation Park
- H20 Centre
- Capital News Centre

**Average House Price**
- $1,341,000—3 bedroom house detached

**Average Rental $/Month**
- $2,300—1 bedroom condo
NEIGHBOURHOOD PROFILE

This residential community has all the amenities of the Mission nearby and is closer to the city than it feels. There are a variety of parks such as Woodhaven Regional Park, and Redridge Park right in the neighbourhood. Crawford Falls is a popular shorter hike during the winter and the summer. Owning and operating a vehicle is highly recommended but there is some transit availability.

COMMUTE TO UBC
- 80-100 MIN Public Transit
- 22-25 MIN Car

SCHOOLS
- None

RECREATION
- Crawford Falls
- Woodhaven Regional Park
- Redridge Park

AVERAGE HOUSE PRICE
- $1,468,000 – 3+ bedroom house detached

AVERAGE RENTAL $/MONTH
- No rentals available
NEIGHBOURHOOD PROFILE

This area follows Okanagan Lake and provides spectacular views. Within this neighbourhood there are wineries such as Summerhill Winery, Cedar Creek Winery, and St. Hubertus & Oak Bay Estate Winery. There are some restaurants and coffee shops throughout the Upper Mission. The lake, various parks and nearby hiking trails provide a fantastic escape into nature. A vehicle is recommended.

COMMUTE TO UBC
80-90 MIN
Public Transit
27-35 MIN
Car

SCHOOLS
Chute Lake Elementary
Canyon Falls Middle School

RECREATION
Wineries
Myra Bellevue Provincial Park
Mountain biking
Hiking

AVERAGE HOUSE PRICE
$1,690,000– 3+ bedroom house detached

AVERAGE RENTAL $/MONTH
$2300—1 bedroom suite
Kettle Valley is a close-knit community with some hidden gems throughout the neighbourhood. This neighbourhood is quite peaceful, as there is mostly residential properties in the area and several parks surrounding it such as the famous Kettle Valley Rail Trail. A vehicle is recommended.

**COMMUTE TO UBC**
- 90 MIN Public Transit
- 30-35 MIN Car

**SCHOOLS**
- Chute Lake Elementary

**RECREATION**
- Kettle Valley Rail Trail
- Quilchena Park
- Hiking
- Biking

**AVERAGE HOUSE PRICE**
- $1,375,000– 3+ bedroom house detached

**AVERAGE RENTAL $/MONTH**
- $2250– 1 bedroom suite