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.
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**
- $591,000– 2 bdrm condo

**AVERAGE RENTAL $/MONTH**
- $2,600—2 bedroom condo
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.
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
$1,562,000—3 bedroom house

AVERAGE RENTAL $/MONTH
$3,300—4 bedroom home
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**
- $1,438,000—3 bedroom house

**AVERAGE RENTAL $/MONTH**
- Very few rentals in this area.
**NEIGHBOURHOOD PROFILE**

The 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.

**COMMUTE TO UBC**
50-65 MIN
Public Transit
20-25 MIN
Car

**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**
$1,472,000–4 bedroom house

**AVERAGE RENTAL $/MONTH**
$3,800—3 bedroom house
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**
- $1,670,000– 3+ bedroom home

**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
$1,450,000—3 bedroom house

AVERAGE RENTAL $/MONTH
$3,000—3 bed townhouse
NEIGHBOURHOOD PROFILE

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
$1,500,000– 5 bedroom house

AVERAGE RENTAL $/MONTH
$3,800– 4 bedroom house