

NEWSLETTER

APRIL 2025

Simple Spring Updates TO GET YOUR HOME MARKET-READY

01 INTERIOR PAINT

A fresh coat of neutral paint in living rooms, hallways, or entryways can instantly brighten your space and make it feel more move-in ready.

02 FRONT DOOR UPDATE

Your front door sets the tone. Replacing it, or even just painting it and updating the hardware, adds curb appeal and signals care and quality from the start.

03 CLEAN UP LANDSCAPING

Tidy, well-kept yards create a strong first impression. Trim shrubs, edge garden beds, clear pathways, and add a few seasonal plants to boost overall appeal.

04 REPLACE OUTDATED LIGHT FIXTURES

Modern lighting can make your home feel more current and cohesive. Prioritize key spaces like the entry, kitchen, and bathrooms. Look for warm, simple fixtures that blend with most decor.

05 MINOR BATHROOM REFRESH

Small changes like a new mirror, fresh caulking, or updated faucets can breathe new life into a bathroom. There is no need for a full renovation. A clean, polished look is the goal.



APRIL Maintenance Tips

- **Test outdoor faucets and hoses.** Check for leaks or winter damage.
- **Wash windows.** Let the spring sunshine in with a quick clean inside and out.
- **Sweep walkways and driveways.** Clear gravel and debris left behind from winter.
- **Prep garden beds.** Remove dead leaves, prune shrubs, and loosen the soil.



*"To plant a garden is to
believe in tomorrow."
– Audrey Hepburn*



149 HOMES SOLD	\$1,117,815 AVG. SALE PRICE	9 MONTHS OF INVENTORY
56 AVG. DAYS ON MARKET	97% SALE PRICE TO LIST PRICE RATIO	381 TOTAL # OF SALES 2025

Stats: March 2025 - Central Okanagan Source: Association of Interior REALTORS®
 Note: this representation is based in whole or in part on data generated by the Association of Interior REALTORS®, which assumes no responsibility for its accuracy.

Did You Know? | April Edition

🌸 Blossom Season Begins in April
 Apple, cherry, and peach trees start to bloom across the Okanagan this month. For a scenic drive or a peaceful walk, head to East Kelowna Road, Lake Country, or the Glenmore trails. It's one of the most beautiful times of the year.

🏠 The Property Transfer Tax Exemption Has Increased
 As of April 1, 2025, newly built homes priced up to \$1.1 million may now qualify for a full exemption from BC's Property Transfer Tax. This update may significantly reduce upfront costs for eligible buyers.

💧 Spring Is the Time to Check Your Irrigation System
 Before turning it on, inspect for any cracked lines, leaky sprinkler heads, or clogged nozzles. Even a small issue can lead to water waste or unnecessary damage. Many local companies offer quick spring tune-ups to get your system ready for the season.

🍷 Patio Season Has Arrived at Many Local Wineries
 April is when many Okanagan wineries reopen their patios and launch spring tasting menus. It's a great time to visit before the summer crowds arrive, and to support some of the amazing local businesses in our region.



Around Town

- **April 4-6** | BC Interior Sportsman Show, MNP Place, Kelowna
- **Every Saturday & Wednesday** | Kelowna Farmers' and Crafters' Market, Landmark District, Kelowna
- **April 19** | Easter in the Vineyard, Grizzli Winery, West Kelowna
- **April 26** | 2025 Beach Run, Heritage Park, Peachland

LOCAL GEM

Pepper Pot Grill
 1822 Byland Road
 West Kelowna
 Hours: 7:00am-3:30 pm
 Tuesday-Sunday



Pepper Pot Grill in West Kelowna is a go-to spot for comfort food, generous portions, and friendly service. It offers great value in a setting that has a casual, diner-style vibe, complete with retro decor and playful signs that give it a unique charm.



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