TARYNN LIV PARKER

TLP HOMES

Let your

OKANAGAN JOURNEY BEGIN

OKANAGAN RELOCATION GUIDE

EVERYTHING YOU NEED TO MAKE THE OKANAGAN HOME

Tarynn Liv Parker REALTOR,
CERTIFIED LUXURY HOME MARKETING SPECIALIST
CLHMS Guild ELITE Member





THE OKANAGAN *Lifestyle*

The play of the four seasons, the easy vibe, the natural beauty. It all comes together in the Central Okanagan and creates the buzz of the "Okanagan Lifestyle." We are busy, entrepreneurial, diverse, active, healthy, inclusive and adventurous, and we know how to have a good time. What we have here is priceless, and it's why the Okanagan Lifestyle is one of Canada's most loved. Welcome!



Enjoy,
Tarynn Liv Parker





Hello, I am

TARYNN LIV PARKER, YOUR OKANAGAN *REALTOR & GUIDE*

Born in the Okanagan with a family going back many generations, I've watched this valley evolve into the incredible place it is today, and I've been part of that story myself.

I'm a Certified Luxury Home Marketing Specialist (CLHMS) and Guild ELITE Member with the Institute for Luxury Home Marketing, and a Certified Negotiation Expert (CNE).

I'm also the author of three local-interestbooks and several guides on Okanagan wine and tourism, and I lead Business Development for Ace Project Marketing Group, working directly inside some of the valley's newest developments.

I love sharing today's thriving Okanagan, and maybe a few "old days" stories too. I can't wait to get to knowyou, help you discover this place, and maybe you'll call it home too.

Tarynn Liv Parker



YOUR OKANAGAN *RELOCATION GUIDE*

Use this guide as a reference tool, and let me be your guide to moving to the Okanagan. I've included links throughout, so just click through to find your way to information and contacts.

This guide is a starting point. Get in touch once you're here (or before) and I'll do my very best to help you get on your way.

TARYNN 1.250.215.4076



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WELCOME TO THE OKANAGAN

The draw for outdoor adventures, world-class wines, stunning views, recreation and leisure services, has quickly made us Canada's fastest growing community, with demographics shifting to a younger, professional workforce.

The Okanagan is famous for its world-class wines, stunning views, and recreation. That draw has made Central Okanagan one of the fastest-growing regions in Canada over the past several years, with demographics shifting toward a younger, professional workforce. Growth has settled into a steadier pace recently, which makes this an easier moment to plant roots here without the frenzy of a couple of years ago.





Kelowna Fun Facts

A pursuit of the trinity of opportunity,lifestyle and affordability has Kelowna booming

92% of Kelowna Residents experience good quality of life - from City of Kelowna Survey 2020

- The average daily commute is 15 minutes
- Kelowna was named a UNESCO World Heritage City of Gastronomy
- You can ski and golf in the same day
- Bike friendly+ with the largest bicycle network in Canada for size
- Kelowna's city population is approximately 172,000(2026)
- YLW is the 9th busiest airport in Canada
- 4 world-class ski resorts in the valley
- Kelowna was named a UNESCO World Heritage City of Gastronomy
- Dozens of wineries within a short drive, plus 15+craft breweries.
- 300+ restaurants, eateries and cafes make the city delicious
- Ranked 3rd in Canada for its parks
- Kelowna is among the Top 10 small cities for air quality
- 2000+ hours of sunshine yearly
- 4 major lakes, 30+ beaches and 100s of trails
- New Downtown UBCO Campus under construction in Kelowna
- 12+ Post-Secondary and 43+ Schools in Kelowna

Kelowna sits on the ancestral, trditional,unceded territory of the Syilx/ Okanagan People

OKANAGAN ECONOMY AND CULTURE

TARYNN LIV PARKER

Energy, Growth and Diversity

Kelowna remains one of Canada's most entrepreneurial small cities, with a growing tech sector adding to the city's energy. City planners continue working to diversify housing options so more people can find their place here, and the community keeps growing more diverse in every sense of the word.

With natural areas, agriculture and strong tourism, Kelowna has a genuinely diversified economy. UBC Okanagan and Okanagan College continue to grow, and the city's hospital and international airport give this mid-sized city real big-city infrastructure.

I want to welcome you to the Okanagan, whether it's for a weekend or forever. I hope we find your home here together.





CENTRAL OKANAGAN COMMUNITIES

Kelowna
Westbank First Nation
West Kelowna
Lake Country
Okanagan Indian Band
Peachland
Regional District of Central Okanagan

A COMMUNITY
That fits who you are



KELOWNA

THE "CITY"

The urban center of the Okanagan has developed a true hustle and bustle that includes a vibrant and diverse business community while keeping you close to the four-season activities, wineries and amazing culinary scene that the Okanagan is famed for. As a young, growing city, amenities and community services are fresh and suitable to a vibrant, youthful professional community.



WESTBANK FIRST NATION

HERITAGE AND EVERYDAY CONVENIENCES

Just over the bridge you can find all the conveniences of big box stores galore, or you can go down the road a little to find gorgeous lakeside neighborhoods or up the hillside for stunning views overlooking the lake and city. The Syilx/ Okanagan people have a great culture shared through Indigenous wineries, community centres and restaurants. This is one of the most thriving bands in North America!



WEST KELOWNA

JUST OUTSIDE THE HUSTLE AND BUSTLE

Like Westbank, you never have to go without, with a ton of amenities from Winners to Walmart. Going in to Kelowna isn't a necessity anymore, it is an option. The waterfront communities gorgeous beaches and resorts, and they have the only winery you can directly access by boat!

LAKE COUNTRY

LAKES, AIRPORT PROXIMITY AND COUNTRYSIDE CHARM

Winfield, Okanagan Centre and Oyama are other names for this cluster of neighborhoods just north of Kelowna. Enjoy beautiful views and access to the many lakes. Acreages, estates, vineyards and farms are your neighbors here. You're just minutes from the airport, so it is an air commuters dream. This community has been on top lists for fastest growing communities in Canada for a number of years running now!



OKANAGAN INDIAN BAND

RURAL, LAKESIDE, OUTDOORSY LIFE

A good portion of the westside of Okanagan Lake up to Vernon is the band's land where you can find lakefront homes affordably, or you can find yourself a good sized piece of land for a home and outdoor adventures like quading and dirt biking. You will be leasing land from either a band or a member of the band. Each community has its own way of managing a lease so get in touch to learn about navigating contracts for leasehold land!



PEACHLAND

CHARMING BEACHFRONT COMMUNITY

A dreamy little beachside town, with lots of great little restaurants and cafes, excellent beaches and huge wharf that kids love to play on and jump off of! You'll likely avail yourself of the amenities of West Kelowna, as Peachland hasn't quite got the full suite of amenities. But it's only 10-15 minutes north! Many homes in Peachland are in walking distance to the water, or have a stellar water view looking over to Okanagan Mountain Park.



OKANAGAN REGIONAL DISTRICT OF CENTRAL OK

OUT OF BOUNDS, FARMS AND THE GREAT OUTDOORS

If you are looking to get away from it all, while staying close to the conveniences of Kelowna then there are many options for you to find larger forested acreages in severals areas surrounding Kelowna. Many farms are outside the city proper too





Okanagan Education

- 43+ schools in school district
- Trades and Vocation of several kinds offered at Okanagan College and private institutions
- University of British Columbia Okanagan Campus is growing rapidly
- French Immersion education options available
- Many College and Post-Secondary options
- Alternatives like Waldorf, Montessori and Top Rate Private Schools

KGH has grown into a world-class teaching hospital and lead referral centre for over one million men, women and children from across the interior of B.C.

KGH Foundation



Okanagan Healthcare

KELOWNA GENERAL HOSPITAL

2268 Pandosy Street
Kelowna, BC V1Y 1T2
250-862-4000

The Kelowna General Hospital (KGH) is in the Okanagan health service area and is one of two Interior Health tertiary referral hospitals. KGH offers high-level, specialty medical care including 24 hour emergency and trauma services, ambulatory and outpatient clinics, and diagnostic/paramedical services. Specialty services include adult and adolescent psychiatry, outpatient nutrition, patient care quality officers, and cardiac surgery.

WELLNESS

Wellness is at the very core of the "Okanagan Lifestyle". Find a wealth of options from mental wellness to spin and crossfit.These are just a few options I personally think are great resources.

MENTAL HEALTH RESOURCES

Canadian Mental Health Kelowna

SPA AND FITNESS

Sparkling Hill Resort & Spa
Spa at Delta Grand Okanagan
Spin Co.
Pace Spin Studio
Modo Yoga Kelowna
Lifemark Sport Medicine
Suncity Physiotherapy
Mission Fitness
Oranj Fitness
H2O Adventure + Fitness
The Helix Clinic - Medical Aesthetics and Regen

OTHER

One Dental
Brix Wellness (Chiro +++)

Okanagan

REAL ESTATE MARKET OVERVIEW
Summer/Fall 2026

Where Things Stand Now

Benchmark pricing in Kelowna currently sits around $1,018,000 for a single-family home, $725,200 for a townhome, and $505,600 for a condo. The broader market has roughly 15 months of inventory, which is a buyer's market overall, but the luxury and waterfront segments continue to outperform. Conditions right now favour patient, well-prepared buyers more than they have in several years.

Rates Have Stabilized

The Bank of Canada's policy rate has held steady through much of 2026, and five-year fixed mortgage rates sit in the high-3% range, a real change from the rapid-hike environment of a few years ago.

Downtown Has Delivered

The three-tower Water Street by the Park development is now complete, and the Eli tower is the tallest building in Kelowna. New development proposals continue to flow into City Hall every week.



READY TO FIND YOUR HOME IN THE OKANAGAN?

To get access to the newest listings, and secure your VIP reservation for the exciting new developments underway, Call Tarynn today

250-215-4076



YOUR KEY RESOURCES

FOR BUYING, SELLING, BUILDING AND LIVING IN YOUR HOME IN THE OKANAGAN

EACH REFERENCE IN MY GUIDE IS A DIRECT LINK, SO GO AHEAD AND CLICK FOR INFO

1st Key

FINANCING & LEGAL SUPPORT

Get your pre-approval, find the best rates and enjoy top notch service from my VIP list of mortgage, financing, and legal specialists before, during and after you embark on your home in the Okanagan journey



3 golden tips

1. Get a mortgage pre-approval ahead of time so you can shop for your new home with confidence. You could miss out on the home that is for you if you are shopping in the wrong price range.

2. Choose your lawyer in advance. If you have a quick closing you could be unpleasantly surprised that real estate lawyers get really booked up in busy seasons and markets.

3. Notaries and real estate lawyers can be nearly the same price these days. Choosing a lawyer will give you the option to ask legal advice if issues should come up during your transaction. A notary can't give you legal advice.

Mortgage

Casey Archibald
Mortgage Professionals
Xeva Mortgages

Aman Gill
Dominion Lending Centres

Deb White
Whitehouse Mortgages
Dominion Lending Centres

Monique Marcotte
Mortgages by Monique
Dominion Lending Centres

Legal

Christy Lovig
Doak Shirreff lawyers LLP

Brian Stephenson
Pushor Mitchell LLP

Matthew Dober
Business Law Group

Porrelli Law
First Nations Specialist

Other...

Kelowna Notary Public
Aubin and Associates

Kelowna Notary Public
Rothwell Notary

2nd Key



HOME INSPECTION, APPRAISAL & CONSTRUCTION

When choosing and purchasing, or building your home, feel confident with top rated experts

Get Prepared to Buy or Build

YOUR OKANAGAN HOME

Home inspection

Pillar To Post Home Inspections

Forecheck Home Inspections

Peak Home Inspections (Matt Gratton)

Home appraisal

Okanagan Appraisals

Matt Cherrille Appraisals

R&C Appraisals

Home construction

Frame Custom Homes

Ritchie Custom Homes

Creative Designs

SANMARC Homes

Gord Turner Renovations

Kelbrook Construction

For customized advice get in touch with Tarynn

3rd Key



Begrand Fast Design

DESIGN, ARCHITECTURE, FURNISHINGS & DECOR

Award-winning designers, architects and home furnishing experts welcome your arrival in the Okanagan brimming with your dreams, and they're ready to help you make them real. Here you will find the best talent, furniture, art and craftsmanship available in the Central Okanagan.



Begrand Fast Design

Inspired Home

TALENT & SUPPLY

DESIGN

wants/needs realized

Begrand Fast Design
Lynn Archibald Interiors
Occupy Design
Sticks & Stones Design
Curated Designs (Jamie)
Synergy Landscaping
CTQ Consultants Landscaping (ask for Byron)

ARCHITECTURE

bring your dream

Gregg Stappler (Home Designer) at West Coast Design

DiStefano Architecture

NIDO Design Inc

FURNISHINGS

what fits your life

Lexi & Lake Home Furnishing Studio
Alchemy Living
Olive & Elle Decor
Treehouse Interiors
Beachcomber Home Leisure

CUSTOM WORKS + ART

John Rousseau Design
custom furniture and woodwork

Limping Wolf
custom furniture and woodwork

SOPA Fine Arts



4th Key

HOME RENTAL, AIRBNB, MOVERS, CLEANERS & CONCIERGE SERVICES

You can't be here 365, 24/7 to enjoy Okanagan life? Or you just don't have a lot of time to spare? Don't worry, these reputable services are the best in the valley to take care of your property and you, from long-term rentals to short-term rental management and cleaning, or transportation and details with full concierge services.



Manage Your
Property In The Okanagan

HOME RENTAL MANAGEMENT

Ariane Stevenson Property Management

Courtney Deshayes Associated Property Management

RPM Executives

For myriad reasons you may need assistance either finding a tenant, collecting rent, listing your home on Airbnb, keeping your property sparkling clean, or maybe you need it all from a concierge service. Here are my suggestions:

AIRBNB/VACATION MANAGEMENT

RESTNEST
Luxury Vacation Experiences

MOVING SERVICES

Okanagan Packing and Moving

Get Movers

Peak Moving

CLEANING SERVICES

Scrubbi

Get It Right Professional Cleaning Services

YLW BioClean

CONCIERGE

James The Driver

Kelowna Concierge



HOME MAINTENANCE

Keeping your home tip-top is important, for your sense of well-being, and for re-sale!

Check out these home maintenance experts that will keep your home gleaming from the curb to the closet.



Starter List for a Happy, Healthy, Well-Kept Home

Cheers, Tarynn

Maintaining Value Starts with Upkeep

YARD MAINTENANCE	MOUNTAIN HOME SERVICES
DOCK MAINTENANCE	BURTON MARINE, SHORELINE PILE DRIVING AND LIFTS
POOL MAINTENANCE	INTERIOR POOL AND SPA
ROOFING	KELOWNA ROOFING
CHIMNEY SWEEP	JOHN'S CHIMNEY SWEEP AND GUTTERS
CLEANERS	ORGANIC AND CLEAN CLEANERS
CARPET CLEANING	ECO CHOICE CARPET CLEANING
WOOD FLOORS	JANI KING CLEANING
WINDOW CLEANERS	NEXT LEVEL WINDOW CLEANERS
CLOSET ORGANIZERS	CALIFORNIA CLOSET DESIGNERS
ELECTRICIAN	KELDON ELECTRIC
PLUMBING + HVAC	BLAIR PLUMBING, HEATING, HVAC
HANDYMAN	KELOWNA HANDYMAN
CONCRETE MAINTENANCE	PRIME CONCRETE SEALING
DECK AND RAILING	KELOWNA DURADEK

6th Key



SHOPPING & SUPPLIES

Find what you need, no stress! Navigating a new place can be exhausting if you don't know where to find things! Enjoy the adventure of the hunt, but use this guide for easy reference for anything from specialty tools to organic groceries.



**I know you'll find the big box stores on your own, so I am focused on sharing local highlights. If what you need is not on the list, just text me. I will know where to find it! Cheers, Tarynn 250-215-4076*

Essential
STUFF OF LIFE

FOOD
groceries + grab and go

Nature's Fare organic, supplements, deli, smoothies, etc.
Urban Fare higher end grocery with café + juicery
Codfather's Seafood oceanwise, sustainable, delicious
Sandrine divine french chocolate and pastries
Valoroso Foods Italian market, deli, take away
Helmut's Sausage Kitchen butcher + specialty grocer
Illichmann's meats, sausage, gourmet foods
L&D Meats meats, custom cuts, and specialty items
Okanagan Grocery fine bakery and gourmet foods
Sprout Bread sourdough, fine baking and breakfast/lunch
Choices Market organic grocery, wellness and deli
Farmers' Markets each community has one!
Perseval and Young cheesemonger
Oriental Supermarket asian and specialty grocer + foods

HOUSEHOLD NEEDS
from tools to toys

Lee Valley Tools specialty home equipment
Lolo & Spence gorgeous children's shop
Man + Woman Home
Lakehouse Home houseware
Okanagan Lifestyle apparel, adventure goods
Wickerland Patio Furniture patio and more

DRINK
wine shops to cocktails

Urban Liquor Guisachan Village
Urban Liquor Gordon and Clement
Metro Liquor
Simps Modern Beverage Supply
BC Liquor Store Dilworth
Crossings Liquor Store
Cask & Barrel West Kelowna
Turtle Bay Crossing Liquor Lake Country

PETS & PLANTS

4 Paws Market Pet Store Lake Country
Tail Blazers Pet Store
Homes Alive Pet Store
Better Earth Gardens
Art Knapp Kelowna
Bylands Garden Centre
Plant Gather - gorgeous biophilic design and unique plants

check out Tarynn's publications at **thefieldguide.ca** for restaurant & winery advice + more!

7th *Key*



FAMILY AMENITIES

Community centres, farmers' markets, beaches, parks, pools and even a few annual festivals

family fun *and education*

Use this reference to get your family on the right track to parks, recreation, classes + a few activities that your dog will love!

1
RECREATION

- Central Sports Club
- Capital News Centre + H20 Pool
- Rink Hockey Academy Kelowna
- Mission Tennis Club
- Curling Club

2
CULTURE & ARTS

- Rotary Centre For The Arts
- Kelowna Actors Studio
- The Village Dance Academy
- Kelowna Community Music School
- Cooking

3
PARKS

- Dog friendly parks
- Myra Bellevue Canyon + Tressels
- Bertram Park + Beach
- Knox Mountain Park + Trail
- Okanagan Rail Trail

4
WATER + SNOW

- Kelowna Nordic Ski and Snowshoe
- Telemark Nordic
- Kelowna Yacht Club
- Eldorado Resort Marina
- Central Okanagan Sailing Assoc.

Arts, adventure and culture abound in the Okanagan. Don't miss other opportunities available on Tarynn's publications at thefieldguide.ca

8th key



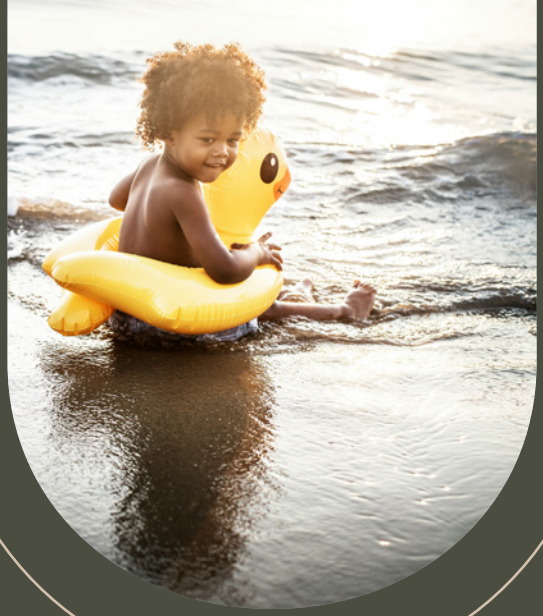
Your Guides to
The Best Okanagan Living

THE FIELD GUIDE × The Okanagan Edit

Tarynn Liv Parker has been writing about the quality of life here in the valley for over a decade. She publishes The Field Guide Top 100 Guides as a handy tool created from the culmination of years of dedication to the art of Okanagan Living. Visit thefieldguide.ca to discover delicious everyday Okanagan living. Visit theokanaganedit.com for the tip top list of unparalleled experiences for the discerning, the celebratory, and those seeking the next level of Okanagan experience.



90 Day Moving Checklist



90 Days Out

Get your mortgage pre-approval. Know your real number before you fall in love with a house.

If you are selling where you are now, talk to a realtor there about timing. The sale-then-buy dance is where most moves get stressful.

Start the neighbourhood research. See my five picks and one skip.

Book a scouting trip if you can. Three days minimum. I will tell you which streets to drive at 5pm on a Friday.

60 DAYS OUT

Choose your mover. Book early for summer moves. Everyone moves in July.

Start the paperwork: MSP application, Health Connect Registry for a doctor.

If you have kids, contact School District 23 about registration and catchment areas.

Give notice on your current place per your lease or sale terms.

30 DAYS OUT

Confirm your mover, your lawyer or notary, and your possession date.

Set up FortisBC (electricity and gas) and your internet provider for day one.

Change your address: banks, CRA, subscriptions, and ICBC once your BC licence is sorted.

Book cleaners for the old place and the new one.

MOVING WEEK

Do a final walkthrough of your old place. Photograph everything.

Confirm key pickup with your realtor.

Pack a first-night box: bedding, toiletries, coffee maker, phone chargers, basic tools.

FIRST 30 DAYS IN KELOWNA

Get your BC Services Card and driver's licence. You have 90 days by law, but do not wait.

Register your vehicle with ICBC through an Autoplan broker.

Find your grocery store, your coffee shop, your walking route. This matters more than you think.

Introduce yourself to your neighbours. Kelowna is friendly, but someone has to go first.

PAPERWORK CHECKLIST

Do these in your first two weeks. Future you will be grateful.

MSP (MEDICAL SERVICES PLAN)
Enrolment is mandatory for every BC resident. Apply the day you arrive. Coverage begins after a wait period: the balance of your arrival month plus two full months.
Coming from another province: your old province covers you during the wait through reciprocal billing. Apply for MSP anyway, right away.
Coming from outside Canada: you have no coverage during the wait. Buy private medical insurance for the gap or you pay out of pocket
.

BC SERVICES CARD
Get this at any Service BC centre. It carries your Personal Health Number, which you need to register for a family doctor. If you drive, it combines with your driver's licence as a single card.

DRIVER'S LICENCE
You have 90 days after becoming a BC resident to switch to a BC licence. After that, your old licence is not valid here.
From another Canadian province or the United States: straightforward exchange at a driver licensing office, no testing.
From other countries: it depends on where your licence was issued. Some countries require a knowledge test and road test.

ICBC AUTO INSURANCE
Once you hold a BC licence, visit an Autoplan broker. They register and insure your vehicle in one visit. Bring a driver's abstract or letter of experience from your previous jurisdiction. Documented claim-free history can lower your premium.



Frequently Asked Questions

Q1

How long does it take to drive to Vancouver From Kelowna? Or to fly?

It is 4 or 5 hours to drive to or from Vancouver, depending on your driving style! There ar two main routes, HWY 97C or the Crowsnest Highway through Princeton. The Crowsnest takes longer. Flying is a short 40 minute flight!

Q2

How long does it take to drive from Calgary? Or, to fly from Calgary?

This is an 8 hour drive that passes through beautiful Banff National Park, Banff, Lake Louise, Revelstoke, Vernon, Golden, and Canmore. The flight time is 1 hour and 3 minutes.

Q3

What is the best Kelowna neighborhood? (Sorry folks, there isn't one answer for this one!)

Ask yourself these 3 questions, and Tarynn will help you choose the right neighborhood for YOU. What is your Lifestyle/ Budget/Future Plan?

Frequently Asked Questions

Q4

How much does it cost to use a Realtor in BC?

Buyers don't pay commission. That is right! The seller pays commission to their listing agent once their home sells. There is no fixed price for commission, rather it is an agreed upon rate or price between a listing Realtor and the home seller. For more info contact Tarynn anytime.



Q5

What about winter in the Okanagan?

Tarynn's favourite season! Enjoy all kinds of skiing, from alpine to nordic and backcountry, or enjoy more time at home cooking or dining out with the bounty of local ingredients available in our bustling culinary community. The Kelowna International Airport makes it really easy to get away if you are feeling the chill.

Q6

Is Kelowna a friendly city?

As the fastest growing city in Canada, you can imagine, it's full of "newbies"! A lot of friendly faces await ready to share where they came from, and hear about how you made it to the valley. Tarynn is a multi-generations deep local who will speak for herself (at least) and say how much she loves the fresh energy coming to her home town. She welcomes you warmly!





Enjoy the Okanagan!

I hope you've enjoyed browsing my Okanagan Relocation Guide and that you'll find it a valuable reference as you make your home here in the Okanagan. I look forward to helping you soon!

Sincerely,

Tarynn Liv Parker



VISIT TARYNNLIVPARKERHOMES.COM