November 2026

CHAMBERLAIN
PROPERTY GROUP

SOUTH OKANAGAN LIVING

REAL ESTATE • LIFESTYLE • COMMUNITIES



CHAD WOZNIAK
Personal Real Estate Corporation

Welcome

TO THE NOVEMBER EDITION

November brings cooler mornings, early evenings and a different pace to the South Okanagan. It is a good time to enjoy our local communities and think about what you want from your home.

This issue celebrates a season of home and community: simple ways to make home welcoming, local events to enjoy and time to remember those who have served.

Whether a move is on your calendar or still an idea, I am happy to help you explore the possibilities.

- Chad Wozniak



MARKET SNAPSHOT

SOUTH OKANAGAN

Q3 2026 vs Q3 2025 SNAPSHOT

SALES	AVERAGE SALE PRICE	AVE DAYS ON MARKET
192	$718,400	83
↓ 23.5%	↓ 6.2%	↑ 5.1%

Source: Association of Interior REALTORS® — Q3 2026 Quarterly Report, South Okanagan single-family.

SPECIAL FEATURE

HOME FOR THE SEASON

A Season of Home & Community



PLANNING A SPRING MOVE?

A little preparation now can make spring feel less rushed.

- Photograph the yard before winter.
- Gather receipts, warranties & records.
- List small repairs to tackle indooors.
- Sort one cupborad or room at at time.

Start small. Give yourself a head start.

Scan here for your free checklist

NOVEMBER: READY FOR THE SEASON

CUT THE DRAFTS

Check weatherstripping around doors and windows. A small gap can make a favourite room feel chilly.

PREPARE FOR A POWER OUTAGE

Keep flashlights, charged power banks and essential supplies somewhere everyone can find them.

CHECK YOUR LIGHTING

Replace burn-out light bulbs around entrances, stairs and walkways for darker mornings and evenings.

CHECK BEFORE YOU TRAVEL

Review your home insurance requirements for heating, water shutoff and someone to check the property.

SOUTH OKANAGAN REMEMBERS



Wednesday, November 11 • A time for reflection, gratitude and community.

PENTICTON

Legion Branch 40 brings the community together at the Veterans Park Cenotaph from 10:25 a.m. observance. Free indoor livestream viewing is available at Penticton Lakeside Resort. Allow time for parade road closures.

SUMMERLAND

Join Summerland Legion Branch 22 on November 11 for the Remembrance Day ceremony at 11 a.m. Honour those who served and remember their sacrifices. Arrive early and check the Legion's latest notice for parade details.

Different Properties, Unique Opportunities. The Okanagan Has Hidden Gems.

FEATURED LUXURY LISTING

1410 WALNUT AVENUE | MERRITT

$699,900 | MLS® 10403604







2 BED + DEN | 2 BATH | 1,480 SQ.FT. | BUILT 2015

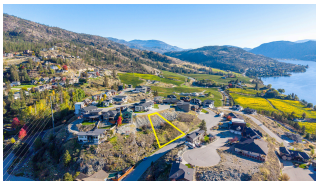
ROOM TO LIVE. SPACE TO CREATE

This well-kept walk-up rancher pairs comfortable open-plan living with an insulated, heated 24' x 28' detached shop featuring 12' ceilings and a 10' x 16' door. Enjoy a flexible dean, covered deck, 6'4" stand-up crawlspace, alley access and RV or boat parking. A covered outdoor alcove witha cast-iron fireplace adds a welcoming place to unwind.

Scan to view full listing

WOODWORKERS: SPECIAL OFFER - CALL CHAD FOR DETAILS & INFO PACKAGE

ALSO ON THE RADAR



19-125 Cabernet Drive
Okanagan Falls
$119,000 | MLS® 10403835



448 Caribou Street
Penticton
$599,000 | MLS® 10404083



468 Wade Ave W
Penticton
$539,000 | MLS® 10403811



102-222 Lee Ave
Penticton
$829,000 | MLS® 10388736

CLIENT TESTIMONIAL

"If you are planning on selling your property in the south Okanagan, I highly recommend hiring Chad Wozniak as your agent. Chad made us feel comfortable and at ease and kept us informed every step of the way. He was honest and forthright and we had complete trust in his market knowledge and sales abilities. Chad payed close attention to all the small details and negotiated a fair value for our home. His sense of humour and easy personality was refreshing as well. Great experience all around! **- R.**

★★★★★

REAL ESTATE INSIGHT

THINKING OF BUYING BEFORE SPRING

Fall and winter can offer a very different buying experience than the busy spring market. With fewer buyers actively searching you may have more time to evaluate properties and make informed decisions.

HOW MUCH HOME COULD YOU AFFORD?

TRY MY MORTGAGE CALCULATOR

Feature details supplied by Chad's office. Other listings: November 3, 2026; subject to change.

NOVEMBER EVENTS

A LITTLE LOCAL CHEER



YULETIDE AT THE PTCC

November 6-8
Fri 3-7 | Sat 10-5 | Sun 10-3
Penticton Trade & Convention Centre



REMEMBRANCE DAY

November 11
10:25 - 11:30 a.m.
Check City Details
Penticton Parade & Ceremony



SUMMERLAND FESTIVAL OF LIGHTS

November 29
5-9 p.m.
Downtown Summerland



MAGIC ON MAIN STREET PENTICTON

November 29
Parade 4:30 p.m.
Light-up 6 p.m.
Downtown & Gyro Park

SEASONAL RECIPE

Cranberry & Sage Chicken Pot Pie



Sweater weather calls for pastry. This cosy chicken pot pie brings the comfort—with a little cranberry sass. Seconds encouraged; stretchy pants optional.

INGREDIENTS

- 2 Tbsp butter
- 1 small onion, diced
- 2 carrots, finely diced
- 2 tbsp flour
- 1 ½ cups chicken broth
- ½ cup whipping cream
- 2 cups cooked, shredded chicken
- ½ cup frozen peas
- ¼ cup dried cranberries
- 1 tsp dried rubbed sage
- Salt & Pepper to taste
- 1 sheet puff pastry, thawed
- 1 egg beated

INSTRUCTIONS

1. Heat oven to 400°F (200°C).
2. Melt butter in a skillet. Cook onion and carrots until softened, about 8–10 minutes. Stir in flour for one minute. Gradually add broth and cream, stirring until thickened.
3. Add chicken, peas, cranberries and sage. Season to taste. Transfer to a shallow 1½-quart baking dish.
4. Cover with pastry, trim to fit and cut a few steam vents. Brush with beaten egg. Bake 25–30 minutes, until golden and bubbling. Rest five minutes before serving.

Serves 4. A cosy supper for a chilly November evening.





CHAD WOZNIAK
Personal Real Estate Corporation
250.488.3304
chad@realtorchad.ca
www.realtorchad.ca
realtorchad.ca

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SCAN TO VISIT MY WEBSITE