



The  
Orchard  
IN THE MISSION

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Winter 2021 | 2022 Specifications

# Single-Family Lots Price List

Phase 1B estimated completion: Fall 2021

Phase 1B Disclosure Statement: filed 08 May, 2020  
(available upon request)

## Deposit Structure:

- A) 10% due within three (3) days of Purchase Agreement (held in trust with Farris LLP)
- B) Remainder due within 21 days of notice of delivery of title from developer
- C) Design review and landscaping deposit: \$10,000

## Notes:

1. Building setbacks, building setback area, building setback dimensions shown are preliminary. Please refer to zoning bylaw for additional information.
2. Structural building pad extents are preliminary and are based on the assumption of minimum building pad depths of 65 ft from property line for Lots 34-48.
3. Please refer to geotechnical report for lot grading and foundation requirements.
4. This document is provided for convenience only, and it is the readers' sole responsibility to understand their own due diligence.

*This is not an offering of sale. Such offering can only be made by way of a Disclosure Statement. Prices are subject to change without notice. E.&O.E. February 25, 2021. All dimensions are the responsibility of prospective purchasers to validate.*

## Phase 1A | Single-Family Lots | SOLD OUT

Lot #	Lot Area   SF	Building Area   SF	Frontage   SF	Lot Type	Pricing	Status
1	14,553	2,928	65*	walkout	—	sold
2	11,969	3,423	58	walkout	—	sold
3	11,647	3,757	46	walkout	—	sold
4	10,624	2,390	57	walkout	—	sold
5	9,558	2,379	56	walkout	—	sold
6	8,751	2,271	57	walkout	—	sold
7	7,718	1,970	54	walkout	—	sold
8	7,793	3,584	54	walkout	—	sold
9	7,739	1,959	54	walkout	—	sold
10	6,480	2,939	54	level entry	—	sold
11	6,480	2,939	54	level entry	—	sold
12	6,480	2,939	54	level entry	—	sold
13	6,469	2,939	54	level entry	—	sold
14	7,804	3,444	104*	level entry	—	sold
15	7,610	2,874	75*	walkout/view	—	sold
16	6,308	2,713	74*	level entry	—	sold
17	5,942	2,756	59	level entry	—	sold
18	5,920	2,745	59	level entry	—	sold
19	8,686	1,991	110*	level entry	—	sold

## Phase 1B | Single-Family Lots

20	7,406	3,434	54	walkout	—	sold
21	7,319	3,380	54	walkout	—	sold
22	7,233	3,326	54	walkout	—	sold
23	7,126	3,261	53	walkout	—	sold
24	6,738	3,046	49	walkout	—	sold
25	6,060	2,454	50	walkout	—	sold
26	7,696	2,895	37	walkout	—	sold
27	16,092	2,551	97*	walkout	—	sold
28	8,062	3,864	67	level entry	—	sold
29	6,178	2,669	54	level entry	—	sold
30	5,802	2,519	56	level entry/bsmt	—	sold
31	6,211	2,605	54	level entry/bsmt	—	sold
32	6,448	2,917	54	level entry/bsmt	—	sold
33	6,480	2,939	54	level entry/bsmt	—	sold
34	7,685	1,765	54	walkout	—	sold
35	7,621	1,765	54	walkout	—	sold
36	7,567	1,765	54	walkout	—	sold
37	7,513	1,765	54	walkout	—	sold
38	7,535	1,765	54	level entry	—	sold
39	7,944	1,593	56	level entry/bsmt	\$399,900	available
40	8,622	1,270	55**	level entry/bsmt	\$379,900	available
41 <sup>o</sup>	7,793	2,379	57**	level entry	\$399,900	available
42 <sup>o</sup>	5,985	2,583	49	level entry	—	sold
43 <sup>o</sup>	5,317	2,088	49	level entry	\$389,900	available
44 <sup>o</sup>	5,490	2,013	55	level entry	—	sold
45 <sup>o</sup>	5,866	2,164	59	level entry	—	sold
46 <sup>o</sup>	8,094	2,476	117*	level entry	—	sold
47 <sup>o</sup>	13,423	1,873	68	level entry	—	sold
48 <sup>o</sup>	4,532	1,076	47	level entry	\$369,900	available
49 <sup>o</sup>	11,216	3,961	43	level entry	—	sold
50 <sup>o</sup>	10,333	3,111	43	level entry	—	sold
51 <sup>o</sup>	8,686	2,389	43	level entry	\$479,900	available
52 <sup>o</sup>	6,900	2,174	43	level entry	—	sold
53 <sup>o</sup>	5,350	2,185	43	level entry	—	sold
54 <sup>o</sup>	4,510	1,894	43	level entry	—	sold
55	9,278	4,618	48	level entry	—	sold
56	6,329	2,454	78*	level entry	—	sold

<sup>o</sup>RU2 zoning | \*Corner lot | \*\*Park-side lot

# Single-Family Lots Price List

Phase 2 estimated completion: Fall 2022

Phase 2 Amended Disclosure Statement:  
filed August 3, 2021 (available upon request)

## Deposit Structure:

- A) 10% due within three (3) days of Purchase Agreement (held in trust with Farris LLP)
- B) Remainder due within 21 days of notice of delivery of title from developer
- C) Design review and landscaping deposit: \$10,000

## Notes:

To be reviewed with site plan in section A3 of the Disclosure Statement, which specifies structural building pad preparation and intent, as follows:

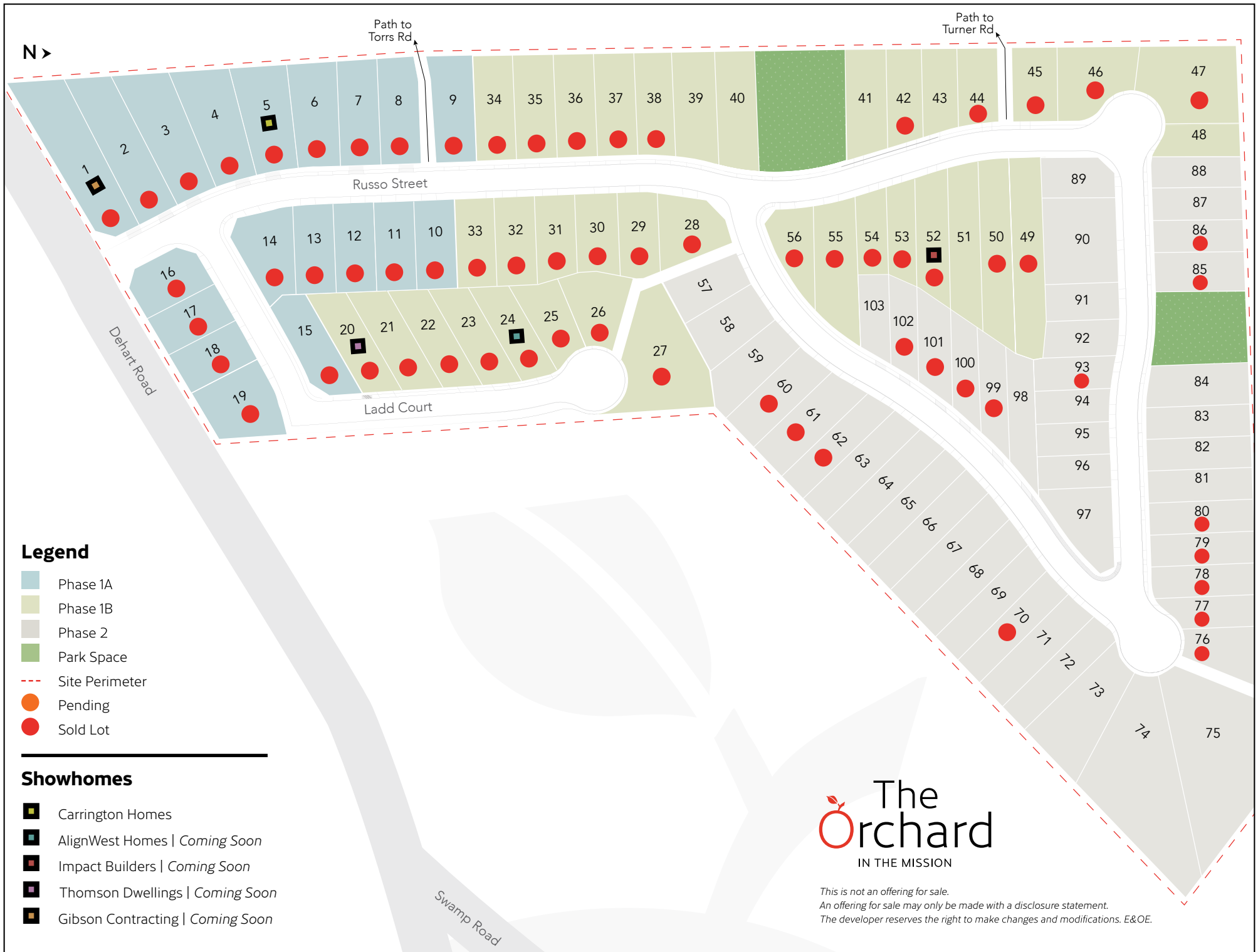
Structural building pad extents are preliminary:

1. Lots 57-73 anticipate grading 2.7 m-3.0 m below curb, potential to support in-ground basements. Structural pad will be minimum 80' from back of curb, to be determined during excavation.
2. Lots 74-84 anticipate grading 1.5 m-2.0 m below curb, potential to support daylight basements, structural pad to air buffer line.
3. Lots 85-90 anticipate grading 0.0 m-0.5 m below curb, potential to require slab or crawl and not support basements. Structural pad to air buffer line.
4. Lots 91 and 92 grades to be determined during excavation, aiming for 2 m-2.5 m below curb (daylight basement).
5. Lots 93-103 anticipate grading 2.7 m-3.0 m below curb, potential to support in-ground basements. Full structural pad planned.
6. This document is provided for convenience only, and it is the readers' sole responsibility to understand their own due diligence.

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## Phase 2 | Single-Family Lots

Lot #	Lot Area SF	Lot Area Acres	Building Area SF	House Type <sup>1</sup> (Anticipated)	Pricing	Status
57	5,579	0.128	1,944	basement	\$459,900	available
58	6,489	0.149	2,327	basement	\$499,900	available
59	7,441	0.171	2,129	basement	\$479,900	available
60	7,658	0.176	2,017	basement	—	sold
61	8,281	0.190	2,071	basement	—	sold
62	6,994	0.161	1,605	basement	—	sold
63	7,426	0.170	1,600	basement	\$429,900	available
64	7,723	0.177	1,597	basement	\$434,900	available
65	7,882	0.181	1,596	basement	\$449,900	available
66	7,901	0.181	1,596	basement	\$449,900	available
67	7,782	0.179	1,597	basement	\$449,900	available
68	7,523	0.173	1,596	basement	\$439,900	available
69	7,253	0.167	1,583	basement	\$439,900	available
70	7,153	0.164	1,586	basement	—	sold
71	7,476	0.172	1,703	basement	\$439,900	available
72	7,389	0.170	1,642	basement	\$449,900	available
73	11,961	0.275	1,873	basement	\$614,900	available
74	25,122	0.577	8,774	daylight/basement	\$1,349,900	available
75	24,259	0.557	10,498	daylight/basement	\$1,449,900	available
76	5,919	0.136	1,237	daylight/basement	—	sold
77	5,041	0.116	1,298	daylight/basement	—	sold
78	5,931	0.136	2,169	daylight/basement	—	sold
79	5,946	0.137	2,175	daylight/basement	—	sold
80	5,946	0.137	2,175	daylight/basement	—	sold
81	5,946	0.137	2,175	daylight/basement	\$459,900	available
82	5,945	0.136	2,174	daylight/basement	\$459,900	available
83	5,939	0.136	2,171	daylight/basement	\$459,900	available
84	7,417	0.170	2,839	daylight/basement	\$549,900	available
85	6,290	0.144	1,962	no basement	—	sold
86	5,107	0.117	1,567	no basement	—	sold
87	5,108	0.117	1,567	no basement	\$399,900	available
88	5,099	0.117	1,566	no basement	\$399,900	available
89	5,111	0.117	1,785	no basement	\$394,900	available
90	11,356	0.261	2,173	no basement	\$499,900	available
91	4,864	0.112	1,118	no basement	\$349,900	available
92	4,830	0.111	2,013	no basement	\$394,900	available
93	4,669	0.107	1,974	basement	—	sold
94	4,388	0.101	1,779	basement	\$429,900	available
95	4,327	0.099	1,741	basement	\$429,900	available
96	4,327	0.099	1,741	basement	\$429,900	available
97	7,486	0.172	2,936	basement	\$644,900	available
98	6,224	0.143	2,747	basement	\$599,900	available
99	5,499	0.126	2,244	basement	—	sold
100	5,114	0.117	2,035	basement	—	sold
101	5,097	0.117	2,046	basement	—	sold
102	5,164	0.119	2,177	basement	—	sold
103	4,602	0.106	1,874	basement	\$419,000	available



**Legend**

- Phase 1A
- Phase 1B
- Phase 2
- Park Space
- Site Perimeter
- Pending
- Sold Lot

**Showhomes**

- Carrington Homes
- AlignWest Homes | *Coming Soon*
- Impact Builders | *Coming Soon*
- Thomson Dwellings | *Coming Soon*
- Gibson Contracting | *Coming Soon*

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This is not an offering for sale.  
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*Models and renderings are representational only.  
Actual home designs and styles will vary to meet architectural guidelines.*

**A.**

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