



Price List + Specifications
Summer 2022



The Orchard

IN THE MISSION

Live. Play. Home.

Single-Family Lots Price List

Phase 2 estimated completion: Fall-Winter 2022/2023

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. Prices indicated do not include applicable taxes (GST and PTT).
- C) Design review and landscaping deposit:
\$10,000 due at closing.

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:

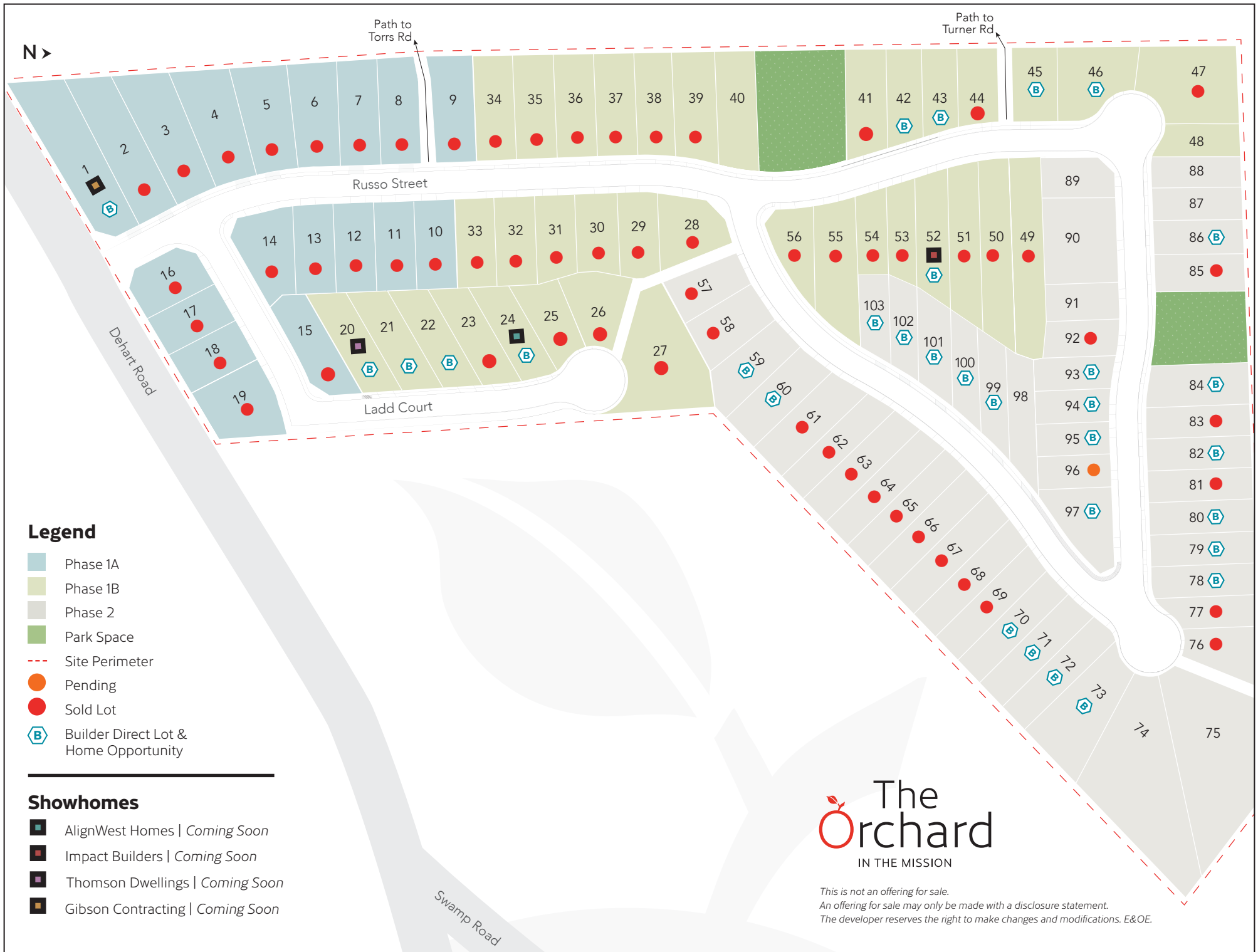
1. Lots 57-73 anticipate grading 2.7 m-3.0 m below curb, potential to support in-ground basements. Structural pad will be minimum 80' from back of curb, to be determined during excavation.
2. Lots 74-84 anticipate grading 1.5 m-2.0 m below curb, potential to support daylight basements, structural pad 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.

This is not an offering of sale. Such offering can only be made by way of a Disclosure Statement. The developer reserves the right to make changes and modifications. E&OE.

Phase 2 | Single-Family Lots

Lot #	Lot Area SF	Lot Area Acres	Building Area SF	House Type ¹ (Anticipated)	Pricing	Status
57	5,579	0.128	1,944	basement	—	sold
58	6,489	0.149	2,327	basement	—	sold
59 	7,441	0.171	2,129	basement	—	
60 	7,658	0.176	2,017	basement	—	
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	—	sold
64 [Ⓞ]	7,723	0.177	1,597	basement	—	sold
65 [Ⓞ]	7,882	0.181	1,596	basement	—	sold
66 [Ⓞ]	7,901	0.181	1,596	basement	—	sold
67 [Ⓞ]	7,782	0.179	1,597	basement	—	sold
68 [Ⓞ]	7,523	0.173	1,596	basement	—	sold
69 [Ⓞ]	7,253	0.167	1,583	basement	—	sold
70 [Ⓞ] 	7,153	0.164	1,586	basement	—	
71 [Ⓞ] 	7,476	0.172	1,703	basement	—	
72 [Ⓞ] 	7,389	0.170	1,642	basement	—	
73 [Ⓞ] 	11,961	0.275	1,873	basement	—	
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	—	
79 [Ⓞ] 	5,946	0.137	2,175	daylight/basement	—	
80 [Ⓞ] 	5,946	0.137	2,175	daylight/basement	—	
81 [Ⓞ]	5,946	0.137	2,175	daylight/basement	—	sold
82 [Ⓞ] 	5,945	0.136	2,174	daylight/basement	—	
83 [Ⓞ]	5,939	0.136	2,171	daylight/basement	—	sold
84 [Ⓞ] 	7,417	0.170	2,839	daylight/basement	—	
85 [Ⓞ]	6,290	0.144	1,962	no basement	—	sold
86 [Ⓞ] 	5,107	0.117	1,567	no basement	—	
87 [Ⓞ]	5,108	0.117	1,567	no basement	\$409,900	available
88 [Ⓞ]	5,099	0.117	1,566	no basement	\$409,900	available
89 [Ⓞ]	5,111	0.117	1,785	no basement	\$404,900	available
90 [Ⓞ]	11,356	0.261	2,173	no basement	\$509,900	available
91 [Ⓞ]	4,864	0.112	1,118	no basement	\$359,900	available
92 [Ⓞ]	4,830	0.111	2,013	no basement	—	sold
93 [Ⓞ] 	4,669	0.107	1,974	basement	—	
94 [Ⓞ] 	4,388	0.101	1,779	basement	—	
95 [Ⓞ] 	4,327	0.099	1,741	basement	—	
96 [Ⓞ]	4,327	0.099	1,741	basement	\$439,900	pending
97 [Ⓞ] 	7,486	0.172	2,936	basement	—	
98 [Ⓞ]	6,224	0.143	2,747	basement	\$609,900	available
99 [Ⓞ] 	5,499	0.126	2,244	basement	—	
100 [Ⓞ] 	5,114	0.117	2,035	basement	—	
101 [Ⓞ]	5,097	0.117	2,046	basement	—	sold
102 [Ⓞ] 	5,164	0.119	2,177	basement	—	
103 [Ⓞ] 	4,602	0.106	1,874	basement	—	

 Builder Direct Lot & Home Opportunity | [Ⓞ]RU2 zoning



Legend

- Phase 1A
- Phase 1B
- Phase 2
- Park Space
- Site Perimeter
- Pending
- Sold Lot
- B Builder Direct Lot & Home Opportunity

Showhomes

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


 IN THE MISSION

This is not an offering for sale.
 An offering for sale may only be made with a disclosure statement.
 The developer reserves the right to make changes and modifications. E&OE.



*Models and renderings are representational only.
Actual home designs and styles will vary to meet architectural guidelines.*

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AMANTE | REAL ESTATE
FRANCESCA AMANTE

ROYAL LEPAGE
KELOWNA

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Single-Family Lots Price List

Phase 1B Lots are complete and available for immediate possession.

Deposit Structure:

- A) 10% due within three (3) days of Purchase Agreement (held in trust with Farris LLP).
- B) Balance of purchase price due upon closing
Prices indicated do not include applicable taxes (GST and PTT).
- C) Design review and landscaping deposit:
\$10,000 due at closing.

Note: Prices are subject to change without notice.

Lot #	Lot Area SF	Building Area SF	Frontage SF	Lot Type	Pricing	Status
Phase 1B Single-Family Lots						
20 	7,406	3,434	54	walkout	—	
21 	7,319	3,380	54	walkout	—	
22 	7,233	3,326	54	walkout	—	
23	7,126	3,261	53	walkout	—	sold
24 	6,738	3,046	49	walkout	—	
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	—	sold
40	8,622	1,270	55**	level entry/bsmt	\$389,900	available
41 ^o	7,793	2,379	57**	level entry	—	sold
42 ^o 	5,985	2,583	49	level entry	—	
43 ^o 	5,317	2,088	49	level entry	—	
44 ^o	5,490	2,013	55	level entry	—	sold
45 ^o 	5,866	2,164	59	level entry	—	
46 ^o 	8,094	2,476	117*	level entry	—	
47 ^o	13,423	1,873	68	level entry	—	sold
48 ^o	4,532	1,076	47	level entry	\$379,900	available
49 ^o	11,216	3,961	43	level entry	—	sold
50 ^o	10,333	3,111	43	level entry	—	sold
51 ^o	8,686	2,389	43	level entry	—	sold
52 ^o 	6,900	2,174	43	level entry	—	
53 ^o	5,350	2,185	43	level entry	—	sold
54 ^o	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

 Builder Direct Lot & Home Opportunity | ^oRU2 zoning | *Corner lot | **Park-side lot