



The
Orchard
IN THE MISSION

Live. Play. Home.

Price List + Specifications
Spring 2024



Single-Family Lots Price List

Phase 2 lots are complete and available for immediate possession.

Amended Disclosure Statement: filed April 12, 2023 (available upon request).

Deposit Structure:

- A) 10% due within three (3) days of Purchase Agreement (held in trust with Lawson Lundell LLP).
- B) 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. March 2024



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ASK US ABOUT
Plan and Permit-Ready Lots
AND Quick Possession/
Under-Construction Homes.

Phase 2 | Single-Family Lots

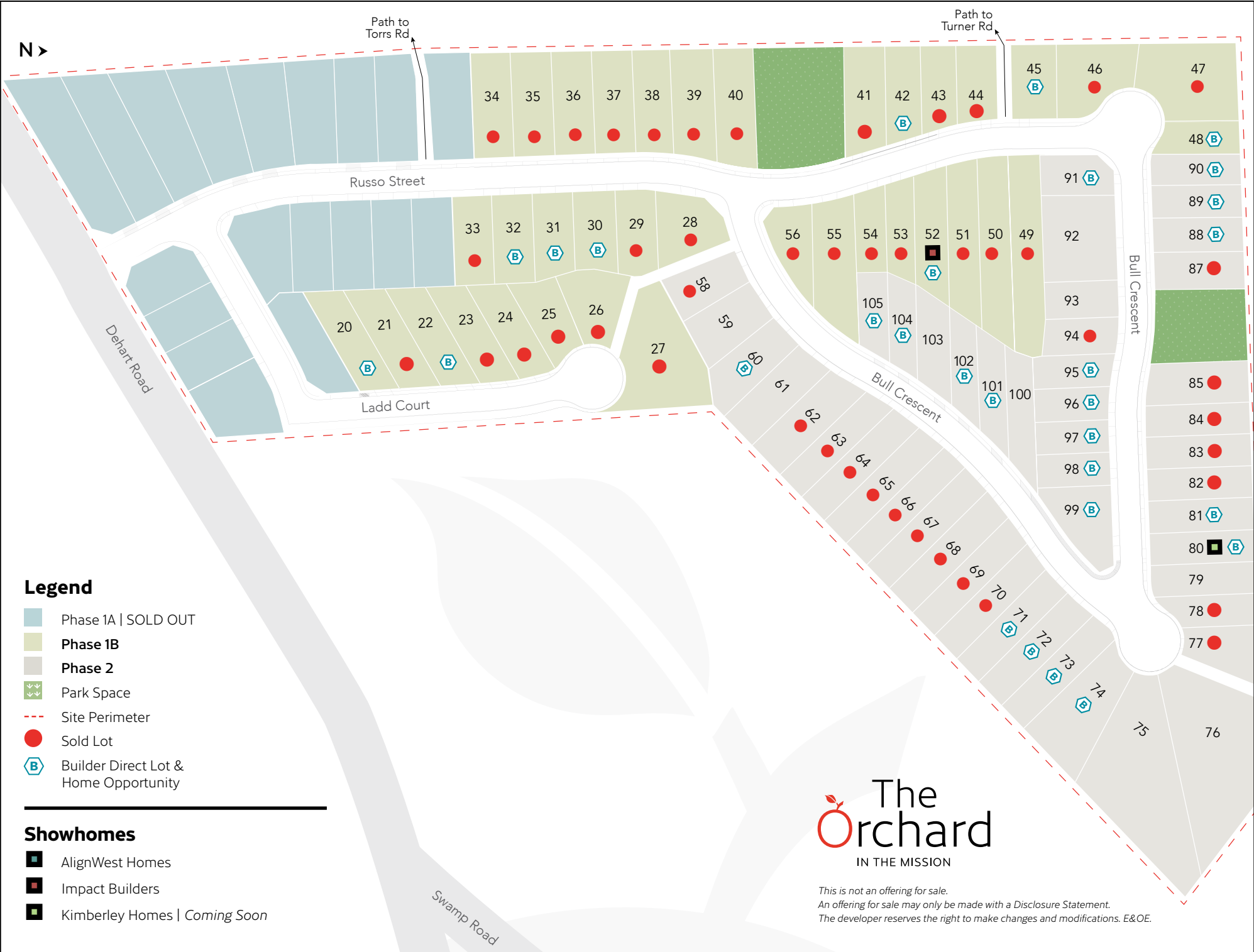
Lot #	Lot Area SF	Lot Area Acres	Building Area SF	Frontage SF	House Type	Pricing	Status	Builder
58	5,579	0.128	1,944	46	basement	—	sold	—
59	6,489	0.149	2,327	53	basement	\$499,900	available	—
60 ^B	7,441	0.171	2,129	54	basement	—	^B	AlignWest Homes
61	7,658	0.176	2,017	55	basement	\$489,900	available	—
62 ^o	8,281	0.190	2,071	56	basement	—	sold	—
63 ^o	6,994	0.161	1,605	43	basement	—	sold	—
64 ^o	7,426	0.170	1,600	43	basement	—	sold	—
65 ^o	7,723	0.177	1,597	43	basement	—	sold	—
66 ^o	7,882	0.181	1,596	43	basement	—	sold	—
67 ^o	7,901	0.181	1,596	43	daylight basement	—	sold	—
68 ^o	7,782	0.179	1,597	43	daylight basement	—	sold	—
69 ^o	7,523	0.173	1,596	41	daylight basement	—	sold	—
70 ^o	7,253	0.167	1,583	43	daylight basement	—	sold	—
71 ^o ^B	7,153	0.164	1,586	43	daylight basement	\$449,900*	^B	Impact Builders
72 ^o ^B	7,476	0.172	1,703	46	daylight basement	—	^B	Thomson Dwellings
73 ^o ^B	7,389	0.170	1,642	44	daylight basement	—	^B	Thomson Dwellings
74 ^o ^B	11,961	0.275	1,873	52	daylight basement	\$624,900*	^B	Impact Builders
75 ^o	25,122	0.577	8,774	32	daylight basement	\$1,349,900	available	—
76 ^o	24,259	0.557	10,498	28	daylight basement	\$1,449,900	available	—
77 ^o	5,919	0.136	1,237	37	daylight basement	—	sold	—
78 ^o	5,041	0.116	1,298	56	daylight basement	—	sold	—
79 ^o	5,931	0.136	2,169	43	daylight basement	\$469,900	available	—
80 ^o ^B	5,946	0.137	2,175	43	level entry	—	^B	Kimberley Homes
81 ^o ^B	5,946	0.137	2,175	43	level entry	—	^B	Kimberley Homes
82 ^o	5,946	0.137	2,175	43	level entry	—	sold	—
83 ^o ^B	5,945	0.136	2,174	43	level entry	—	sold	—
84 ^o	5,939	0.136	2,171	44	level entry	—	sold	—
85 ^o ^B	7,417	0.170	2,839	56	level entry	—	sold	—
87 ^o	6,290	0.144	1,962	53	level entry	—	sold	—
88 ^o ^B	5,107	0.117	1,567	43	level entry	\$409,900*	^B	AlignWest Homes
89 ^o ^B	5,108	0.117	1,567	43	level entry	\$409,900*	^B	AlignWest Homes
90 ^o ^B	5,099	0.117	1,566	43	level entry	\$409,900*	^B	AlignWest Homes
91 ^o ^B	5,111	0.117	1,785	63	level entry	—	^B	Impact Builders
92 ^o	11,356	0.261	2,173	106	level entry	\$509,900	available	—
93 ^o	4,864	0.112	1,118	49	level entry	\$359,900	available	—
94 ^o	4,830	0.111	2,013	49	level entry	—	sold	—
95 ^o ^B	4,669	0.107	1,974	45	level entry	—	^B	Carrington Homes
96 ^o ^B	4,388	0.101	1,779	44	level entry	\$429,900*	^B	Thomson Dwellings
97 ^o ^B	4,327	0.099	1,741	44	level entry	\$429,900*	^B	Thomson Dwellings
98 ^o ^B	4,327	0.099	1,741	44	level entry	—	^B	Carrington Homes
99 ^o ^B	7,486	0.172	2,936	108	level entry	\$654,900*	^B	AlignWest Homes
100 ^o	6,224	0.143	2,747	61	daylight basement	\$609,900	available	—
101 ^o ^B	5,499	0.126	2,244	55	daylight basement	\$499,900*	^B	Kimberley Homes
102 ^o ^B	5,114	0.117	2,035	51	basement	\$499,900*	^B	Kimberley Homes
103 ^o ^B	5,097	0.117	2,046	49	basement	\$509,900	available	—
104 ^o ^B	5,164	0.119	2,177	49	basement	\$529,900*	pending	Impact Builders
105 ^o ^B	4,602	0.106	1,874	49	basement	\$429,900*	pending	Impact Builders

^B Builder Direct Lot & Home Opportunity | ^oRU2 zoning | * Plan ready with builder indicated










Path to
Torr's Rd




Path to
Turner Rd



Legend

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

Showhomes

-  AlignWest Homes
-  Impact Builders
-  Kimberley Homes | *Coming Soon*

The Orchard
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.*



theorchardkelowna.com

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

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FOR MORE INFORMATION,
CONTACT
250-317-3359
info@theorchardkelowna.com

Single-Family Lots Price List

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

Amended Disclosure Statement:
filed April 12, 2023 (available upon request).

Deposit Structure:

- A) 10% due within three (3) days of Purchase Agreement (held in trust with Lawson Lundell LLP).
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Lot #	Lot Area SF	Building Area SF	Frontage SF	House Type	Pricing	Status	Builder
Phase 1B Single-Family Lots							
20	7,406	3,434	54	walkout	—	B	Thomson Dwellings
21	7,319	3,380	54	walkout	—	sold	—
22	7,233	3,326	54	walkout	—	B	Thomson Dwellings
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	—	B	Carrington Homes
31	6,211	2,605	54	level entry/bsmt	—	B	Carrington Homes
32	6,448	2,917	54	level entry/bsmt	—	B	Carrington Homes
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	—	sold	—
41 [⊙]	7,793	2,379	57**	level entry	—	sold	—
42 [⊙]	5,985	2,583	49	level entry	—	B	Impact Builders
43 [⊙]	5,317	2,088	49	level entry	—	sold	—
44 [⊙]	5,490	2,013	55	level entry	—	sold	—
45 [⊙]	5,866	2,164	59	level entry	—	B	Gibson Contracting
46 [⊙]	8,094	2,476	117*	level entry	—	sold	—
47 [⊙]	13,423	1,873	68	level entry	—	sold	—
48 [⊙]	4,532	1,076	47	level entry	\$329,900*	B	AlignWest Homes
49 [⊙]	11,216	3,961	43	level entry	—	sold	—
50 [⊙]	10,333	3,111	43	level entry	—	sold	—
51 [⊙]	8,686	2,389	43	level entry	—	sold	—
52 [⊙]	6,900	2,174	43	level entry	—	B	Impact Builders
53 [⊙]	5,350	2,185	43	level entry	—	sold	—
54 [⊙]	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	—

B Builder Direct Lot & Home Opportunity | [⊙]RU2 zoning | *Corner lot | **Park-side lot | *Plan ready with builder indicated

Our Preferred Builders | Building Your Dream Home From The Ground Up


 **ALIGNWEST**
Custom • Design • HOMES
250.764.6589
alignwesthomes.com

 **GIBSON**
CUSTOM HOMES
250.469.9704
gibsoncustomhomes.com

 **KIMBERLEY**
278.401.7376
kimberleyokgn.com

 **CARRINGTON**
HOMES
250.258.5423
liveatcarrington.ca

 **IMPACT**
BUILDERS INC.
250.470.7284
impactbuilders.com

 **THOMSON**
DWELLINGS INC.
250.764.9008
thomsondwellings.com