



# The Orchard Collection

BY IMPACT BUILDERS INC.

*Luxury Homes Grown & Blossomed*

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[TheOrchardCollection.ca](http://TheOrchardCollection.ca)



INC. **IMPACT BUILDERS** 2002  
CUSTOM HOMES

**NYROSE**  
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## About The Orchard Collection

*Luxury Homes Grown & Blossomed.* As one of the preferred builders at The Orchard, Impact Builders Inc. is building excellence within this community. Each Impact-built home demonstrates the luxury & quality we're known for.

For IMPACT BUILDERS, this location is personal. Kyle Jones, CEO, and his brothers Dwayne and Chad, have all raised their families in this area, and strongly believe this is one of the best locations to live, work and play. The Mission offers opportunity to enjoy the best of Kelowna at your doorstep, making it a preferred location for families, retirees, and young professionals to settle and grow new roots.

The luxury homes within The Orchard Collection been carefully curated to fit seamlessly within the community and the landscape, and will provide beautiful, luxury living spaces for spending quality time with family and friends.



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## About Impact Builders Inc.



Impact Builders is a family-run Okanagan design/build firm specializing in custom homes and multi-family residences. A collaboration of three brothers - Chad, Dwayne, and Kyle, they take a hands-on approach to ensure optimum materials and workmanship go into each home. Recognized for innovative design, quality craftsmanship, strict project schedules and strong attention to detail, Impact Builders exceeds client satisfaction every step of the build.

Impact Builders is excited to build beautiful, family homes at The Orchard and help create a legacy development in this excellent Kelowna location.

"I really love being able to help our clients create a beautiful space to call home " - Kyle Jones





## THE ORCHARD IN THE MISSION

The Orchard in the Mission is a new neighbourhood of single family homes now blossoming in the Lower Mission. Ideally situated, this once-apple-orchard location provides homeowners with easy access to Okanagan Lake, beaches, wineries, H2O Community Centre, Capital News Centre, Okanagan Regional Library, schools, shopping, golf, Mission Creek Greenway trails, hiking, and more. Impact Builders Inc. is proud to be a preferred builder in this new community.

The Orchard  
IN THE MISSION  

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Live. Play. Home.







**SANTINA** - part of The Orchard Collection by Impact Builders Inc. at The Orchard in Kelowna's Lower Mission. This 2337 square foot home is perfect for families and downsizers, featuring the primary bedroom on the main floor and your own private backyard!

Upstairs you'll find two additional bedrooms and a loft/bonus area. Enjoy the stylish, designer finishes and interior design by Materia, including unique shiplap designs, matte-black hardware and modern fixtures. Options for hardwood or laminate flooring. Spacious kitchen with quartz countertops, island, pantry, full sized fridge, gas range stove and double wall oven.

This Impact-Built home is the perfect opportunity to move into a custom, luxury new home with the quality and client satisfaction that Impact is known for. There's still time for customizations but with the level of chosen finishing's and designs, you won't need to!



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# ELEVATED FEATURES

## EXTERIOR

- Sleek designs with classic elements of wood and stone
- Dual black asphalt shingle roof
- Covered lower level patio and private backyard
- Double car garage
- Mastergain front entry door with satin black multi-point lock handle
- Driveway with brushed concrete

## MAIN LIVING

- Bright, open main living area with option for laminate or hardwood flooring
- Signature gas fireplace in main living room with white matte tile
- Dining room area with matte black Meridian chandelier
- Designer carpet or laminate option for stairs
- Primary bedroom with spacious walk-in closet and ensuite with deluxe shower, quartz countertops, white matte Gem Stone tile, dual sinks and stylish light fixtures
- Mudroom/Laundry area
- 5.2 cu. ft. Samsung Smart front load washer with super speed
- 7.4 cu. ft. Samsung front load electric dryer with steam sanitize+

## UPPER LEVEL

- Two additional bedrooms
- Bathroom with dual sinks, tub and shower
- Bonus loft living room area with wet bar
- Option for designer carpet or laminate flooring (excluding bathroom)

## KITCHEN

- Large open kitchen with island / bar, great for entertaining and cooking
- Pantry for all your storage needs
- Modern Frigidaire Professional stainless steel appliances including:
  - 19 cu.ft. single door refrigerator
  - 30" electric double wall oven with dual timers
  - Built-in 36" gas stove cooktop
  - 24" built-in dishwasher
  - 5.3 cu.ft beverage center (built-in or freestanding)
- Quartz countertops
- Option for laminate or hardwood flooring
- Westwood cabinetry with slimline doors
- Matte black Meridian pendant light fixtures





**3-Bedroom, 3-Bathroom**  
**2-Car Garage**  
**Covered Patio**

Indoor Living: 2,337 Sq.Ft\*  
 Outdoor Living: 137 Sq.Ft\*  
 Total: 2,474 Sq.Ft\*



The developer/builder reserves the right to make modifications and changes to information contained herein. \*Sizes and layouts are approximate only and subject to change without notice. E.&O.E



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\* The information contained herein is assumed correct but is not guaranteed by the listing agent and should be verified. Measurements are approximate. Renderings are artist's representation only. E&OE.

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