



The Orchard Collection

BY IMPACT BUILDERS INC.

Luxury Homes Grown & Blossomed

TheOrchardCollection.ca

INC. **IMPACT BUILDERS** 2002
CUSTOM HOMES

NYROSE
AND ASSOCIATES
KELOWNAREALESTATEPROS.COM

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.



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

Live. Play. Home.





Ambrosia Lot 52

AMBROSIA - part of the Orchard Collection by Impact Builders Inc. at The Orchard in Kelowna's Lower Mission. This luxury 2,780 sq. ft. two-storey home is custom built with high-end finishings and interior design by Materia.

Enjoy the showhome qualities and finishing's including high end custom millwork, modern fixtures, custom wall treatments, laminate floor and luxury carpet, custom tile designs, and a chef's dream kitchen with quartz countertops, oversized island, KitchenAid fridge with French doors, and gas range stove. The main floor open plan is perfect for family time and entertaining. Upstairs features the primary bedroom with walk-in closet and ensuite with soaker tub, shower and two sinks; 2 additional bedrooms; 3 bathrooms; spacious laundry room; and a family room. The lower level features a rec room plus an additional 647 sqft of finished or unfinished space with the opportunity to to add a suite.



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ELEVATED FEATURES

EXTERIOR

- Sleek designs with classic elements of wood and brick
- Dual black asphalt shingle roof
- Covered lower level patio and yard
- Double car garage
- Mastergain front entry door with satin black multi-point lock handle
- Driveway with exposed aggregate

MAIN LIVING

- Bright, open main living area with laminate flooring throughout
- Signature gas fireplace in main living room with wood paneling and black matte hearth
- Dining room area with brushed nickel 5-Light Island fixtures
- Designer carpet on stairs, upper level and rec room
- Mudroom/Pantry with cast iron feather hook and Rock Salt tile
- Upstairs family room with optional wet bar
- Upstairs laundry room with Pietre Di Paragone tile
- 5.2 cu. ft. I.E.C. closet-depth front load washer
- 7.4 cu. ft. front load electric dryer with steam cycles
- Lower level rec room and optional suite

PRIMARY BEDROOM

- Primary bedroom with spacious walk-in closet
- Primary ensuite with dual sinks, Stonemood, silver matte tile, free-standing tub, shower with rain head and shower ledge, elegant light fixtures and fog free halo lighted wall mount mirror

KITCHEN

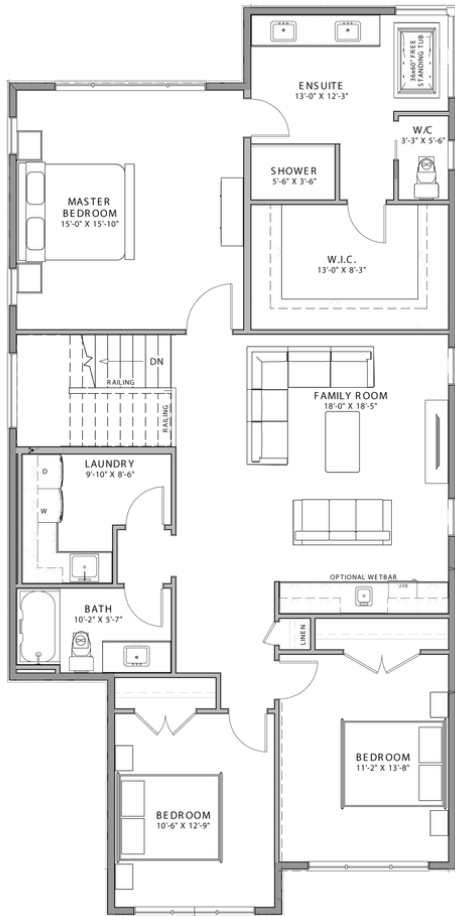
- Large open kitchen with island / bar, great for entertaining and cooking
- Modern stainless steel appliances including:
 - KitchenAid 20 cu. ft. 36-inch counter-depth refrigerator with French doors
 - Master Series gas range stove with 36" 5 burners
 - KitchenAid 21 3/4" countertop microwave oven 1200 watt
 - KitchenAid dishwasher with third level utensil rack
 - Silhouette 24" French door beverage center
- Westwood, collingwood cabinetry with slim shaker doors
- Elegant, polished nickel light fixtures from the Emerson Collection
- Laminate flooring throughout
- Quartz countertops
- Azure kitchen faucet, bridge style with spray



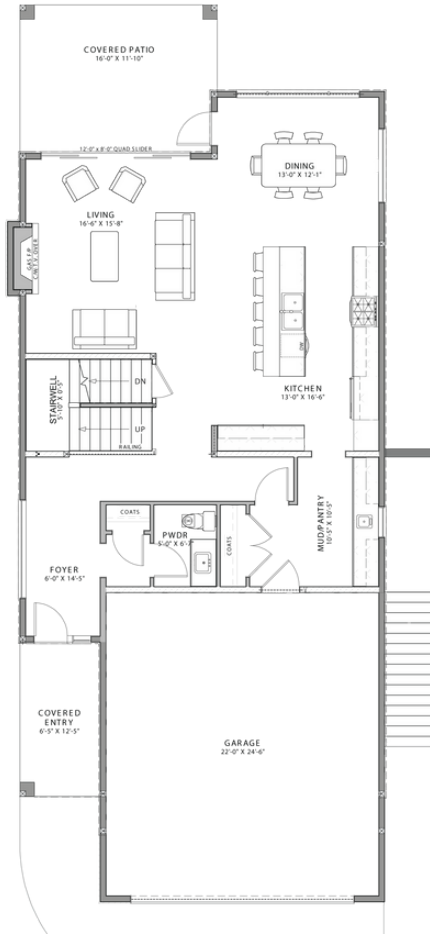


**3-Bedroom, 3-Bathroom
Potential to Suite
2-Car Garage**

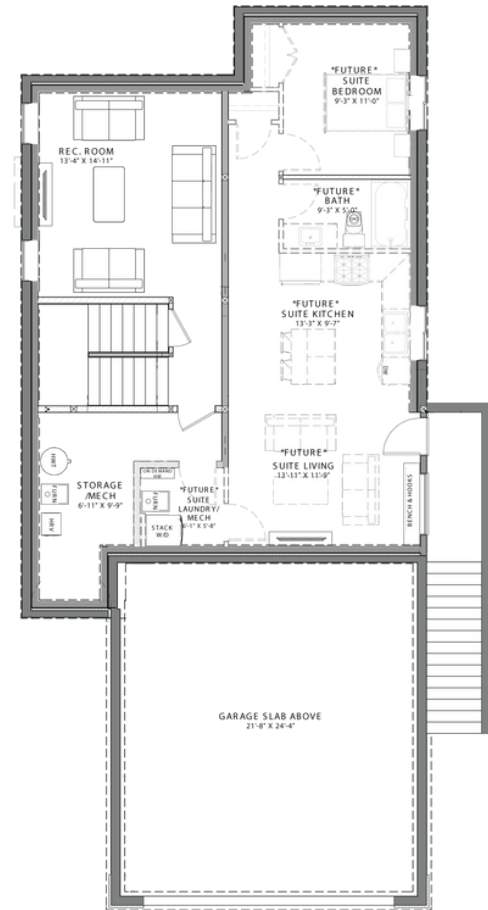
Interior Living: 2,987 Sq.Ft*
 Potential Suite Area*: 647 Sq.Ft*
 Total: 3,634 Sq.Ft*



Upper 1,478 Sq.Ft



Main 1,151 Sq.Ft



Lower 358 Sq.Ft | *Suite Area (Option for finished/unfinished) 647 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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LEARN MORE ↓



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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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