



450 PARC
GROVES | KELOWNA SOUTH

It's Your Time



1. The Most Sought-After Location in the Okanagan Valley

- What could be better than having the tree-lined sanctuary of 450 PARC in your backyard and the charm of Pandosy Village just a short walk away?
- Proximity to high-end restaurants, shops and the beautiful beaches of Okanagan Lake frees you from driving, while the distance from downtown Kelowna provides quiet and security.

2. The Security of a Condo with the Privacy and Feel of a Single-Family Home

- Through innovative design, creating private living spaces were top priority. The residents of 450 PARC can be reassured their privacy will remain intact.
- 450 PARC elevators use a fob system to deliver you directly and securely to your unit via your own private lobby space.
- Enjoy a “lock and leave” lifestyle with high-tech security features like enter- phone systems at property entrances as well as 24-hour monitoring throughout all common spaces plus theft-resistant parkade.
- A 3x10’ secured storage closet in the parkade for each residence.

3. Awe-Inspiring Luxury in a Boutique Package

- 450 PARC consists of only twenty high-end and hugely spacious units.
- Neighbours are few, far-between, and consist of like-minded seekers of rare design.
- Virtually eliminate wait times by sharing one elevator with just 9 other owners.
- Bespoke down to the last detail - truly unique finishings tailored to your individuality.

4. A Design Like Nothing Else in the Okanagan Valley

- 450 PARC is the only six-story condo in Kelowna with an entirely concrete structure.
- The design is free of hallways connecting each unit, providing an unparalleled level of privacy and protection from neighbouring smells and noise.
- Unique front-to-back connection to each home provides each unit with access to two different outdoor living spaces - spend the morning bathed in sun, then shade from the heat of the afternoon.



Setting a New Benchmark For Kelowna's Urban Living Possibilities

Award winning designers Zeidler Architects and Craig Mohr of Vineyard Developments, team up to create this one of a kind architectural masterpiece. Inspired by the natural setting of the surrounding area, 450 PARC Luxury Residence personifies a refined, yet organic aesthetic; embracing the beauty of the treed park it overlooks to the north. Evoking the richness of the surrounding historical district, Kelowna's newest luxury living space finds perfect harmony between nature and design. Through innovative architecture the residents of 450 Parc can be reassured their privacy will remain in tact as creating private living spaces were top priority.

Nature surrounds you.

The Neighbourhood

The property is nestled in the heart of Kelowna South's Pandosy Village, an area known for its quiet charm and wealth of unique restaurants, cafés and boutiques. Salons and spas, health and wellness centers and numerous lifestyle services are all at your doorstep. The location boasts immediate access to necessities like public transportation, H2O Adventure + Fitness Centre (a world-class aquatics recreation, health, and fitness facility) and Kelowna General Hospital, the region's largest medical center.

*You know it when you feel it – a sense of home,
a return to what matters most.*



Parks

- 1 Abbott Park
- 2 Abbott Park Beach Access
- 3 West Ave Beach Access
- 4 Osprey Park

Restaurants

- 5 Mizu Japanese
- 6 Pandosy Pizza
- 7 Blenz Coffee
- 8 Soy Asian Fusion Restaurant
- 9 Marmalade Cat Cafe
- 10 Hector's Casa
- 11 Bread Co.
- 12 Bean Scene
- 13 Mucho Burrito
- 14 Tru Frozen Yogurt
- 15 Fomoso Neapolitan Pizzeria
- 16 The Canadian Brewhouse
- 17 Zabb Thai
- 18 Chutney Cuisine of India
- 19 Momo Sushi
- 20 Runaways Lounge
- 21 Starbucks

Conveniences

- 22 Mod Salon Inc.
- 23 Pranify Yoga Kelowna
- 24 Sopa Fine Arts
- 25 Kelowna Cycle
- 26 Blue Ginger
- 27 Kelowna Paddle Centre
- 28 Orange Theory Fitness
- 29 Teaberry's Fine Teas
- 30 TD Canada Trust
- 31 Boutique Esthetics Lounge
- 32 CIBC Branch & Atm
- 33 Interior Savings Credit Union
- 34 Prospera Credit Union
- 35 BMO Bank Of Montreal
- 36 Bosley's By Pet Valu
- 37 Urban Fare
- 38 BC Liquor Stores
- 39 Save On Foods
- 40 Innovative Fitness
- 41 Wink i Wear Optometry
- 42 PRIME Physiotherapy & Fitness



The Region & City

The Okanagan Valley is undoubtedly one of Canada's best four-season playgrounds. Fully exploiting its mild winters and seemingly endless hot summer days, the region offers everything from world-class ski destinations to bucket list golf courses. The Okanagan's numerous stunning vineyards make it Canada's undisputed wine making capital, infusing the culture with an easy going joy de vivre that such abundant regions tend to inspire.

At the epicenter of this breathtaking expanse is Kelowna, representing the absolute best the area has to offer. Just steps away from your little corner of the Valley, are the shimmering beaches of Lake Okanagan. Take an evening stroll along its serene shores and watch the breathtaking sunset over the picturesque mountains. Only a short walk away is Kelowna's thriving downtown, which hosts plentiful waterfront dining favourites and a meandering boardwalk connecting two beautiful marinas: the Downtown Marina and, the exclusive Kelowna Yacht Club. From the Cultural District to hiking, biking, cross-country trails, beaches and beautiful gardens, Kelowna's diversity and beauty is like no other place in the Okanagan.

Beauty above all else.



The Building

Offering sophisticated living and timeless elegance, Vineyard Developments' 450 PARC personifies the future of luxury living complexes in every detail of its architecture. The reclaimed brick exterior, blown open by glass, brings ultramodern spaciousness into old urban charm. That perfect contrast of classical and visionary stands lasting and secure on its concrete and steel superstructure. All situated in Kelowna's prized neighborhood, makes 450 PARC one of the most desirable living spaces in the entire valley.

Excellence of imagination.



The Entry

450 PARC's unique concept offers penthouse-quality living on every floor. The 20 luxury units offer a safe and secure living environment with a strong sense of community, ideal for a "lock and leave" lifestyle. A mesmerizing avant-garde sculpture welcomes you just beyond the main entrances. As you enter your suite, a cozy modern fireplace, beautiful formal dining area, stunning accents, designer fixtures, rich flooring and oversized windows completely envelop the great room and living space in comfort and elegance.

The Exteriors

Unique positioning and building design allows the maximum possible sun exposure, bathing the interior and exterior living spaces in natural light. Enjoy both the morning sunrise and evening sunset as it sweeps across the south-facing front courtyard. Or retreat to the North patio and enjoy the beautiful Abbott Park setting surrounded by the mountains and Okanagan Lake.

Maximum possible sun exposure.



The Kitchen & Bedrooms

Entertaining is made easy with a designer kitchen stretching over 16 feet, equipped with professional-series appliances fit to delight the most ambitious of chefs. The 10-foot centrepiece island has been designed to accommodate both cooking and casual dining. The adjacent pantry is the perfect place to stow larger countertop appliances and dry goods adding convenience and functionality to the kitchen area with extra countertop space.

Each of the 16 luxury suites on the first four floors feature a master bedroom with oversized walk-in closet and an ensuite bathroom with spa-like features, including a freestanding designer soaker tub, custom tiled walk-in shower and an seven foot long double sink vanity. Visitors will not be disappointed with the guestroom, the comfort of a king size bed, a walk-in closet and the privacy of a spa-like ensuite bathroom.

Spa feeling to relax and soak in.



The Utilities & Upgrades

There are two dedicated parking stalls for each suite featuring power rough-ins for future electric vehicle charging stations. Additional parking will be available for short term visitors. The secured garage area will also feature storage rooms and bicycle lockers for your added convenience.

Further enhancements to your suite can be made with additional luxury living features such as outdoor kitchens, extra closets, additional dishwashers, a temperature-controlled wine closet feature or an extra laundry location are available at your request.

Above all else – unmistakably bespoke.

The Masterpiece Penthouses

The four exclusive penthouse suites are undoubtedly the crown jewels of 450 PARC. These four expansive luxury residences are true architectural masterpieces boasting over 2,200 square feet of extravagant living. Each penthouse features 10-foot ceilings and 3 master suites. Enjoy the inspiring lake, mountain and city views through the oversized windows and wraparound balconies complete with panoramic views. Place yourself at the absolute height of Kelowna living in the Valley's most élite address.

Come see for yourself the unrivaled sophistication and elegance that awaits you at 450 Parc.



450 PARC



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