

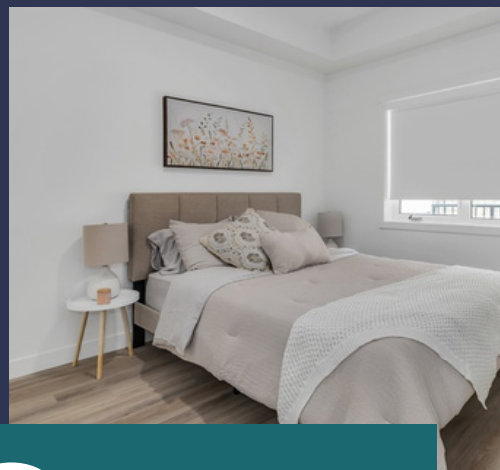
ASCENT

Another Carbon-free Home™ by HIGHSTREET

Size Matters. Get More.

Now Featuring:

BRAVO AT ASCENT



Showhome Open Thurs-Sun 12-3pm

NYROSE
AND ASSOCIATES

RE/MAX
Kelowna

DNA
PRODUCT MARKETING

20 HIGHSTREET
DOING THE RIGHT THING SINCE 2005

Feel Good. Live Right.™ Guaranteed.

AscentKelowna.ca

778-200-5576

E&O.E. This is not an offering for sale. An offering for sale may only be made after filing a Disclosure Statement under the Real Estate Development Marketing Act. The developer reserves the right to make modifications and changes to building design, landscaping, specification, features, and floor plans. Sales by Nyrose and Associates and RE/MAX Kelowna.

ASCENT

Another Carbon-free Home™ by HIGHSTREET

The Upper Mission's First Condo Community



MOVE IN NOW



Future Mixed Use Development by Callahan Property Group

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Feel Good. Live Right™. Guaranteed.

Quality Inside™

- Carbon-free home™
- Underground secure parking
- EV-ready parking*
- Secure FOB Entry
- Triple pane windows
- LED lights in common area, parkade & homes
- Energy Recovery Ventilation in every home for energy efficiency & fresher indoor air quality
- Gypcrete - a lightweight concrete floor topping on all floors
- Solar panels that help power common areas
- In-suite leak detection, alert and automatic shut off to avoid potential flooding
- Individual home heat pump & cooling
- Heat pump hot water from a centralized system
- Security cameras
- Bike storage
- Secure parcel room

Ascent Clubhouse

- The Ascent Clubhouse includes a variety of spaces for you to entertain, unwind and play.
- Games area
- Full kitchen
- Plenty of seating options
- BBQ & outdoor seating area
- Fully-equipped gym

Interior Finishes

- Contemporary interior design & finishes
- 9ft ceilings (most homes)
- Large format subway tile backsplash in kitchen
- Luxury vinyl tile & carpet
- Roller blinds
- Modern lighting package
- Low flow plumbing fixtures and faucets
- Chrome/satin door hardware & plumbing fixtures

Kitchen & Bathrooms

- Quartz countertops in kitchen & bathrooms
- Stainless steel range with ceramic stovetop
- Stainless steel Energy Star refrigerator and dishwasher
- Quartz countertop island with space for seating
- Soft close cabinets and full extension drawers
- Energy Star washer & dryer (w/d combo in the studios)

Pet Friendly

At Ascent, we know how important you pets are which is why we're pet-friendly (with restrictions)

Double Warranty by Highstreet

We build better buildings and stand behind our Quality Inside™ promise with Double Warranty.

- 2 years for materials and labour
- 4 years for electrical and plumbing systems
- 10 years for building envelope
- 20 years for building structure



Feel Good. Live Right.™ in Kelowna's Upper Mission.



Nestled in Kelowna's sought-after Upper Mission neighbourhood, Ascent provides a peaceful & easy condo lifestyle, up-and-away from the hustle and bustle of downtown. Embrace the wide open panoramas, natural surroundings, and community ambiance that make this location so desirable. **Live right™ in the Upper Mission and feel good about it!**

Mission Village at the Ponds

Anchored by Save-On Foods and Shopper's Drug Mart, here you will find everything you need right across the street, including a dentist, pet store, coffee shop, liquor store, financial institution, dollar store and insurance company.

Hiking & Biking Trails

This is an outdoor enthusiast's paradise. Now you are within reach of some of the Okanagan's best hiking and biking trails including:

- Kuiper's Peak Mountain Park
- Crawford Falls
- Jack Smith Lake Park

Schools

Ascent puts you and your children within reach of top area schools including:

- Canyon Falls Middle School (right down the street)
- Dorothea Walker Elementary
- Bellevue Creek Elementary
- Okanagan Mission Secondary School

Okanagan Lake

Bask in sunrise, sunshine and sunset on Okanagan Lake. Boat, kayak, paddleboard, or relax with your friends. You'll be at the beach or on the water in minutes. Popular spots include:

- Boyce-Gyro Beach
- Rotary Beach
- Bluebird Beach
- Sarsons Beach
- Bertram Creek Regional Park
- Cedar Creek Dog Park

Wine & Dine

Ascent lands you in the middle of wine country with world-class and boutique wineries only a few kms away, including Summerhill Pyramid Winery, Cedar Creek Estate Winery, and Tantalus Vineyards. Plus, Barn Owl Brewing is just down the road. And, you're minutes to dining, ice cream & cafes in Kettle Valley and the Lower Mission.

Break Up With Rent.

We can help with that.



Studio, 1, 2 & 3 Bed Condos
In Kelowna's Upper Mission
From \$284,900

New GST Rebate For First Time Buyers

****Ascent Exclusive Offer****

We'll wait on the rebate so you don't have to!

Assign the GST Rebate to the Developer to Save The Upfront GST Expense

Conditions apply. Ask Sales Team For Details

You Get More For Your Money
www.AscentKelowna.ca



Break Up With Rent.

We can help with that.

Your New Status Update: **Homeowner**

Programs Designed To Help You Buy Your First Home

Save The Property Transfer Tax

All homes at Ascent are PTT Exempt (*terms & conditions apply)

30-Year Mortgage

A new mortgage program for first-time home buyers of new builds...

As of August 1st, 2024, first-time home buyers have the option to take out a 30-year mortgage when they purchase a newly built home with a CMHC-insured loan. This will equate to lower monthly payments, making it easier to enter the housing market.

It saves to buy new!

Requirements*:

- You must be a first-time home buyer.
- The property must be a new build.
- When buying, the mortgage should be under \$1 million with a down payment below 20%.

*Conditions apply. For full details contact your mortgage broker

Save The GST

Buy New & Save

As of May 27, 2025 the Government of Canada has announced First Time Home Buyers can receive a GST Rebate on their purchase of a new-build home, under \$1-million.

Requirements*:

- You must be a first-time home buyer.
- The property must be a new build.
- For the full rebate, the property must be under \$1 million.

Developer Exclusive

Assign the GST Rebate to The Developer
(This means you don't have to pay the GST Upfront and then wait for the Government Rebate)

*Conditions apply. *Visit Canada.ca and consult your lawyer for eligibility.

Green Is Our Favourite Colour.

We're Green. You Save.

Your Carbon-Free Home™ is excellent for the environment and uses approx. 75% less energy than a typical condo. It's the home of the future, today. In addition to the myriad environmental benefits, your home can save you money.

CMHC Eco Plus Rebate

Apply for a 25% partial premium refund if you're CMHC insured and purchasing an energy efficient home.

To qualify, your home must have an energy efficiency certificate or meet energy efficiency or greenhouse gas targets. Ascent will meet BC Energy Step Code 4, which qualifies!

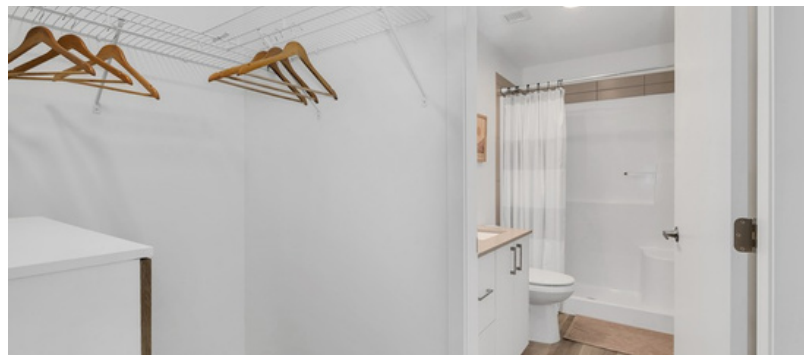
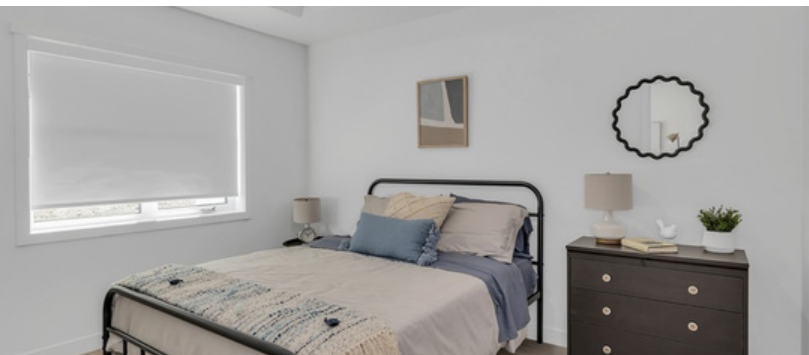
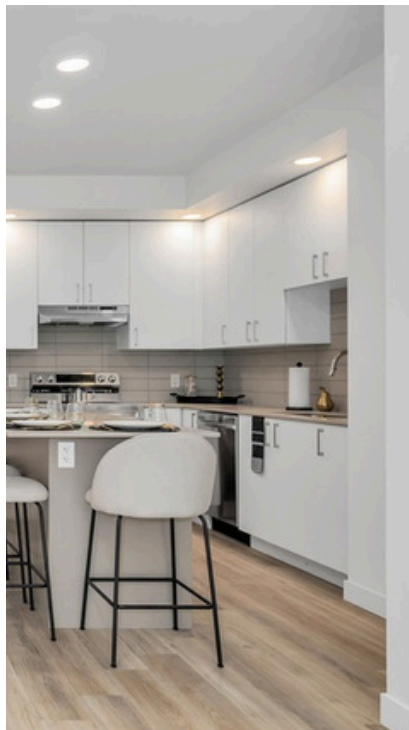
How Do You Get Your Refund?

After closing your mortgage, eligible borrowers have 2 years to submit the refund request, along with the necessary supporting documentation, directly to CMHC.

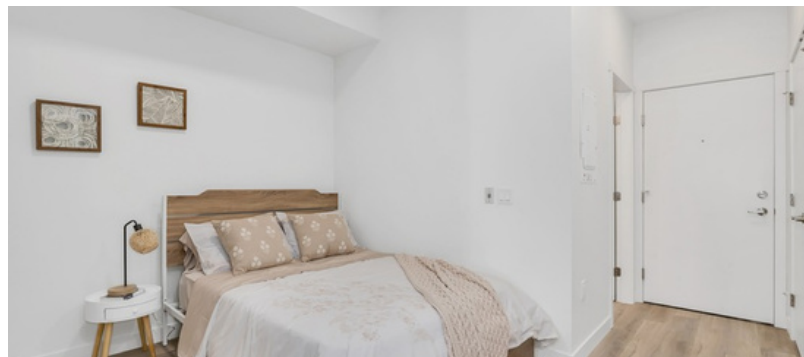
Learn More at www.CMHC-SCHL.GC.ca

*Conditions apply. For full details please visit cmhc-schl.gc.ca for full eligibility. This is not a Highstreet program and buyers are urged to seek clarification from CMHC.

The Syrah Show Suite

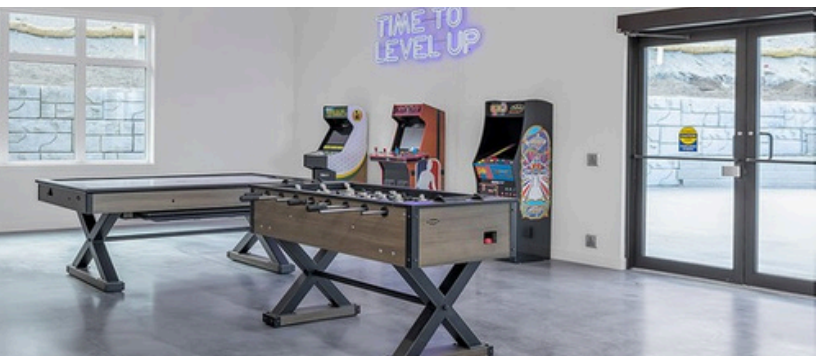
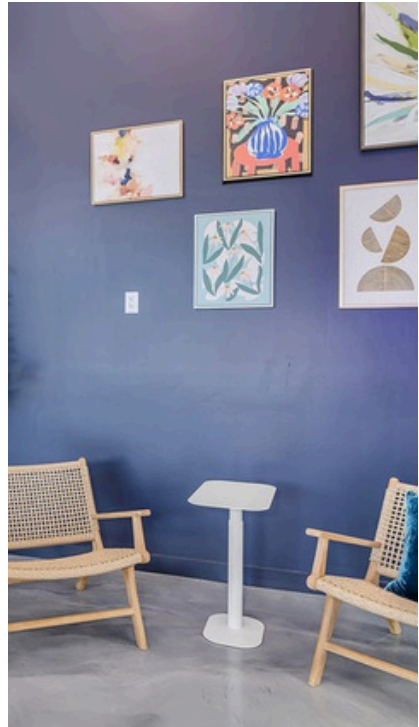


The Bubbly Show Suite



The Pinot Show Suite

Ascent's Community Building



The Riesling Show Suite

HIGHSTREET

20 Years of Doing the Right Thing.

**We've completed 34 communities and over 5,100 homes.
We've been there, done that and we're still going strong.**

We're the largest developer and builder of net-zero-ready-homes in British Columbia. Why does this matter? You can feel good about the impact your home has on the planet, and your bank account. With no carbon emissions, lower energy consumption and priced within reach, buying a Highstreet home is a no-brainer.

Simply put, we build a better home at a lower cost than others, and you win.

Our customers rave about us. Check us out online. All normal people think we're wonderful (lol). You'll live right knowing you made a great decision, and have a team of Highstreeters to make sure we take care of everything.

Speaking of taking care of everything, we're the only developer in BC that provides double the industry standard warranty - 2, 4, 10, 20 backed by Travelers Canada. That's our Guarantee. Why does that matter? Because we stand behind what we build and we back our reputation 2x as much as other builders.

Did we mention we're going to manage the strata for you to make sure it's a good experience living here? We won't be going anywhere, unless your Strata Board wants us to, which you won't because we know you'll love having us manage things.

When we say "Feel Good. Live Right.™ Guaranteed." we mean it.

**34 communities (and counting) including the following
in the Okanagan:**

- Ascent
- Carrington View
- Carrington Ridge
- Westbrook
- Creekview Heights
- Mission Flats
- Skaha Shores
- Neo



[Learn More](#)

Feel Good. Live Right.™ Guaranteed.

ascentkelowna.ca | www.gohighstreet.ca

778-200-5576

1003 Frost Road Kelowna, BC





Ready To Feel Good.
Live Right™?

For more information on purchasing at Ascent,
please contact the Ascent Specialists at
DNA Project Marketing | Nyrose & Associates | RE/MAX Kelowna

Phone: 778-200-5576

Email: ascent@dnaprojectmarketing.com

AscentKelowna.ca



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