



3-Storey Walk-Ups





SAND



SLATE



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Rancher Walk-Outs





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↑
TO SHANNON LAKE/
OKANAGAN LAKE



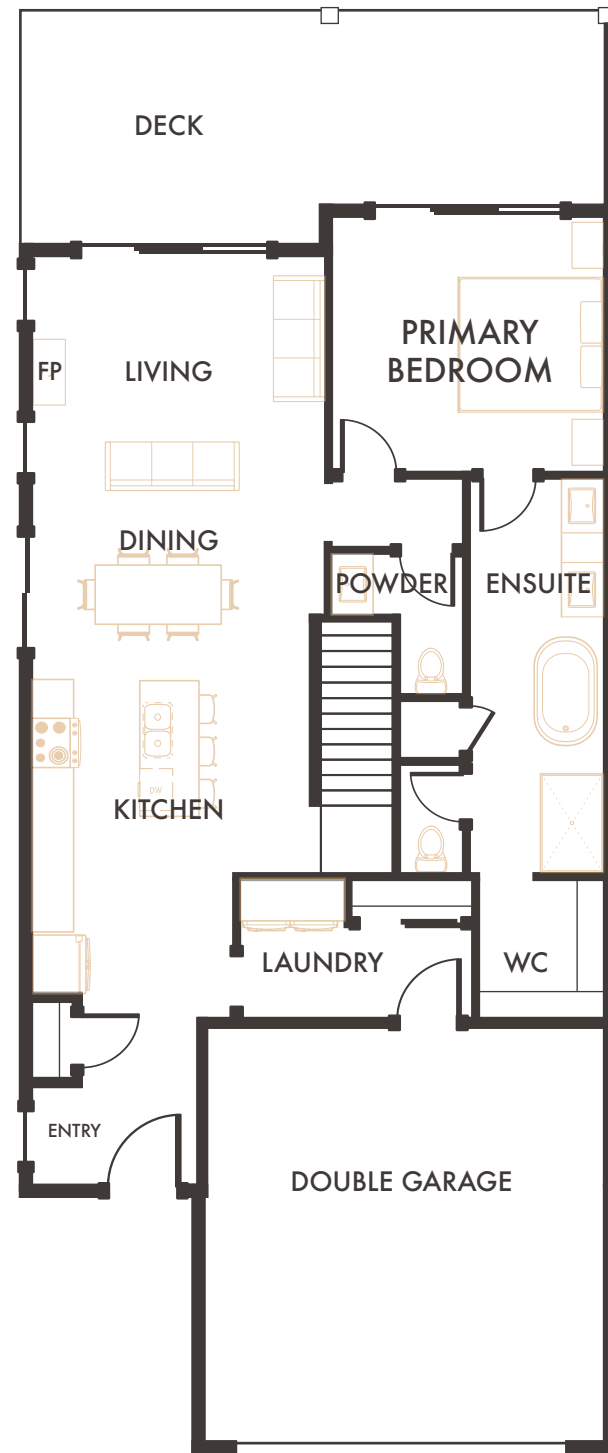
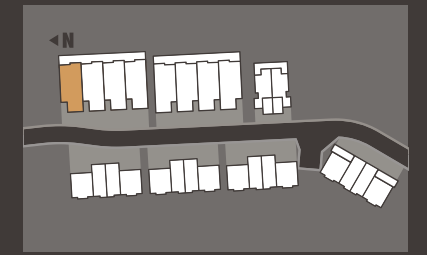
The developer reserves the right to make modifications and changes to building design, landscaping, specification, features, and floor plans.

- | | | | | | | |
|------------------|------------------|--------------|-----------|--------------|--------------|--------------|
| 1. HORIZON EARTH | 5. HORIZON SKY | 9. FRONTIER | 11. VISTA | 15. PINNACLE | 19. PINNACLE | 23. PINNACLE |
| 2. SKYLINE | 6. SKYLINE | 10. FRONTIER | 12. RIDGE | 16. RIDGE | 20. RIDGE | 24. RIDGE |
| 3. SKYLINE | 7. SKYLINE | | 13. RIDGE | 17. RIDGE | 21. RIDGE | 25. RIDGE |
| 4. HORIZON SKY | 8. HORIZON EARTH | | 14. VISTA | 18. PINNACLE | 22. PINNACLE | 26. PINNACLE |

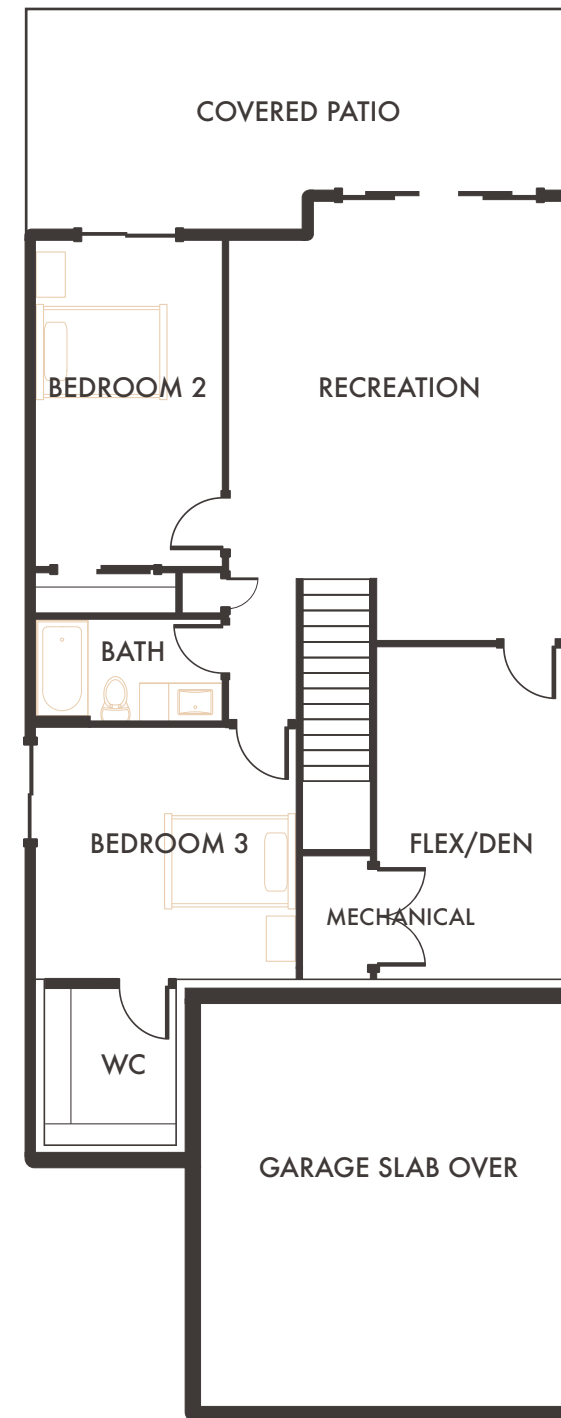
HORIZON EARTH

HOME 1, RANCHER WALKOUT

3 Bedroom + Flex/Den, 3 Bathroom,
Double Garage
Interior Living: 2,418 Sq.Ft*



Main Floor
1,209 Sq.Ft*

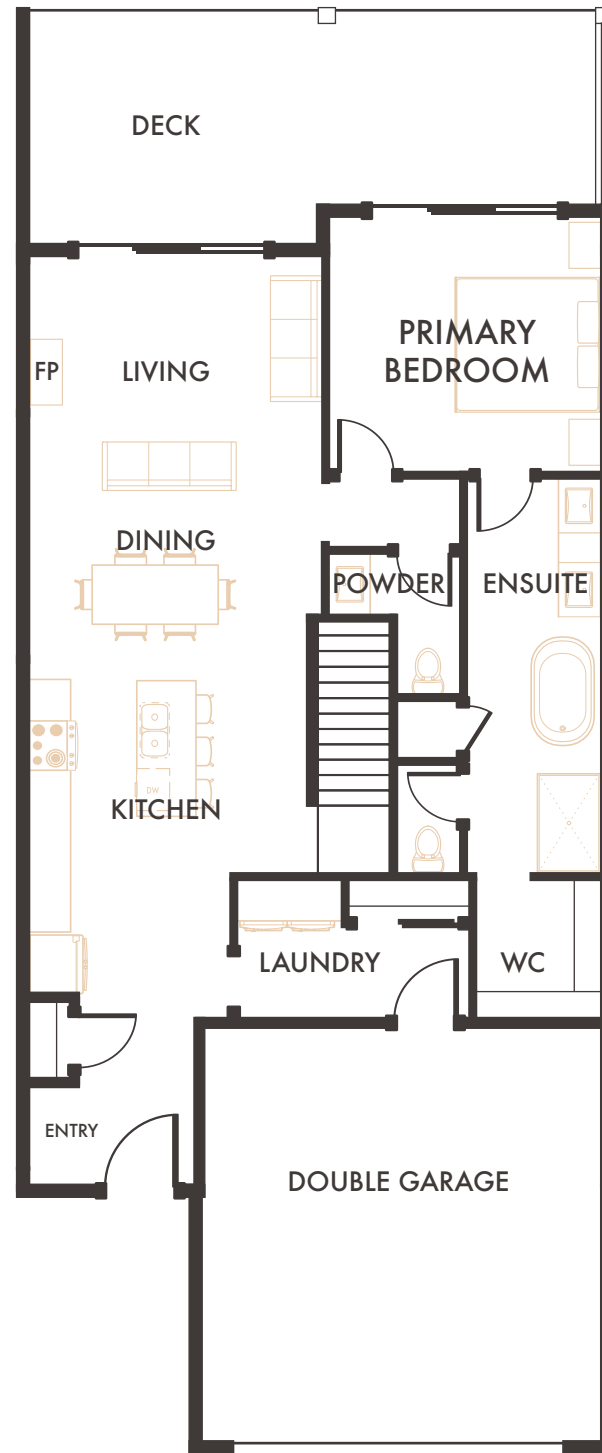
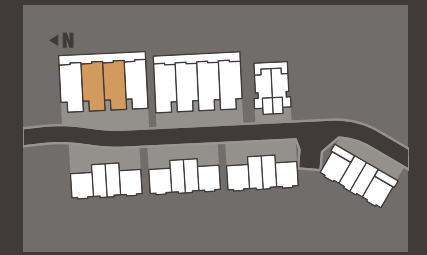


Lower Floor
1,209 Sq.Ft*

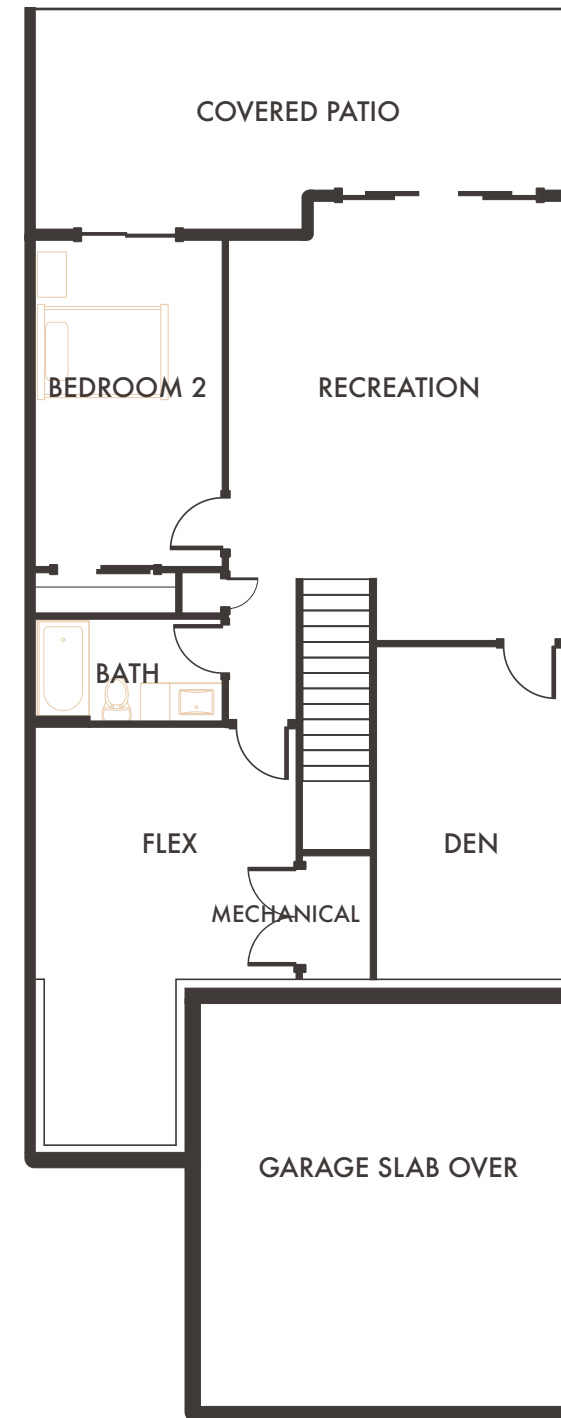
SKYLINE

HOME 2 & 3, RANCHER WALKOUT

2 Bedroom + Flex + Den, 3 Bathroom,
Double Garage
Interior Living: 2,418 Sq.Ft*



Main Floor
1,209 Sq.Ft*

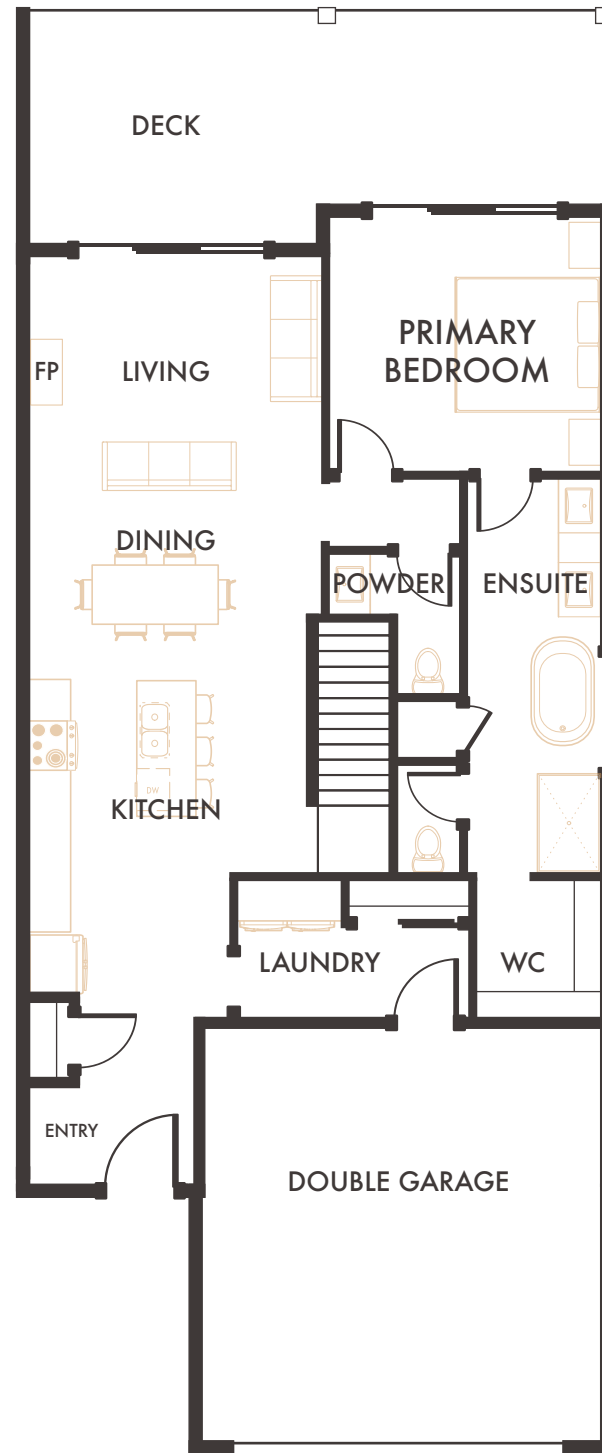
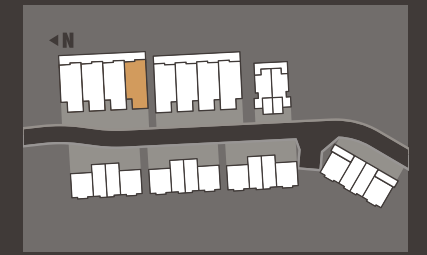


Lower Floor
1,209 Sq.Ft*

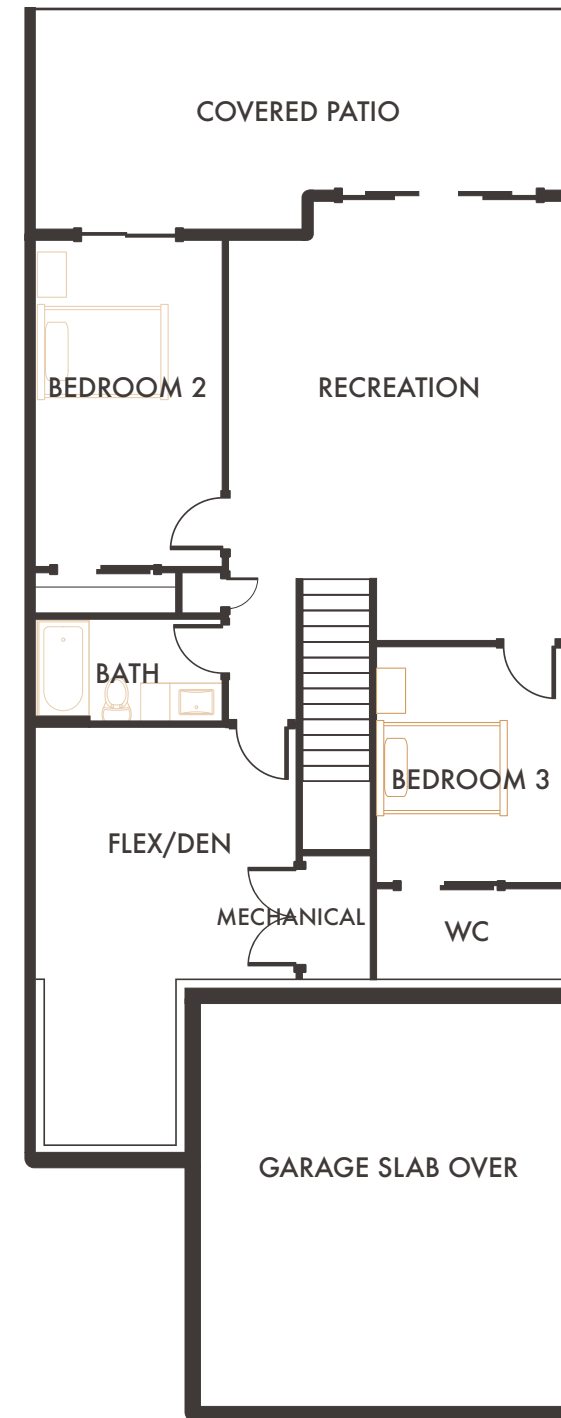
HORIZON SKY

HOME 4, RANCHER WALKOUT

3 Bedroom + Flex/Den, 3 Bathroom,
Double Garage
Interior Living: 2,418 Sq.Ft*



Main Floor
1,209 Sq.Ft*

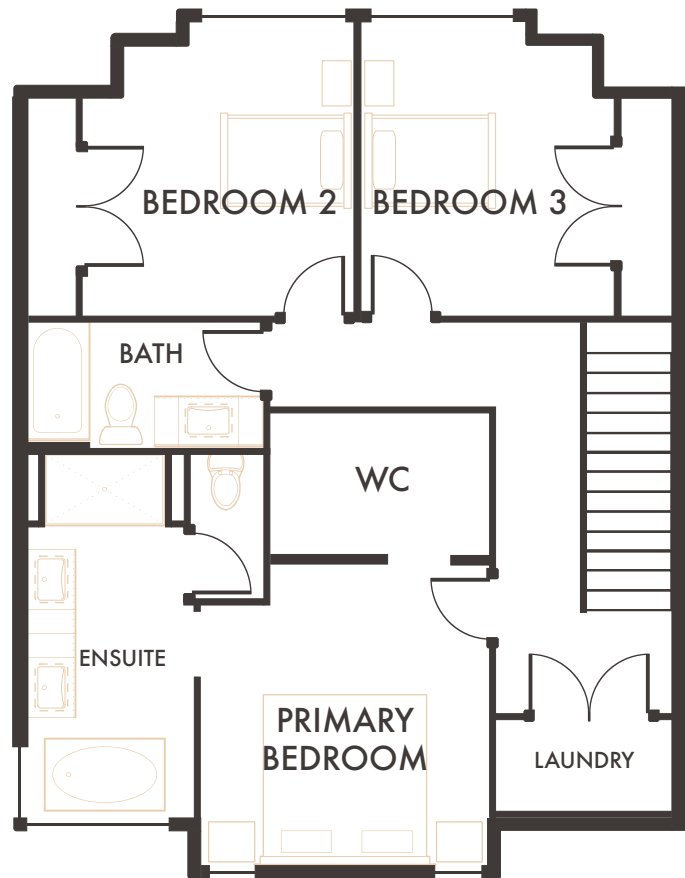
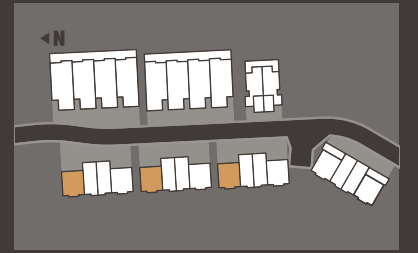


Lower Floor
1,209 Sq.Ft*

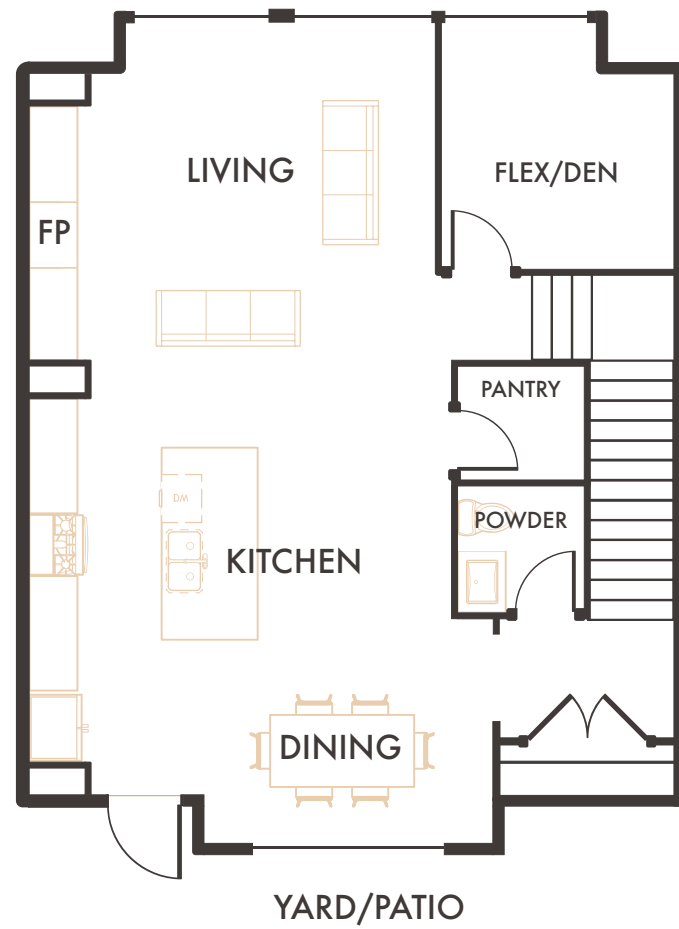
PINNACLE

HOME 18, 22 & 26, 3 STOREY WALK-UP

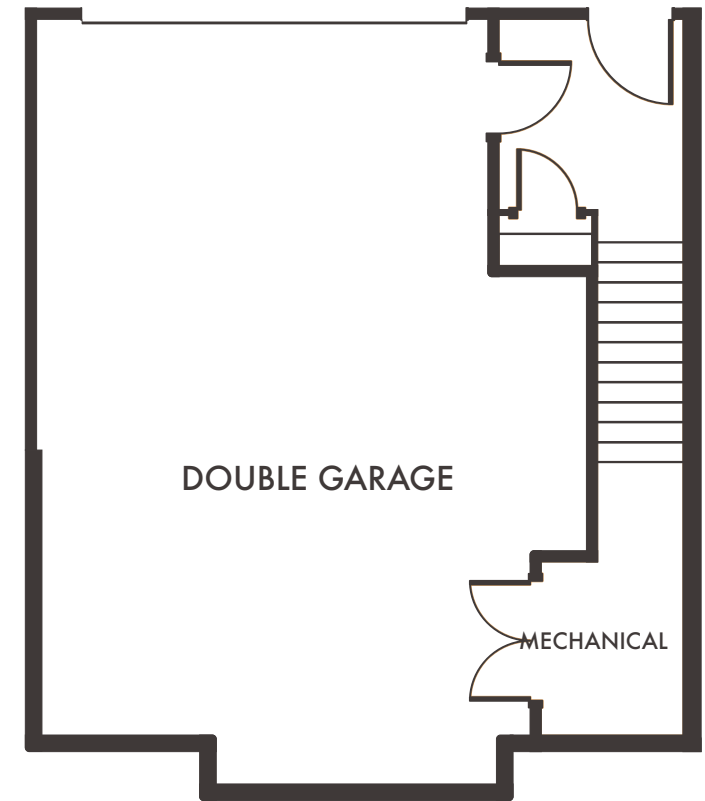
3 Bedroom + Flex/Den, 3 Bathroom,
Double Garage, Yard/Patio
Interior Living: 1,991 Sq.Ft*



Upper Floor
946 Sq.Ft*



Main Floor
931 Sq.Ft*

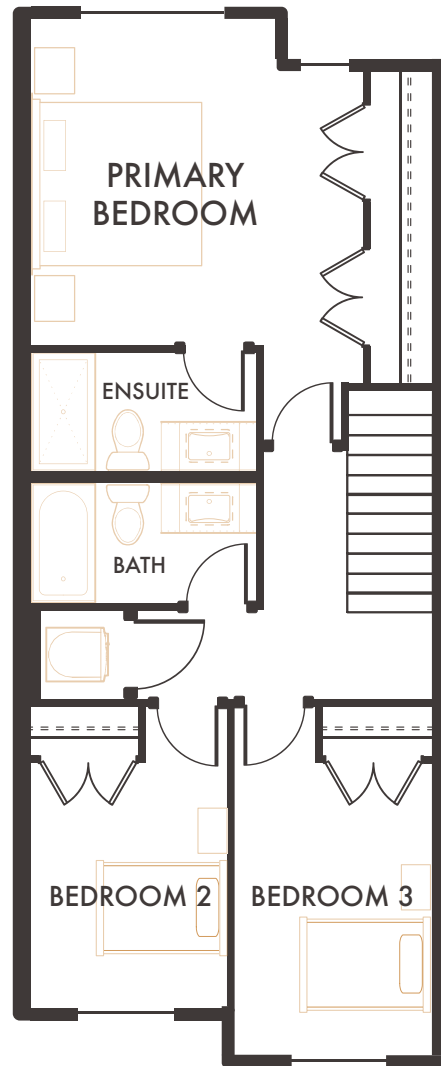
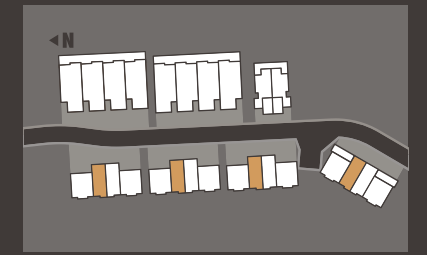


Lower Floor
114 Sq.Ft*

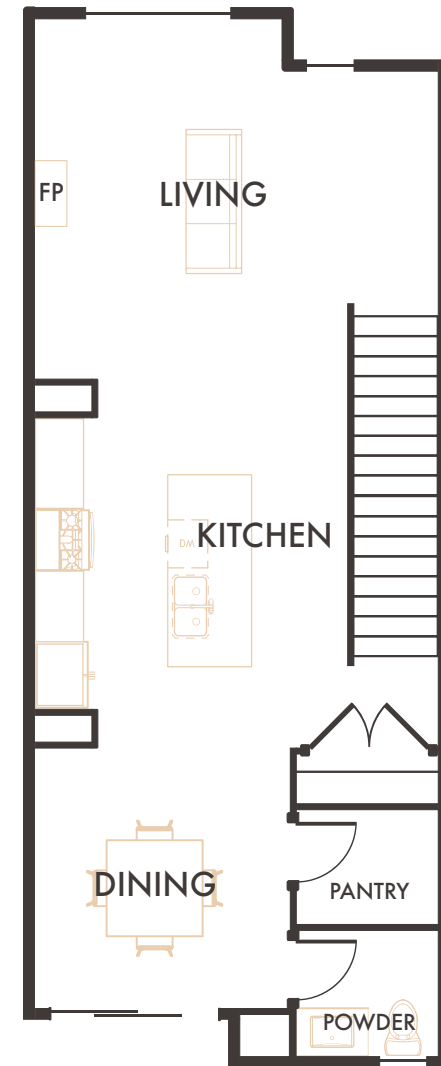
RIDGE

HOME 13, 17, 21 & 25, 3 STOREY WALK-UP

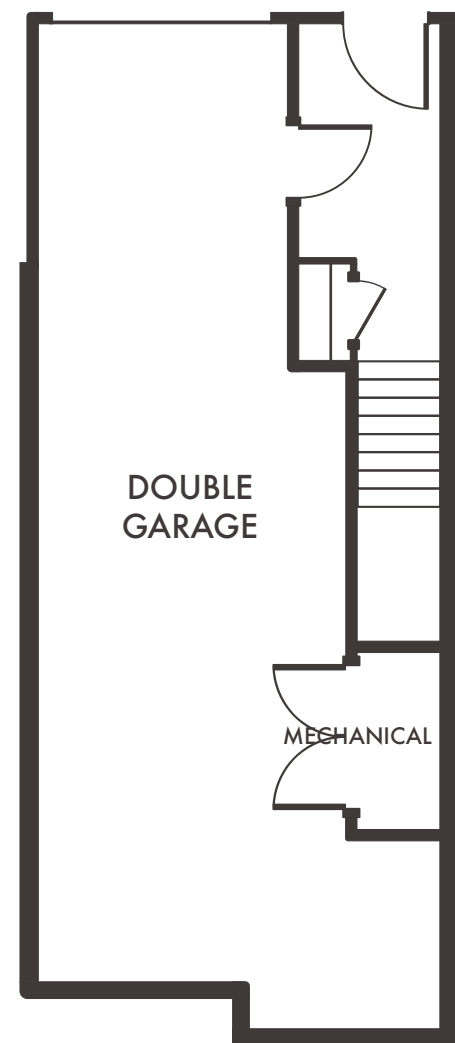
3 Bedroom, 3 Bathroom,
Double Garage, Yard/Patio
Interior Living: 1,608 Sq.Ft*



Upper Floor
744 Sq.Ft*



YARD/PATIO
Main Floor
744 Sq.Ft*

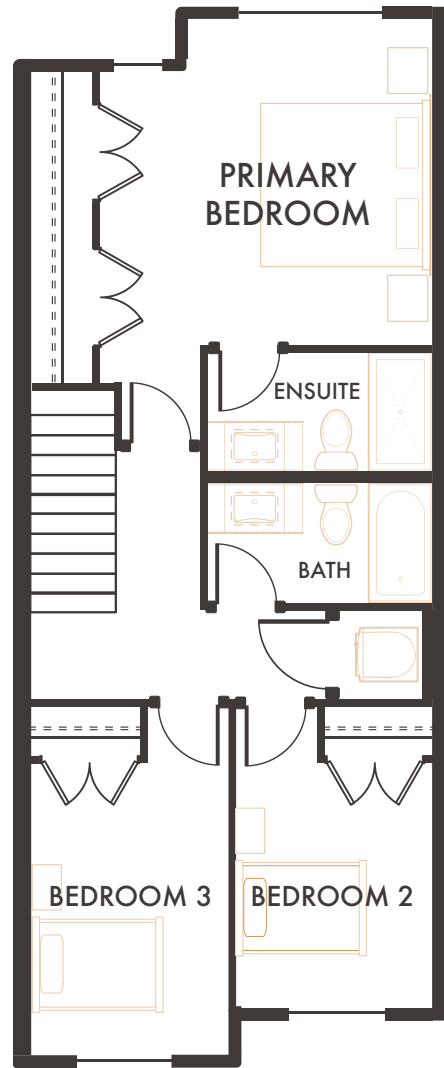
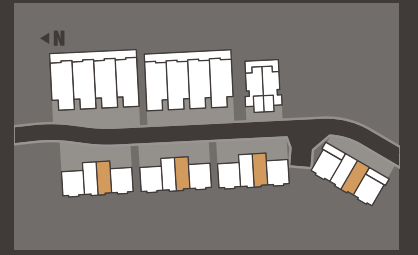


Lower Floor
120 Sq.Ft*

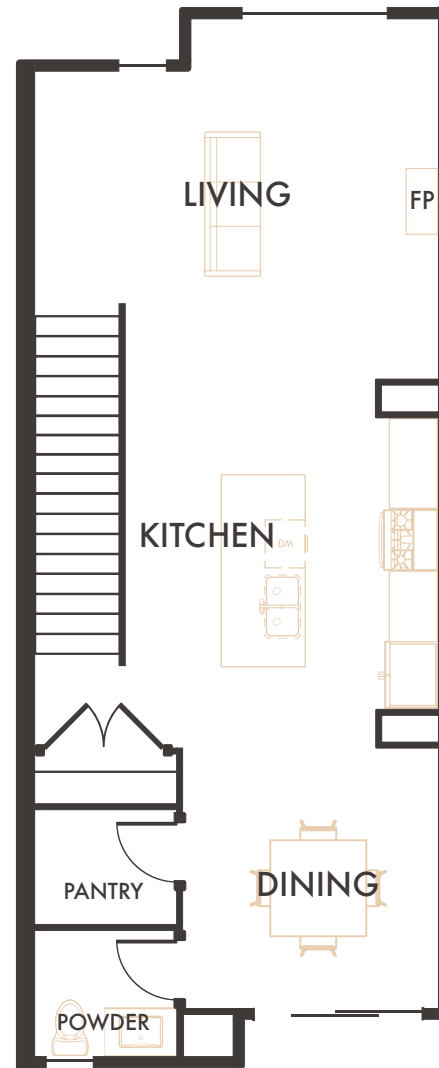
RIDGE

HOME 12, 16, 20 & 24, 3 STOREY WALK-UP

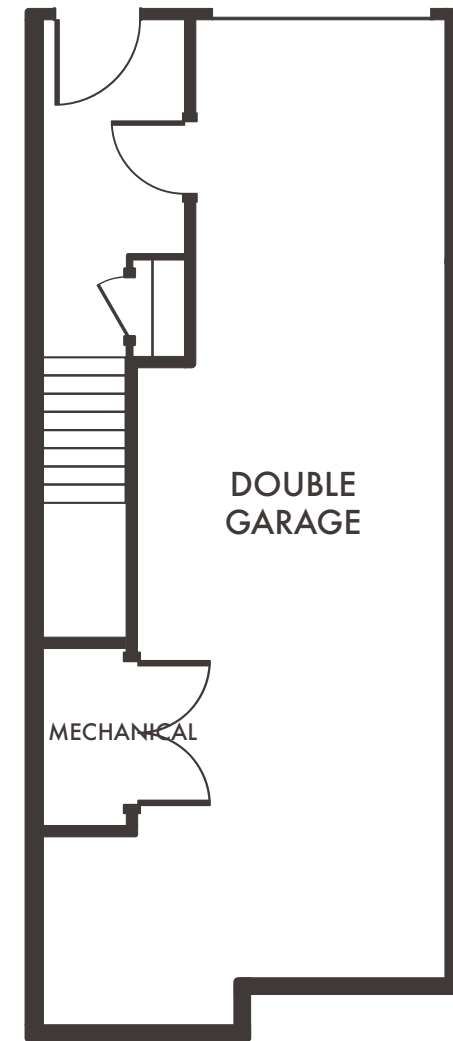
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Interior Living: 1,608 Sq.Ft*



Upper Floor
744 Sq.Ft*



Main Floor
744 Sq.Ft*

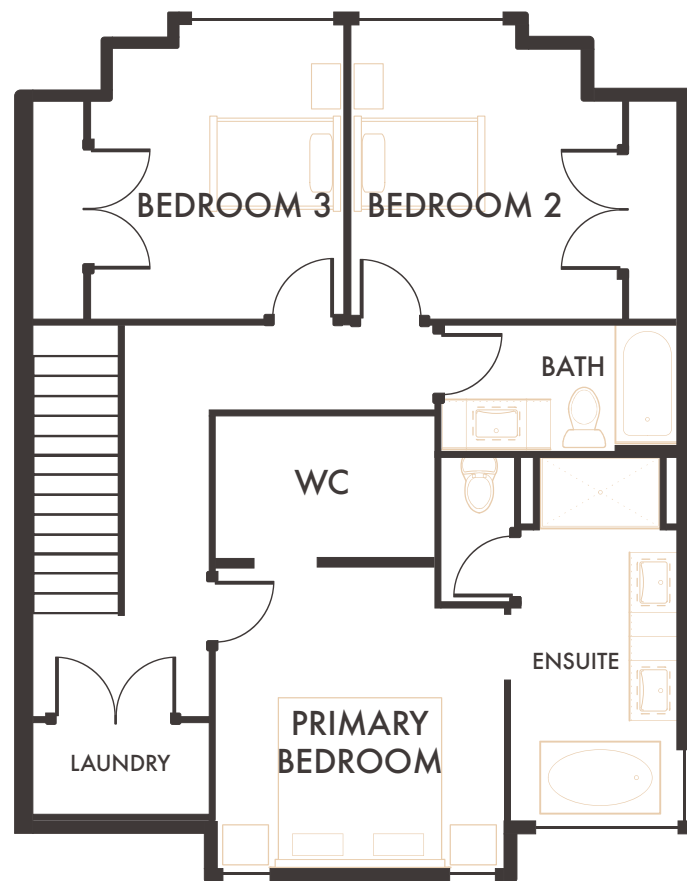
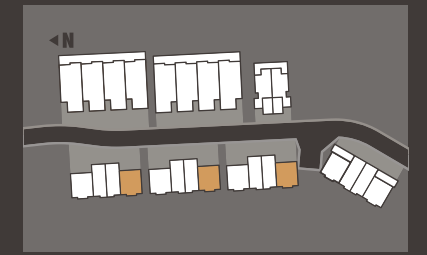


Lower Floor
120 Sq.Ft*

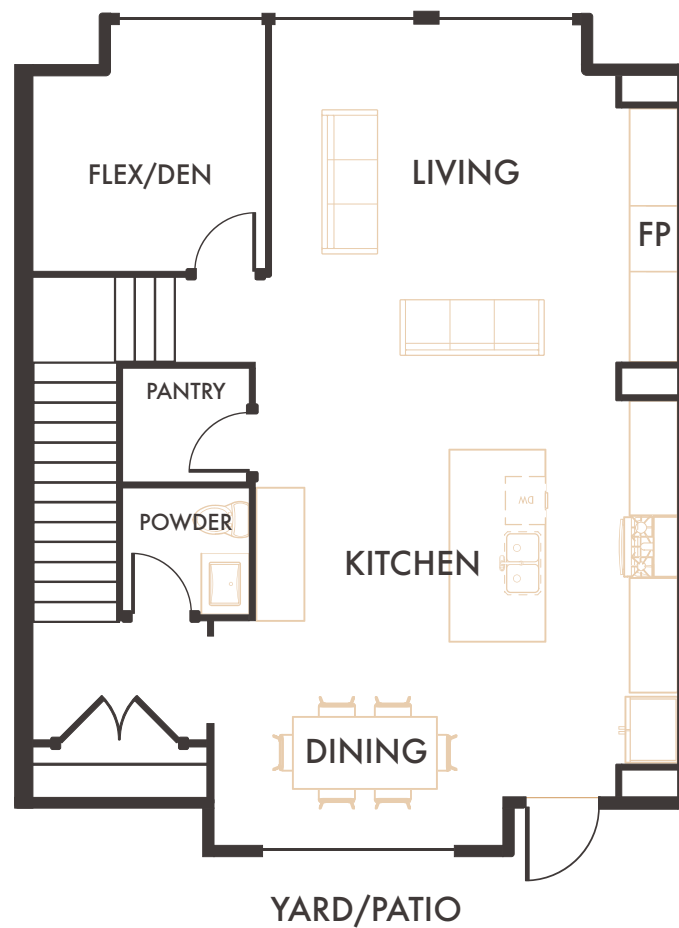
PINNACLE

HOME 15, 19 & 23, 3 STOREY WALK-UP

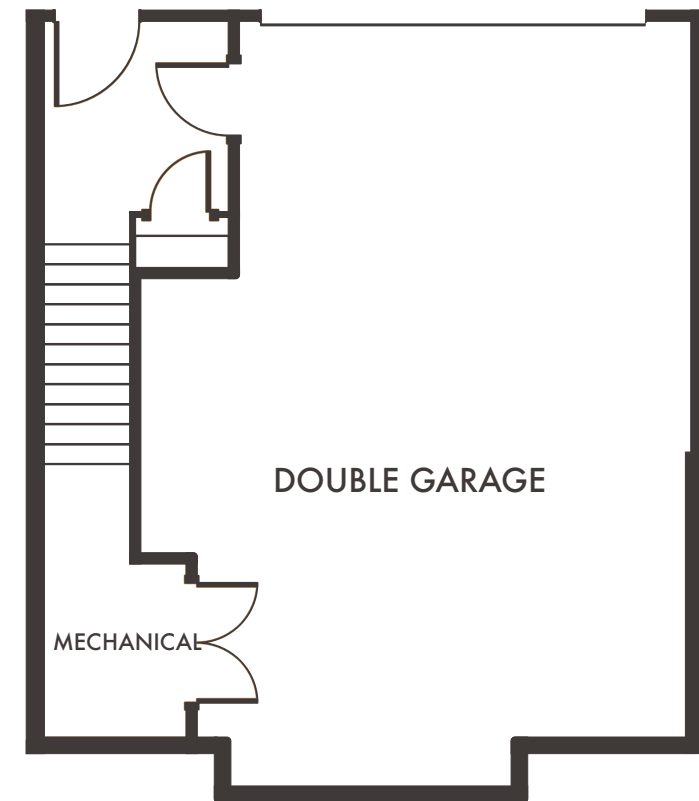
3 Bedroom + Flex/Den, 3 Bathroom,
Double Garage, Yard/Patio
Interior Living: 1,991 Sq.Ft*



Upper Floor
946 Sq.Ft*



Main Floor
931 Sq.Ft*



Lower Floor
114 Sq.Ft*



FEATURES

Contemporary, Stylish, and Functional

- Edge View has two modern interior colour schemes which incorporate the latest interior design trends.
- Over 9 ft ceilings throughout most of the main floor.
- Natural light provided through large windows.
- Vinyl flooring throughout the main floor and entryway for easy cleaning and management.
- Premium nylon loop carpet throughout bedrooms, upper corridor, and stairs.
- Front-loading washer and dryer to save space.
- Window coverings for your privacy.
- Wire shelving in closets.

A Kitchen You Want to Spend Time In

- Spacious kitchen layouts, creating a free flowing environment for cooking and meal prep.
- Designer series kitchens with a mixture of textured melamine and lacquered wood finishes.
- Premium quartz countertops for a beautiful work surface.
- Modern appliance package featuring:
 - Stainless steel refrigerator with bottom freezer.
 - Stainless steel slide-in gas range.
 - Stainless steel dishwasher.
 - Stainless steel built-in hood fan.
- Distinctive full height tile backsplash.
- Dual basin stainless steel under-mount sink with faucet.
- Recessed ceiling pot lighting.

Bathrooms Designed for Family Life

- Easy-clean laminate cabinet and countertops.
- Durable floor and wall tiles.
- Large wall-mounted mirror with modern light bar above.
- Single control faucets.
- Primary ensuite on select home plans feature a double sink vanity, semi-frame-less glass shower stall and soaker tub.

Additional Key Features

- 1/2/5/10 year New Home Warranty by Pacific Home Warranty, one of BC's most respected warranty providers.
- Energy-efficient double-glazed windows to keep the heat in and the cold out.
- Roofs combine a mix of torch on and asphalt shingles for long-term durability and protection.
- Hard-wired smoke and carbon monoxide detectors.
- Overhead garage door with two remote controls.
- Cordless Vacuum System - Enjoy the convenience, maneuverability & power of a cordless vacuum system.
- Premium durability and insulation with Logix ICF blocks integrated on party walls (Insulated Concrete Forms).
- Buildings are built to either Step 3 or 4 of the BC Energy Step Code for superior energy efficiency.

Optional Upgrades

- Quartz countertops in the main, ensuite, and powder bathrooms.
- Primary bedroom closet wood shelving.
- In-floor heat in bathrooms.
- Tile fireplace.
- Undermount kitchen cabinet lighting.
- Roughed-in gas BBQ outlet on patio or balcony (location varies by plan).



LIFE GROWS HERE

Creating a More Efficient Living Space

EDGE VIEW was inspired by the natural surroundings of our environment - the mountains, lake and sky. As such, we committed to ensuring our townhome buildings overachieved on our current building code, to benefit our environment and our homeowners. Although not yet required in the City of West Kelowna, our buildings will achieve **BC Energy Step Code 3 or 4** ratings when complete.

What is the BC Energy Step Code?

The BC Energy Step Code sets performance targets for new construction and groups them into "steps". Builders have the flexibility to pursue innovative, creative, cost-effective solutions to incorporate into building their structures to achieve a desired minimum step code or higher.

The BC Energy Step Code & Edge View

The cornerstone of a more energy efficient building is the whole-systems approach. Far more integral than simply installing green products inside, this ground-up approach ensures design, location and materials all work together so the building conserves energy and causes less stress on the environment.



3-Storey Walk-Up Buildings and Duplex Building

Buildings built to BC Energy Step Code 3



Rancher Walkout Buildings

Buildings built to BC Energy Step Code 4

How Do We Achieve This?

The Step Code levels look at components such as Mechanical & Systems, the Building Envelope, and Air Tightness ratings. To achieve our desired Step Code rating, we've worked with the following:

- Whole-building approach to air tightness
- Energy efficient double glazed windows
- Energy efficient appliances
- Premium insulation including Logix ICF blocks integrated on all party walls
- Roof design
- Natural Gas Condensing Furnace
- Central Split System AC
- Natural Gas Tankless On Demand Hot Water Heater
- Heat Recovery Ventilator Efficiency

Homeowner Benefits



Improved Airtightness in Building

Reduces small-particle infiltration, reduces heating and cooling demands, and Heat Recovery ventilator works more effectively.



Increased Living Comfort

The ICF party walls between homes reduce noise transmission and fire rating protection between dwellings providing enhanced resident comfort.



Temperature Control

Your home will lose and/or hold less heat, meaning it will be easier to maintain a consistent indoor temperature.



Improved Air Flow

Improved circulation of air throughout your home is better for your health.



Lower Energy Bills

A more efficient home means less energy is required to operate, which can lower your energy costs.



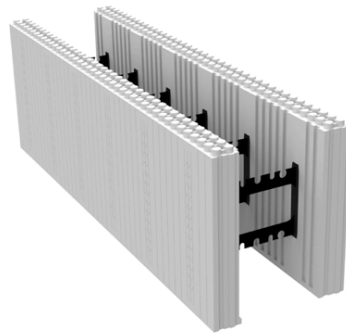
Reduced Emissions

Lower energy use can reduce greenhouse gas emissions.

LOGIX INSULATED CONCRETE FORMS

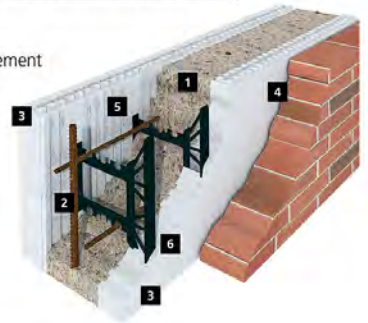
Edge View - Built With Superior Durability & Insulation

All party walls at Edge View are built using high quality Logix Insulated Concrete Forms (ICFs). These air-tight walls minimize sound and odor transfer, and provide premium insulation, long-term energy efficiency and an elevated level of comfort for homeowners.



6 construction steps in 1 simple package.

1. concrete
2. steel reinforcement
3. insulation
4. air barrier
5. vapor barrier
6. furring strips



Homeowner Benefits



Energy Efficient

One of the big advantages of ICFs for homeowners is energy efficiency. A recent groundbreaking study found that ICF walls had 60% less energy loss compared to regular walls, resulting in lower utility bills. This is due to the "ICF Effect" →



Safe & Disaster-Resilient

The steel-reinforced concrete walls protect against fires, water damage and earthquakes. Logix ICF walls have a four-hour fire rating compared to wood-frame walls, which can burn down in minutes. ICF walls are mold-resistant as well.



Greater Comfort

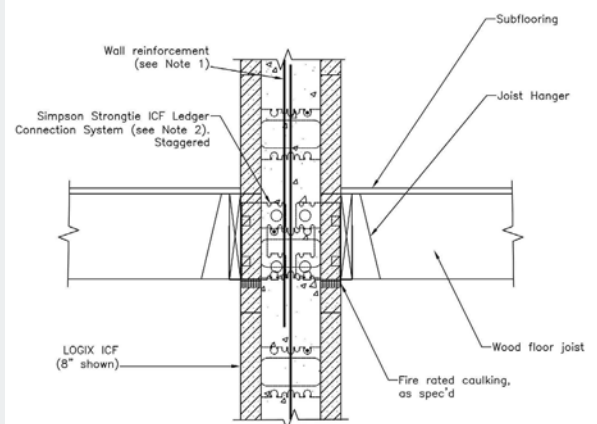
ICF walls provide more comfort with consistent temperatures and no drafts. Enjoy peace and quiet with reduced noise transmission – Logix ICFs have a sound transmission class of 56 which is far greater than regular walls and reduces outside noise to a whisper.



The "ICF Effect":

- The continuous foam panels in ICFs provided an R-value of R-25 and above (insulation rating)
- The thermal mass of the concrete core in the wall.
- The airtight ICF building envelope.

Logix ICF Party Wall Diagram





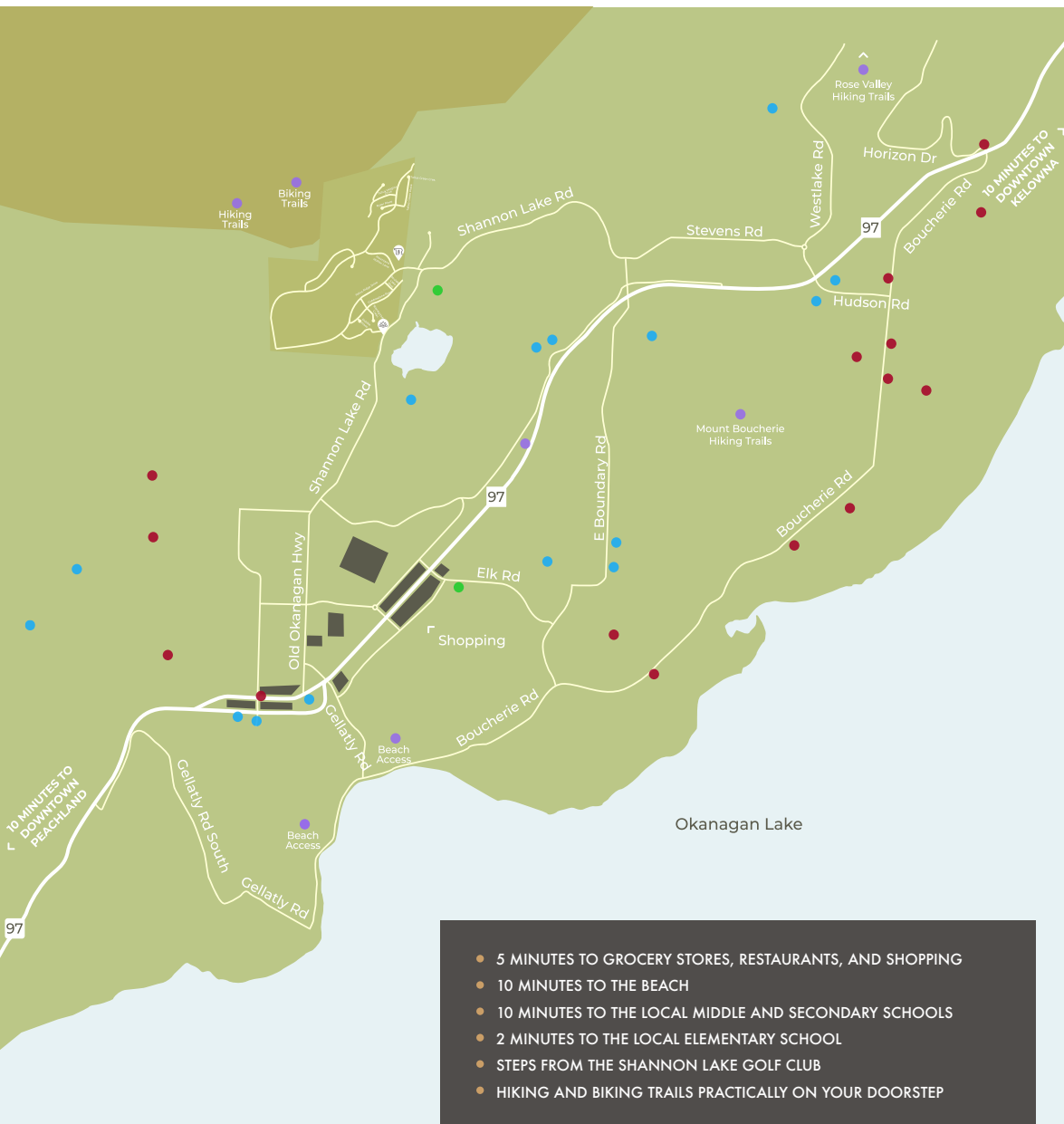
EDGE VIEW
LIFE GROWS HERE

EVERYTHING AT YOUR DOORSTEP

Edge View was designed to be steps away from nature, but close enough to all the lifestyle-based amenities you could want.

Edge View was designed to be steps away from nature, but close enough to all the lifestyle-based amenities you could want. From restaurants to entertainment, from shopping to the beach, and everything in between. There's no need to cross the bridge when you live in West Kelowna.

The neighbourhood sensibility at Edge View, and throughout Tallus Ridge, is fully on display as you explore the community. The unique and varied architecture gives West Kelowna's fastest growing development a strong sense of curb appeal, combined with ample green space, and a natural backdrop, Tallus Ridge is truly a place to call home.



- 5 MINUTES TO GROCERY STORES, RESTAURANTS, AND SHOPPING
- 10 MINUTES TO THE BEACH
- 10 MINUTES TO THE LOCAL MIDDLE AND SECONDARY SCHOOLS
- 2 MINUTES TO THE LOCAL ELEMENTARY SCHOOL
- STEPS FROM THE SHANNON LAKE GOLF CLUB
- HIKING AND BIKING TRAILS PRACTICALLY ON YOUR DOORSTEP

Schools

- Glenrosa Elementary
- Glenrosa Middle
- Our Lady of Lourdes Elementary
- George Pringle Elementary
- Westside Learning Centre
- Sensiyusten House of Learning
- Chief Tomat Preschool
- Chief Tomat Elementary
- Okanagan Montessori
- Hudson Road Elementary
- Mount Boucherie Secondary
- Constable Neil Bruce Middle
- Polka-Dot Preschool
- Shannon Lake Elementary
- Mar Jok Elementary

Wineries

- Ciao Bella Winery
- Kalala Organic Vineyards Ltd
- Off the Grid Organic Winery
- AMC Wine Tours
- Urban Distillery + Winery
- Frind Estate Winery
- Indigenous World Winery
- Rollingdale Winery Inc
- Grizzli Winery
- Little Straw Vineyards
- Beaumont Family Estate Winery
- Volcanic Hills Estate Winery
- Mt. Boucherie Estate Winery
- The Hatch
- Quail's Gate
- Mission Hill Estate Winery

Golf Courses

- Two Eagle Golf Course
- Shannon Lake Golf Course

Outdoor Activities

- Mount Boucherie Hiking Trails
- Rose Valley Hiking Trails
- Tallus Ridge Hiking Trails
- Tallus Ridge Biking Trails
- Beach Access



778-652-4498

edgeviewliving.com

LIFESTYLE AMENITIES IN WEST KELOWNA

Edge View may feel like a rural neighborhood, but the convenient proximity to the amenities of the city means you're never too far away from anything. Over the past ten years, West Kelowna has grown into a beautiful self-contained neighbourhood with new developments, both commercial and residential, popping up across the westside.



Shopping

Five minutes from Edge View, you'll find two shopping hubs in Westbank Town Center.

The Great Canadian Superstore, Save-On Foods, Wal-Mart, Nature's Fare, Winners, and a number of smaller boutique shops are spread throughout Westbank, all within a short drive.

Whether you're looking for groceries, clothing, or electronics, there's something for everyone.



Schools

Mar Jok Elementary is located just down the road from Edge View, with a number of other elementary schools located in the area. West Kelowna also sports two middle schools, Constable Neil Bruce and Glenrosa Middle School.

Mount Boucherie Senior Secondary covers the catchment area for all of West Kelowna and Peachland and features some of the best elective course choices in the central Okanagan.

Entertainment

The local area features two movie theatres - the Encore Theatre (only 5 minutes from Edge View), and the Xtreme Theatre (10 minutes away).

West Kelowna features a number of festivals each year including the Canada Day parade and events, and Westside Daze.

Throughout the summer, music acts perform at Music in the Park every Friday at the outdoor amphitheatre by Johnson Bentley Aquatic Centre.





EDGE VIEW
LIFE GROWS HERE

HIKE, SIP, AND GOLF

Your home isn't called Edge View without reason. Outside your front door, you'll find yourself part of the Tallus Ridge community.



Hiking, Beach, and Parks

Parks rich with green space are scattered throughout the area, along with a number of pathways to help you navigate around. There are kilometres of marked and unmarked trails throughout the entire community, perfect for hiking and biking. If you drive 15 minutes to the lake you'll also discover accessible beaches and parks, and the Gellatly Bay Aquatic Park Beach, perfect for soaking up the sun or just having fun with the kids.



Wine Not?

Award-winning wineries can be found across West Kelowna, the two most notable ones being Mission Hill Family Estate Winery, a prestigious family owned winery that includes a bell tower, natural amphitheatre, and a glorious view of the Okanagan Lake, and Quails' Gate, which features on-site vineyards, plus a delectable restaurant. Over 20 more wineries can be found in the area, perfect for an afternoon tour and tasting!

To the Green!

Literal steps from your front door you'll find the Shannon Lake Golf Club, a gorgeous 6,294 yard course set against towering pines with moderate elevations. The signature 8th hole is a 425-yard risk/reward par 4, and plays along Shannon Lake. Whether you're a beginner or an avid golfer, this course will offer challenge after challenge. The new Courses Restaurant at Shannon Lake serves traditional golf club fare in a recently renovated clubhouse, featuring a large wrap around deck so you can enjoy the natural open air of the outdoors.



TALLUS RIDGE
A STEP AWAY

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