



LIV

A LITTLE HOUSE
COMMUNITY IN
MCKINLEY BEACH

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Conscious Living

The inspiration behind Kelowna's premier Little House Community

LIV, translates to "life" in Swedish. A simple, comfortable, intentional life.

Our small home neighbourhood offers modern, Scandinavian inspired design nestled in a natural setting near trees, trails, and water. Gorgeous, consciously designed homes create less impact on the environment, fewer chores, smaller bills, and more opportunities to connect with nature and people. LIV fosters an intentional community for homeowners seeking an ethical, ideal way of life, built on integrity and purpose.

Upscale Living Resized

LIV at McKinley Beach offers walking distance access to:

- Extensive pedestrian nature trails
- Private marina and moorage
- Sports fields*
- Nearly a kilometer of beachfront on Okanagan Lake
- Future community amenities building and gym*
- Winery, vineyards* and restaurants
- Future commercial center*
- Pond

**Anticipated Future Community Amenities*

Kelowna • A Four Season Playground

- UBC Okanagan Campus (11 km)
- Kelowna International Airport - YLW (9 km)
- Big White Resort (68 km)
- Downtown Kelowna (16 km)

LIV Construction Features

Bright and Airy Interiors

- 2-3 Bedrooms
- 1100 – 1250 sq ft of intentionally designed living space
- Electric fireplace
- Built-in small space storage solutions
- Luxury vinyl plank flooring
- 9' ceilings and large windows, with vaulted great rooms
- HVAC (forced air, A/C)
- Gas range
- Walk-in closets (Walk-Up and Rancher plans)
- Stainless steel kitchen appliances

Modern, Minimalist Scandinavian Inspired Exteriors

- Detached dwellings designed to balance privacy and connection
- Fully landscaped and irrigated yards
- Fully maintained yards and common areas
- Solar panel package (producing enough power to charge an electric car)
- Electric car charging station
- Single car garages
- Hardie board and batton exteriors
- Lighty coloured metal roofs chosen to reduce the Albedo Effect
- Consciously created outdoor living spaces
- New Home Warranty (2 yrs material and labour, 5 yrs building envelope, 10 yrs structural)

SITE & STRATA

Luxurious, low maintenance homes for simplified living or investing.

LIV is a Bare Land Strata, giving you maintenance-free living with the benefits of McKinley's exclusive, upscale community. **Monthly strata fee: \$283***

LIV STRATA FEATURES

- landscaping maintenance
- snow removal
- road/common lot maintenance and repair
- garbage and recycling services
- rentals allowed - min 7 nights

PLUS MCKINLEY FEATURES

- trail maintenance/access
- beach maintenance/access
- future community amenities building
- future sports fields
- eligibility to lease in McKinley Marina
- on-site vineyard

- Common areas: roadway and common lot at entrance to cul de sac.
- The common lot has 3 visitor parking stalls, postal box and LIV entry signage.

*Interim budget



This information is being provided for illustrative purposes only and is subject to change at any time without notice.

MARINA

House your boat at your private marina

Exclusive to Residents of McKinley Beach

As a resident of the McKinley Beach community, the marina is at your disposal. If you have a boat to store, our private marina features 110 slips, surrounded by a dedicated breakwater to protect your craft from the elements.

A Convenient Way to Play on the Water

There's nothing like taking your boat out on the water during an Okanagan summer! And there's nothing more convenient than just hopping in your boat and hitting the water. No need to continually get your boat in and out when you have a private slip at your disposal.

Pick the Slip That's Right for You

The marina office is located at the Beachhouse, right by the marina for your convenience. The slips range in size from 24' to 38' to accommodate most boat sizes. The cost of a slip is \$150 per foot of the slip or the boat annually, whichever is greater. Stand up paddleboard and kayak rentals are also available through the marina office.

Contact Ron at the Marina Office for Details

250-980-8864

ron@mckinleybeach.ca

www.mckinleybeach.ca

470 McKinley Beach Lane, Kelowna, BC

DEVELOPMENT OVERVIEW

LIV at a glance

Highlights	LOFT	RANCHER	WALK OUT	WALK UP
Interior Sq. Footage	1150	1133	1250	1250
Bedrooms	2	2	3	3
Full Bath	1	1	1	2
Powder	1	1	1	-
Balcony (Sq. ft.)	-	-	200 (covered)	184 (covered)
Patio #1 (Sq. ft.)	260	224	200 (covered)	166.5 (covered)
Covered Entryway	137	121	75	88
Available on lots	1, 3, 4, 5	2, 6, 7	15-20	8-14
Total Exterior Living Space (Sq. ft.)	397	345	475	438.5

Standard Features	LOFT	RANCHER	WALK OUT	WALK UP
stainless kitchen appl.	y	y	y	y
electric fireplace	y	y	y	n
gas range	y	y	y	y
electric car charging stn.	y	y	y	y
solar package	y	y	y	y
vaulted & 9 ft ceilings	y	y	y	y
single car	y	y	y	y
fully landscaped/irrigated	y	y	y	y

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PRICING & AVAILABILITY*

Status	Lot	Plan	Sq. Ft.	Bedrooms	Bathrooms	Base Price
Available	1	Loft	1150	2	1.5	491,000
Available	2	Rancher	1133	2	1.5	497,000
Available	3	Loft	1150	2	1.5	494,000
Available	4	Loft	1150	2	1.5	488,000
Available	5	Loft	1150	2	1.5	494,000
Available	6	Rancher	1133	2	1.5	498,000
Available	7	Rancher	1133	2	1.5	497,000
SOLD	8	Walk Up	1250	3	2	530,000
Available	9	Walk Up	1250	3	2	530,000
Available	10	Walk Up	1250	3	2	529,000
SOLD	11	Walk Up	1250	3	2	529,000
PENDING	12	Walk Up	1250	3	2	526,000
Available	13	Walk Up	1250	3	2	528,000
Available	14	Walk Up	1250	3	2	528,000
Available	15	Walk Out	1250	3	1.5	537,000
SOLD	16	Walk Out	1250	3	1.5	539,000
Available	17	Walk Out	1250	3	1.5	539,000
Available	18	Walk Out	1250	3	1.5	536,000
Available	19	Walk Out	1250	3	1.5	534,000
Available	20	Walk Out	1250	3	1.5	533,000

Choose a Starting Season: (7-10 homes started each time period)

First Construction Starts: Date of Lot Completion (approx. May 1 – July 31, 2020)

Second Construction Starts: 3-4 months after First Construction Starts (approx. Sept 1 - Oct 31, 2020)

Third Construction Starts: 3-4 months after Second Construction Starts (approx. Mar 1 - May 1, 2021)

*all starts subject to lot completion dates and weather

Updated: January 22, 2020

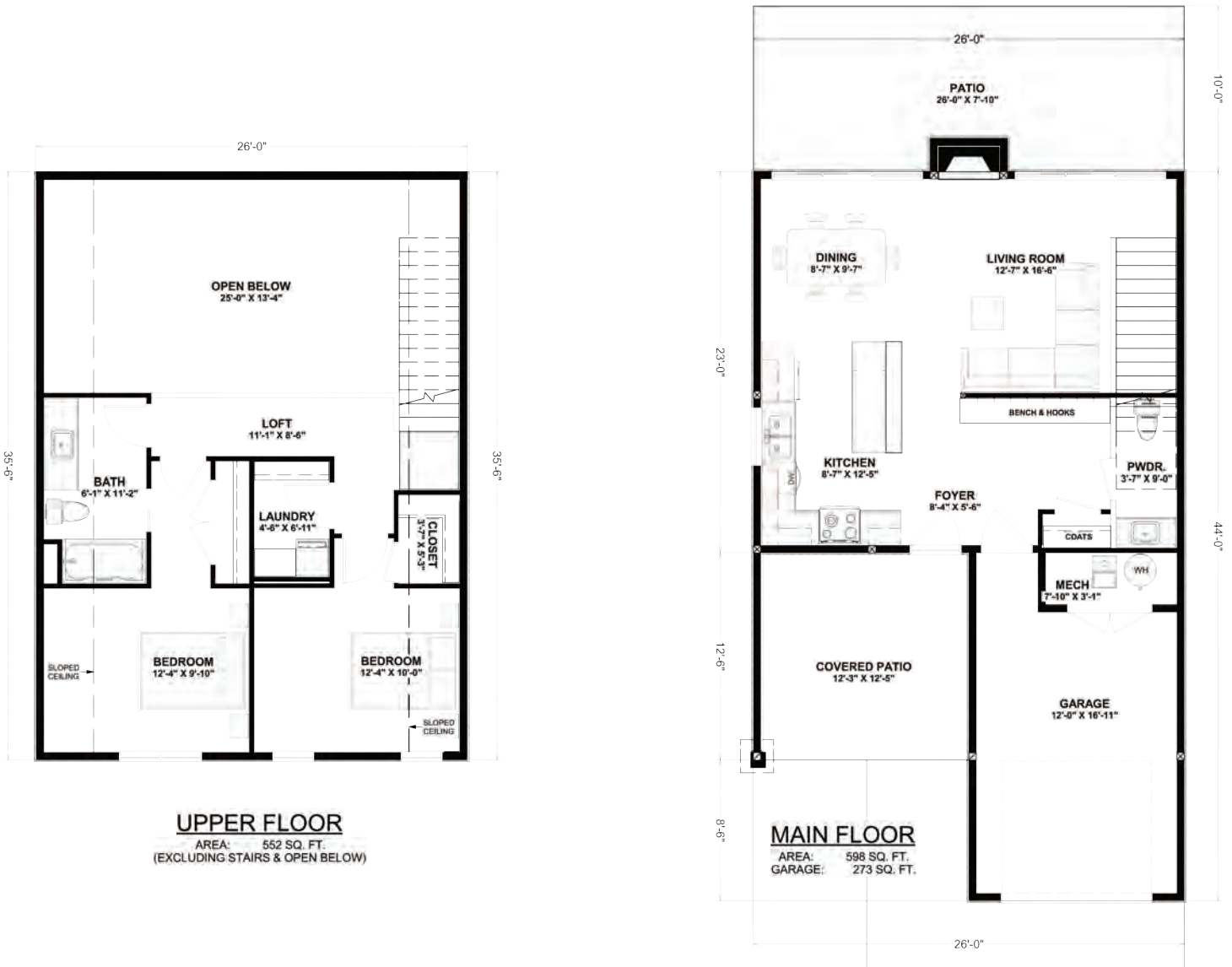
***Subject to change without notice**

THE LOFT

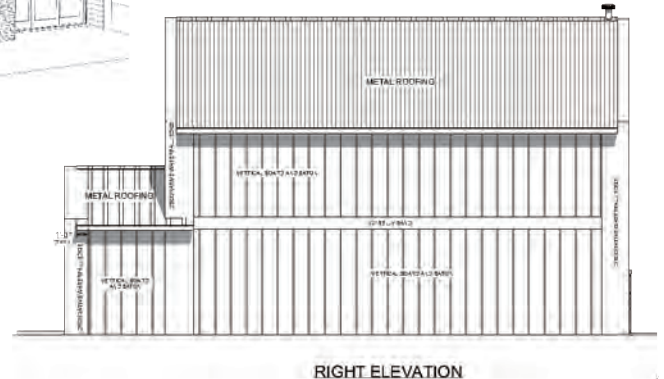
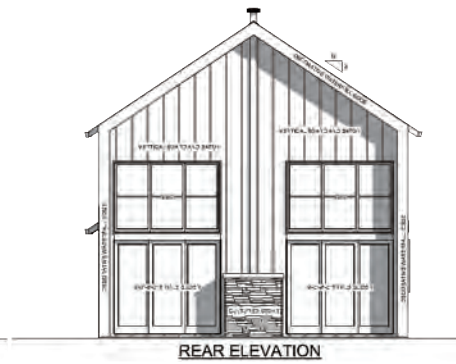
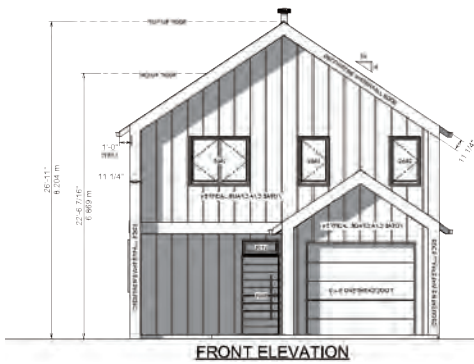
- 1150 sq. ft.
- 2 Bedrooms
- 1.5 Baths



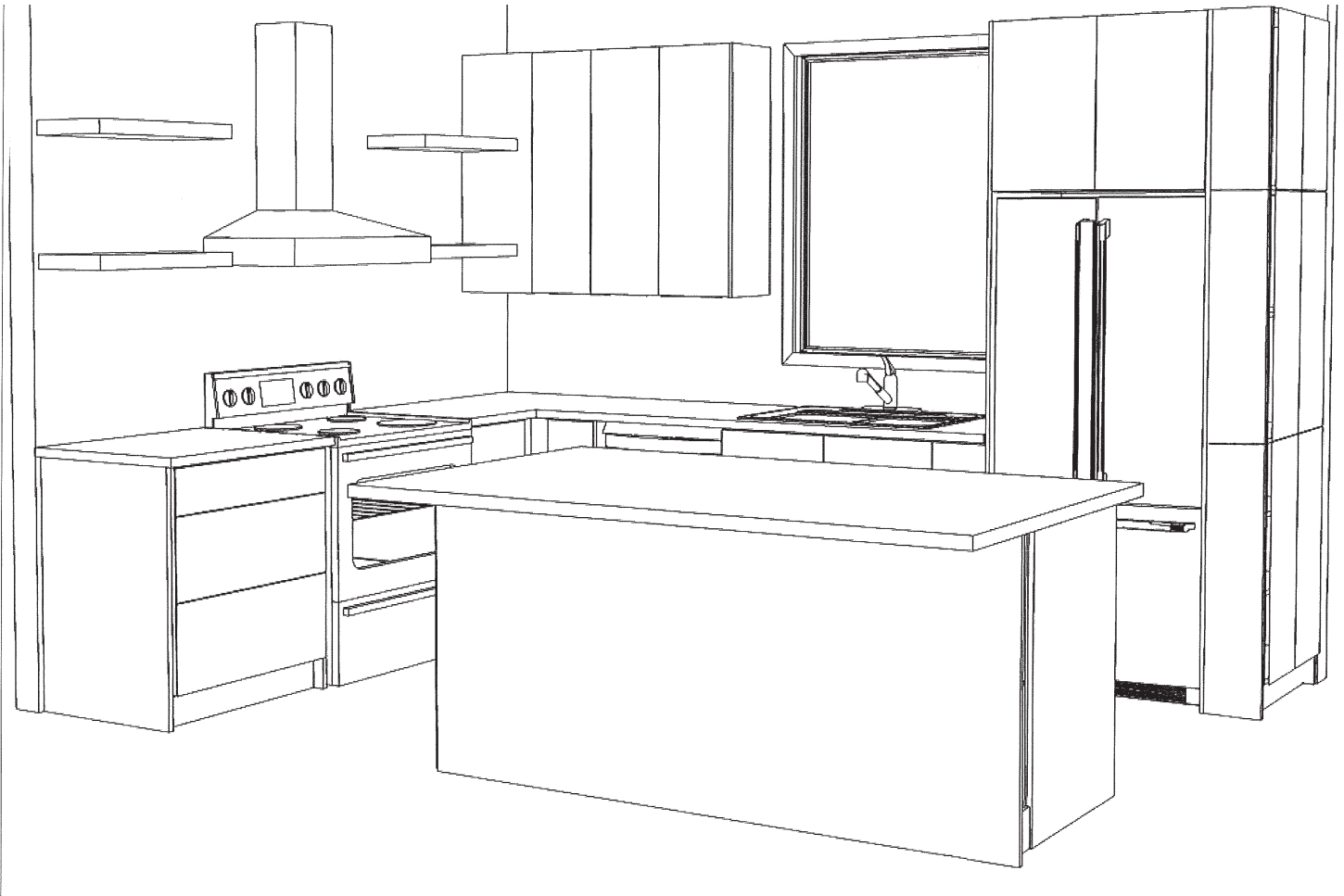
Airy and bright, this plan is intentionally designed for luxurious, open living.



THE LOFT Elevation



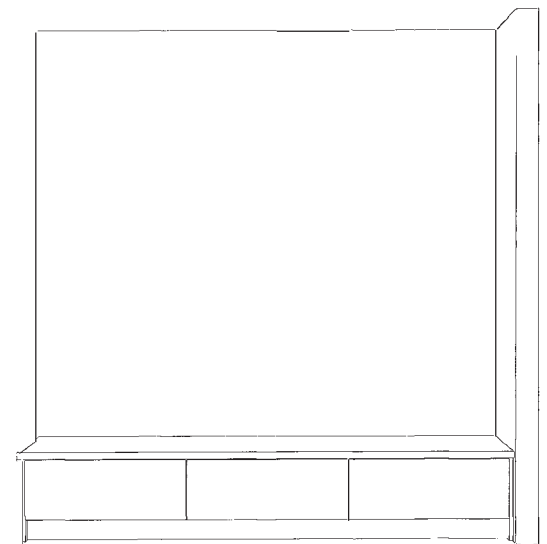
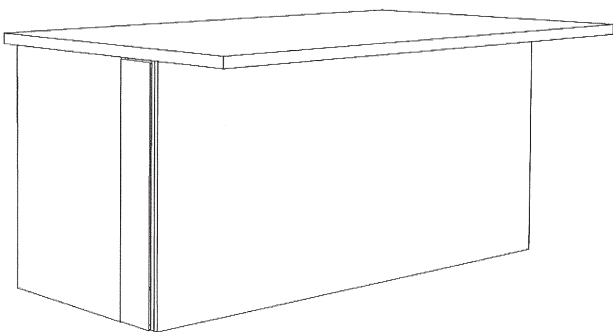
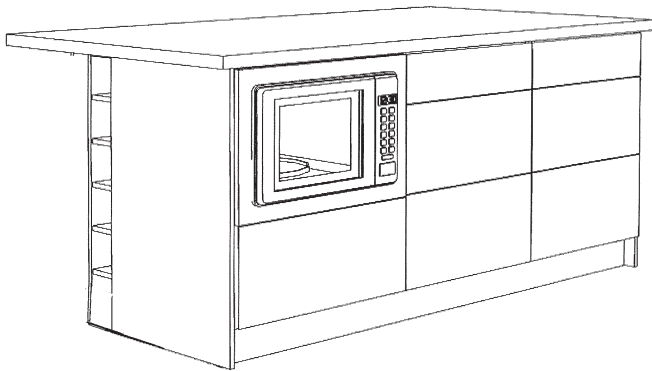
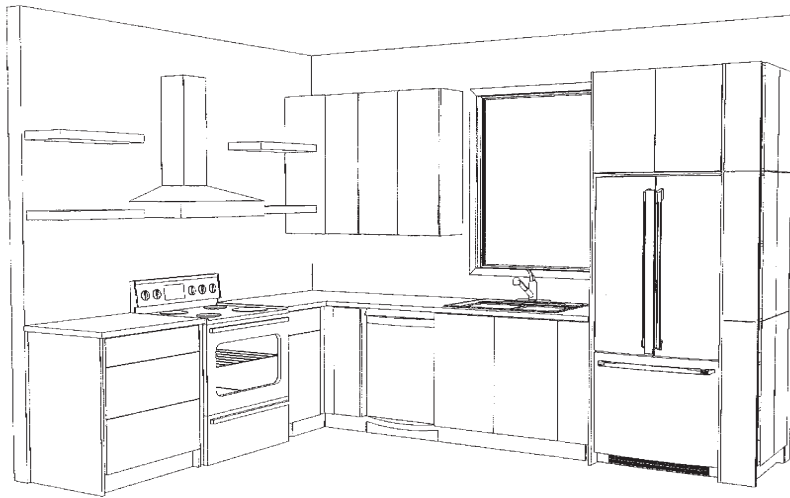
THE LOFT Kitchen



Intentionally designed storage:

- Built-in wine rack in Island
- Extra storage for brooms, mops etc., beside fridge.

THE LOFT Kitchen Cont.



Bench
With built-in storage and
coat hooks.

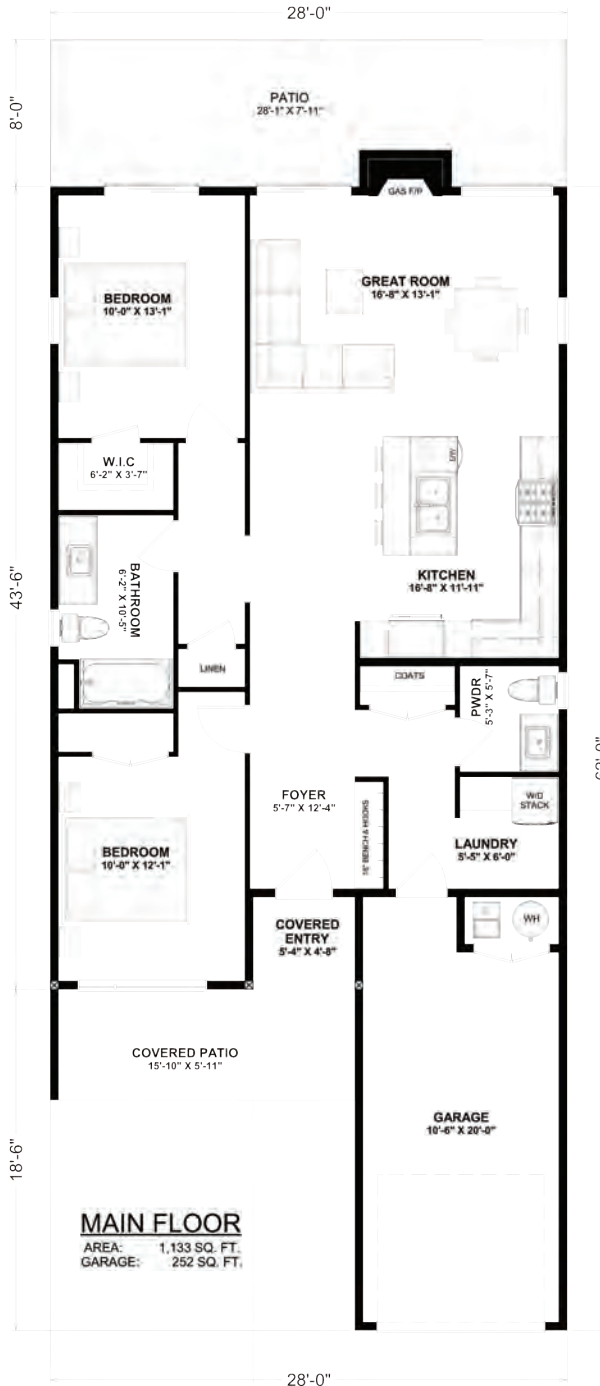
THE RANCHER

- 1133 sq. ft.
- 2 Bedrooms
- 1.5 Baths

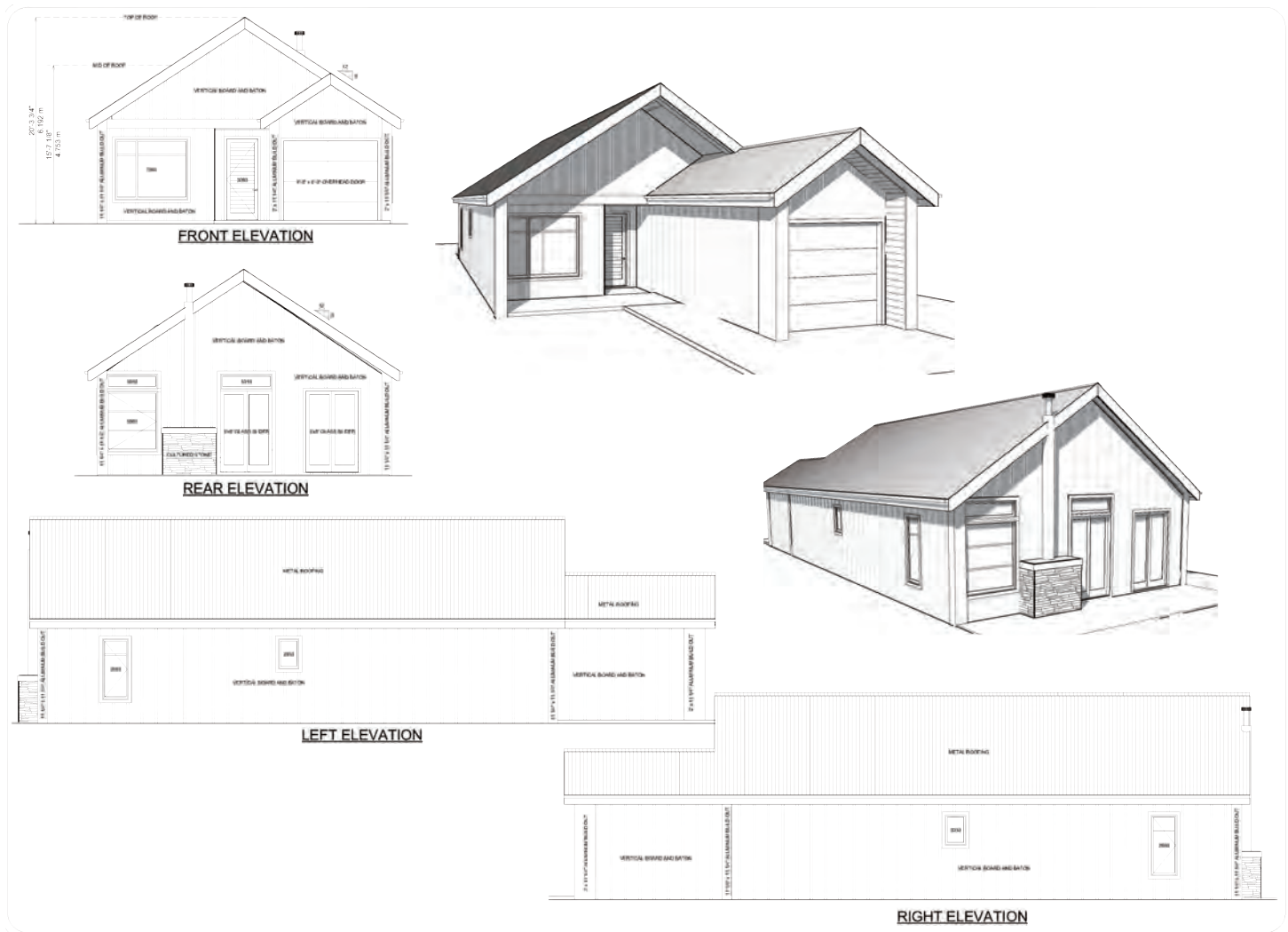


A LITTLE HOUSE
COMMUNITY IN
MCKINLEY BEACH

One level simplicity - Master features a walk-in closet and walk-out patio.

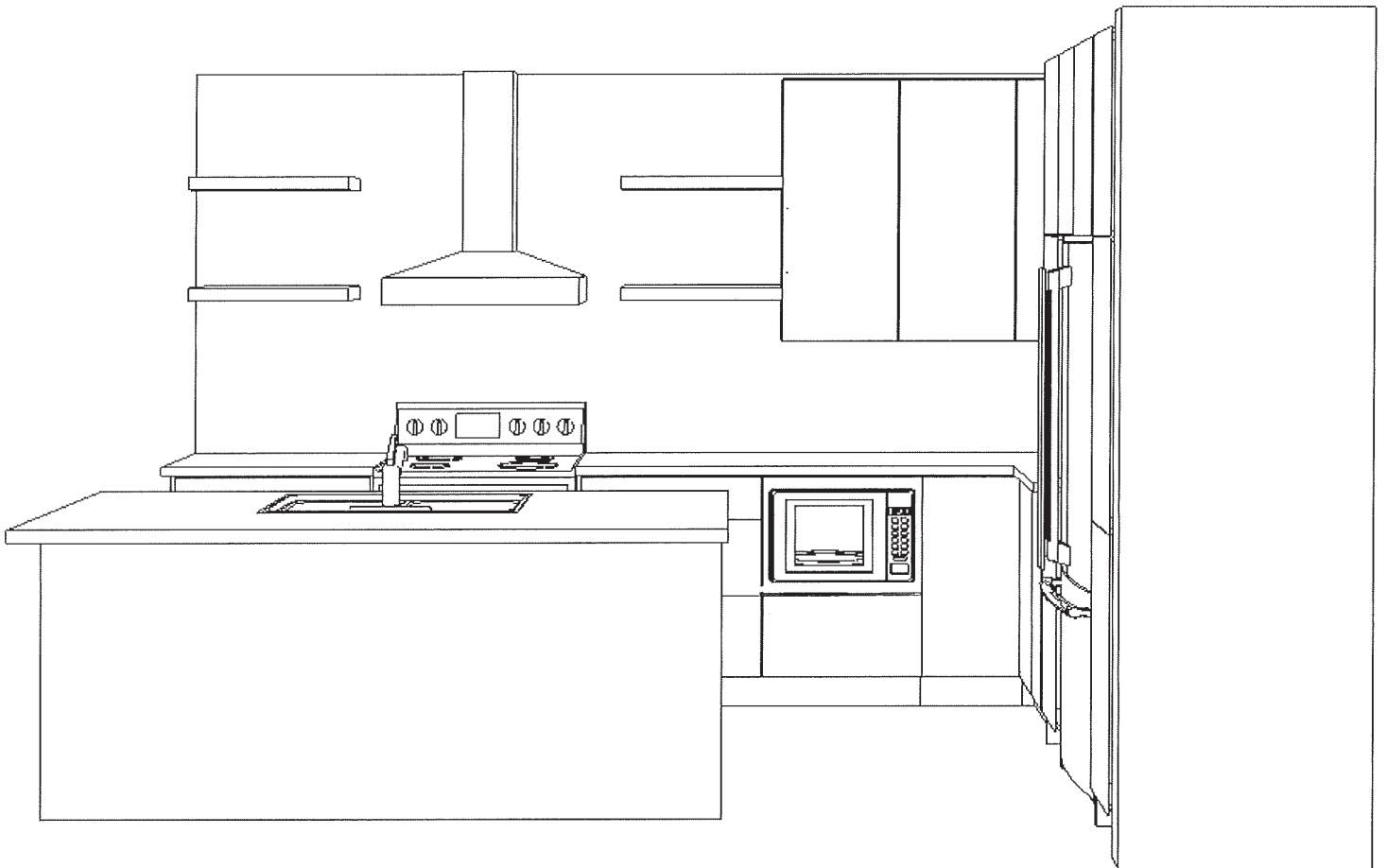


THE RANCHER Elevation



THE RANCHER

Kitchen

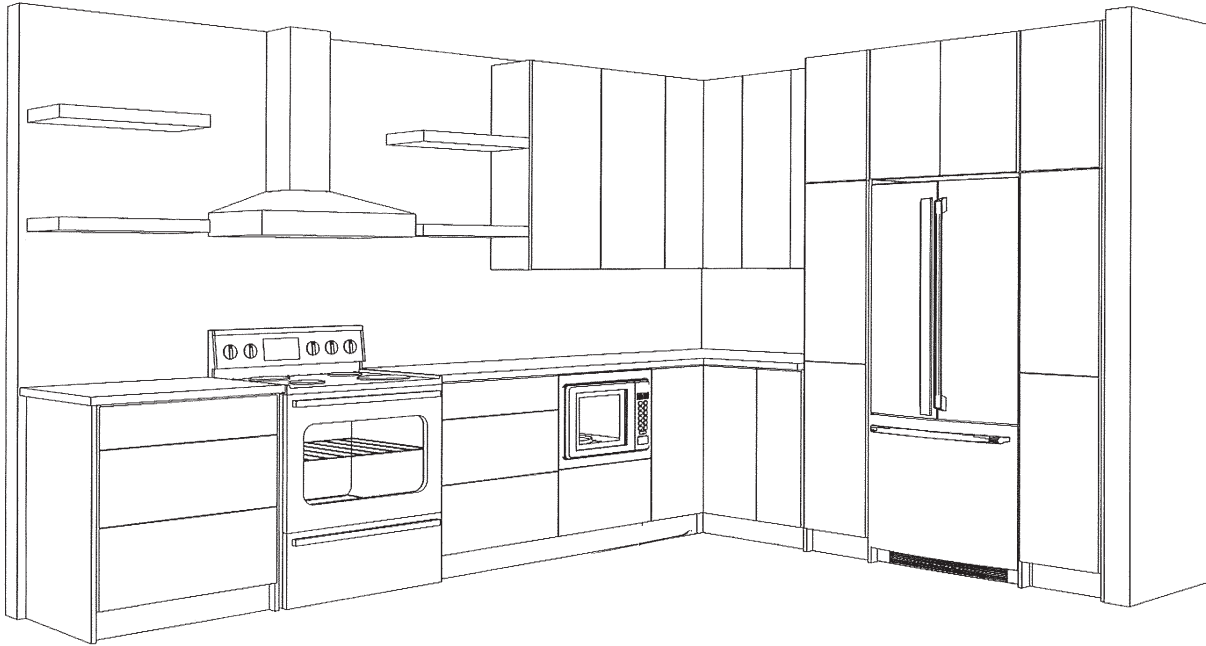


Intentionally designed storage:

- Built-in wine rack in Island
- Pantry cabinets surrounding fridge

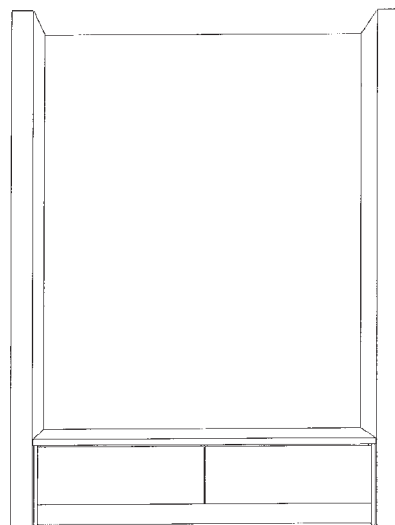
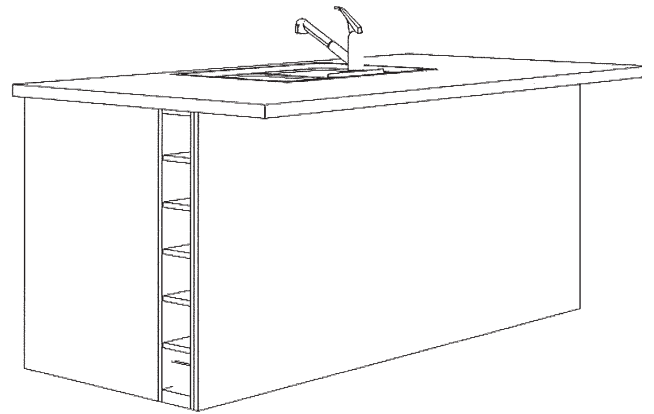
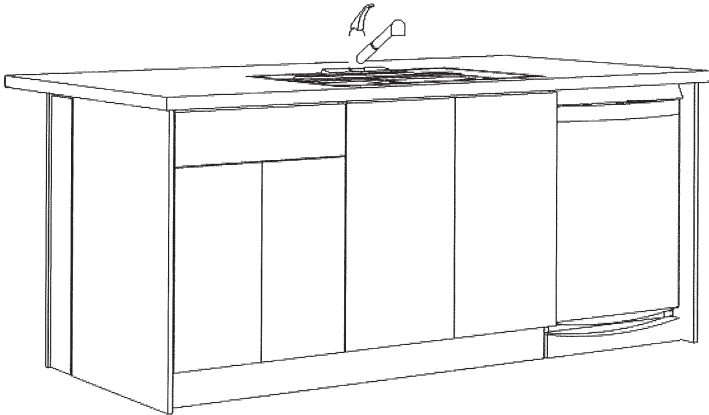
THE RANCHER

Kitchen Cont.



THE RANCHER

Kitchen Cont.



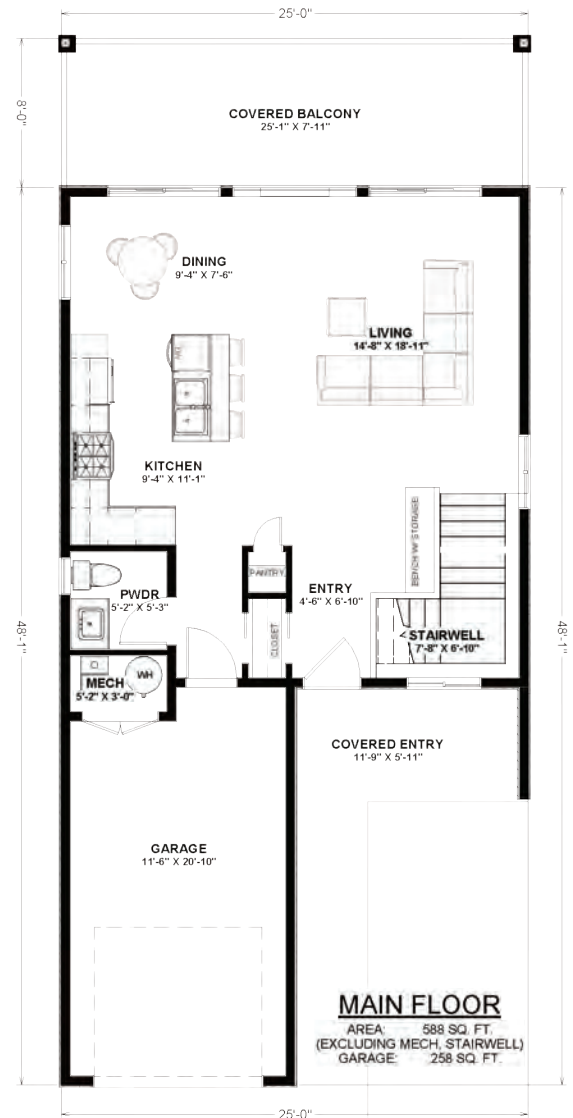
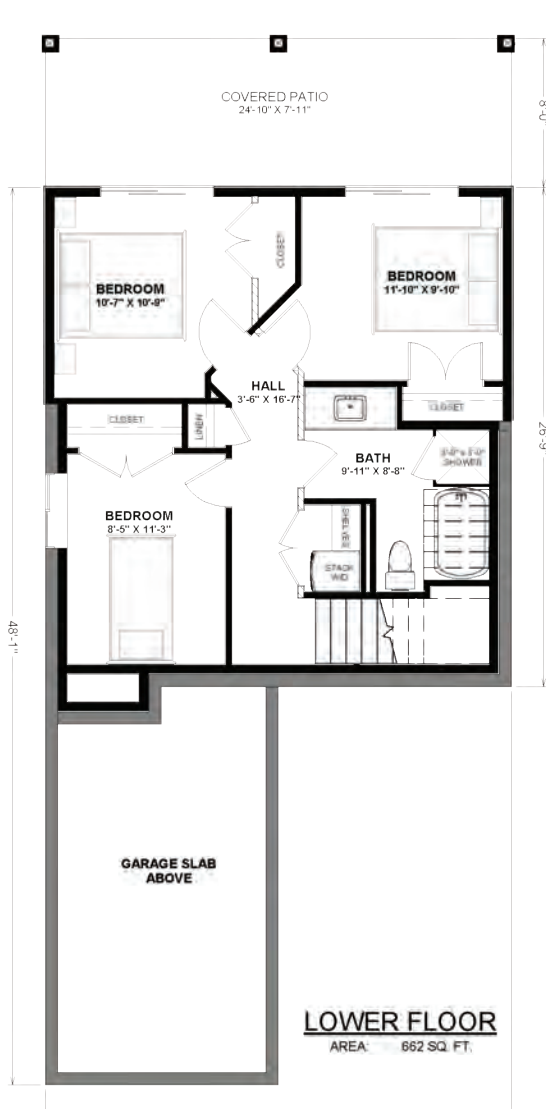
Bench
With built-in storage and
coat hooks.

THE WALK OUT

- 1250 sq. ft.
- 3 Bedrooms
- 1.5 Baths



Two outdoor spaces! Entertain on the main (balcony), rest on the lower (walk out patio).



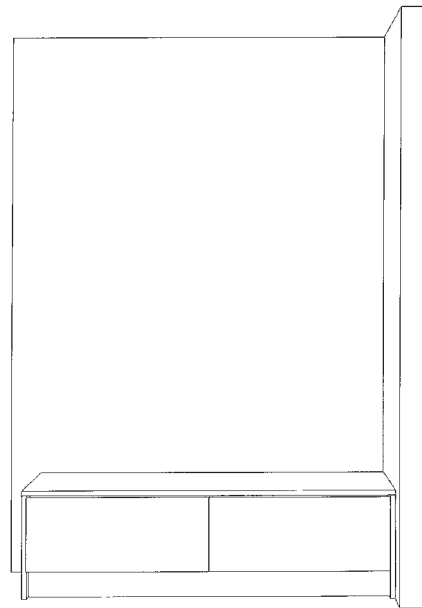
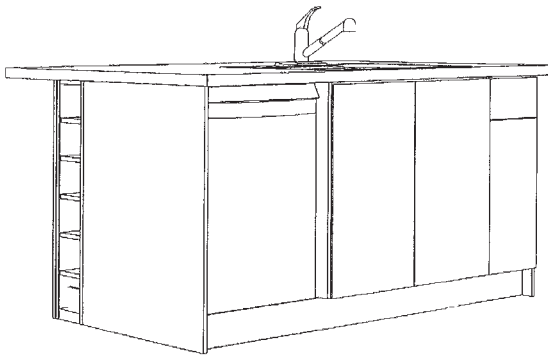
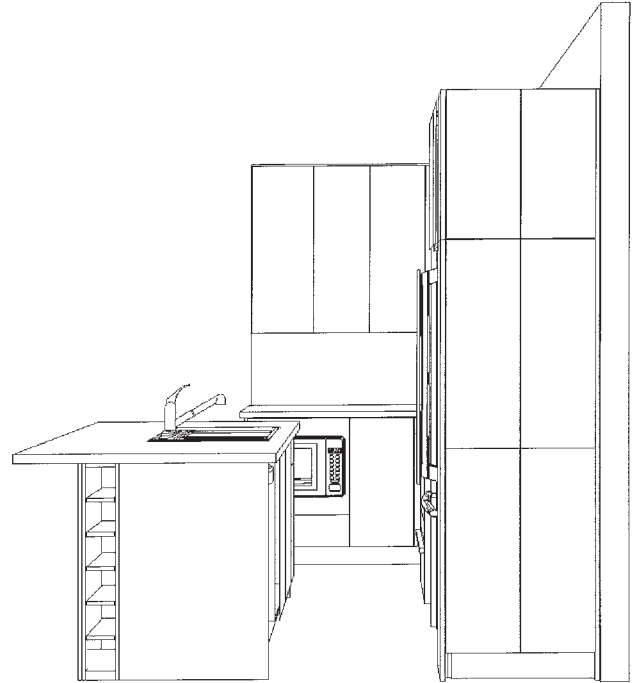
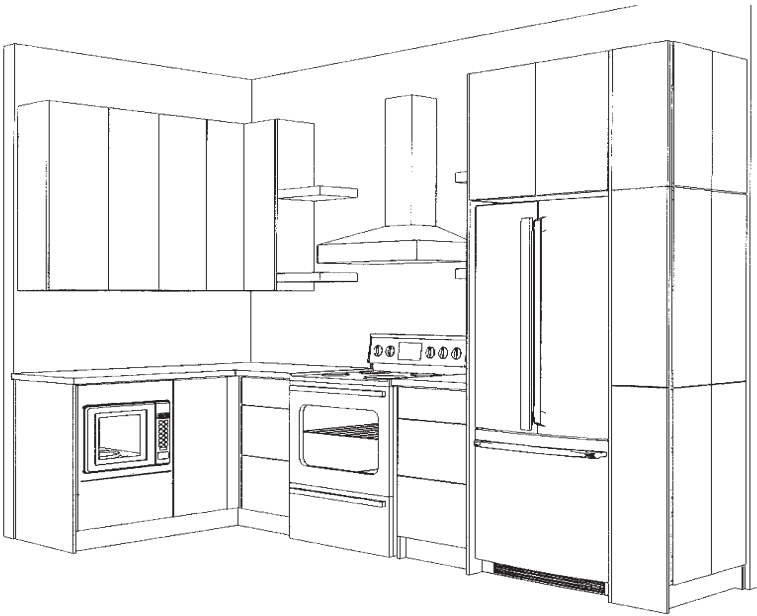
THE WALK OUT Kitchen



Intentionally designed storage:

- Built-in wine rack in Island
- Bonus pantry on main floor

THE WALK OUT Kitchen Cont.



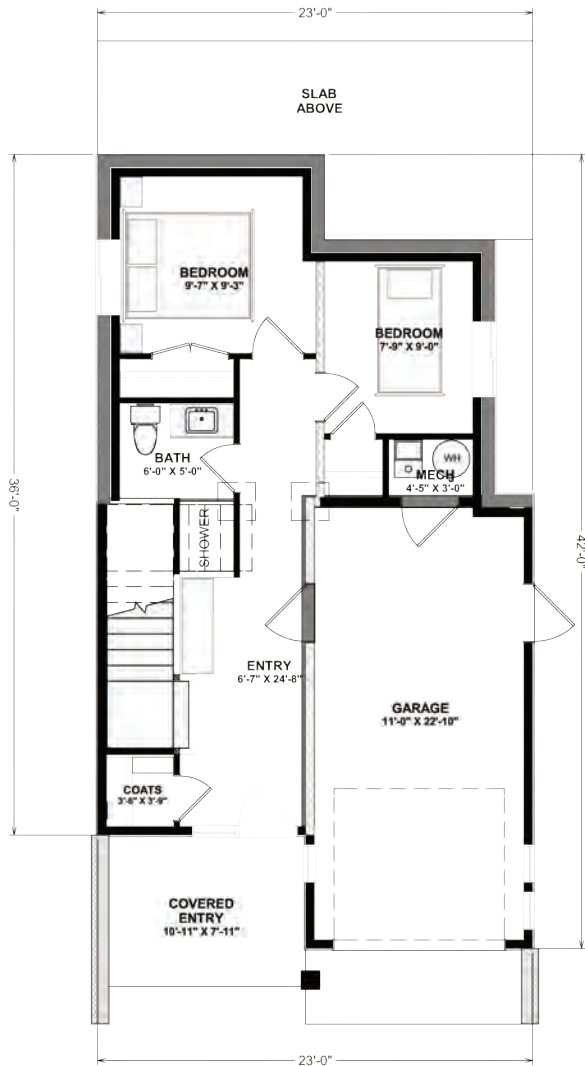
Bench
With built-in storage
and coat hooks.

THE WALK UP

- 1250 sq. ft.
- 3 Bedrooms
- 2 Baths

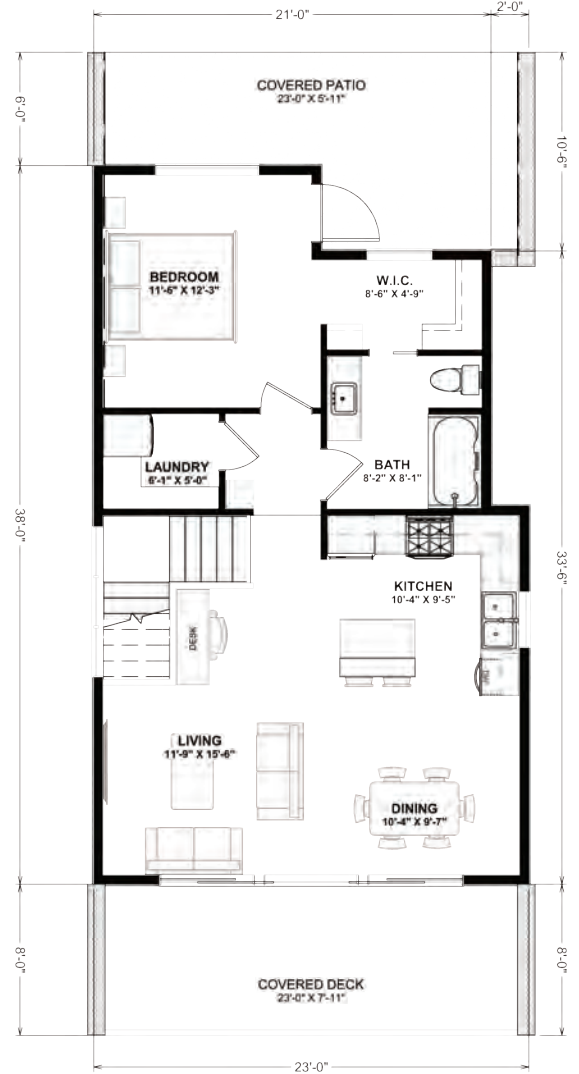


Room for all... spacious master, walk-in closet plus two more bedrooms and full laundry.



ENTRY LEVEL (PLAN 9)

AREA: 513 SQ. FT.
(EXCLUDING MECH)
GARAGE: 277 SQ. FT.

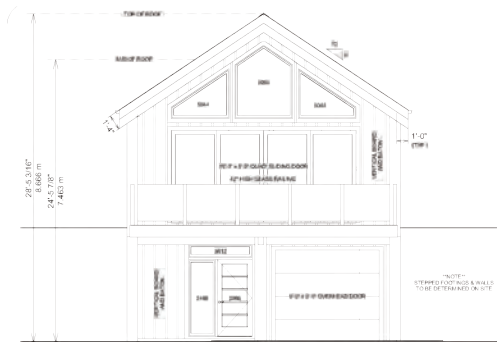


MAIN LEVEL (PLAN 9)

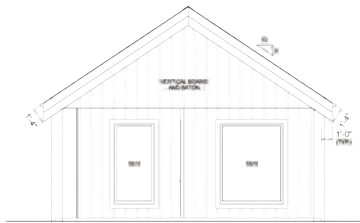
AREA: 737 SQ. FT.
(EXCLUDING STAIRS)



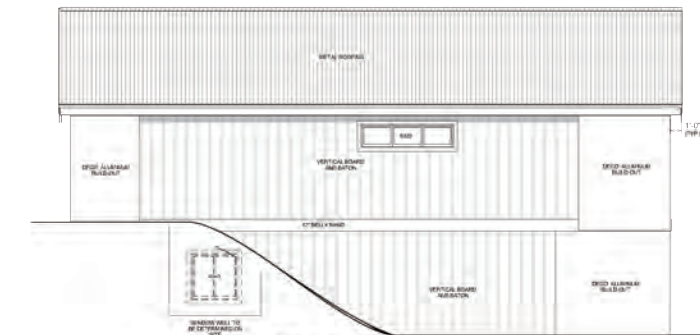
THE WALK UP Elevation



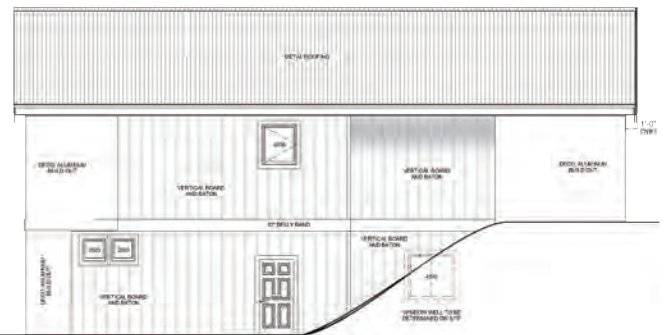
FRONT ELEVATION



REAR ELEVATION



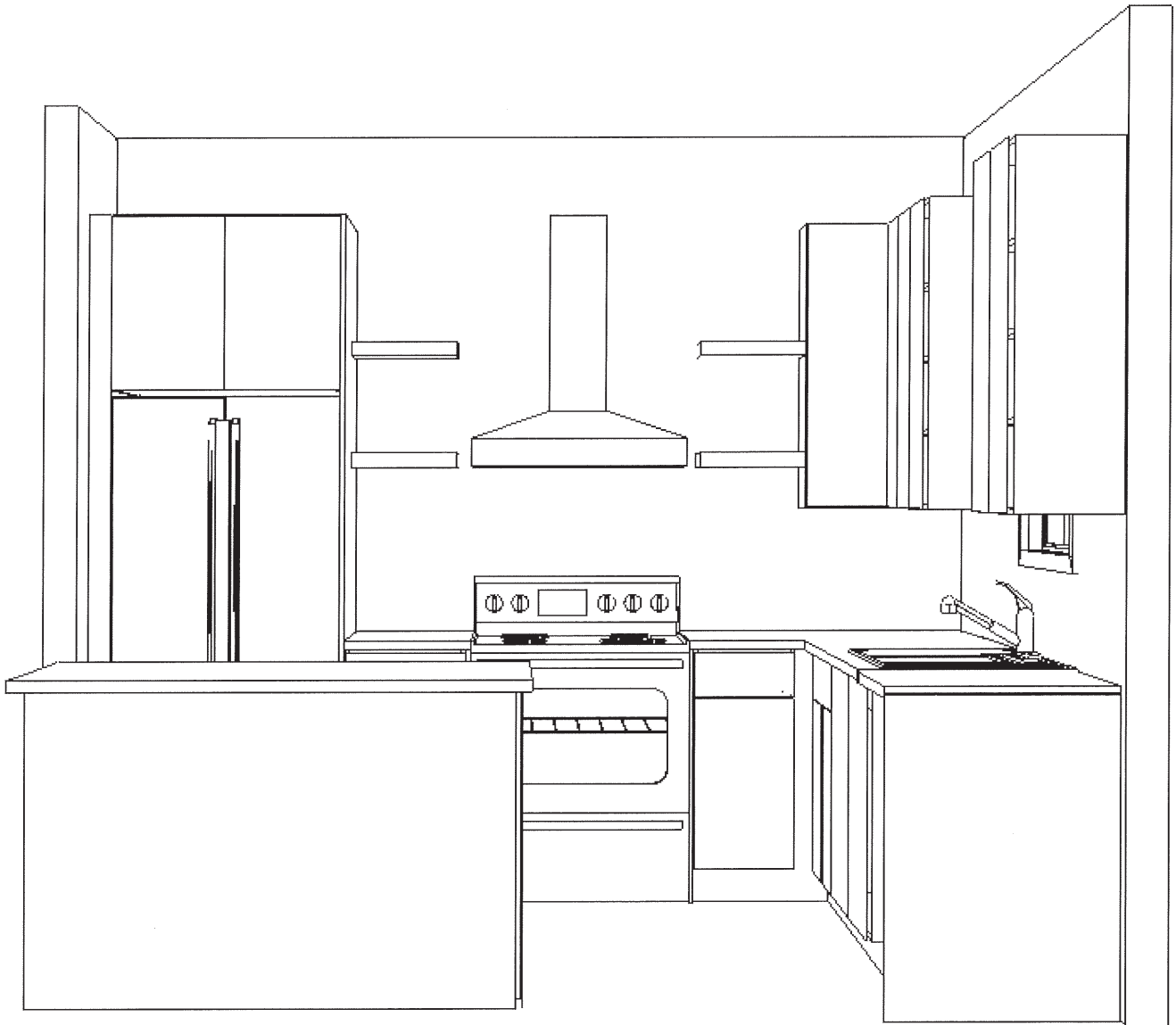
LEFT ELEVATION



RIGHT ELEVATION

THE WALK UP

Kitchen

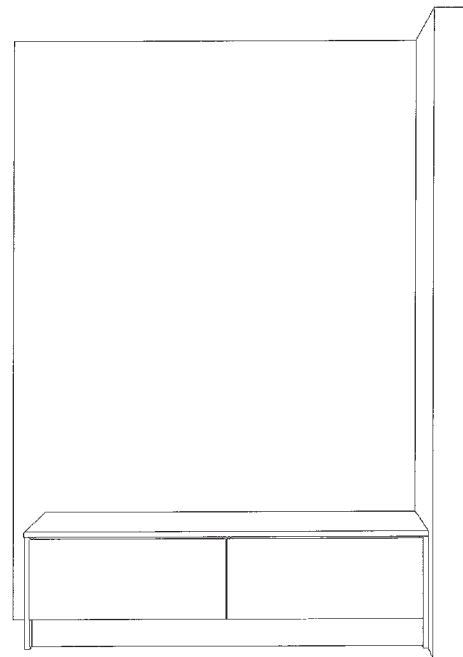
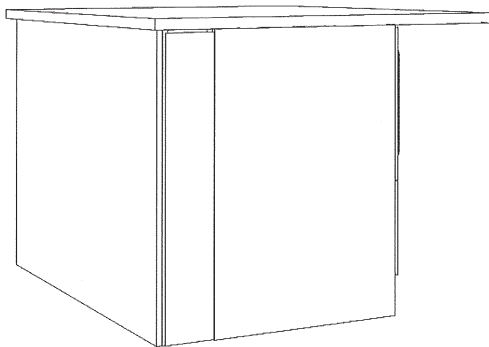
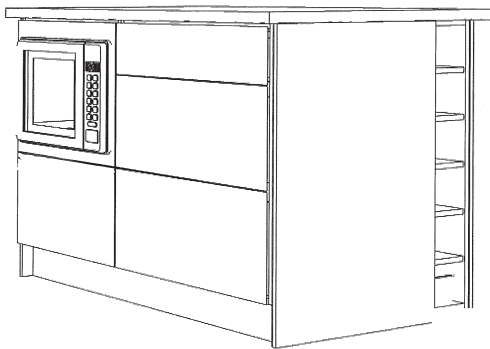
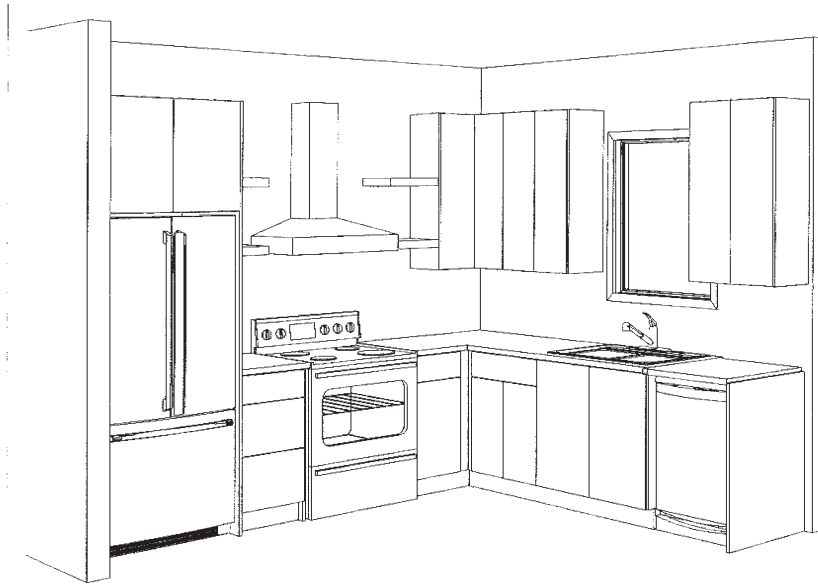


Intentionally designed storage:

- Built-in wine rack in Island
- Bonus pantry on main floor

THE WALK UP

Kitchen Cont.



Bench

With built-in storage and coat hooks.

SITE & LANDSCAPE

Full Landscaping and Irrigation



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Construction Options and Upgrades

• **REFERENCE BOOK** •



EXTERIOR LIGHTING • FRONT ENTRANCE

#1 CL Outdoor Wall Mount



#2 Canarm Mercella Black Out Down Light w/glass

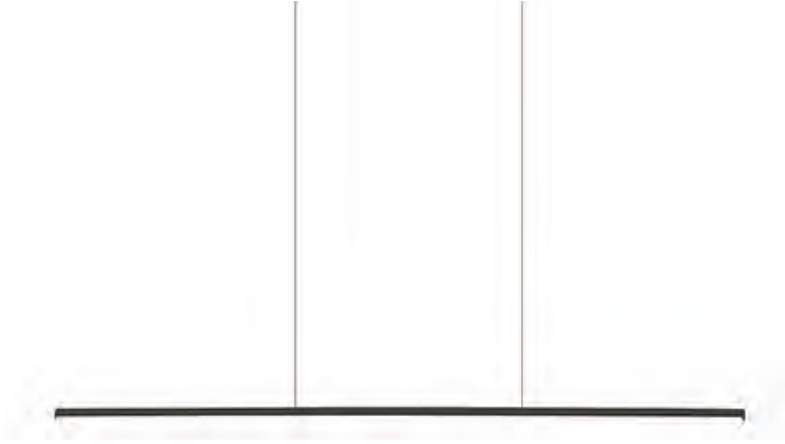


#3 Lohan Exterior



INTERIOR LIGHTING • KITCHEN ISLAND

#1 BK CHUTE 47" W 1 fixture



#2 BK/GD Vanderbilt 2 fixtures



#3 The Bougie Pendant Gold/Glass
2 fixtures



#4 Globe LED Pendant 2 fixtures



INTERIOR LIGHTING • DINING ROOM

#1 Matteo Chandelier
aged brass/opal glass



#2 Matteo Mate Black Pendant
w/gold trim



#3 Matteo Nagashi Dark Grey Pendant
w/white shade



#4 Rusty Black and Aged Gold
Mateo Lantern



#5 Matteo 1 x 53 WLantern



INTERIOR LIGHTING • BATH/PWD SCONCES

#1 BK Blink Wall Aged Gold Bass & Black



#2 Black on Black Metal Wall



#3 Matteo Aged Gold with Opal Glass



INTERIOR • GREAT ROOM CEILING FAN



CEILING FAN (GREAT ROOM)

FLOORING • VINYL PLANK

SOHO



MANHATTAN

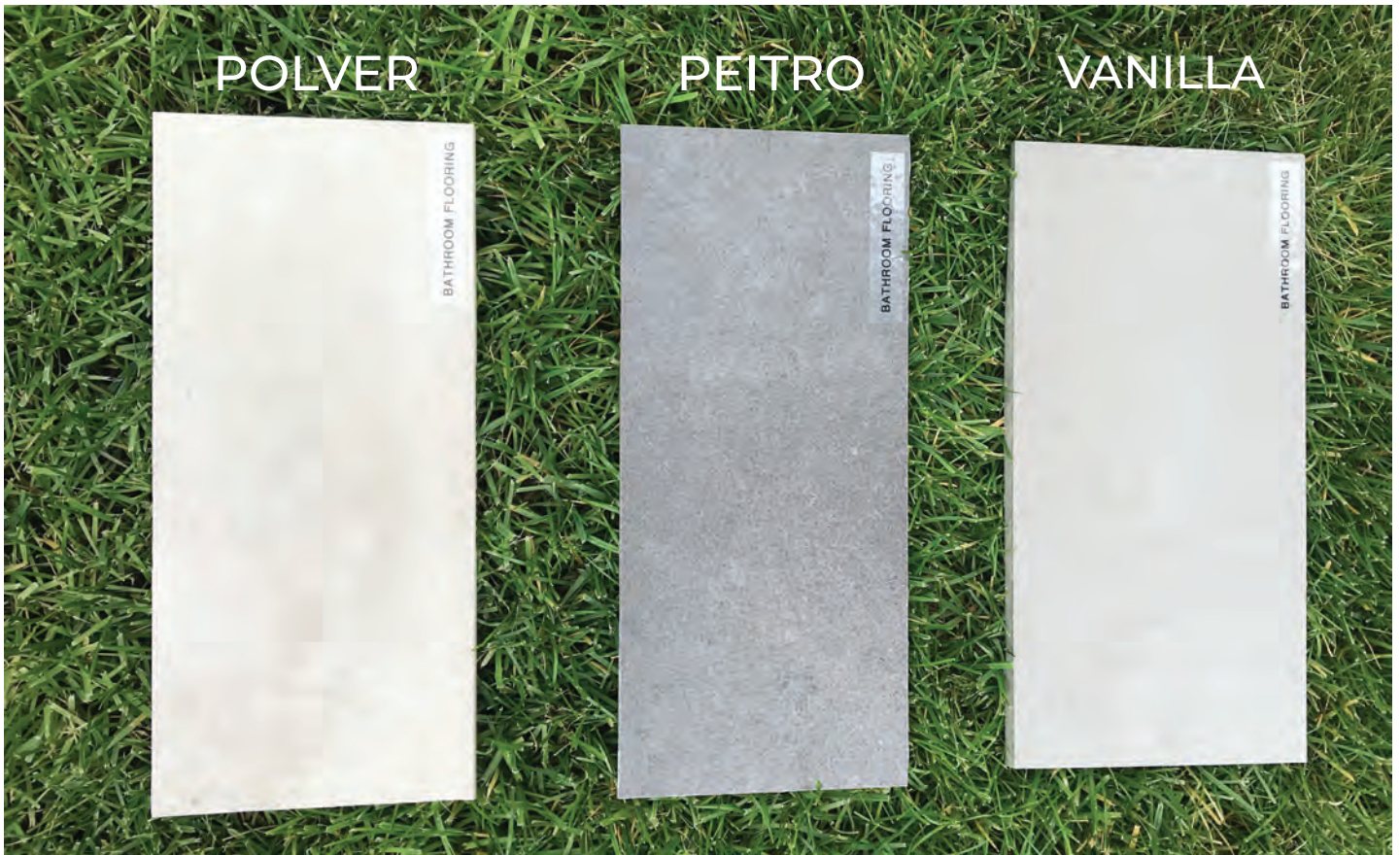


BRIGHTON BEACH



HARLEM

FLOORING · BATHROOM FLOOR TILE



FLOORING · BATHROOM FLOOR UPGRADE

Black



Blue



Grey



WALLS • PAINT PALETTE



BENJAMIN MOORE COLOURS

PALETTE #1

WINTER WHITE



REVERE PEWTER



KENDALL CHARCOAL



PALETTE #2

SIMPLY WHITE



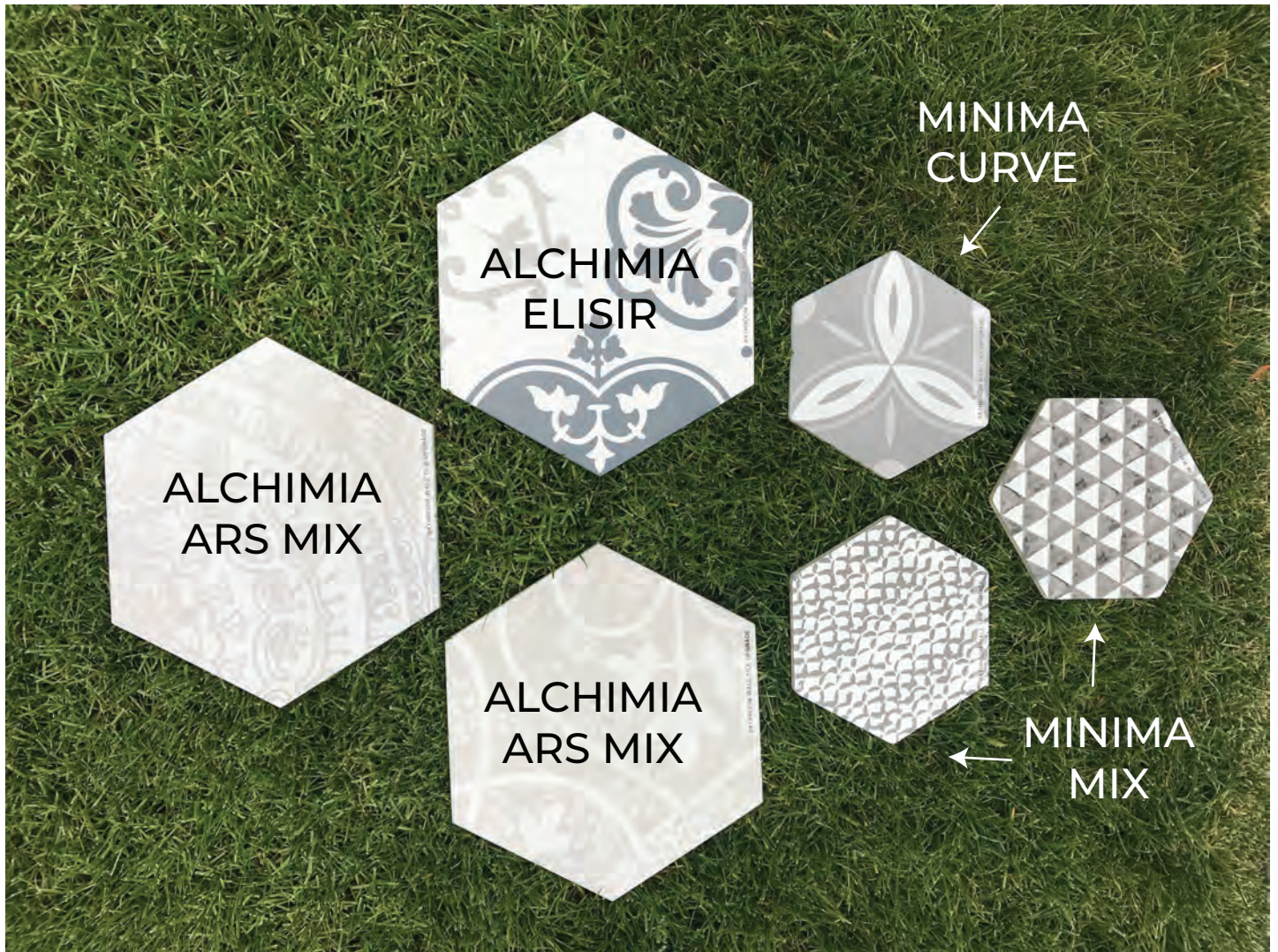
CLASSIC GREY



NEWBURYPORT BLUE



WALLS • BATH SHOWER/TUB UPGRADE



WALLS • KITCHEN BACKSPLASH



GREY

BLACK

WHITE

WALLS • KITCHEN BACKSPLASH UPGRADE



COUNTERTOPS • STANDARD



WHITE



MOONLIGHT PAPEL

COUNTERTOPS • QUARTZ UPGRADE



KITCHEN & BATH CABINETS



BATHROOM WALL TILE

COLOUR BOARDS • INSPIRATION

