



# WATERSTREET

BY THE PARK

An exclusive collection of homes overlooking Okanagan lake, featuring world class amenities for elevated downtown living.

LOVE WHERE YOU LIVE

Introducing Water Street by the Park, a three tower residential development in Kelowna's vibrant downtown core overlooking Okanagan Lake from Orchard Park Properties. Designed to make you love where you live, Water Street by the Park features a variety of spacious floorplans, private terraces and sweeping lake, city and valley views, all in a convenient location boasting an impressive 95 Walk Score and 98 Bike Score\*.

This landmark development will feature the tallest tower in the interior of British Columbia and is complete with an extraordinary, world-class amenities package including The Deck at Water Street, where residents can enjoy the seasonally heated pool overlooking the lake, and a fully equipped gym with inspiring views. Water Street by the Park maximizes Okanagan living with ample outdoor entertaining and recreational space featuring a golf simulator and putting green to perfect your game, a barbeque and dining area to host the entire family, and a co-work office space to shorten your commute to no time at all.

Orchard Park Properties is excited to bring this extraordinary collection of homes to downtown Kelowna and we look forward to enhancing our community and welcoming our new neighbours. See you by the park!



## LIFESTYLE

**Water Street by the Park is only steps away from the buzz of downtown Kelowna** with easy access to restaurants, local businesses, and brand new craft breweries, in an unmatched location on the corner of Water Street, one block from Kelowna City Park and stunning Okanagan Lake. Enjoy all downtown has to offer or stay in and spend weekends sharing some local Okanagan wine with friends and invite family for a Sunday barbeque on your own private terrace with sweeping views of the city, valley or lake.

**A year-round outdoor destination,** Water Street by the Park keeps up with your Kelowna lifestyle by offering the amenities you'll love, 365 days of the year. A dog run and wash station makes life easier for your furry family members. Ample bike storage lets you take advantage of the city's bike lane network that spans 300 kilometers and a fully-equipped fitness centre with sweeping lake views adds inspiration to your workout, complete with yoga studio, sauna, steam room, seasonally heated pool and Jacuzzis to wind down. Water Street by the Park is life where you are, with everything you need for recreation, convenience, and loving where you live with friends and family.

# 10 REASONS TO LOVE WHERE YOU LIVE

Water Street by the Park is Kelowna's newest iconic address designed for you to love where you live. Here are our top 10 favourite things about our new addition to the heart of the city.



## 1 Love Your View

Your windows provide an incredible panorama across Kelowna, as the lake glitters by day and the city lights twinkle at night. Located at the entrance to the city, Water Street by the Park brings a new landmark to the Kelowna skyline while offering some of the best unobstructed residential views in the city.



## 2 Love Your Outdoor Space

Spend weekends sharing some local Okanagan wine with friends or invite family for a Sunday barbeque on your terrace with sweeping views of the city and lake. Each unit in Water Street by the Park is complete with its own private terrace for seamless indoor/outdoor living.



## 3 Love Your Amenities

Our world-class amenities are sure to stun with communal recreational and social space, including a seasonally heated pool. In addition, the property will offer a variety of indoor and outdoor amenities exclusive to Water Street by the Park, like a golf simulator and putting green to perfect your game, an outdoor barbeque and dining area to host the entire family, and a co-work office space to shorten your commute to no time at all.



## 4 Love Your Location

Water Street by the Park has an impressive Walk Score of 95! Being mere steps away from the buzzing downtown area allows for easy access to restaurants, local businesses, and brand new craft breweries. Water Street by the Park stands in an unmatched location on the corner of Water Street, one block from Kelowna City Park and the stunning Okanagan Lake.



## 5 Love Your Options

We're making lakeside living a breeze with 45,000 square feet of retail and office space, curated with amenities and services you'll love right at home. And, within three blocks of Water Street by the Park, you'll find everything you need to love downtown living, such as local eateries, wine bars, coffee shops, banks, and a major grocery store. Feel at ease knowing everything you need is within walking distance right from your doorstep.



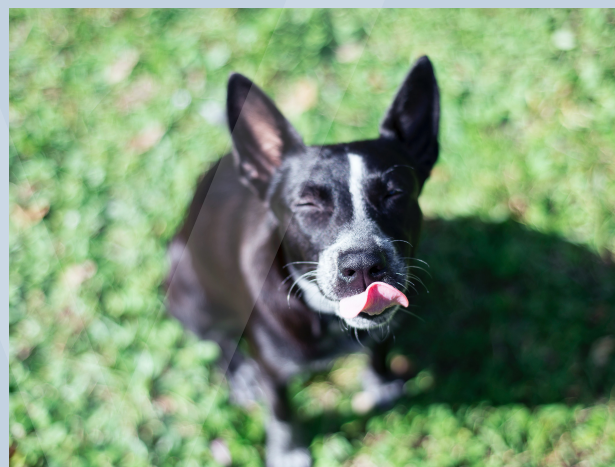
## 6 Love Your Adventures

Find your perfect pathway on Kelowna's bike lane network that spans 300 kilometers. The multi-use pathways provide a safe route for commuting or an outdoor adventure! Know your gear is safe in our secured bike storage within the building.



## 7 Love Your Building Design

Our three towers will be connected by a remarkable mass timber skybridge, allowing easy access between buildings while adding unique style and architectural details that reflect Kelowna's push towards sustainability and bring visual appeal to the project and the community.



## 8 Love Your Pet

If you want the best for your best friend, Water Street by the Park is here to help! We're thrilled to announce our in-house dog washing stations and dog-walk area located on our amenities floor, so your furry family members feel right at home.



## 9 Love Your Workout

Our amenities space will include a fully-equipped workout facility with gorgeous views across Okanagan Lake to add inspiration to your fitness routine. Heat up or cool down in our yoga and spin room, as you relax, meditate, or kick your workout into high gear on the bike. After your work out, grab a towel and wind down in our luxurious sauna.



## 10 Love Your Outdoors All Year

Who says outdoor living is just for summer? Soak up the Okanagan sunshine in our seasonally heated pool and hot tubs, then gather with friends by the fire as the sun sets over the mountains. At Water Street by the Park, you'll love where you live, 365 days a year.



LOVE WHERE YOU LIVE.

Everything you need,  
right outside your door.



**A WATER STREET  
BY THE PARK**



**B CITY PARK**



**C BERNARD AVENUE**



**D FUTURE UBCO  
CAMPUS**



**E YACHT CLUB**



**F WATERFRONT PARK**



**G PROSPERA PLACE**



# WATERSTREET BY THE PARK

## RESTAURANTS

- 1 KRAFTY Kitchen + Bar
- 2 Raudz Regional Table
- 3 Micro Bar & Bites
- 4 Antico Pizza Napoletana
- 5 Cantina del Centro
- 6 Salt & Brick
- 7 Sunny's - A Modern Diner
- 8 Earls Kitchen & Bar
- 9 Parlour Ice Cream
- 10 Renegade Kitchen & Craft Bar
- 11 Little Hobo Soup & Sandwich Shop
- 12 Bohemian Café
- 13 Curious Cafe
- 14 Cactus Club Cafe
- 15 Oak + Cru Social Kitchen & Wine Bar

## BREWERIES, DISTILLERIES & WINERIES

- 16 CRAFT Beer Market
- 17 Kelowna Beer Institute
- 18 Kettle River Brewing Co.
- 19 Sandhill Wines
- 20 Vice & Virtue Brewing Co.

## COFFEE & BAKEHOUSES

- 21 Blenz Coffee
- 22 Pulp Fiction Coffee House
- 23 Bean Scene Coffee Works
- 24 Karat Chocolate & Pastry Boutique
- 25 Naked Cafe (Vegan)
- 26 350° Bakehouse and Cafe
- 27 Sprout Bread

## NEARBY

- Kelowna General Hospital (2.7km)
- Kelowna Secondary School (3.6km)
- Bankhead Elementary School (3.1km)
- École Dr. Knox Middle School (7.9km)

## SHOPPING

- 28 Beach Ave Clothing
- 29 Alchemy Living
- 30 Frock & Fellow
- 31 Lululemon Athletica
- 32 Olive & Elle Boutique
- 33 Lakehouse Home Store
- 34 The District on Bernard
- 35 Okanagan Lifestyle Apparel

## FITNESS

- 36 Bliss Yoga Lounge
- 37 Spinco
- 38 BARREROOM
- 39 Oranj Fitness
- 40 YMCA

## RECREATION

- 41 Stuart Park Skating Rink
- 42 Central Sports Club
- 43 Kelowna Curling Club

## ENTERTAINMENT

- 44 Playtime Casino
- 45 Friends of Dorothy Lounge

## ESSENTIALS

- 46 Safeway
- 47 Shoppers Drug Mart
- 48 Pharmasave
- 49 Metro Liquor

--- BIKE PATH

# Master-planned to maximize a prime downtown Kelowna location overlooking Okanagan Lake.

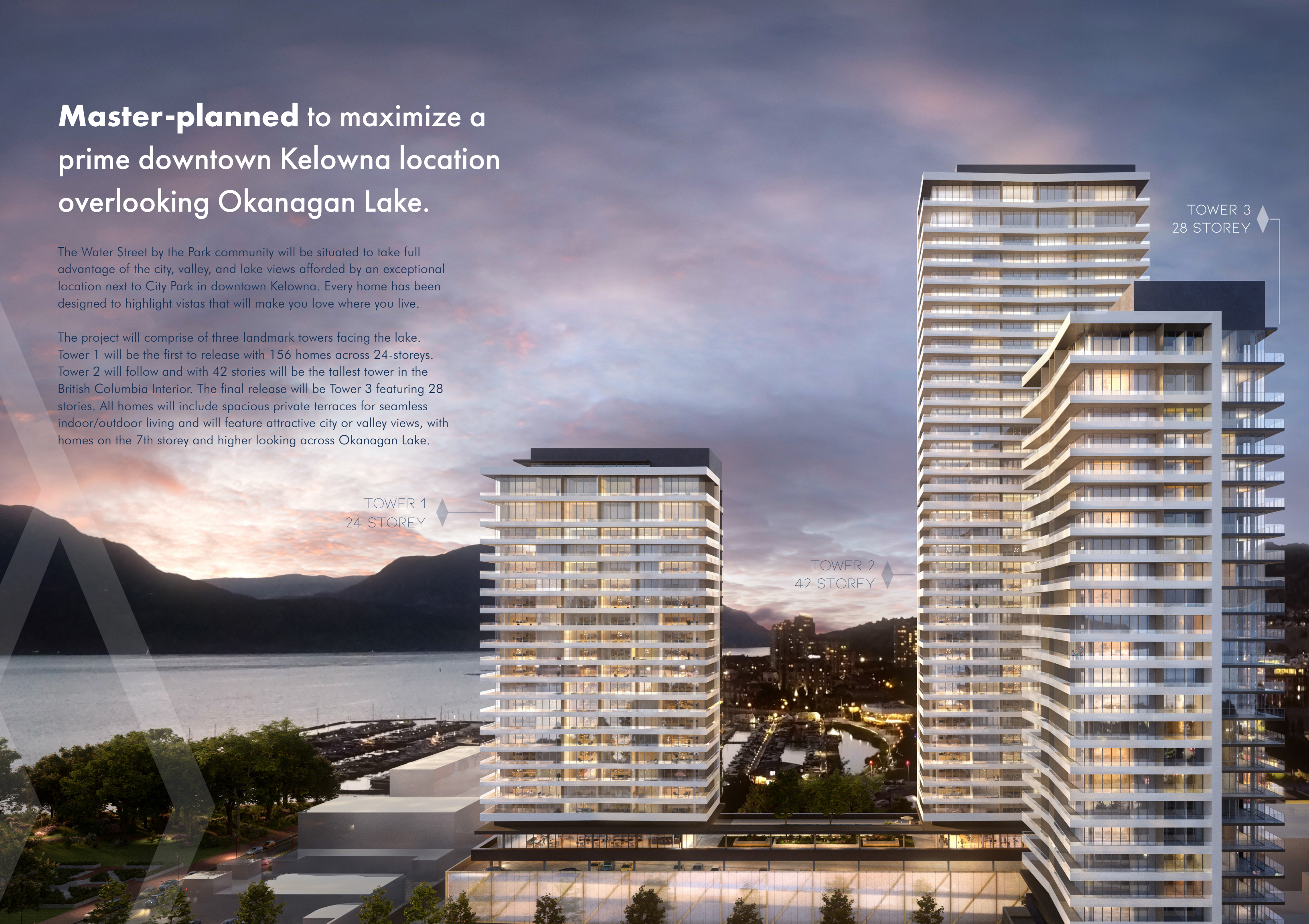
The Water Street by the Park community will be situated to take full advantage of the city, valley, and lake views afforded by an exceptional location next to City Park in downtown Kelowna. Every home has been designed to highlight vistas that will make you love where you live.

The project will comprise of three landmark towers facing the lake. Tower 1 will be the first to release with 156 homes across 24-storeys. Tower 2 will follow and with 42 stories will be the tallest tower in the British Columbia Interior. The final release will be Tower 3 featuring 28 stories. All homes will include spacious private terraces for seamless indoor/outdoor living and will feature attractive city or valley views, with homes on the 7th storey and higher looking across Okanagan Lake.

TOWER 1  
24 STOREY

TOWER 2  
42 STOREY

TOWER 3  
28 STOREY



# THE DECK AT WATER STREET

Water Street by the Park offers an enhanced amenities package specifically designed to make you love where you live with all the world-class features and amenities you need to enjoy the best of downtown Kelowna living, 365 days of the year.

- Lakeview heated pool
- Hot tubs
- Landscaped green space
- Terrace with fire pits
- Outdoor kitchen & barbeque stations
- Golf simulator & putting green

Enjoy the outdoor Kelowna lifestyle all year long at The Deck by Water Street. Take in stunning views of Okanagan Lake from our seasonally heated pool and hot tub, or spend your weekends relaxing on the landscaped terrace with fire pits and outdoor lounge areas. Grill out with friends at the barbeque and outdoor kitchen, perfect for get-togethers. Want to take your golf game to the next level? Perfect your drive on our golf simulator or tighten up your short game on the putting green.

# WELLNESS AT WATER STREET

With a fully-equipped gym that inspires your workout with lake views and motivates you to reach your fitness goals, a yoga studio to get your flow on, and a sauna and steam room to relax tired muscles, there is no need for a gym membership - it's all right here at Water Street by the Park! Our fitness centre also includes changing rooms and washrooms, so you can grab your gym bag and go, all without ever leaving home.



No need for a gym membership — It's all right here at Water Street by the Park!

- Lakeview cardio & strength training gym
- Yoga studio
- Sauna
- Steam room
- Changing rooms with shower

# ENTERTAINMENT AT WATER STREET

## There's always something to do at Water Street by the Park!

Our littlest neighbours can play and keep busy at the Water Street Kid's Room, full of fun and games to enjoy with friends. Sprinkle some creativity into your life in the Art Room, host a fun night in the Games Room or cozy up for a private screening in the Movie Room. And to make entertaining easy, there is a communal kitchen and lounge for residents to enjoy which can be reserved for special events. **At Water Street by the Park, you never need to leave home to have a great time out.**

- Kid's playroom
- Creative art room
- Games room
- Movie room
- Lounge with kitchen



# WORK AT WATER STREET

With a convenient location in downtown Kelowna, you're never far from where you need to be, but our Work by Water Street co-working and business space can literally cut your commute to just an elevator ride away. Need to work away from home? We give you green options with ample secured bike storage and a Bike Score of 98 so you can take advantage of Kelowna's network of over 300 kilometers of cycling paths.

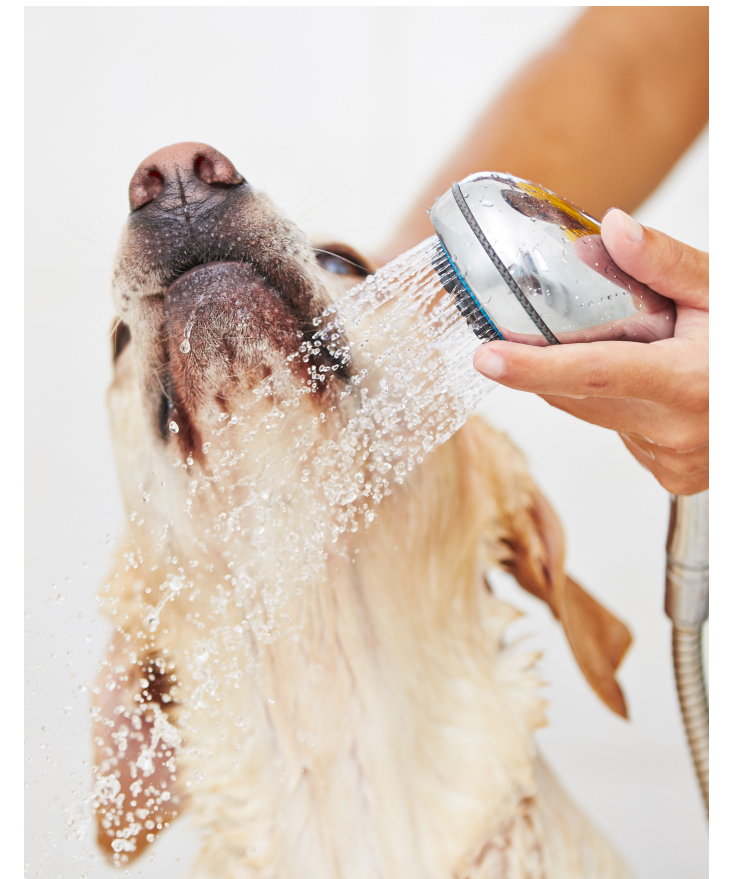
- Co-workspace
- Business centre
- Secured bike storage



# PETS AT WATER STREET

We have pet-friendly amenities to ensure that your four-legged family member loves living at Water Street by the Park as much as you do! A dog run for social and playtime and a wash station to keep coats shiny and clean, and muddy paws off your floors.

- Dog run & canine social area
- Pet wash station



# FLOORPLANS

Come home to Kelowna’s newest landmark development of three towers thoughtfully positioned to maximize expansive water, mountain and city views. With a variety of spacious floorplans, unique interior and architectural elements, and an unrivaled amenities package designed to maximize Kelowna living 365 days of the year, this is the downtown lifestyle you’ve been waiting for. Get ready to love where you live at Water Street by the Park.

## FLOORS 7-28

Click below to view each plan

### 1 BEDROOM

[PLAN A1-01](#)

[PLAN A2-05](#)

[PLAN A2-06](#)

[PLAN A1-10](#)

### 1 BEDROOM + DEN

[PLAN A3-03](#)

[PLAN A4-08](#)

### 2 BEDROOM

[PLAN B1-02](#)

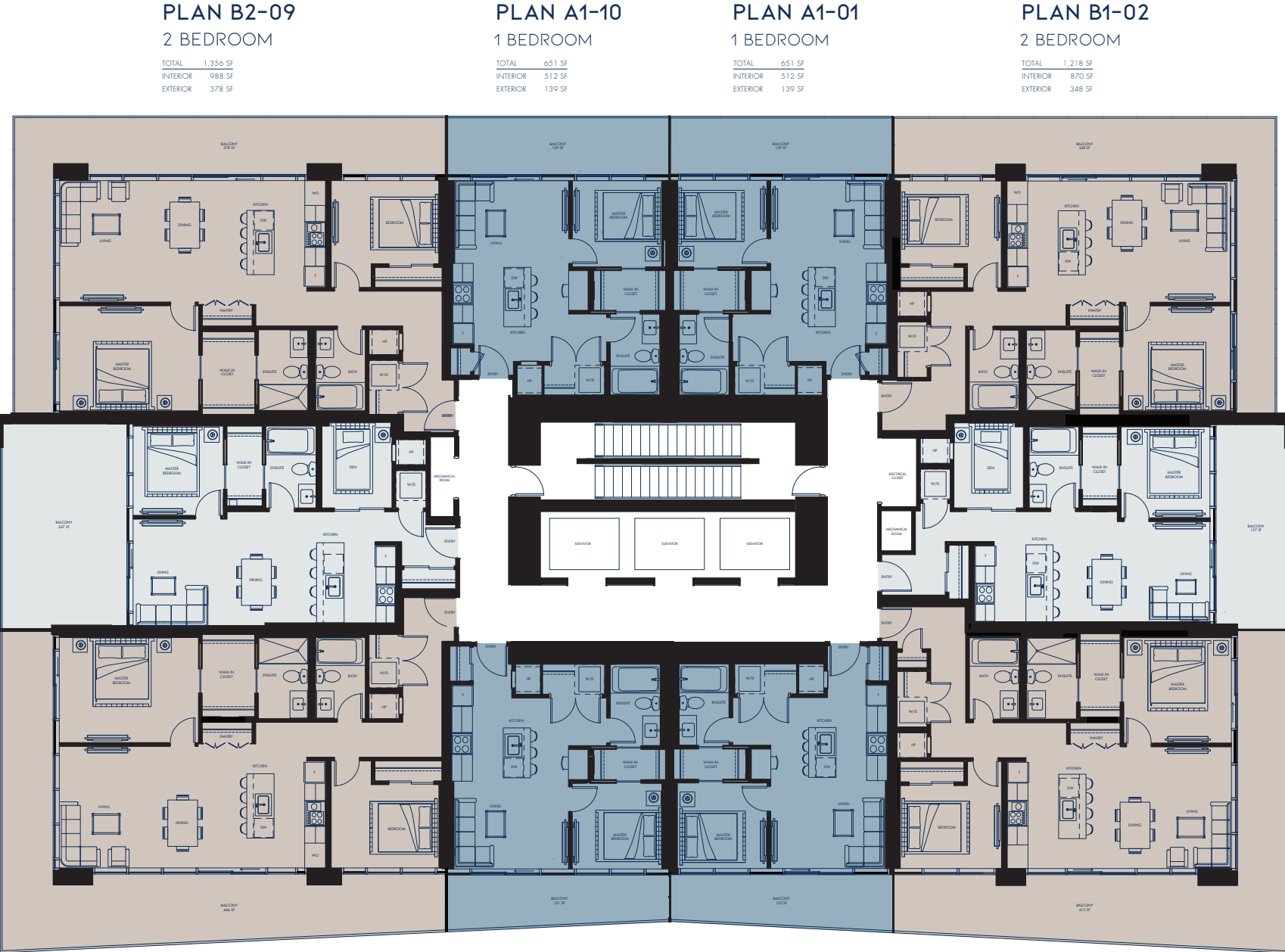
[PLAN B1-04](#)

[PLAN B2-07](#)

[PLAN B2-09](#)

### PLAN A4-08

1 BEDROOM + DEN  
 TOTAL 913 SF  
 INTERIOR 646 SF  
 EXTERIOR 267 SF



### PLAN B2-09

2 BEDROOM  
 TOTAL 1,256 SF  
 INTERIOR 988 SF  
 EXTERIOR 278 SF

### PLAN A1-10

1 BEDROOM  
 TOTAL 651 SF  
 INTERIOR 512 SF  
 EXTERIOR 139 SF

### PLAN A1-01

1 BEDROOM  
 TOTAL 651 SF  
 INTERIOR 512 SF  
 EXTERIOR 139 SF

### PLAN B1-02

2 BEDROOM  
 TOTAL 1,218 SF  
 INTERIOR 870 SF  
 EXTERIOR 348 SF

### PLAN A4-08

1 BEDROOM + DEN  
 TOTAL 913 SF  
 INTERIOR 646 SF  
 EXTERIOR 267 SF

### PLAN A3-03

1 BEDROOM + DEN  
 TOTAL 799 SF  
 INTERIOR 642 SF  
 EXTERIOR 157 SF

### PLAN B2-07

2 BEDROOM  
 TOTAL 1,443 SF  
 INTERIOR 997 SF  
 EXTERIOR 446 SF

### PLAN A2-06

1 BEDROOM  
 TOTAL 635 SF  
 INTERIOR 514 SF  
 EXTERIOR 121 SF

### PLAN A2-05

1 BEDROOM  
 TOTAL 636 SF  
 INTERIOR 514 SF  
 EXTERIOR 122 SF

### PLAN B1-04

2 BEDROOM  
 TOTAL 1,294 SF  
 INTERIOR 879 SF  
 EXTERIOR 415 SF

 FLOORS 7-28

# FLOORPLANS

## FLOORS 29-38

Click below to view each plan

**1 BEDROOM**      **2 BEDROOM**

PLAN A1-01      PLAN B1-02

PLAN A2-05      PLAN B1-04

PLAN A2-06

PLAN A1-09

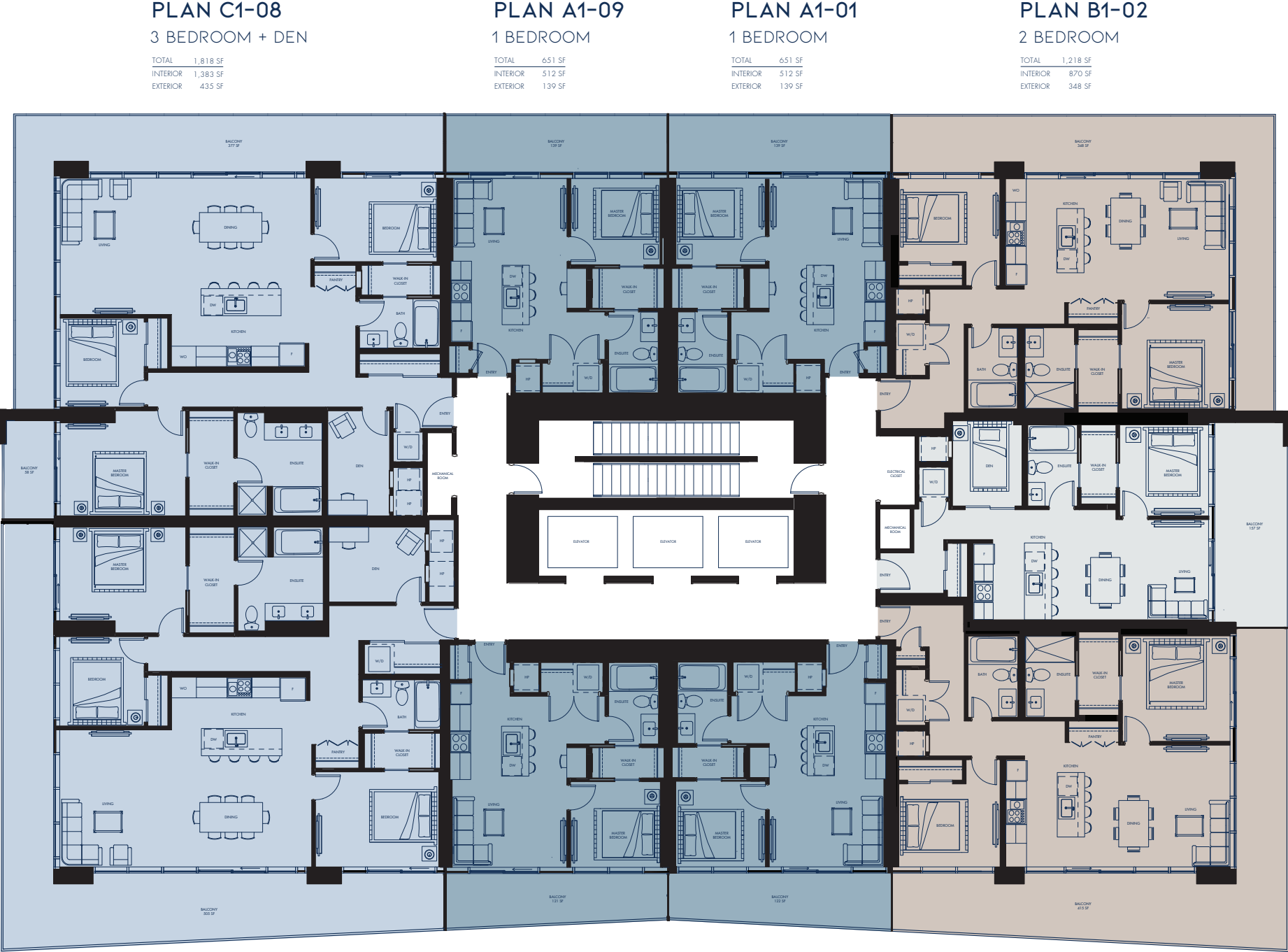
**1 BEDROOM + DEN**

PLAN A3-03

**3 BEDROOM + DEN**

PLAN C2-07

PLAN C1-08



**PLAN C1-08**  
3 BEDROOM + DEN  
TOTAL 1,818 SF  
INTERIOR 1,383 SF  
EXTERIOR 435 SF

**PLAN A1-09**  
1 BEDROOM  
TOTAL 651 SF  
INTERIOR 512 SF  
EXTERIOR 139 SF

**PLAN A1-01**  
1 BEDROOM  
TOTAL 651 SF  
INTERIOR 512 SF  
EXTERIOR 139 SF

**PLAN B1-02**  
2 BEDROOM  
TOTAL 1,218 SF  
INTERIOR 870 SF  
EXTERIOR 348 SF

**PLAN A3-03**  
1 BEDROOM + DEN  
TOTAL 799 SF  
INTERIOR 642 SF  
EXTERIOR 157 SF

**PLAN C2-07**  
3 BEDROOM + DEN  
TOTAL 1,913 SF  
INTERIOR 1,408 SF  
EXTERIOR 505 SF

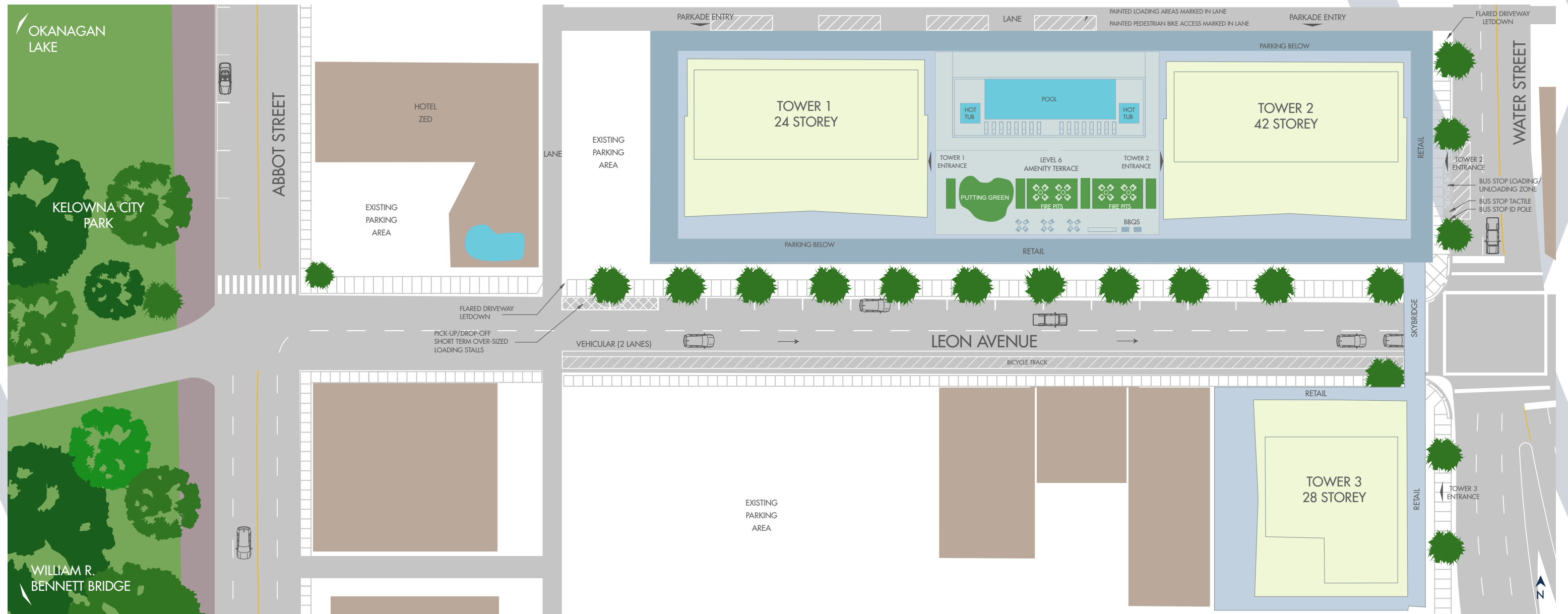
**PLAN A2-06**  
1 BEDROOM  
TOTAL 635 SF  
INTERIOR 514 SF  
EXTERIOR 121 SF

**PLAN A2-05**  
1 BEDROOM  
TOTAL 636 SF  
INTERIOR 514 SF  
EXTERIOR 122 SF

**PLAN B1-04**  
2 BEDROOM  
TOTAL 1,294 SF  
INTERIOR 879 SF  
EXTERIOR 415 SF



# SITE PLAN



# INTERIORS



Water Street by the Park offers quality fixtures, features and style, in two designer colour schemes by i3 Design, created to highlight all décor and furnishing choices. Elevated touches like marbled porcelain tile, KOHLER chrome fixtures, vinyl plank flooring, and a stainless steel Fulgor Milano appliance package including integrated refrigerator and dishwasher will make you love where you live in downtown Kelowna.

# FEATURES & AMENITIES THE ELI

Water Street by the Park offers quality fixtures, features, and style, in two designer colour schemes by i3 Design, created to highlight your décor and furnishing choices. Elevated touches like marbled porcelain tile, KOHLER chrome fixtures, luxury vinyl plank flooring, and European style kitchens with Fulgor Milano appliance packages for elevated living in downtown Kelowna.

## LOCATION to make you love where you live

A three-tower development of contemporary 1, 2, and 3 bedroom with den homes, adjacent to City Park and overlooking Okanagan Lake, with a convenient location boasting an impressive 95 Walk Score\* and 98 Bike Score\*, surrounded by dining, shopping, services and recreational options. Tower 1 will consist of 24 storeys, Tower 2 will be 42 storeys making it the tallest tower in the British Columbia Interior to date, and Tower 3 will complete the development with 28 storeys.

## ARCHITECTURE designed to enhance and inspire

From award-winning Ciccozzi Architecture, Water Street by the Park enriches the downtown community with a unique design including a Skybridge linking the towers to communal amenities. Commercial spaces on the lower levels of the development will enhance the vibrance of the surrounding neighbourhood and quality reinforced concrete construction will make Water Street by the Park a permanent landmark on the Kelowna skyline.

## BUILDING AMENITIES for elevated living

The Deck at Water Street by the Park, with a 6th floor location accessible from all towers, offers everything you need for the extraordinary Kelowna lifestyle including a seasonally heated pool, hot tubs, community green space and barbeque area, pet-friendly features, entertainment options, a full fitness centre, and co-working space. Added touches like an onsite Water Street by the Park Community Coordinator, bike storage for every home, and fob-accessed above ground parking, designated parcel delivery areas, and floor exclusive elevator access make life easy and secure for residents.

## DIAMOND COLLECTION the height of downtown living

For those seeking a higher level of luxury, the Diamond Collection is an exclusive selection of homes for an elevated living experience, created for many to admire, but only a select few to possess. Diamond Collection homes include all the exceptional Water Street by the Park features and amenities, with the following additions:

- Best available Water Street by the Park city, valley, and Okanagan Lake views
- Built-in wine fridge
- NuHeat flooring in bathrooms
- Over-height windows and 10' ceilings with penthouse residences reaching 12' and an impressive 15' on the 42nd floor of The Eli.

## INTERIORS & OUTDOOR LIVING created to complement incredible views

All homes offer open floorplans with 9-foot standard ceiling heights (excluding the Diamond Collection) and oversized windows designed to maximize city, valley, and lake views. The large private terraces are ready for barbequing outfitted with a gas bib to make for easy entertaining and seamless indoor/outdoor living.

### Select from two designer colour schemes:

#### ORCHARD: A soft palette inspired by the colours of spring

- Light Acacia colour scheme with upper and lower cabinets, kitchen island, and ensuite bathroom vanities
- Attractive, waterproof and durable, luxury vinyl plank flooring in oak tone throughout
- Matte beige, marbled porcelain tile in entrance and primary/ensuite bath

#### PARK: A modern palette inspired by a downtown aesthetic

- Dark Portland Ash Black colour scheme includes upper and lower cabinets, kitchen island, and ensuite bathroom vanities
- Attractive, waterproof and durable, luxury vinyl plank flooring in smokey grey tone throughout
- Matte silver polish, marbled porcelain tile in entrance and primary/ensuite bath

# FEATURES & AMENITIES THE ELI

## KITCHEN & APPLIANCES to bring the best of local Kelowna ingredients to your table

### In all homes

European style kitchens with premium stainless steel Fulgor Milano Appliance package featuring:

- Fully Integrated ENERGY STAR refrigerators with bottom mount freezer
- Fulgor Milano high performance electric ovens and gas ranges
- Ultra-quiet Fulgor Milano 24" dishwasher with custom integrated panel
- Sleek brushed nickel appliance pulls
- Concealed stainless steel slide-out hood fan
- 3cm quartz Caesarstone countertops in Organic White
- Matching Caesarstone full-height backsplash
- Undermounted stainless steel single basin sink with modern rectangular styling
- Polished chrome KOHLER faucet
- Under cabinet lighting
- Soft-close cabinet and drawers
- Built-in Panasonic Microwave
- Whirlpool frontload full-size stackable washer and dryer

### 1 bedroom and 1 bedroom plus den homes

- Feature size-efficient, integrated stainless steel appliance package and sinks to maximize floorplans
- Fully integrated Fulgor Milano 24" refrigerator with bottom freezer
- Fulgor Milano 24" 4-burner gas range and electric touch control oven

### 2 and 3 bedroom plus den homes

- Fully integrated 30" Fulgor Milano refrigerator with bottom freezer
- Fulgor Milano high-performance 30" stainless steel wall oven
- 5 burner 30" Fulgor Milano gas range

## BATHROOMS that offer a private sanctuary in the heart of the city

- Sleek KOHLER polished chrome fixtures
- Efficient dual flush toilets
- Wall-to-wall frameless mounted vanity mirror with medicine cabinet
- Frameless shower surround featuring chrome hardware
- White skirted tub with contemporary rectangular design
- Modern white undermount rectangular sinks
- Shower walls and tub surround in marbled porcelain tile
- Secondary baths feature porcelain tile in ivory matte or steel matte flooring and white gloss subway tile in shower/bath combo

## STORAGE to easily organize your life

- Master suite closet organizers in white melamine featuring double rods, drawers, and shelving
- Entryway closet with hanging space
- Linen and laundry closets with shelving
- Organized closet spaces in second bedrooms

## WINDOW COVERINGS that reveal stunning views or create a cozy retreat

- Attractive white roller shades throughout main living spaces
- White roller shades in bedrooms complete with blackout fabric

## LIGHTING to stylishly spotlight your home

- Sleek recessed pot-lighting throughout
- LED strip lighting under kitchen and bath cabinets

## ADDITIONS for the extras you will love

- Wired TELUS PureFibre 5G network, Canada's fastest secure internet on a direct 100% fibre optic connection, offering speeds of up to 1,500 Mbps to download and 940 Mbps to upload
- Quiet, efficient, and sustainable heating and cooling in every home with Variable Refrigerant Volume and Energy Recovery Ventilator systems, to provide exceptional climate control and ventilation with high-efficiency providing clean and fresh air into your home
- MERV 13 filter for superior indoor air quality and comfort
- Two high-speed elevators in Towers 1 & 3 and three high-speed elevators in Tower 2
- Fire sprinklers in all homes and common areas
- Convenient recycling and garbage disposal room

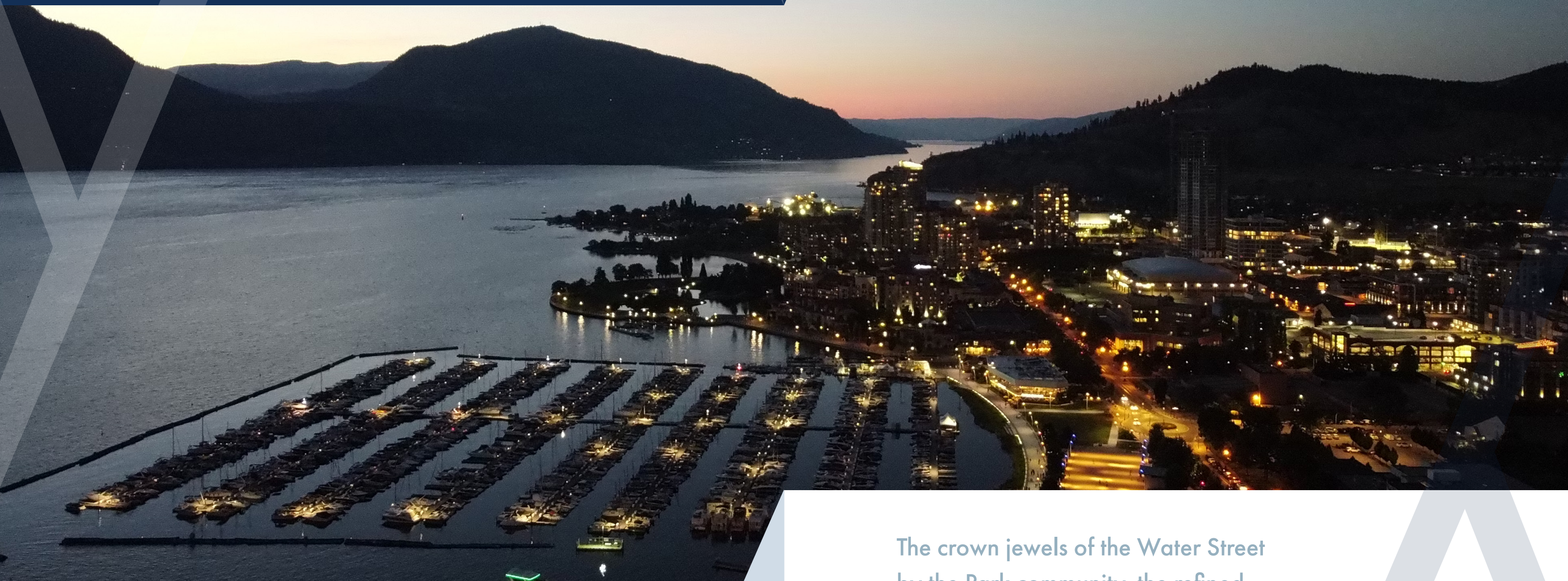
## WARRANTIES to own with confidence

Water Street by the Park is complete with comprehensive new home warranty protection from Travelers Insurance Company of Canada including:

- 2 Year Material Warranty
- 5 Year Building Envelope Warranty
- 10 Year Structural Defects Warranty

# THE WATER STREET BY THE PARK DIAMOND COLLECTION

Introducing a higher level of luxury in  
the heart of downtown Kelowna.



The Water Street by the Park Diamond Collection, an exclusive selection of homes for those in search of an elevated living experience in the heart of the city. These limited edition homes offer reserved floorplans with over-height ceilings, enhanced amenities, and they maximize the extraordinary Okanagan Lake, city, and valley views.

The crown jewels of the Water Street by the Park community, the refined Diamond Collection was created for many to admire, but for only a select few to possess.

# FAQ

## FREQUENTLY ASKED QUESTIONS

### Where is Water Street by the Park located?

Water Street by the Park is just steps away from Kelowna City Park and beautiful Okanagan Lake in downtown Kelowna. Everything you need is within easy reach.

### How many towers will be in Water Street by the Park?

Water Street by the Park will consist of three landmark towers. Tower 1 and Tower 2 are now completed, with Tower 3 anticipated for sales launch in 2026.

### Does Water Street by the Park have a Presentation Centre?

You can tour our Kelowna Presentation Centre at 1660 Water Street from Wednesday - Sunday 12pm-5pm. If outside of Kelowna, you can book a virtual appointment.

### Will parking be available for purchase?

Yes, parking is available for purchase, please speak with your Water Street by the Park Sales Associate for details on pricing and availability. 3 bedroom & den units will come with 1 parking stall included.

### Will Water Street by the Park offer views?

The towers have been thoughtfully positioned to maximize the expansive lake, valley and city views. All of our homes start on the 7th floor and most will offer lake views. Additionally, the amenities deck on the 6th floor will offer lake views. You can sample views from every unit at our Presentation Centre.

### What amenities will be part of the community?

All homes will have access to The Deck at Water Street featuring an abundance of world class indoor and outdoor amenities to enjoy year-round. All amenities are located on the 6th floor podium at the base of Tower 1 and Tower 2.

Amenities Include:

- Seasonally heated pool
- Two hot tubs
- Putting green
- Outdoor barbeques
- Outdoor firepits
- Fully equipped gym with lake views
- Yoga and spin room
- Sauna
- Theatre room
- Communal recreational space
- Co-working space
- Dog run
- Dog wash station

### Will there be commercial space in Water Street by the Park?

Water Street by the Park offers approximately 45,000 square feet of retail and office space that will be curated with amenities and services to bring convenience right to your front door.

### What are the projected strata fees?

The strata fees average \$0.53 per interior square foot per month, depending on the unit.

### Will gas be included in strata?

Yes, every unit will come equipped with a gas stove and outfitted with a gas bib on the balcony to allow for the convenience of a gas BBQ.

### Is Water Street by the Park pet friendly?

Yes, two pets any size. All details will be provided in the bylaws.

### Can purchasers rent the units?

Yes, the developer will not be placing rental restrictions in the proposed Strata Bylaws for the development, however any municipal restrictions will apply..



# ORCHARDPARK

PROPERTIES

Want to love where you live? Look no further than Orchard Park Properties. The founders, Apriano Meola and Anthony Beyrouti, are transforming downtown Kelowna with their newest development, Water Street by the Park. Meola and Beyrouti have decades of combined real estate industry knowledge and Apriano brings 25 years of direct experience leading construction on premier developments across Canada and the USA to the project. Together they are dedicated to bringing enhanced residential living to the heart of the city, with a shared vision of creating world class buildings which add long-term value to the local community. Orchard Park Properties is proud to offer a product that highlights the best of Kelowna, convenience for its residents, and an elevated Okanagan lifestyle.

## FREQUENTLY ASKED QUESTIONS

## HOW TO PURCHASE AT WATER STREET BY THE PARK

Renderings and images provided are an artist's conception and are intended only as a general reference and are not to be relied upon. \*Walk Score and Bike Score as of March 21, 2021. The developer reserves the right to modify or change plans, specifications, features and prices without notice.

Please see disclosure statement for specific offering details. E&OE.

[WATERSTBYTHEPARK.COM](http://WATERSTBYTHEPARK.COM)

●●● i3 design



**WATERSTBYTHEPARK.COM**

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