

**Experience
Lake Time
Living
at its Finest**

ADVANCED PREVIEW PACKAGE

AQUA

WATERFRONT VILLAGE

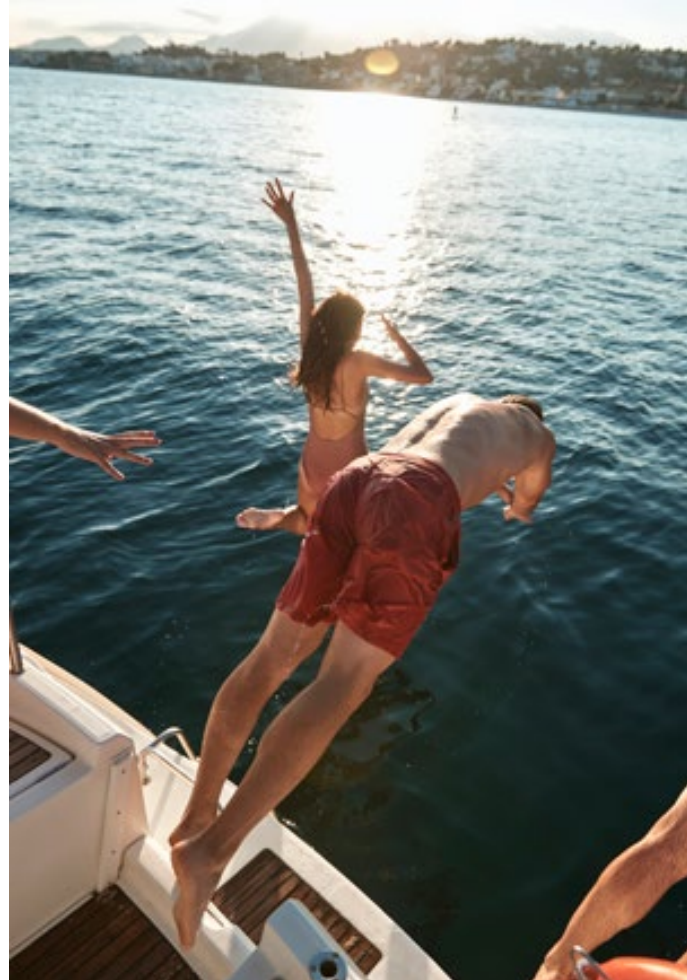


Your Four Season Sanctuary Awaits



Discover a master-planned community crafted with care from Mission Group, one of Kelowna's most trusted builders. Here on the pristine shores of Okanagan Lake in the Lower Mission, your home will transform into a four-season sanctuary where services, necessities, and luxuries are just steps away.

Feel the Luxury of a Waterfront Lifestyle



Life on the lake is sacred. It's your time to take a breath and savour life with loved ones. It's time to experience new adventures — on the water — like you've always dreamed of. Kelowna's newest resort style community combines world-class amenities with a lake front setting where you are sure to have the lifestyle you've been dreaming about.



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Enjoy Flexibility of Ownership

Introducing the first tower at Aqua Waterfront Village, 154 homes in the heart of the new Resort District, forever elevating the way you live on lake time. Architecturally inspired by the waters of Lake Okanagan, here you can enjoy pride of ownership and the benefits of rental flexibility. Whether it's your vacation getaway or your forever home, with short term rental flexibility, living on lake time is yours to define.

World-Class Amenities at Your Doorstep

Enjoy an amenity-rich community from the moment you walk in with the lofted fireside lounge overlooking the grand lobby. Venture to the lavish 5th level rooftop deck, with pool, hot tub, firepit, indoor kitchen, lounge, barbeque area and an abundance of indoor and outdoor seating. Enjoy the convenience of an airy co-working space, a two-storey gym with second level yoga and meditation area, a pet washing station, and, for avid cyclists, a bike wash, storage and maintenance area. With the on-site Aqua Boat Club, a future boardwalk and beach, and a village of vibrant shops, cafés and restaurants, the options at Aqua are truly yours.



5th level outdoor pool and hot tub

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Maintain a Healthy Mind and Body

Appreciate the rewarding lifestyle Aqua affords. Enjoy a two storey state-of-the-art fitness amenity with a 2,000 square foot gym and second floor yoga and meditation area. You will find inspiring spaces throughout.



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Lofted fireside lounge

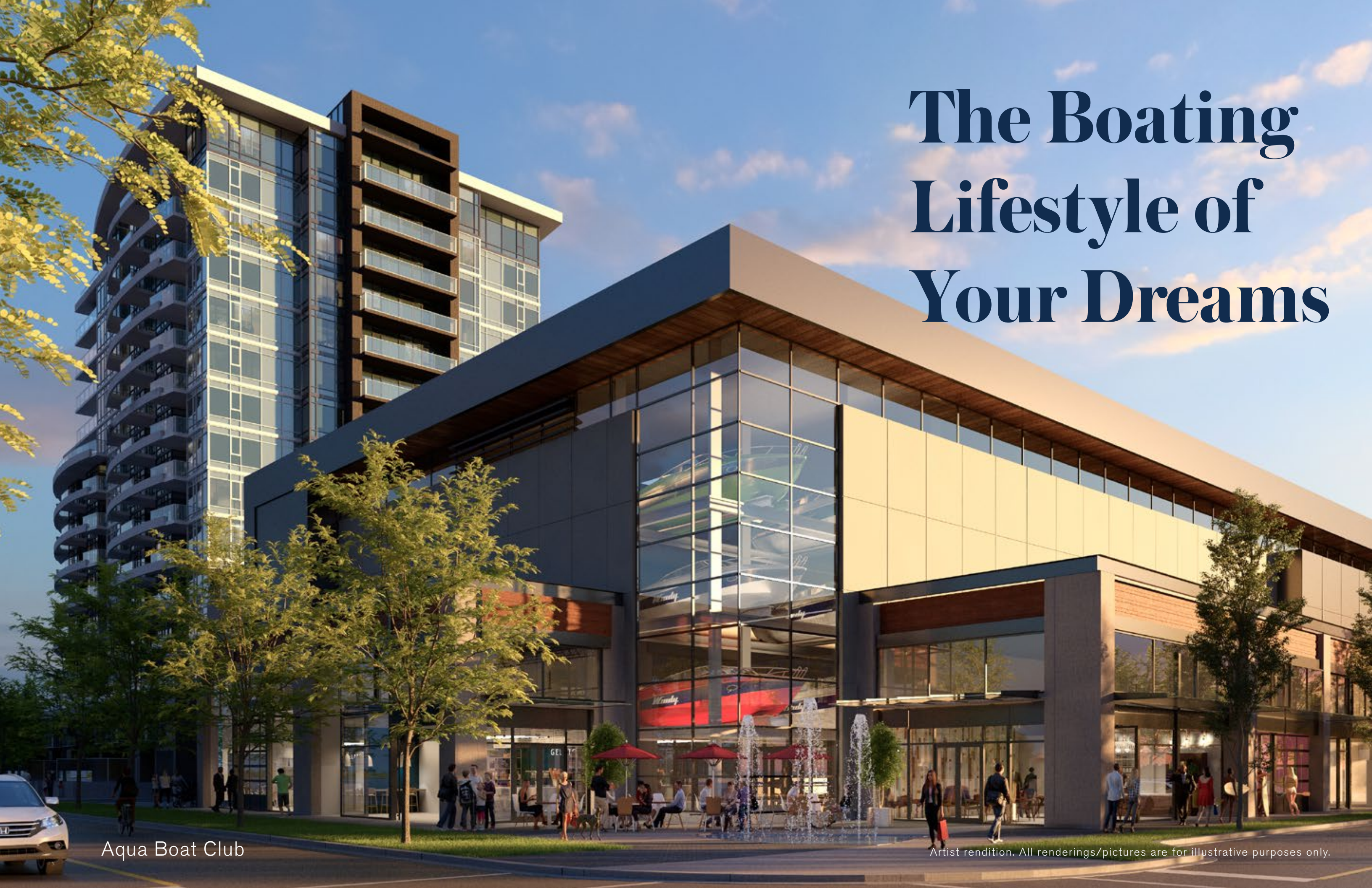
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Lobby

Artist rendition. All renderings/pictures are for illustrative purposes only.

The Boating Lifestyle of Your Dreams



Aqua Boat Club

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Created with your enjoyment in mind, homeowners at Aqua Waterfront Village will be given priority access to membership opportunities at the on-site world-class Aqua Boat Club. Here you will experience on-site, dry-rack moorage in a state-of-the-art facility. Have your boat fueled and ready at the water's edge courtesy of the valet services or forgo boat ownership entirely with access to numerous, top-of-the-line vessels through the boat sharing program.



Revel in Your Expanded Outdoor Living Space

E1b, Northwest Facing, Home 1008

Artist rendition. All renderings/pictures are for illustrative purposes only.
Balcony and terrace size shown here will vary depending on home selected.



E1b, West Facing, Home 1008

Artist rendition. All renderings/pictures are for illustrative purposes only.
Balcony and terrace size shown here will vary depending on home selected.



E1, West Facing, Home 1207

Artist rendition. All renderings/pictures are for illustrative purposes only.
Balcony and terrace size shown here will vary depending on home selected.

A modern apartment balcony at dusk. Two white armchairs with orange cushions are positioned on either side of a round white table. The table holds a bottle of wine, two glasses, and a small plant. A large potted plant is on the right. The balcony overlooks a lake and mountains under a twilight sky. The text "Take in Nature's Splendour, it's All Right Here" is overlaid on the right side.

Take in
Nature's
Splendour,
it's All
Right Here

D1, Northwest Facing, Home 1202

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Balcony and terrace size shown here will vary depending on home selected.



E1 Home, Bow Colour Scheme



Shiplap wall covering is not included. Artist rendition. All renderings/pictures are for illustrative purposes only.



E1 Home, Stern Colour Scheme



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Features and Finishes

Your Home

- Oversized windows create light-filled spaces that reflect the sparkle off the lake
- Spectacular lake, city, and mountain views
- Generous terraces and balconies to soak in the lakefront setting
- Choice of two light-infused complimentary color schemes: Bow and Stern, curated by LPI Design Inc
- Luxury wide-plank, wood tone vinyl flooring throughout living, kitchen, dining, and bedroom areas adds warmth and durability (ecosourced and with microban finish)
- Central hot water system (included in strata fees)
- Central data media boxes to handle all your communication and entertainment needs
- Highest bandwidth fiber-optics wired into every home, ready for internet, TV, and smart home devices
- Contemporary roller shades in living areas with blackout roller shades in bedroom(s)
- Quiet, efficient, and sustainable heating and cooling in every home through VRV (variable refrigerant volume) and ERV (energy recovery ventilator) systems. Benefits of these luxury features include:
 - high energy efficiency; heat is transferred using refrigerant fluid which provides heating and cooling simultaneously
 - quiet in comparison to other mechanical systems
 - offers lower operating costs compared to fan coil systems
 - provides clean and fresh air into your home
- Stackable or side-by-side front-loading washer and dryer in every home

Your Kitchen

- Modern two-toned cabinetry in your choice of Light (Bow) or Dark (Stern)
- One-sided or double-sided waterfall polished quartz countertops on kitchen islands (excluding A plan homes)
- Under-cabinet LED integrated task lighting
- Polished chrome Moen faucet
- Premium stainless-steel appliance package:
 - Refrigerator:
 - A, B and C plan homes: 24" with bottom mount freezer
 - D1 plan homes: 30" with bottom mount freezer
 - D2 to D4, E plan homes and Townhouses: 33" French door with bottom freezer
 - Cooktop:
 - A, B and C plan homes: 24" electric glass
 - D and E plan homes and Townhouses: 30" electric glass
 - Wall Oven:
 - A, B and C plan homes: 24"
 - D and E plan homes and Townhouses: 30"
 - Concealed Hood Fan:
 - A, B and C plan homes: 24"
 - D and E plan homes and Townhouses: 30"
 - Dishwasher:
 - A plan homes: 18"
 - All other homes: 24"
 - Wine Cooler (excluding A plan homes):
 - B and C plan homes and Townhouses: 15"
 - D and E plan homes: 24"

Your Bathroom

- 12 X 24 porcelain tile floors with natural stone-inspired finish
- Polished chrome fixtures
- Wood tone vanity cabinet with chrome edge pulls
- Quartz countertops
- Wave-inspired textured tiles as a feature wall in all bathrooms
- Nautical inspired round mirrors over sinks with an elegant pendant light in all primary baths and ensuites (suite specific)
- American standard dual-flush toilet
- Deep soaker tubs
- Walk in showers (excluding homes with one bathroom)

Penthouse Collection Exclusive Features

- Bosch fully-integrated fridge and dishwasher
- Bosch induction cooktop
- Bosch double wall oven (upper steam oven, lower convection oven)
- Marvel 24" wine fridge
- Samsung side-by-side washer and dryer
- Durable quartz countertops in laundry centres
- Sun drenched rooms from the 11-foot ceilings and oversized windows
- Convenient, automatic privacy blinds
- Handsome 8' interior doors
- Intuitive closet organizers
- Relaxing electric fireplace exclusive to PH5

The Building

- 15 storey solid reinforced concrete construction; durable and easy to maintain
- Quiet living with over 8" of concrete between floors
- Designed by award-winning IBI Architects
- Lush landscaping by award winning PWL Landscape Architects
- Extra security for your peace of mind:
 - Secure parking included with every home
 - Security cameras and fob entry for building parkade, elevator, and amenity areas
 - Evening and weekend security
- Daytime and weekday concierge for your added convenience
- Pet-friendly community with no size restrictions

Lakeside Setting

- Situated steps to the pristine shoreline of Okanagan Lake in the heart of Lower Mission
- A village setting offering the "best of the best" of Okanagan living
- Adjacent to the historic Eldorado Hotel and steps from the Mission Creek Greenway

Lakeside Inspired Exclusive Amenities

- Positioned perfectly for sunset views over Okanagan Lake
- A private pathway providing access to Aqua Boat Club
- 5th Level outdoor pool and hot tub surrounded by abundant lounge and seating area
- Convenient indoor kitchen and lounge area adjacent to the pool and hot tub, available to share with your neighbours or book for your private events

- Poolside firepit and BBQ with outdoor seating areas, set in a private landscape oasis
- Two storey fitness amenity with a 2,000 square foot gym and second floor yoga & meditation area
- 2nd level co-working space for your reading, writing and remote working convenience, offering free WIFI for residents using the co-working space
- Lofted fireside lounge overlooking the grand lobby
- Bike storage, bike wash and maintenance room for avid cyclists
- Pet wash station for your furry friends after a day at the beach
- Designated parcel delivery area; located off the lobby entrance for your convenience
- Priority access to membership opportunities at the onsite world-class Aqua Boat Club (at current market rates, subject to availability)

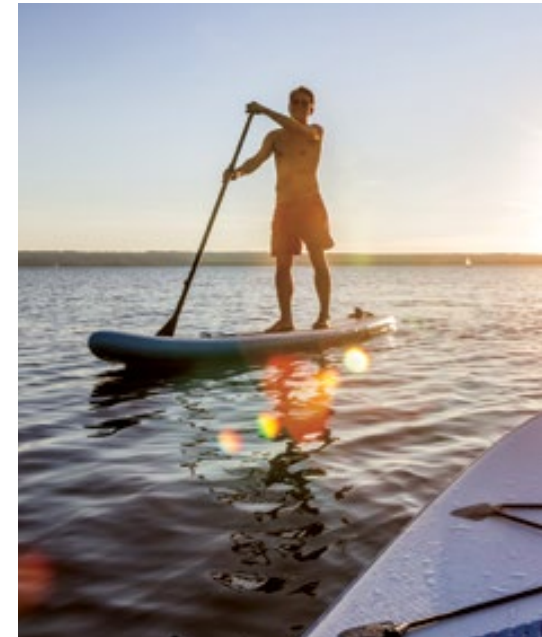
Mission Group Homecare & Warranty

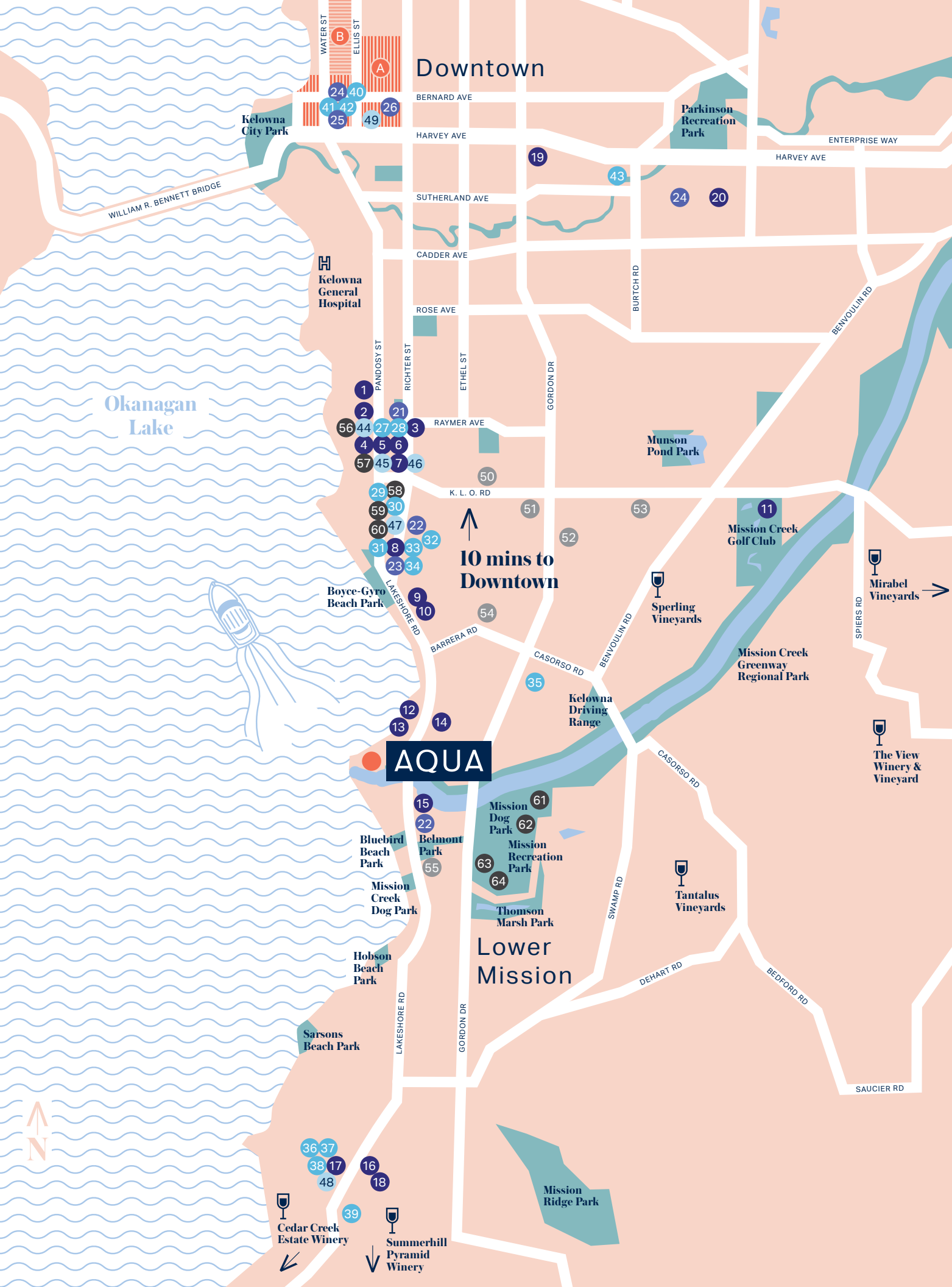
- A dedicated homecare team that conducts rigorous assessments of each home before occupancy; available to provide support and answers when you need them
- Comprehensive 2-5-10 year new home warranty protection:
 - 2 year coverage on material and labor
 - 5 year coverage on building envelop
 - 10 year coverage on structural defects
- Homecare orientation program and on-call homeowners support
- Online homeowners manual for your easy and quick reference

*This is not an offering for sale. Any such offering can only be made after filing a disclosure statement. The builder reserves the right to make changes, modifications, or substitutions to the building design, specifications and floor plans should they be necessary. Square footage and room sizes are approximate and actual square footage may vary slightly. E.&O.E.

Where Culture Thrives

Immerse yourself in the abundance of Kelowna. While Okanagan Lake invites play of every kind, vibrant city life thrives with Kelowna's best schools, the nearby cultural district and downtown just minutes away. Steps from your door, you'll discover a wealth of eateries, coffee bars, and plenty of shopping from high-end boutiques to the comforts you crave. Living in this world-class destination means you truly can have it all.





Eateries

- 1 Mizu Japanese
- 2 Original Joe's Restaurant & Bar
- 3 Hectors Casa
- 4 Famoso Neapolitan Pizzeria
- 5 The Canadian Brewhouse & Grill
- 6 Zabb Thai
- 7 Tutt Street Tapas & Wine
- 8 The Fixx Cafe
- 9 Shore Line Brewing Company
- 10 Diner Deluxe – The Shore
- 11 Chichino's Italian
- 12 SmackDAB
- 13 Lakeside Dining Room
- 14 Basil & Mint
- 15 Creekside Pub & Grill
- 16 Barn Owl Brewing
- 17 DunnEnzies Pizza Co.
- 18 It's a Bakery
- 19 DeDutch Pannekoek House
- 20 Copper Brewing Company

Coffee Bars

- 21 Marmalade Cat Café
- 22 Starbucks
- 23 Half Blind Bean Coffee
- 24 Bean Scene Coffee Works
- 25 Pulp Fiction Coffee House
- 26 350° Bakehouse and Cafe

Shopping

- 27 Jigsaw Clothing Co.
- 28 Boheme Collective
- 29 Frakas Shops for Women
- 30 BC Liquor Stores
- 31 Mission Liquor Store
- 32 Urban Fare
- 33 Save-on-Foods
- 34 Shoppers Drug Mart
- 35 Fresh From The Farm
- 36 Mission Merchants Liquor Store
- 37 Sunshine Market
- 38 T-Bones Fresh Meal Market
- 39 Sun City Cherries
- 40 Bia Boro
- 41 Funktional
- 42 Frock & Fellow
- 43 Bulk Barn

Fitness

- 44 Modo Yoga
- 45 9Round Fitness
- 46 Orangetheory Fitness
- 47 Tandava Yoga
- 48 Luna Scura Yoga
- 49 Oranj Fitness

Schools

- 50 Okanagan College
- 51 École KLO Middle School
- 52 Kelowna Christian School – Preschool & Elementary School
- 53 Immaculata Regional High School
- 54 Casorso Elementary School
- 55 Willowstone Academy

Services

- 56 Mod Salon Inc.
- 57 RBC Royal Bank
- 58 TD Canada Trust
- 59 BMO Bank of Montreal
- 60 Scotiabank
- 61 Kinsmen Media Centre
- 62 Kinsmen Fieldhouse Hall
- 63 H2O Adventure + Fitness Centre
- 64 Capital News Centre

Downtown

Just a 10 minute drive from Aqua Waterfront Village, you can enjoy many eateries, shopping and entertainment.

Cultural District

The Cultural District is plentiful in art galleries, museums and the Kelowna Community Theatre.

Floor Plans

1 Bed, 1 Bath

Plan B1

Plan B1b

Plan B2

Plan B3

Plan B3b

Plan B4

Plan B4b

Plan B5

Jr 1 Bed, 1 Bath

Plan B6

Jr 2 Bed, 1 Bath

Plan C1

Plan C2

Jr 2 Bed, 2 Bath

Plan C3

Plan C4

Plan C5

2 Bed, 2 Bath

Plan D1

Plan D1b

Plan D2

Plan D3

Plan D3b

Plan D4

Plan D4b

2 Bed, 2 Bath + Den

Plan E1

Plan E1b

Penthouse

Plan PH1 + PH2

Plan PH3 + PH6

Plan PH5

Townhouse

Plan TH1

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E1b, South Facing, Home 1008

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Top 10 Reasons Why You'll Love to Live at Aqua



1 **Have Peace of Mind with Kelowna's Trusted Builder**

Mission Group is one of the most recognized, trusted builders in the Okanagan and is excited to be a part of Kelowna's revitalization. Our "Build it Forward" philosophy is focused on building lasting value in the neighbourhoods we create and communities we serve.

2 **Unwind from Your Busy Life with Aqua Boat Club**

Living at Aqua means spending more time on the water. Owners enjoy exclusive priority access to membership opportunities at the onsite, world-class Aqua Boat Club, whether you have a boat or not. At Aqua, there's always a golden moment to unwind on the water and create lasting memories with the people you love.

3 **Enjoy Pride of Ownership and Benefits of Rental Flexibility**

Maybe it's the income-property you've been dreaming about, your own vacation getaway, or your forever home, with short-term rentals allowed, living on lake time is yours to define.

4 **Relax with World-Class Amenities**

Enjoy the amenity-rich pool and hot tub area, sip a cocktail at the fireside lounge, or break a sweat at the state-of-the-art two storey gym with an upper-level yoga and meditation studio. The vibrant co-working space and fuss-free clean-up and bike maintenance stations will add to the ease of your amenity-rich community.

5 **Revel in Extraordinary Lakefront Living**

A rare opportunity awaits for you to become a part of this exceptional gem that is poised to forever invigorate the pristine shoreline of Lake Okanagan. At Aqua, you'll relish in resort-style amenities all year round.

6 **Live in Kelowna's New Resort District**

Step out your front door and onto a beach, where you'll breathe in the fresh air. Stroll along the future waterfront boardwalk, where exciting shops, cafés and restaurants await. This is Aqua, the first lakefront, master-planned community in Kelowna's new Resort District only 10 minutes to Downtown.

7 **Experience a Year-Round, Resort Style Destination**

Experience lakefront living in the Lower Mission, the sought-after south side of Kelowna. Here, you'll truly have it all with beautiful beaches, magnificent hiking trails, award-winning wineries, and the bustling metropolis of downtown Kelowna just moments away.

8 **Discover the Benefits of Best-In-Class Concrete Construction**

Concrete construction means crafting a home that will last a lifetime, one with staying power, exceptional standards of quality, durability, safety and acoustics. Get ready to live with ease.

9 **Take in the Spectacular Lake Views and Generous Outdoor Spaces**

Now you can take in spectacular lakefront views from the comfort of your home, the shores outside your door or the 5th level poolside firepit and barbeque area. Whether you are looking to socialize in the vibrant Aqua meeting places meeting places or are wanting to get away from it all in the quiet, serene area surrounded by natural vegetation, there is something for everyone.

10 **Calling All Pet Lovers!**

Mission Group communities welcome all furry companions with no size restrictions. Here, you'll enjoy a pet-friendly community with dedicated amenities such as pet washing stations to clean up after a day playing with Rover at the beach.

Build It Forward



Since 2004, Mission Group Has Been Contributing to the Evolution of Kelowna's Urban Landscape

We believe in a holistic approach to community growth, where homes are accessible to the broadest audience possible. Inclusive communities become the best places to live – this is our hope for Kelowna. Our 'social purpose' is woven into the fabric of our strategy. It is not a bolted-on activity for external gratification; rather, it is simply what we do to build on our past successes.

Building value is at the forefront of our thinking at Aqua Waterfront Village. We will place our community, its prosperity, and the many rewards of ownership as our overarching ethos. When you purchase a Mission Group home, know that you are contributing to our promise to Build It Forward.



Live on Lake Time

LiveOnLakeTime.com

A MISSION GROUP COMMUNITY

