



OKANAGAN LAKE MASTER PLANNED COMMUNITY
DEVELOPED BY WESTRICH PACIFIC

The Location

NESTLED ABOVE THE WESTRICH BAY MARINA AND WHITE SAND BEACH OVERLOOKING LAKE OKANAGAN IS THE WATERFRONT, WHERE STUNNING LUXURY VILLAS AND CONDOS AWAIT. SPRAWLING WINDOWS ROOFTOP TERRACES MELD PERFECTLY WITH THE NATURAL BEAUTY OF THE MOUNTAINS AND LAKE. INDOORS AND OUT, RESIDENTS WILL DISCOVER EXCEPTIONAL SPACES TO INSPIRE WELLNESS, EXPLORATION, AND INNER PEACE.



LEGEND

- | | | |
|-------------|-----------------|-------------|
| Restaurant | Boat Gas/Launch | Art Gallery |
| Grocery | Entertainment | Pharmacy |
| Gas Station | Fitness | |





Site Plan



THE PRIVATE, SECURE COMMUNITY AT THE WATERFRONT AT WESTRICH BAY
PROVIDES OPPORTUNITIES FOR ADVENTURE, RELAXATION, AND FUN.
SOCIALIZE WITH FRIENDS AS YOU ENJOY A MEAL OVERLOOKING THE
WATER OR HEAD TO THE MARINA FOR AN EVENING RIDE OVER THE WAVES.



Community Amenities



YOU'LL HAVE ACCESS TO A RANGE OF FACILITIES AND AMENITIES LOCATED ON THE 4TH FLOOR OF THE WATERFRONT TOWER CONDOMINIUM BUILDING. WITH AN INFINITY POOL, EXERCISE ROOM WITH FITNESS EQUIPMENT, RESIDENTS LOUNGE WITH A BAR AND GAMES AREA, THEATRE ROOM, GOLF SIMULATOR, AND A SPA/RELAXATION AREA - YOU CAN EXPERIENCE LUXURY LIVING AT ITS BEST.





Community
Lounge



WATERSIDE RESTAURANT,
LOUNGE AND PATIO



GOLF SIMULATOR &
GAMES ROOM



STATE-OF-THE-ART
FITNESS CENTRE



RELAXATION ROOM,
STEAM ROOM & SAUNA



INFINITY POOL &
SPACIOUS SUNDECK



PRIVATE BOAT SLIPS IN
THE MARINA



EXPANSIVE WHITE SAND
BEACH



SECURE COMMUNITY

- CONCIERGE SERVICE FOR PERSONAL ASSISTANCE WITHIN YOUR HOME AND COMMUNITY

- 80 FOOT INFINITY POOL OVERLOOKING OKANAGAN LAKE

- INDOOR GOLF SIMULATOR MAKES GOLFING YEAR ROUND A BREEZE

- BOAT OWNERS WILL EXPERIENCE THE CONVENIENCE OF BOAT MOORAGE SERVICES STEPS AWAY AT THE WESTRICH BAY MARINA

- VARIETY OF BOAT RENTALS AVAILABLE THROUGH OUR EXCLUSIVE BOAT RENTAL PROGRAM.

- RELAXATION ROOM TO HELP UNWIND AT THE END OF THE DAY

- SAUNA, STEAM ROOM, AND COLD PLUNGE POOL

- FULL SERVICE FITNESS CENTER

- INDOOR LOUNGE WITH TVS, KITCHEN/BAR, AND ENTERTAINING SPACE

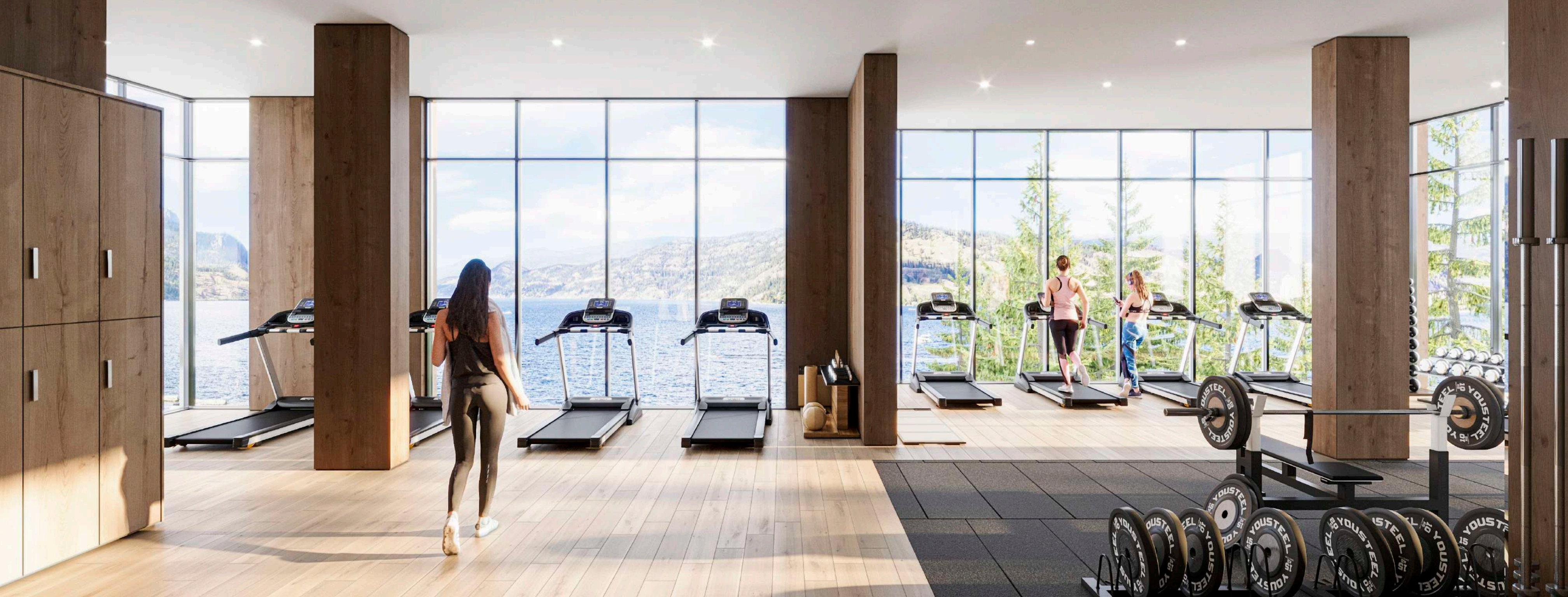


Hot Tub & Cold Plunge



Theatre Room







Sauna



Steam Room



The Waterfront TOWER

THE WATERFRONT TOWER IS AN 8-STORY LUXURY CONDOMINIUM BUILDING, BUILT WITH CONCRETE AND STEEL CONSTRUCTION FOR DURABILITY AND STRENGTH. OUR CONDOMINIUMS ARE DESIGNED TO PROVIDE A LUXURIOUS LIVING EXPERIENCE, WITH STYLISH INTERIOR FINISHES AND AMENITIES TO MATCH. FROM THE INFINITY POOL TO THE EXERCISE ROOM WITH FITNESS EQUIPMENT, WE HAVE ALL THE AMENITIES TO MAKE YOUR LIFE EASY AND COMFORTABLE.





Tower Features



- 8 STOREY BUILDING
- CONCRETE AND STEEL CONSTRUCTION
- ENGINEERED AND THERMALLY DOUBLE GLAZED WINDOW WALL SYSTEM
- MASTERFULLY DESIGNED BY JEFF SHEN ARCHITECTS
- 15,000 SQUARE FEET OF AMENITIES
- HEATED SECURE UNDERGROUND PARKING
- PET FRIENDLY COMMUNITY

Interiors

- CHOICE OF 2 CONTEMPORARY COLOR PACKAGES
- 7" GLUE DOWN LUXURY VINYL PLANK FLOORING
- ROLLER BLINDS
- UP TO 9 FOOT CEILINGS
- FORCED AIR HEATING AND COOLING

Kitchens

- STAINLESS STEEL APPLIANCE PACKAGE
- BUILT IN FRIDGE AND DISHWASHER
- CONTEMPORARY 12MM PORCELAIN COUNTERTOPS WITH FLUSH EXTENDED EATING BAR
- WATERFALL COUNTERS
- FULL FORMAT PORCELAIN BACKSPLASH
- SOPHISTICATED FLAT PANEL CABINETS
- KOHLER FIXTURES

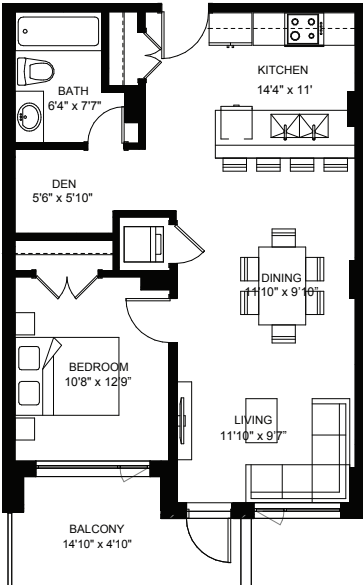
Bathrooms

- 10MM GLASS SHOWER DOORS
- 12" X 24" PORCELAIN TILE FLOORS
- PORCELAIN WALL TILED SHOWERS
- FLOATING VANITIES WITH DRAWERS
- LED BACKLIT MIRRORS
- KOHLER FIXTURES





Tower Floorplans

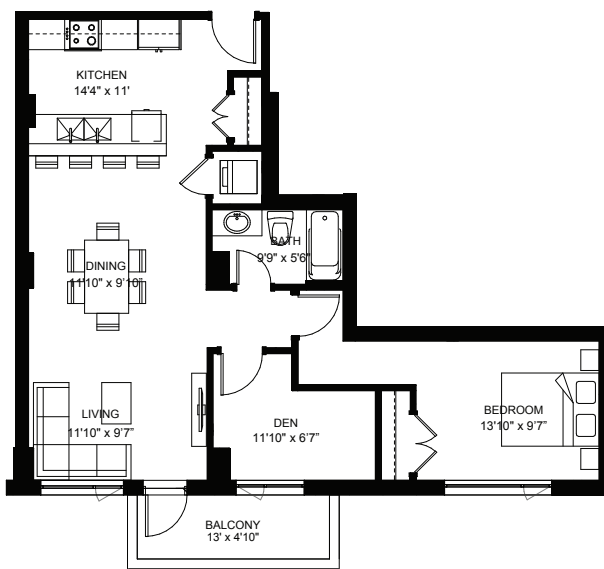
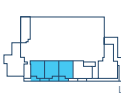


Sunset

1 BEDROOM • 1 BATHROOM

710 SQ.FT

PATIO: 101 SQ.FT

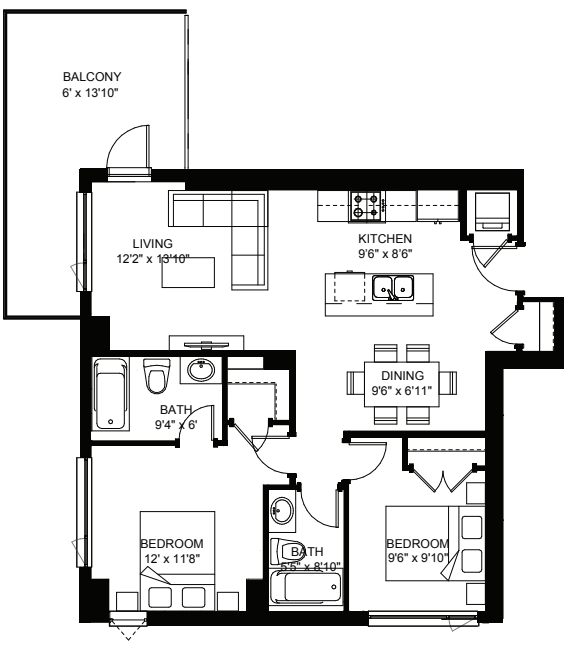
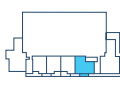


Sunset+

1 BEDROOM + DEN • 1 BATHROOM

850 SQ.FT

PATIO: 69 SQ.FT

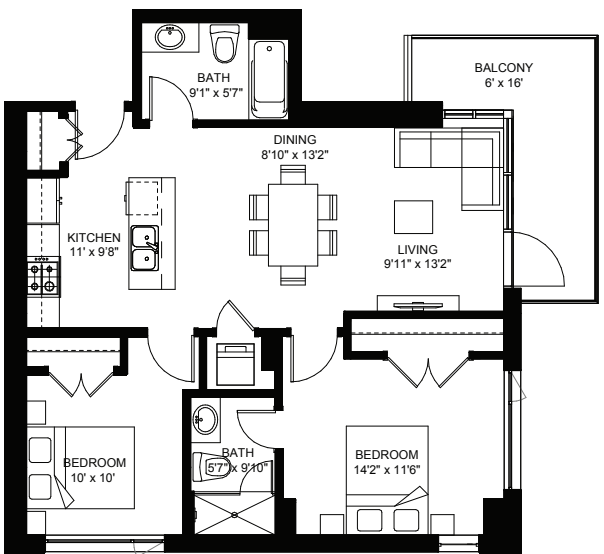
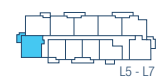


Sunset North

2 BEDROOM • 2 BATHROOM

874 SQ.FT

PATIO: 168 SQ.FT

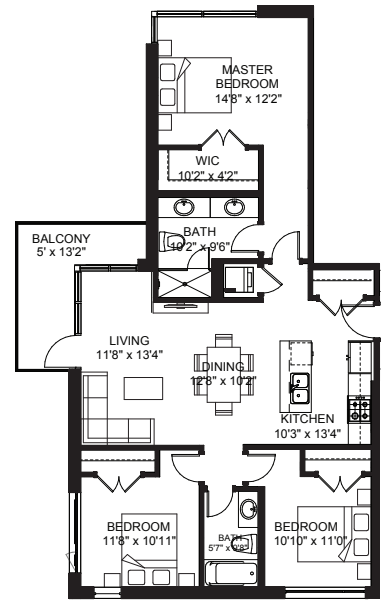
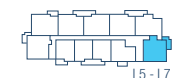


Sunset South

2 BEDROOM • 2 BATHROOM

887 SQ.FT

PATIO: 152 SQ.FT

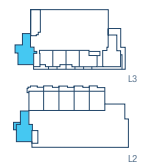


Sunset Suite

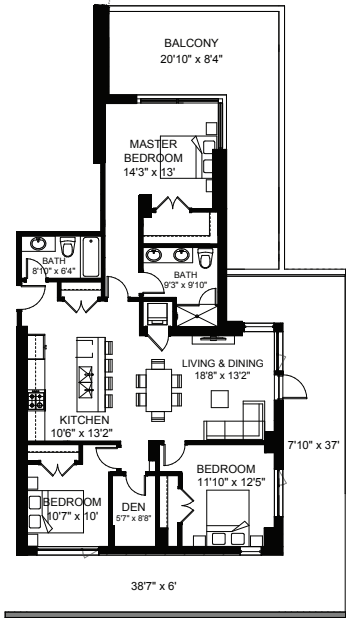
3 BEDROOM • 2 BATHROOM

1,195 SQ.FT

PATIO: 168 SQ.FT



TOWER Floorplans

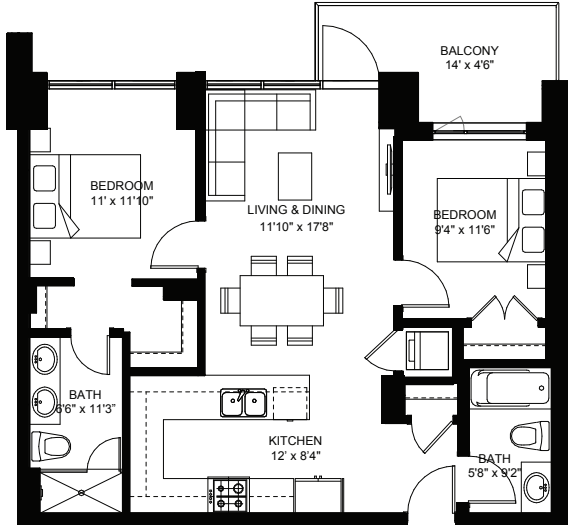
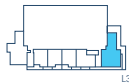


Sunrise Suite

3 BEDROOM • 2 BATHROOM

1,344 SQ.FT

PATIO: 601 SQ.FT

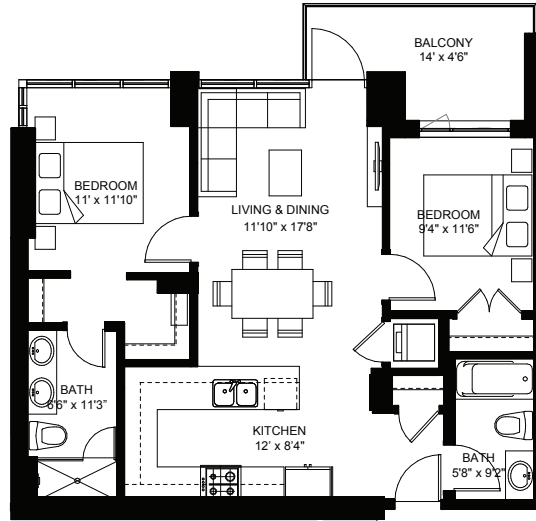
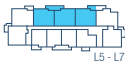


Okanagan

2 BEDROOM • 2 BATHROOM

817-823 SQ.FT

PATIO: 85 SQ.FT

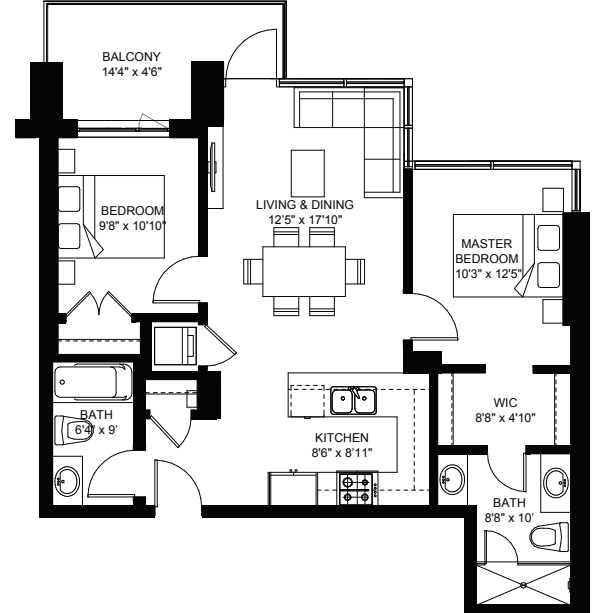
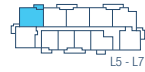


Okanagan North

2 BEDROOM • 2 BATHROOM

838 SQ.FT

PATIO: 83 SQ.FT

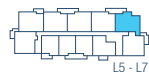


Okanagan South

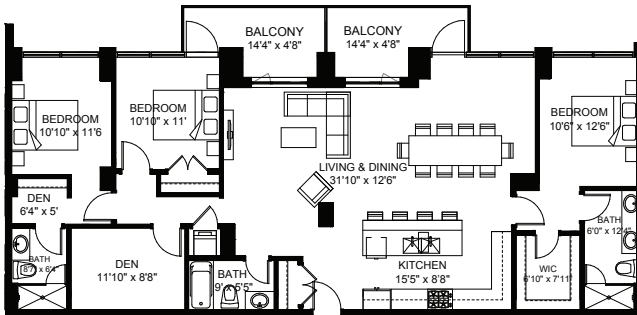
2 BEDROOM • 2 BATHROOM

845 SQ.FT

PATIO: 79 SQ.FT



Resale Floorplans

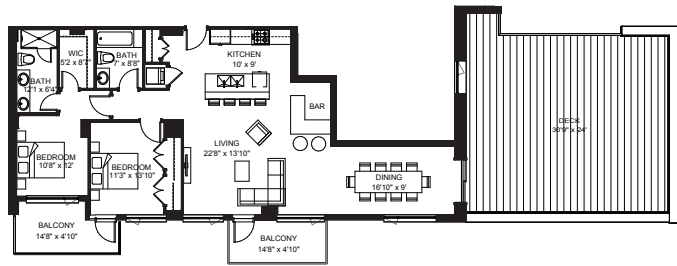
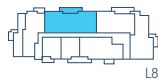


Penthouse North

3 BEDROOM + DEN • 3 BATHROOM

1,623 SQ.FT

PATIO: 182 SQ.FT

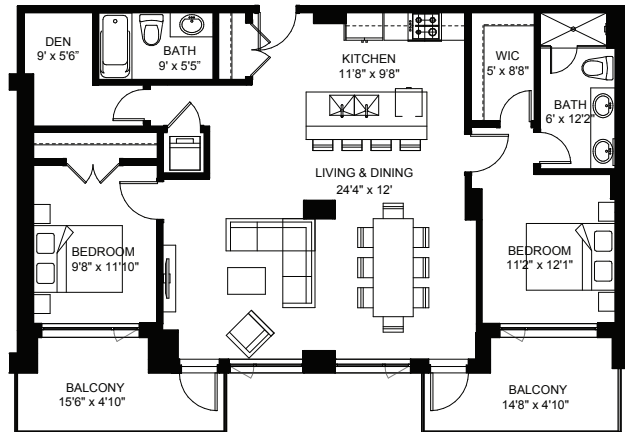
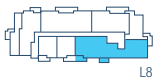


Penthouse South

2 BEDROOM • 2 BATHROOM

1,358 SQ.FT

PATIOS: 806 SQ.FT & 77 SQ.FT

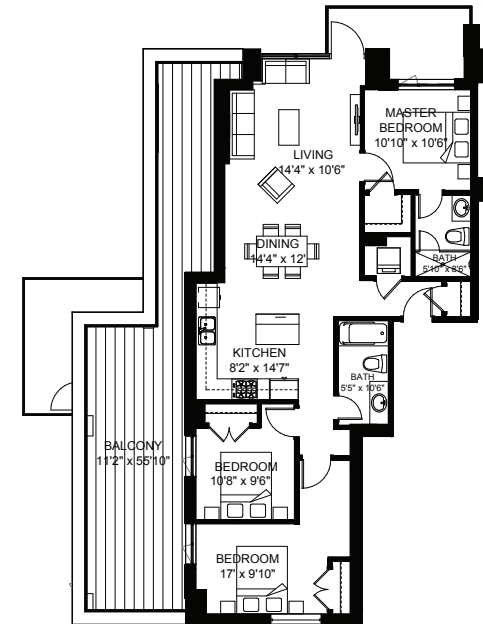
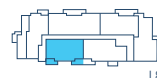


Penthouse West

2 BEDROOM • 2 BATHROOM

1,164 SQ.FT

PATIOS: 89 SQ.FT & 90 SQ.FT

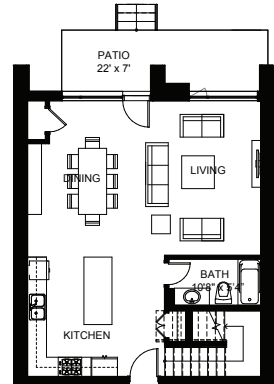
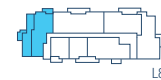


3D

3 BEDROOM • 2 BATHROOM

1,200 SQ.FT

PATIOS: 519 SQ.FT & 89 SQ.FT

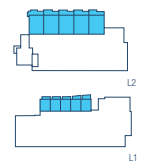


Tower Townhome

4 BEDROOM • 3 BATHROOM

2,347 SQ.FT

PATIOS: 138 SQ.FT & 136 SQ.FT





Waterfront Townhomes & Bungalows

The Waterfront TOWNHOMES



THE WATERFRONT TOWNHOMES OFFER A UNIQUE LAKESIDE ESCAPE WITH 20, 3-STOREY, 4 BEDROOM TOWNHOMES SITUATED STEPS FROM THE OKANAGAN LAKE. THESE LUXURIOUS, ELEVATED TOWNHOMES COME COMPLETE WITH PREMIUM AMENITIES INCLUDING A ROOF TOP PATIO WITH HOT TUB FOR EACH PROPERTY





Townhome Features



- ROOFTOP PATIO WITH HOT TUB
- 3 STOREY SUITES WITH 4 BEDROOMS
- CONCRETE AND STEEL CONSTRUCTION
- ENGINEERED AND THERMALLY DOUBLE GLAZED WINDOW WALL SYSTEM
- SECURE UNDERGROUND PARKING
- MASTERFULLY DESIGNED BY JEFF SHEN ARCHITECTS
- 15,000 SQUARE FEET OF AMENITIES
- HEATED SECURE UNDERGROUND PARKING
- PET FRIENDLY COMMUNITY

Interiors

- CHOICE OF 2 CONTEMPORARY COLOR PACKAGES
- 7" GLUE DOWN LUXURY VINYL PLANK FLOORING
- ROLLER BLINDS
- UP TO 10 FOOT CEILINGS
- FORCED AIR HEATING AND COOLING

Bathrooms

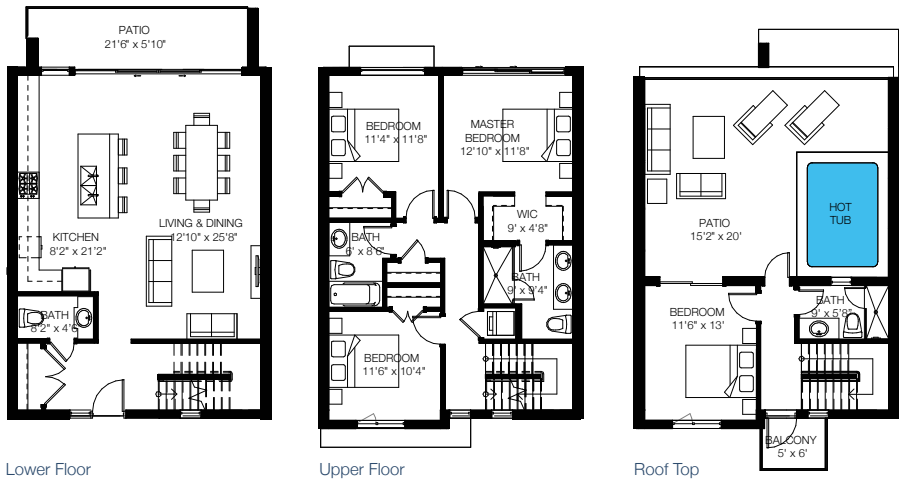
- 10MM GLASS SHOWER DOORS
- 12" X 24" PORCELAIN TILE FLOORS
- PORCELAIN WALL TILED SHOWERS
- FLOATING VANITIES WITH DRAWERS
- LED BACKLIT MIRRORS
- KOHLER FIXTURES

Kitchens

- STAINLESS STEEL APPLIANCE PACKAGE
- BUILT IN FRIDGE AND DISHWASHER
- CONTEMPORARY 12MM PORCELAIN COUNTERTOPS WITH FLUSH EXTENDED EATING BAR
- WATERFALL COUNTERS
- FULL FORMAT PORCELAIN BACKSPLASH
- SOPHISTICATED FLAT PANEL CABINETRY
- KOHLER FIXTURES



TOWNHOME Floorplans



THC

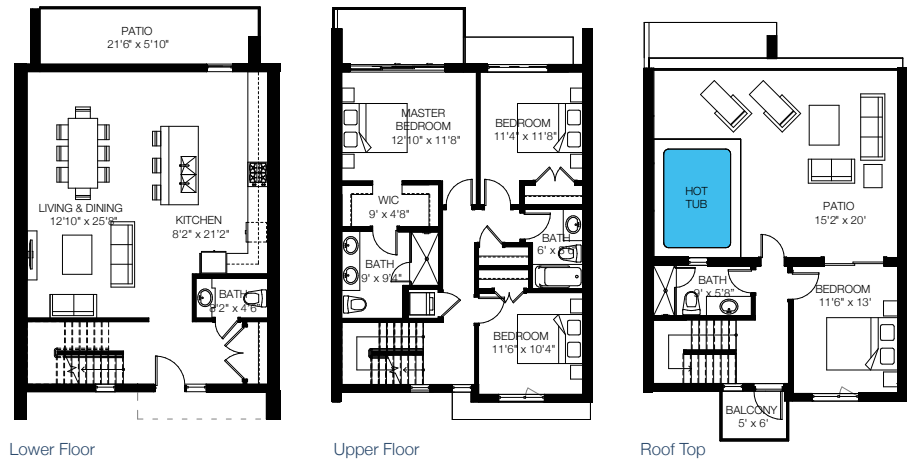
4 BEDROOM • 4 BATHROOM

1,842 SQ.FT

ROOF DECK: 453 SQ.FT

TH12 TH11 TH10 TH9 TH8 TH7 TH6 TH5 TH4 TH3 TH2 TH1

BUILDING E- LEFT



THC+

4 BEDROOM • 4 BATHROOM

2,008 SQ.FT

ROOF DECK: 447 SQ.FT

TH20 TH19 TH18 TH17 TH16 TH15 TH14 TH13

BUILDING E- RIGHT

The Waterfront BUNGALOWS



THE WATERFRONT BUNGALOWS OFFER A UNIQUE LAKESIDE ESCAPE WITH 14 WATERFRONT BUNGALOWS SITUATED STEPS FROM THE OKANAGAN LAKE. THESE LUXURIOUS, GROUND FLOOR BUNGALOWS COME COMPLETE WITH PREMIUM AMENITIES INCLUDING A PRIVATE POOL FOR EACH PROPERTY AND A SELECTION OF TWO OR THREE BEDROOM FLOORPLANS.





Bungalow Features



- PRIVATE POOL
- FULLY LANDSCAPED YARD
- CONCRETE AND STEEL CONSTRUCTION
- ENGINEERED AND THERMALLY DOUBLE GLAZED WINDOW WALL SYSTEM
- SECURE UNDERGROUND PARKING
- MASTERFULLY DESIGNED BY JEFF SHEN ARCHITECTS
- 15,000 SQUARE FEET OF AMENITIES
- HEATED SECURE UNDERGROUND PARKING
- PET FRIENDLY COMMUNITY

Interiors

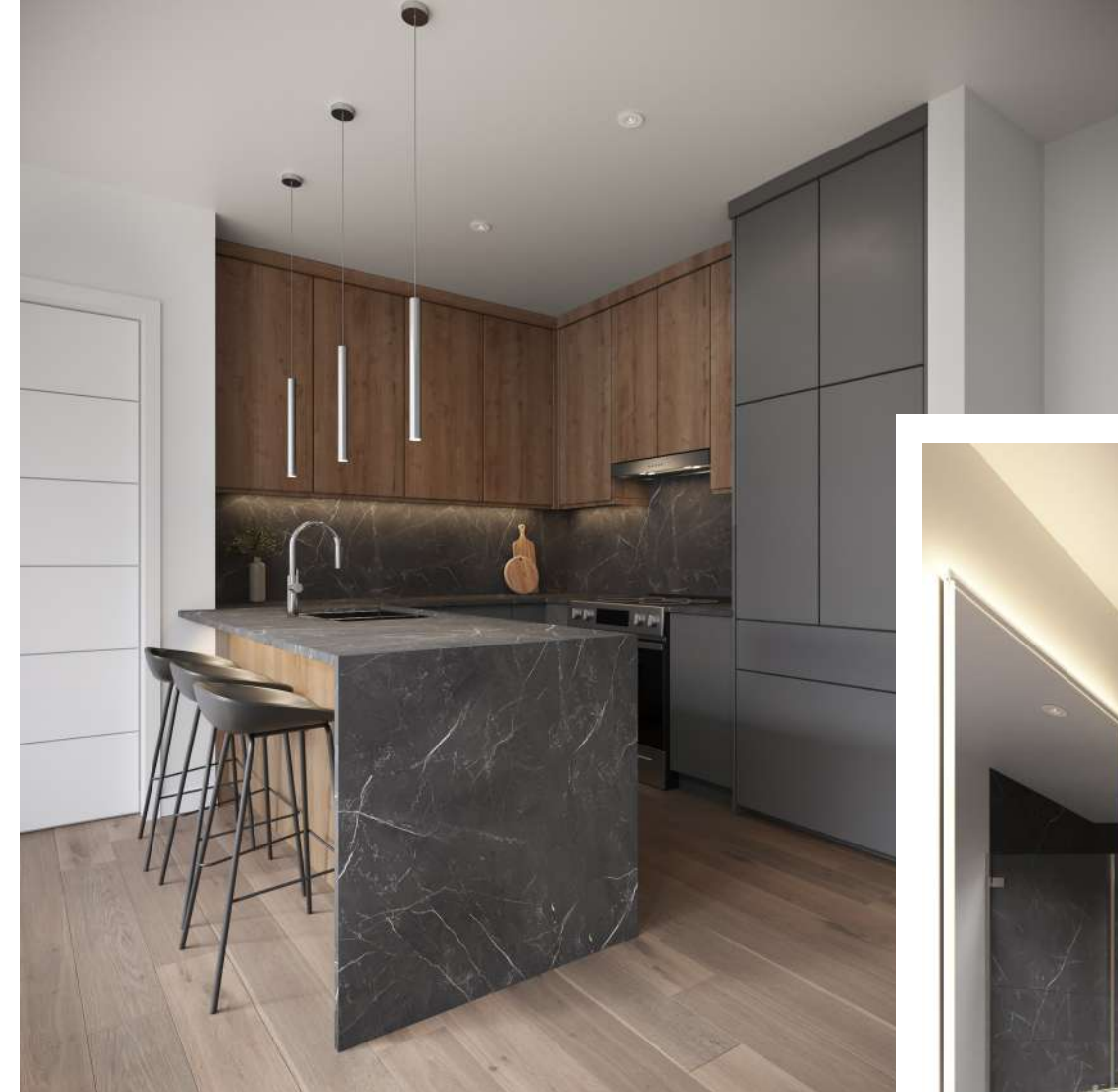
- CHOICE OF 2 CONTEMPORARY COLOR PACKAGES
- 7" GLUE DOWN LUXURY VINYL PLANK FLOORING
- ROLLER BLINDS
- UP TO 10 FOOT CEILINGS
- FORCED AIR HEATING AND COOLING

Bathrooms

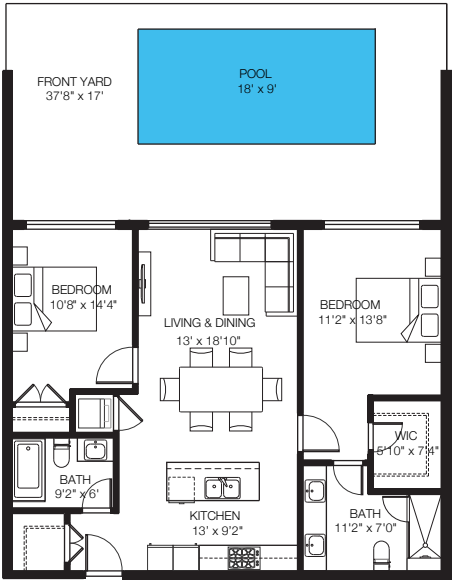
- 10MM GLASS SHOWER DOORS
- 12" X 24" PORCELAIN TILE FLOORS
- PORCELAIN WALL TILED SHOWERS
- FLOATING VANITIES WITH DRAWERS
- LED BACKLIT MIRRORS
- KOHLER FIXTURES

Kitchens

- STAINLESS STEEL APPLIANCE PACKAGE
- BUILT IN FRIDGE AND DISHWASHER
- CONTEMPORARY 12MM PORCELAIN COUNTERTOPS WITH FLUSH EXTENDED EATING BAR
- WATERFALL COUNTERS
- FULL FORMAT PORCELAIN BACKSPLASH
- SOPHISTICATED FLAT PANEL CABINETRY
- KOHLER FIXTURES



Below Floorplans

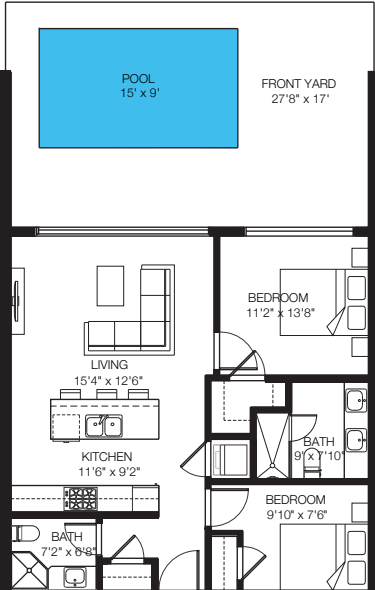
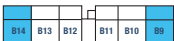


Kalamalka

2 BEDROOM • 2 BATHROOM

973 SQ.FT

PATIO: 570 SQ.FT

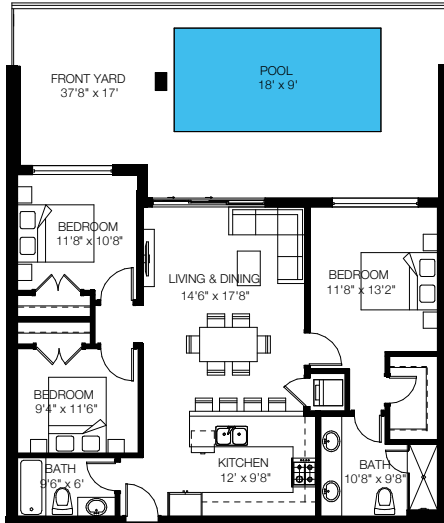
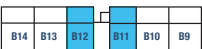


Skaha

2 BEDROOM • 2 BATHROOM

777 SQ.FT

PATIO: 458 SQ.FT

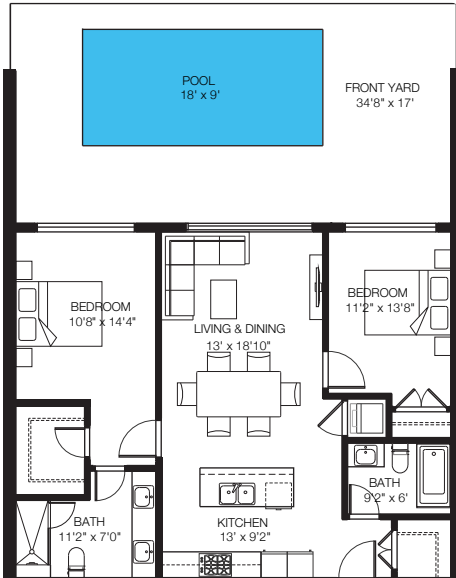


Shuswap

3 BEDROOM • 2 BATHROOM

1,075 SQ.FT

PATIO: 602 SQ.FT

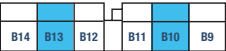


Mara

2 BEDROOM • 2 BATHROOM

966 SQ.FT

PATIO: 570 SQ.FT



The Waterfront VILLAS



SPACIOUS, LUXURY VILLAS NESTLED INTO THE HILLSIDE AT THE WATERFRONT AT WESTRICH BAY, WHERE MODERN DESIGN MEETS NATURAL BEAUTY. CHOOSE FROM 72 VILLAS WITH PRIVATE ACCESS TO HIGH-END AMENITIES, AN EXTENSIVE MARINA, AND 800 FEET OF PRISTINE, WHITE SAND BEACH.





Villa Features



- SECURE COMMUNITY
- FRONT DOOR ACCESS TO LAKE OKANAGAN AND 800 FEET OF WHITE SAND BEACH
- GUARANTEED LAKE VIEW FROM EVERY ROOFTOP TERRACE
- FULL SIZE DOUBLE CAR GARAGE WITH EVERY TOWNHOME
- UP TO 10 FOOT CEILINGS
- 16 FEET WIDE OF FLOOR TO CEILING WINDOWS OPENING DIRECTLY TO THE LAKE
- MASTERFULLY DESIGNED BY JEFF SHEN ARCHITECTS
- INTERIORS REMARKABLY DESIGNED SUITES AND FINISHING PACKAGES BY KYLE & CO. DESIGN
- PET FRIENDLY COMMUNITY

Kitchens

- COMPLETE BOSCH BLACK STAINLESS STEEL APPLIANCE PACKAGE
- 36" BUILT IN PANEL READY FRIDGE
- BUILT IN PANEL READY DISHWASHER
- 36" INDUCTION COOKTOP
- 36" PULL OUT HOOD FAN
- 30" WALL OVEN IN BLACK STAINLESS STEEL
- DROP DOOR BUILT IN MICROWAVE
- CONTEMPORARY 12MM PORCELAIN COUNTERTOPS WITH FLUSH EXTENDED EATING BAR
- FULL FORMAT PORCELAIN BACKSPLASH
- SOPHISTICATED FLAT PANEL CABINETRY WITH FLUTED ACCENTS
- FULL HEIGHT PANTRIES AND A SOFT CLOSE HIDDEN WASTE DRAWER
- 7 ½ " WIDE PLANK HARDWOOD FLOORING
- ILLUMINATED GLASS CABINET FEATURE ADDS A TOUCH OF ELEGANCE TO EACH HOME
- KOHLER FAUCETS AND TRIM IN MATTE BLACK

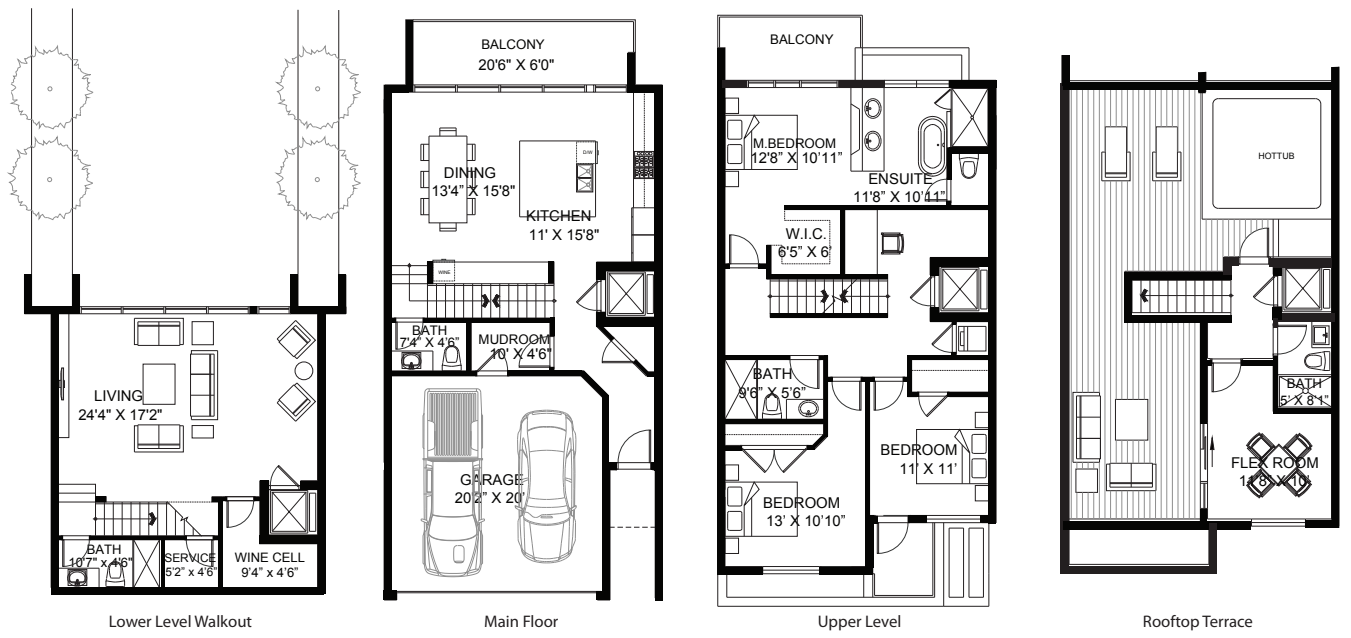
Bathrooms

- FULLY TILED SHOWERS WITH KOHLER FIXTURES AND HARDWARE
- 10MM GLASS SHOWER DOORS
- FLOATING VANITIES WITH DRAWERS
- BACKLIT LED MIRRORS
- UNDER-MOUNT SINKS





Vila Floorplans



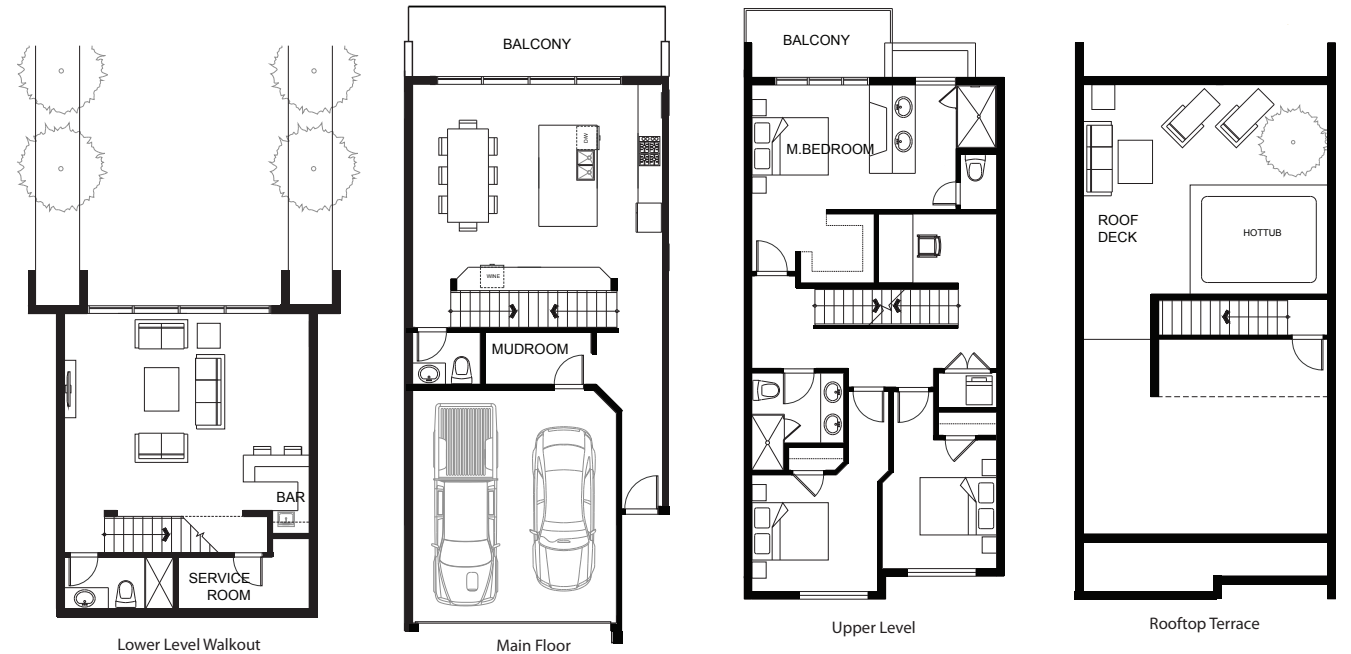
THA1

4 BEDROOM • 4 BATHROOM

SUITE: 2,825-3,017 SQ.FT

GARAGE: 420-439 SQ.FT

ROOF DECK: 718-794 SQ.FT



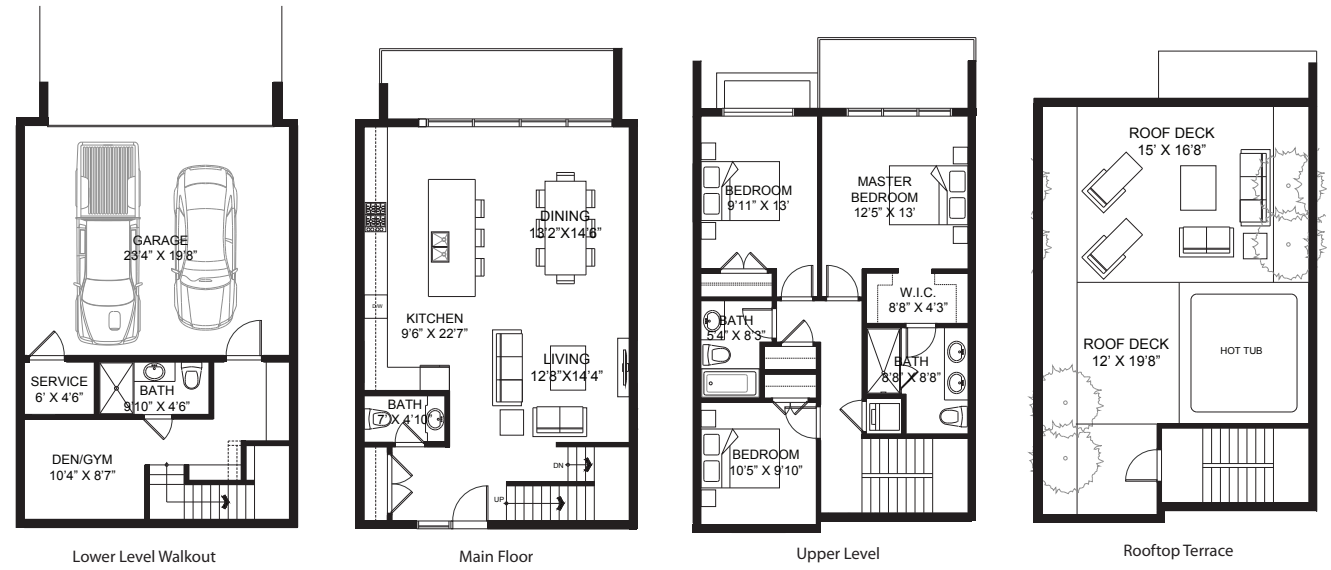
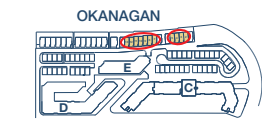
THA2

3 BEDROOM • 4 BATHROOM

SUITE: 2,511-2,701 SQ.FT

GARAGE: 374-389 SQ.FT

ROOF DECK: 588-658 SQ.FT



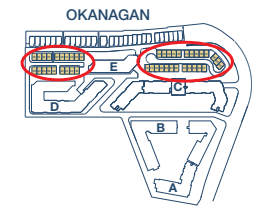
THB

3 BEDROOM • 4 BATHROOM

SUITE: 2,251-2,308 SQ.FT

GARAGE: 511-518 SQ.FT

ROOF DECK: 525-565 SQ.FT





Purchase Benefits



WESTRICH BAY IS PROUDLY BUILT ON WESTBANK FIRST NATION (WFN) LAND. WFN IS A
SELF-GOVERNING FIRST NATION COMMUNITY WITH A RICH HISTORICAL AND CULTURAL

PRESENCE IN THE OKANAGAN. OUR PARTNERSHIP WITH WFN PROVIDES YOU WITH OPPORTUNITIES
TO SAVE AT THE TIME OF PURCHASE.

No PTT (Property Transfer Tax), no Speculation Tax, and no HST or GST



WESTRICH PACIFIC IS AN EDMONTON BASED MULTIFAMILY REAL ESTATE DEVELOPER SPECIALIZING
IN HIGH-RISE RESIDENTIAL DEVELOPMENTS. OUR CORE FOCUS AND EXPERTISE ARE IN CREATING
ICONIC LANDMARKS ACROSS CANADA THROUGH INNOVATIVE ARCHITECTURAL DESIGNS IN
UNPARALLELED LOCATIONS. OUR VISION FOR THE FUTURE IS TO CONTINUE TO ELEVATE THE
STANDARDS OF NEW HOME, CONDOMINIUM AND RENTAL LIVING BY PROVIDING EXCEPTIONAL
VALUE THROUGH REMARKABLE DESIGN AND LEADING CONSTRUCTION TECHNOLOGY.

LEARN MORE AT WWW.WESTRICHPACIFIC.COM





WESTRICHBAY.COM



250-869-2994



@WESTRICHPACIFIC



101 1665 ELLIS STREET – KELOWNA, BC



SALES@WESTRICHBAY.COM

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