

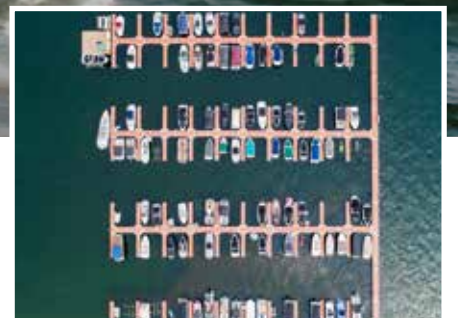


RESORT-STYLE LIVING

**NOW SELLING
FROM THE LOW \$600K's**

No PTT. No GST. No Speculation Tax.

West Harbour is an intimate community of elegant designer homes perched on the Okanagan's west shore. With an outdoor pool, 500 feet of sandy beach, Harbour Club, available boat moorage and a welcoming group of residents who love the Okanagan lifestyle.



MESSAGE FROM THE DEVELOPER

RENEE MERRIFIELD

WEST HARBOUR BEGAN AS A DREAM.

Walking the land back in 2006, there was an imagined potential that had to be realized. It was beautiful.

Naturally terracing towards the lake, beautiful beach, and commanding 360 degree views of the water, beach, downtown, and mountains. Troika could see this vision of people living close to the best that the Okanagan can offer, and began to build the dream into reality.

West Harbour is designed around the water. With equal access for everyone, homes were planned so that every resident could enjoy the beach, marina, water, parks, trails, pool, tennis court and clubhouse. This community has it all! And the residents have responded. Wine nights, walking clubs, tennis/pickleball tournaments, yoga on the beach and summer beach fire pits, the community loves to walk their fur babies as well as those in strollers! It is an integrated community with a variety of age groups with shared values – active living and water!

Parkside is unique. Troika has modernized the high-end finishing and Mediterranean aesthetic, but kept the beauty. Mountain and park views, steps away from the tennis court and clubhouse, this phase boasts some of the best access to amenities in the community. But, Troika has given all of this access and beauty, at a fraction of the price of any other development in the Valley. This is truly affordable luxury.

So come home. This is one of the best communities in the Okanagan, with amenities unparalleled, all close to downtown. If an active, outdoor, water-oriented lifestyle is what you like to talk about over a glass of wine with neighbors at the end of your week on the patio, then West Harbour is for you and Parkside is where you should call home.



RENEE MERRIFIELD

CEO Troika Management Corp.

A stylized, handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Renee Merrifield
CEO

SITE MAP

PHASE 1 - 3

PARKSIDE
WEST HARBOUR

NOW SELLING



AMENITIES



YOUR HARBOUR CLUB

- Recreation and entertainment clubhouse
- Meetings and large party/entertaining facilities
- Fitness room and tennis/pickle ball court



YOUR WALKING TRAILS

- Pedestrian friendly grand promenade
- Jog, hike or stroll the extensive trail system
- Natural trails with rest areas and prominent lake views



YOUR POOL & SPA

- Lap/swimming pool
- Raised hot tub deck and cascading water feature
- Changerooms/washrooms and private cabanas



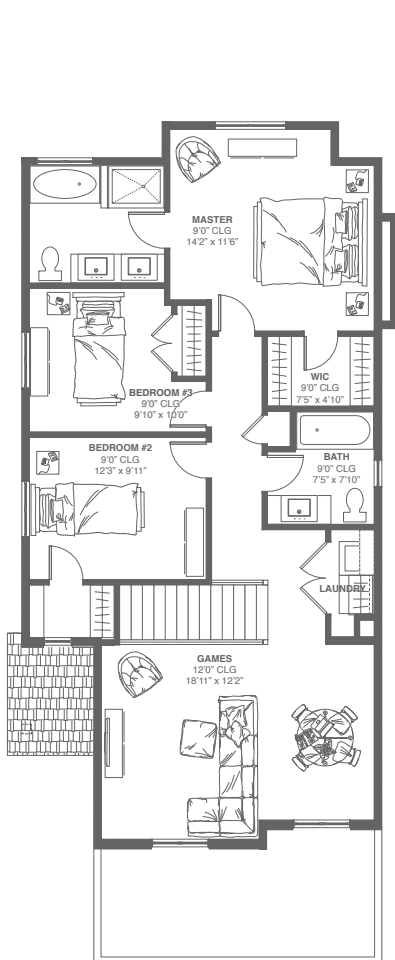
YOUR BEACH AND MARINA

- 550 feet of private sandy beachfront
- 225 slip marina and breakwater
- Easy access, safe moorage and sheltered bay

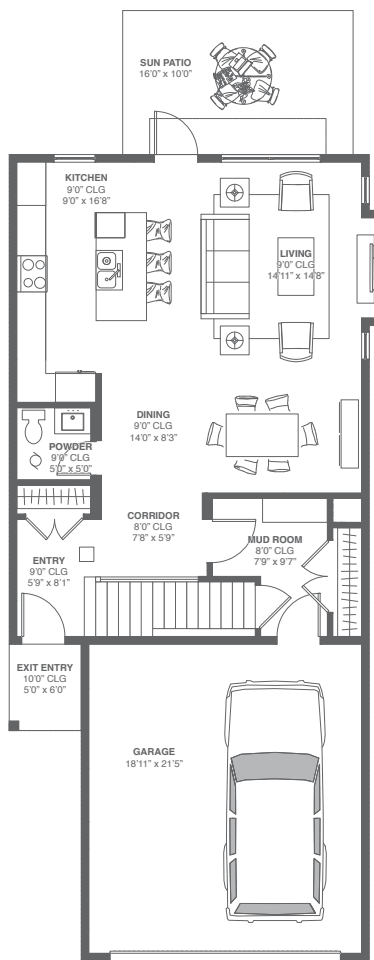
DOLCETTO

TOTAL 2,823 SQ. FT.

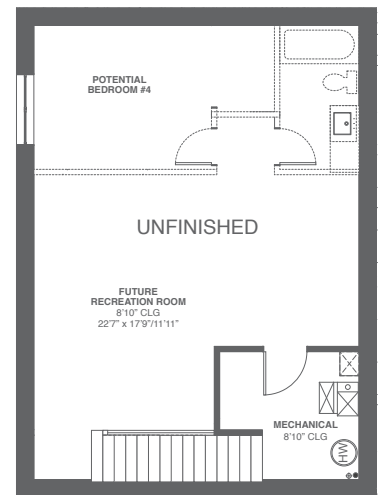
FINISHED 1973 SQ. FT.
UNFINISHED 850 SQ. FT.
GARAGE 442 SQ. FT.



UPPER LEVEL
1111 SQ. FT.



MAIN LEVEL
862 SQ. FT. + GARAGE 442 SQ. FT.



LOWER LEVEL
850 SQ. FT.

This is not an offering for sale. E. & O. E. The developer reserves the right to make modifications to building design, specifications, features and floor plans. All illustrations and renderings are artistic representations only. Prices are subject to change and can be withdrawn at any time.

TOP 10 REASONS TO CHOOSE WEST HARBOUR

1 MARINA & BEACH

With a 225 slip marina onsite. EVERY resident has the option to secure a boat slip. Steps from your door you'll find 500 feet of sandy beach with lake access for a refreshing swim or paddle.

2 OUTDOOR POOL & SPA

Residents enjoy private access to the heated pool and year-round spa.

3 HARBOUR CLUB AMENITY CENTRE

The community clubhouse features private fitness, recreation and entertainment facilities for the convenience and enjoyment of residents.

4 THE VIEWS & NATURAL AMENITIES

With breathtaking views of Lake Okanagan, West Harbour is a desirable place to call home. The area boasts limitless opportunities for hiking, biking, swimming, watersports, and relaxing strolls.

5 PROXIMITY TO DOWNTOWN KELOWNA

Just a 7 minute drive or quick boat ride to the downtown core where restaurant, shopping and entertainment amenities abound. Park your boat at the downtown marina.

6 COMPETITIVE PRICING – NO SPECULATION TAX

Construction pricing is upfront with no hidden costs. Exclusive benefit of no speculation tax, GST or PTT (Property Transfer Tax), which saves buyers up to \$55,000.

7 QUALITY DESIGN & CONSTRUCTION

Each home is expertly constructed with the use of top quality materials. CorWest Builders is a partner of Troika Developments ensuring quality control throughout the building process.

8 ESTABLISHED & AWARD-WINNING COMMUNITY

With over 170 homes already constructed, West Harbour is a thriving, active community of engaged residents. West Harbour is the recipient of Tommie Gold Awards for 'Community of the Year' and 'Single Family of the Year'.

9 IMMEDIATE OCCUPANCY

Select a prebuilt home or customize your home with an average build time of 6-8 months.

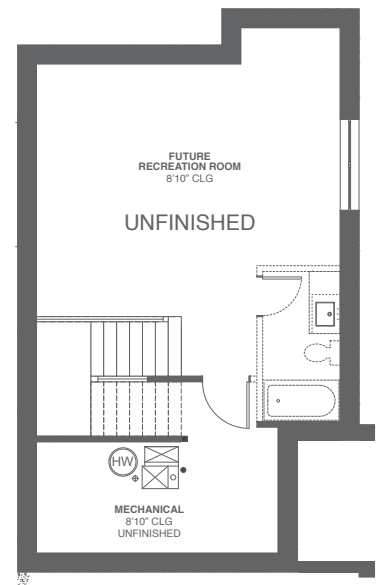
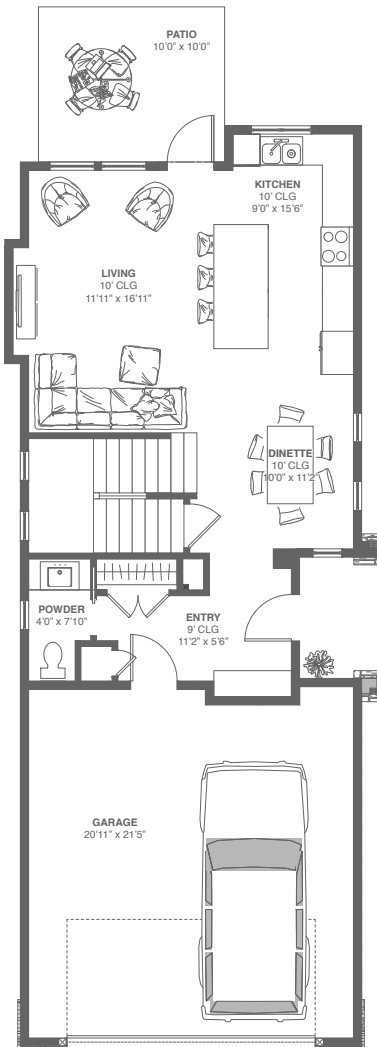
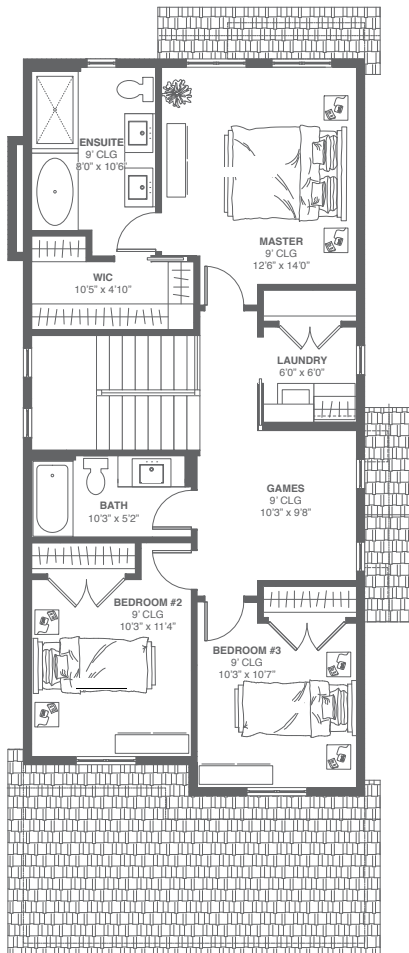
10 LEGACY FUND

Building on prepaid lease land benefits West Harbour residents with the establishment of the Legacy Fund that will pay out substantial dividends to residents at the end of the 99 year lease.

INIZIO A & B

TOTAL 2,229 SQ. FT.

FINISHED 1684 SQ. FT.
UNFINISHED 545 SQ. FT.
GARAGE 503 SQ. FT.



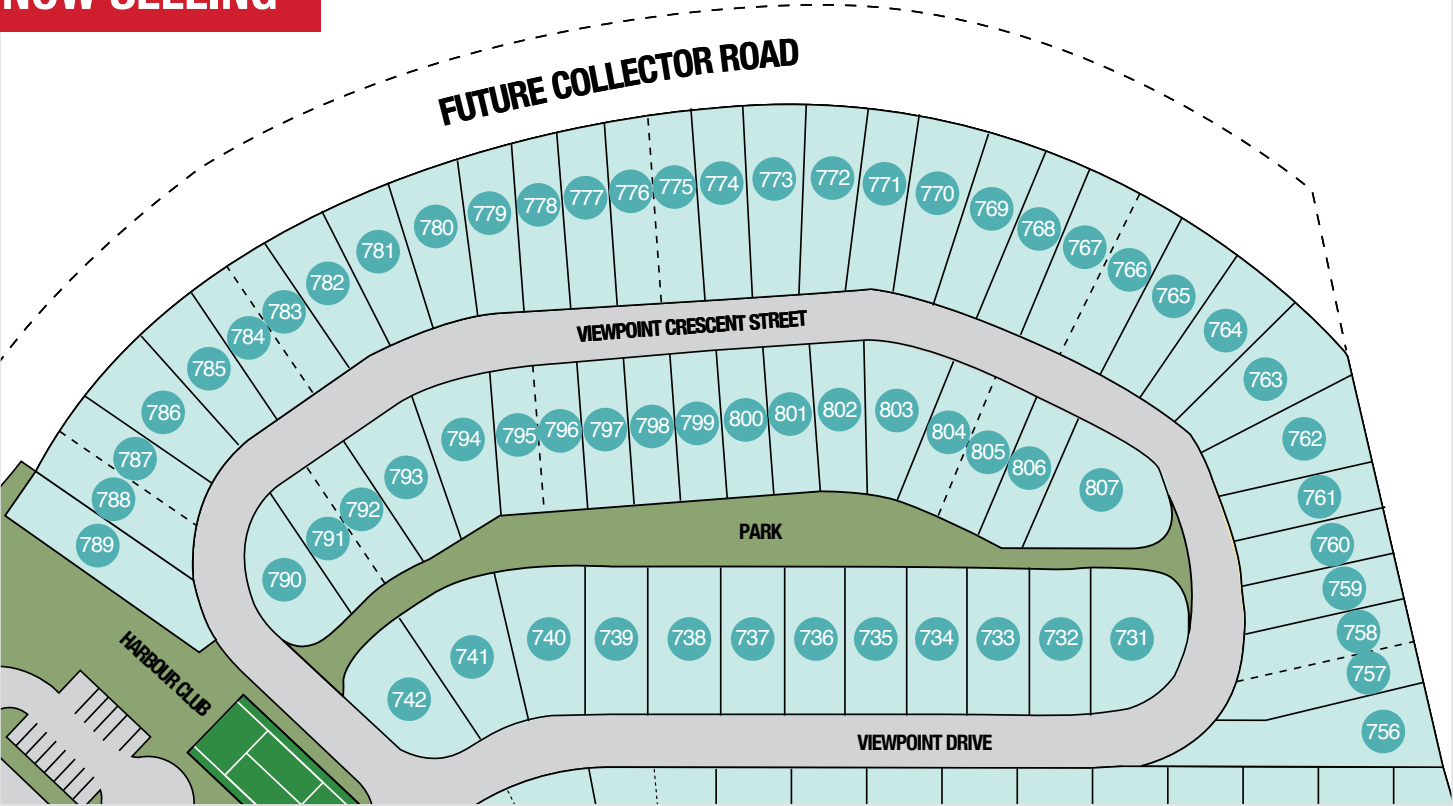
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LOT MAP

PHASE 3

PARKSIDE WEST HARBOUR

NOW SELLING



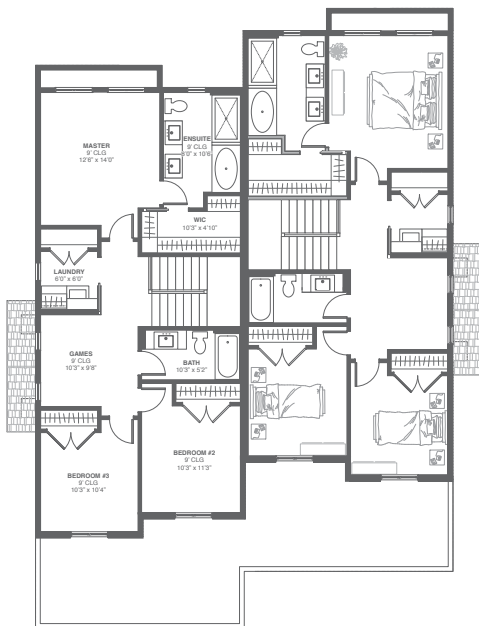
Conceptual Drawing Only. The developer reserves the right to make changes and amendments to this plan.

INIZIO C & D

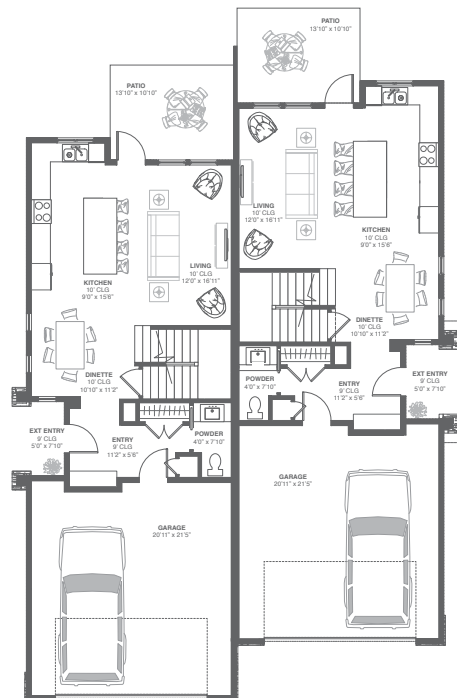
TOTAL 2,229 SQ. FT.

**FINISHED
UNFINISHED
GARAGE**

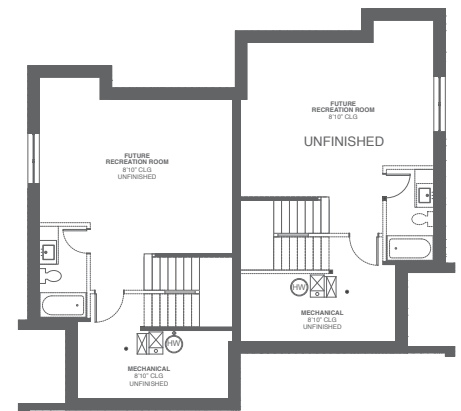
**1684 SQ. FT.
545 SQ. FT.
503 SQ. FT.**



UPPER LEVEL
946 SQ. FT.



MAIN LEVEL
738 SQ. FT. + GARAGE 503 SQ. FT.



LOWER LEVEL
545 SQ. FT.

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WESTBANK FIRST NATION LEASE LAND

QUICK FACTS



THERE IS NO GST, PTT OR SPECULATION TAX!

With the introduction of the speculation tax, property owners are concerned about their tax costs increasing. There is NO GST, Property Transfer Tax (PTT) or Speculation Tax at West Harbour, as West Harbour is situated on WFN land with their own system of taxation.



MORTGAGING ON LEASEHOLD LANDS.

When looking for a mortgage on Leasehold Lands, the Lender will review everything from income, credit score, down payment, and of course the property itself, similar to mortgaging freehold Lands. Most major lending institutions are familiar with lending on Leased Lands. We can recommend several Lending Institutes you can choose from if you're not sure.



THE LEASE IS PREPAID.

The lease at West Harbour is a 99-year pre-paid lease, so there's no need to worry about monthly payments. However, similar to other strata-type properties, there are additional components which you are responsible for paying on a monthly ongoing basis such as HOA fees and insurance.



INSURING YOUR HOME IS A BREEZE.

You can get insurance for your home on leased land just as easy as a freehold property. Therefore, you won't need anything out of the ordinary to get insurance for this home.



THE 'WEST HARBOUR LEGACY FUND' PROTECTS YOUR INVESTMENT.

Normally with fixed term lease land, buyers worry about the perceived lack of equity and what happens at the end of the lease. West Harbour Developments Ltd. created the Legacy Fund, an investment fund managed by the Home Owners Association (HOA) to which West Harbour Developments Ltd. contributes \$5,000 to the fund, on the sale of each new home. As the Trustee of the Legacy Fund, the HOA will hold and invest all funds with the intent of funding the renewal of the 99-Year Lease.



HOA, IT'S LIKE A STRATA, BUT BETTER!

Many leasehold properties such as West Harbour have a Home Owners Association (HOA) that manages the community. Similar to a Strata, the HOA ensures the community is properly maintained and continues to be an amazing place to live. As an added benefit, HOA fees tend to be lower than strata fees; ours are only \$225!



YOU CAN SELL THE PROPERTY.

The property is yours to sell any time you wish. You can list with any Realtor you choose. If you are not sure about which Realtor, we can recommend several. Once sold, you will be required to register the sale of the property with the Westbank First Nation and have it registered in the Westbank Lands Registry.



WESTHARBOUR

ZINFANDEL

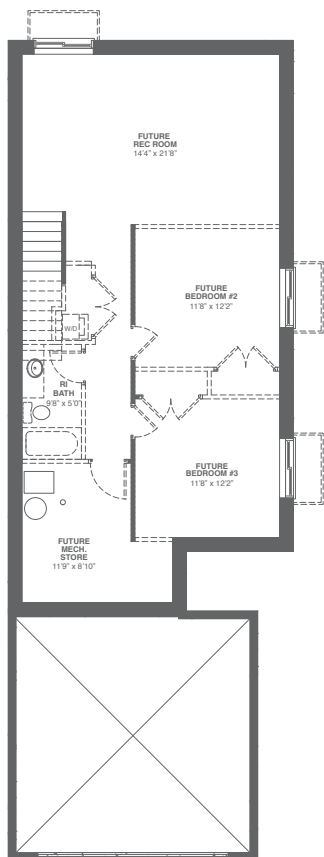
TOTAL 1,953 SQ. FT.

FINISHED 1115 SQ. FT.
UNFINISHED 838 SQ. FT.
GARAGE 400 SQ. FT.

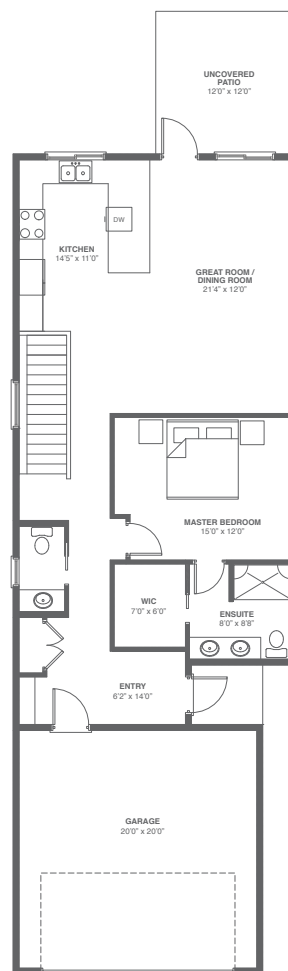
Other Zinfandel options available upon request.

Zinfandel A: Single car garage

Zinfandel C & D: Single and double car garage duplex



LOWER LEVEL
838 SQ. FT.



MAIN LEVEL
1115 SQ. FT. + GARAGE 400 SQ. FT.



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**VISIT OUR
PRESENTATION CENTRE**

Open 7 days a week
11 pm – 5 pm
1700 Harbour View Blvd
Kelowna, BC

**CONTACT OUR
PROPERTY SPECIALIST**

 **250-878-5592**
 **westharboursales@troikagroup.ca**

westharbourkelowna.com

