

4071

LAKESHORE



8 Luxury Penthouse-Inspired Residences

2 HOMES REMAIN


4071 LAKESHORE ROAD
KELOWNA B.C

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4071LAKESHORE.CA

 **FORTUNE**
MARKETING INC

PAGE 1

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4071 Lakeshore sets a new benchmark in Kelowna's boutique condominium scene by introducing an exclusive collection of 8 Luxury Penthouse-inspired residences.

This is your opportunity to live on the esteemed Lakeshore Road in Kelowna's Lower Mission neighbourhood. Steps from Okanagan Lake, waterfront dining, award-winning wineries and world-class golfing

Wellness-Inspired Amenities

Break a sweat in the pool-level gym house. Perfect for a slow yoga flow, intense weights session or getting your daily steps in on the treadmill, complete with a water fountain and outdoor shower.

Whatever your pace, the 60-foot lap pool is available for residences to enjoy at their leisure. Perfect for swimming early morning laps, for pool-side sun-tan lounging or for a refreshing dip on those 30+ degree Okanagan summer days.





Secure Parkade. Private Garages. Direct Entry Elevator.

Enjoy an elevated lock and leave lifestyle without compromise. The parking amenity is both secure and unique. Arriving at 4071 Lakeshore, residents will be greeted by an electronic gated entry and into an led-lit driving aisle that leads to the 8 separate double car garages.

Park your luxury vehicles in a safe and secure environment, garages are heated, equipped for EV charging and garage doors have wifi integration and smart close settings that can be controlled from your smartphone. From the parkade level, step into the 'Kone' commercial-grade elevator and be whisked up to your floor in seconds. This unique direct entry elevator system offers a premium and seamless 'welcome home'.





Modern, Spacious Interiors.

The modern interiors and meticulous attention to detail will delight even the most discerning buyers; open-concept layouts, oversized windows, clean lines, and an abundance of natural light are accompanied by a sophisticated light colour palette.

Spacious layouts curated with elevated penthouses living front of mind. The 3 bed plus den, 2.5 bath and 3 bed plus den, 3.5 bath residences offer up to 2408 s.f interior with expansive patios ranging from 265 s.f to over 1100 s.f.

Luxury without Limits.

Architecturally sound construction of concrete, wood and steel with a stunning facade of white stucco with glass, steel and exposed concrete accents complement the timeless aesthetic of the Lower Mission's Lakeshore road neighbourhood.



The Ultimate in Okanagan Living

4071 Lakeshore offers residents an unparalleled level of penthouse condominium living. Sophisticated and thoughtfully designed with the highest quality finishings, these homes are an offering in a league of their own.

Expansive windows and patio slider doors invite the outdoors in, delivering a sense of openness not commonly found in typical condo living. An extension of your living room, double sliding doors open onto your expansive west-facing patio for the ultimate indoor-outdoor Okanagan living. The patios ranging from 265 - 1000 s.f featuring pedestal pavers underfoot will have you entertaining with ease. Soak in the surrounding lake views and bask in the summer sun, with ample square footage for outdoor dining and an oversized conversational set. A patio in the Okanagan wouldn't be complete without a BBQ and Firetable, natural gas connections are located on either end in addition to a frost-free hose bib.





As an industry leader in residential construction, Ledcor has delivered more than 8,000 residential units and constructed over 10 million square feet of mid and high-rise structures across North America during the past 10 years, for some of the industry's most well-known international developers.

Ledcor has worked on the most prestigious developments across North America. These developments boast some of the most luxurious and expensive residences in the North American marketplace.



Project Overview

- 8 luxury, penthouse-style residences with modern luxurious interiors
- Beautiful views of Okanagan Lake and Belmont Park
- 4 story boutique condominium with 2 stunning residences per floor.
- Resort-style living in an urban setting in the desirable and established Lower Mission, Kelowna, B.C.
- Secure gated parkade entry with private double car garages
- 'Kone' commercial-grade elevator offers direct entry to each residence
- Wellness-inspired amenities with 60 Ft lap pool and gym house
- Located just steps to Okanagan Lake and Bluebird Beach access
- Built by Ledcor – exceptional, experienced builders
- Move-in Summer 2022

Residences Designed to Feel Like Penthouses

- Spacious penthouse inspired floorplans range from 1829 to 2408 s.f:
- 3 Bedroom 2.5 Bath floorplan
- 3 Bedroom + Den 2.5 bath Floorplan
- 3 Bedroom + Den + 3.5 bath. Each bedroom includes an ensuite bath!
- Expansive west-facing patios offering beautiful lake views
- Beautiful views of Belmont Park from the primary suites to the east
- Primary bedrooms have large walk-in closets to easily accommodate both summer and winter wardrobes.

Secure Lock & Leave Lifestyle

Enjoy an elevated lock and leave lifestyle without compromise. The parking amenity is both secure and unique. Arriving at 4071 Lakeshore, residents will be greeted by an electronic gated entry and into an led-lit driving aisle that leads to the 8 separate double car garages.

Private Double Garages

- Have peace of mind knowing your luxury vehicles are parked in a safe and secure environment.
- Each residence has double side-by-side parking in a heated private garage.
- Private garages are electric vehicle ready - equipped for EV charging stations.
- Garage doors have wifi capabilities for smart-close settings and are controllable via smartphone.
- White garage doors with frosted glass panelling complement the sleek, timeless aesthetic.

Direct Elevator Entry

The secured direct elevator entry into each private home offers a premium and seamless 'welcome home'. Step into the 'Kone' commercial-grade elevator with 9 ft ceiling height from the parkade level and be whisked up to your residence in seconds with secured direct elevator entry.



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Exteriors

- Elegant exteriors feature white stucco, steel soffits, a combination of glass frosted glass and exposed concrete.
- A 14-inch concrete slab sits between the garage and 1st level with three levels of rebar – construction equivalent to a high-rise.
- Architecturally sound construction of wood, steel and concrete.
- Trees planted in 2nd and 4th-floor columns add a touch of nature.

Interiors

- Modern, spacious interiors with 9 ft ceilings
- Oversized vinyl triple pane windows with drywall return for a modern finish.
- Window coverings included.
- Roller blinds throughout the living spaces and silhouette top-down/bottom-up blackout blinds in bedrooms and bathrooms.
- Savannah Genesis Series Infinity 40 Linnear gas fireplace. *option to upgrade surround/mantle.
- Efficient Navian on-demand hot water system, never run out of hot water again!
- Mechanical room in each home houses the forced air gas furnace and Navian on-demand hot water systems
- Hambro flooring system between floors for ultimate sound-proofing
- LED Pot lighting throughout with lighting in Living area/deck on dimmer switches

Flooring

- Residents will enjoy durable engineered hardwood throughout the living and bedroom quarters. Powder rooms are also finished with engineered hardwood underfoot.
- Unique to suite #202, polished hot water heated concrete floors throughout.
- Luxurious porcelain glazed tiles can be found throughout bathrooms and laundry rooms.

Sound-Proofing Measures

- Premium cast iron piping reduce plumbing noise transfer.
- Hambro flooring system between floors for ultimate sound-proofing
- Construction between floors: steel deck w 4.5-inch concrete and 5/8th drywall below.
- Party wall construction between residences eliminates noise transfer.



Kitchens

- Beautiful 10 ft quartz waterfall islands. Caesarstone and Silestone are available. Both materials are durable, stain-resistant and have easy-care qualities.
 - * Silestone countertops in 101, 102 & 201 kitchens.
- Additional electrical outlets are located discretely under the island counter, perfect for your KitchenAid mixer or other countertop appliances.
- Kohler Vault™ 30inch double sink in island
- Soft-close white gloss Richelieu cabinets with modern Crofton pulls offer ample storage.
- Fisher & Paykel Dual Fuel 36” 6 Burner Gas Range
- Fisher & Paykel Integrated French Door 16.8 cu ft Refrigerator
- 24” Fully Integrated 80 bottle wine fridge with built-in multi-temperature gauge and alarm system.
- Panasonic Microwave
- Fisher & Paykel Integrated 24” Dishwasher



Spa-Inspired Bathrooms

- Navian ON-DEMAND hot water system
- In-floor heating in primary ensuite
- Primary ensuite with freestanding soaker tub for ultimate self-care spa days.
- Primary ensuite shower with modern hexagon tile floor and glazed porcelain tile surround to ceiling.
- Primary ensuite shower with hand wand and 8-inch rain shower head combo.
- Primary ensuite with Caesarstone quartz countertop vanity with double under-mount sinks and chrome faucets, single under-mount sinks in guest baths.

South Residences – 2nd and 3rd Bedroom Ensuities (102, 202, 302, 402)

- South residences guest bedrooms feature separate ensuities.
- Guest bed 2 ensuite with tub/shower with wand shower head and glazed porcelain tile surround
- Guest bed 3 ensuite with shower only. Modern hexagon tile floor shower with head wand and glazed porcelain tile surround.

North Residences - Second Bathroom (101, 201, 301, 401)

- North residences main bath with tub/shower and tile surround.



Laundry

- Luxurious porcelain glazed tile floor underfoot
- Side-by-side full-sized washer and dryer
- 5.0 cu. Ft Closet-Depth Front Load Whirlpool Washer with Intuitive Controls
- 7.4 cu. Ft Front Load Electric Dryer with Intuitive Controls
- Caesarstone countertops with 5-inch backsplash

Patios

- Oversized sliding patio doors offer endless natural light.
- Spend perfect Okanagan evenings relaxing or entertaining on your Lakeview patio, an extension of living space.
- Expansive west-facing patios offer 265 s.f of outdoor living, optimized for entertaining with two gas outlets and a frost-free hose bib.
- West patios are finished concrete paver stone surfaces on a pedestal system for easy cleaning and drainage.
- Upgrade option for electric solar roller shades on sun-drenched west-facing patio
- Select residences feature additional patios, up to 1000 s.f!
- East-facing balconies offer beautiful Belmont Park views.
- Patios feature sleek steel soffits with recessed LED lighting.
- Juliette decks with concrete surfaces are the perfect home for a herbs garden.

Pool

- The wellness-inspired 60 ft double lane lap pool is 4.5 feet deep with a pebble tec finish - Perfect for swimming laps in the morning and volleyball in the afternoon.
- Relax pool-side on the provided outdoor furniture under the Okanagan sun.
- The pool-level gym house is completed with a water fountain and outdoor shower, refreshing!

Neighbourhood

- Situated in an established neighbourhood, enjoy your views for a lifetime - with no future development planned in front of or behind 4071 Lakeshore.
- Beach Access a short flip-flop walk away, take your paddleboards across the street to enjoy a day paddleboarding on the lake.
- Pack a picnic for dinner across the street at Bluebird Beach
- Direct Park Access to beautiful neighbouring Belmont Park, walking trails at your doorstep. Low light, charming street lamps weave through the park illuminate softly and beautifully at night. Enjoy extensive walking trails perfect for exercising your four-legged friends.



The Location.



30 seconds Bluebird Beach Access

3 minutes Aqua Boat Club & Hotel Eldorado

11 minutes Cedar Creek Estate Winery & Home Block Restaurant

10 minutes Downtown Kelowna

28 minutes Kelowna International Airport



The Views.



FIRST FLOOR - #101

4071 LAKE SHORE



FIRST FLOOR - #102

4071 LAKE SHORE





**GREENCORP
VENTURES**



The Team

Developed by Greencorp Ventures with over 20 years of experience in the Kelowna and Vancouver Real Estate markets, 4071 Lakeshore is a collaborative masterpiece thanks to the team of industry experts with over 100 years of combined experience.

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Book an Appointment

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