



**THE VIGNETO**





# The Orchard

IN THE MISSION

*Taste the good life*

The Orchard in The Mission is now selling its final phase of single family lots. When complete this neighbourhood will boast a collection of custom homes built by experienced builders, renowned for quality.

Align West Homes is an award winning builder, receiving the 2021 OHAE Gold award for excellence in Interior Decor and Styling and Best Showhome and Interior Decor and Styling, 2024 OHAE categories. Align West is proud to be building in this community and has designed The Vigneto Plan as a custom home for lot 60.



# Exactly where you want to be ...



## **PROXIMITY**

Central Lower Mission location, convenient access to shopping, dining, schools, parks and Kelowna International Airport.



## **SCHOOLS & PARKS**

The Orchard is in perfect proximity to elementary, middle and high schools to meet your family's growing needs plus an abundance of parks and green spaces are close at hand ready for you to come and explore.



## **SHOP & DINE**

Quick access to the new Lakeshore Hub including Sunshine Market, T-Bones, DunnEnzies, It's a Bakery & Barn Owl Brewing and a short drive to Save on Foods and South Pandosy eateries and shopping.



## **WINERIES & VINEYARDS**

With more than 2000 hours of sunshine in the Okanagan valley this area has a distinguished reputation for exceptional wine. There are over 40 wineries to explore and enjoy in Kelowna; you're sure to find gems to stock your wine cellar.



## **FOUR SEASON PLAYGROUND**

A year-round playground beckons from winter downhill to cross country skiing, snowshoeing, 30 golf courses to choose from, hiking and biking trails abound and lake life all summer long. Outdoor adventures await all year long.



## **NEIGHBOURHOOD**

The Orchard in the Mission has a total of two phases and all homes will be single family. Phase one is already substantially built and happy homeowners are already enjoying this budding community. It's your turn to call The Orchard home.

# Property Summary

## PROPERTY TYPE

Single Family Home  
With 1 Bedroom Suite

## TITLE

Freehold

## NEIGHBOURHOOD

The Orchard - Lot 60

## PARKING

2 Car Garage & Driveway

## BEDROOMS

4

## BATHROOMS

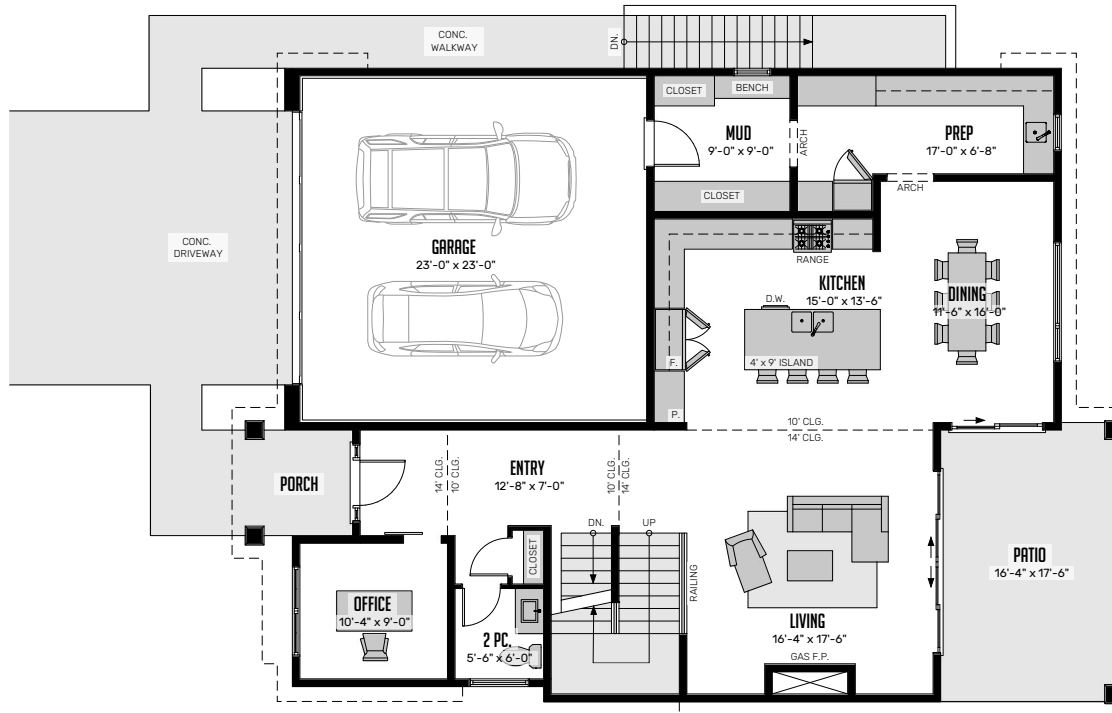
3.5

## HOME FEATURES WE THINK YOU'LL LOVE

- 3 storey home
- Main level living incorporates great room, kitchen, mudroom and prep pantry, office and powder room
- Quartz countertops
- Beautiful plumbing package featuring stunning use of mixed metals throughout
- Free standing soaker tub in ensuite and separate custom shower with bench
- Feature archways from pantry to kitchen & pantry to mudroom
- Kitchen cabinetry in Urbana Finsa Robel Denver and White
- Stylish high end laminate flooring by Torlys
- Carpet in bedrooms, recreational room and on stairs with 10 lb underlay
- Weiser interior door hardware in matte black
- Engineered beams in primary bedroom and over the ensuite tub
- Luxury tile floors in bathrooms
- Heated tile floor in ensuite
- Sophisticated lighting package
- Gas fireplace on main
- Stained wood interior hand railing with matte black spindles
- Full appliance package included, suite includes vented microwave
- Front yard landscaping included

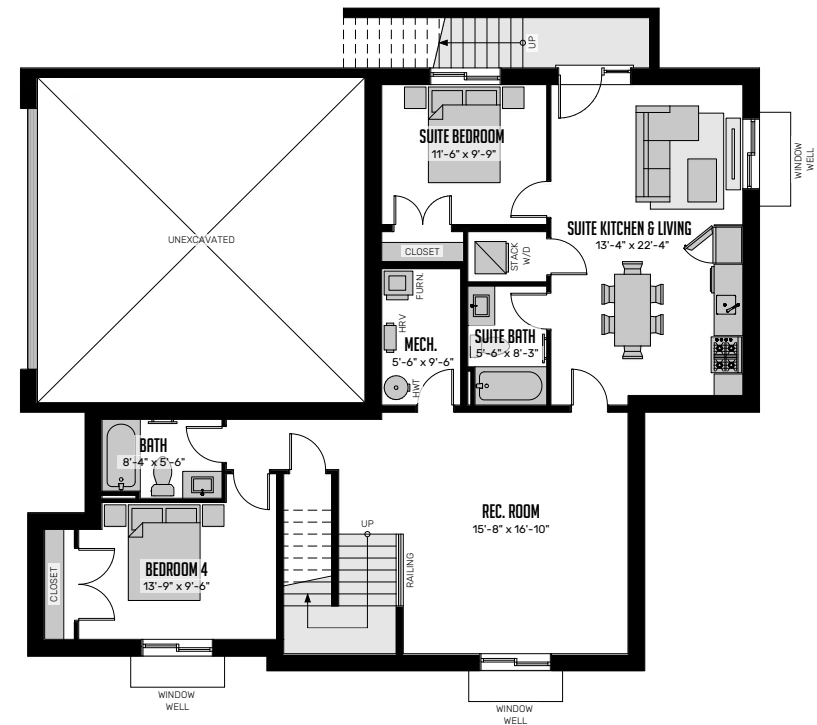
# SINGLE FAMILY LIVING IN THE DESIRABLE LOWER MISSION

## MAIN FLOOR



## LOWER FLOOR

Finished 670 sq.ft.  
Unfinished Suite 586 sq.ft.



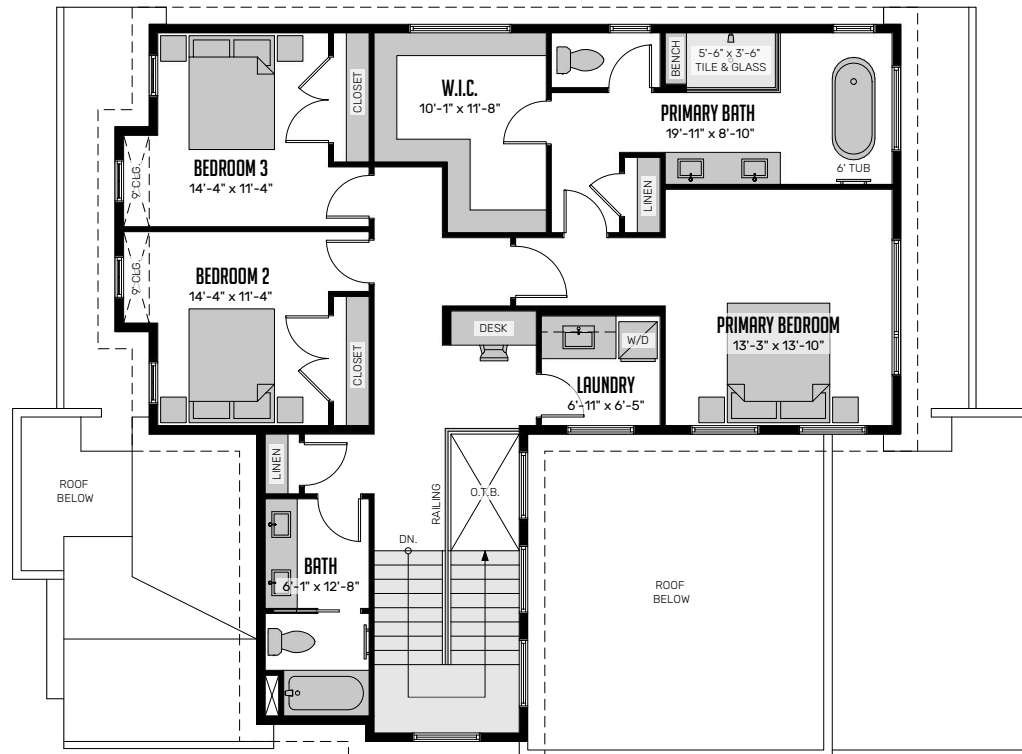
**MAIN FLOOR | 1399 SQ. FT.**

**LOWER FLOOR | 670 SQ. FT.**

In a continuing effort to improve our product offering, we reserve the right to modify or change the floor plan and specification without notice. Floor plans are conceptual marketing drawings only. All dimensions and sizes are approximate. E&OE.

# SINGLE FAMILY LIVING IN THE DESIRABLE LOWER MISSION

## UPPER LEVEL



**UPPER LEVEL | 1328 SQ. FT.    TOTAL | 3397 SQ. FT.**

In a continuing effort to improve our product offering, we reserve the right to modify or change the floor plan and specification without notice. Floor plans are conceptual marketing drawings only. All dimensions and sizes are approximate. E&OE.

# Interior SELECTIONS

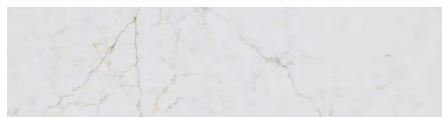
Main Laminate Flooring



Main Carpet



Stone Surface Countertops



Kitchen & Powder Quartz

Tile Flooring

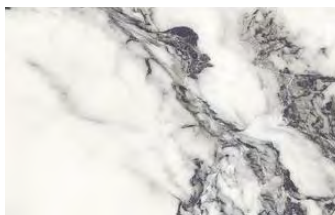


Primary Ensuite



Lower & Upper Bath

Primary Shower Walls  
and Niche Shelves



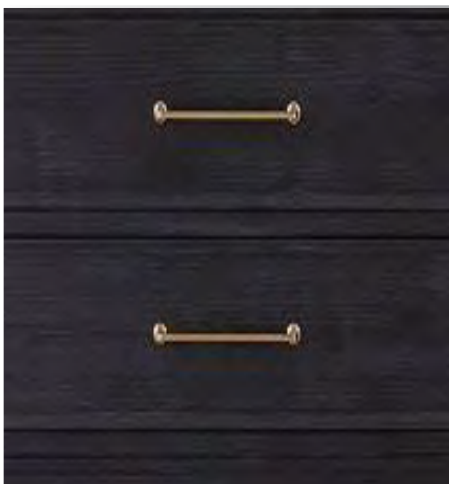
Kitchen Splash

# Interior SELECTIONS

Ensuite Cabinetry



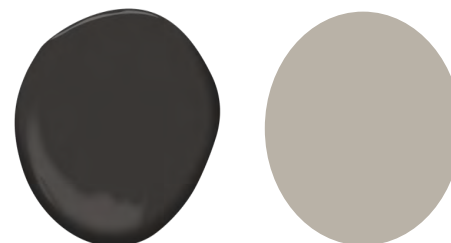
Powder Room Cabinetry



Main Wall Colour:  
Vanilla Milkshake



Accent Colour:  
Black Beauty & Repose Grey





# Interior SELECTIONS

## PLUMBING



Upper Floor Bath



Ensuite



Kitchen

## LIGHTING



Entry



Dining



Kitchen

# Exterior SELECTIONS

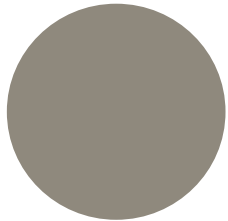
Metal Roof details, gutters and downspouts  
Iron Ore



Cambridge Shingle Roof  
Harvard Gray



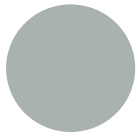
Fascia  
Nothern Cliffs



Garage Door  
Felted Wool



Front Door  
Boothbay Gray



Stucco  
White Dove



Windows  
Black Exterior  
White Interior





*Call for additional details*

**250-764-6859**

[Info@alignwesthomes.com](mailto:Info@alignwesthomes.com)

In a continuing effort to improve our product offering, we reserve the right to modify or change the floor plan and specification without notice. E&OE.