

Shorerise

LUXURY LAKEVIEW VILLAS





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Set high above the horizon, the Shorerise Luxury Villas offer an elevated way of life.

Crafted by Dilworth Homes, these residences offer unobstructed views of the mountains, valley and lake below, with an upscale fit & finish, and the lure of true lakeview lifestyle.



KEY FEATURES

- › Freehold ownership (no strata fees)
- › Main level living from the front door
- › Designer-inspired colour schemes & options
- › Double car garage
- › Future Neighbourhood Village
- › Nearby Westside Wine Trail
- › Unobstructed lake views

DOWNTOWN KELOWNA

18 Minutes

UBCO

34 Minutes

YLW INTERNATIONAL AIRPORT

38 Minutes

BIG WHITE MOUNTAIN RESORT

1 Hour 9 Minutes

APEX MOUNTAIN SKI RESORT

1 Hour 20 Minutes

US BORDER

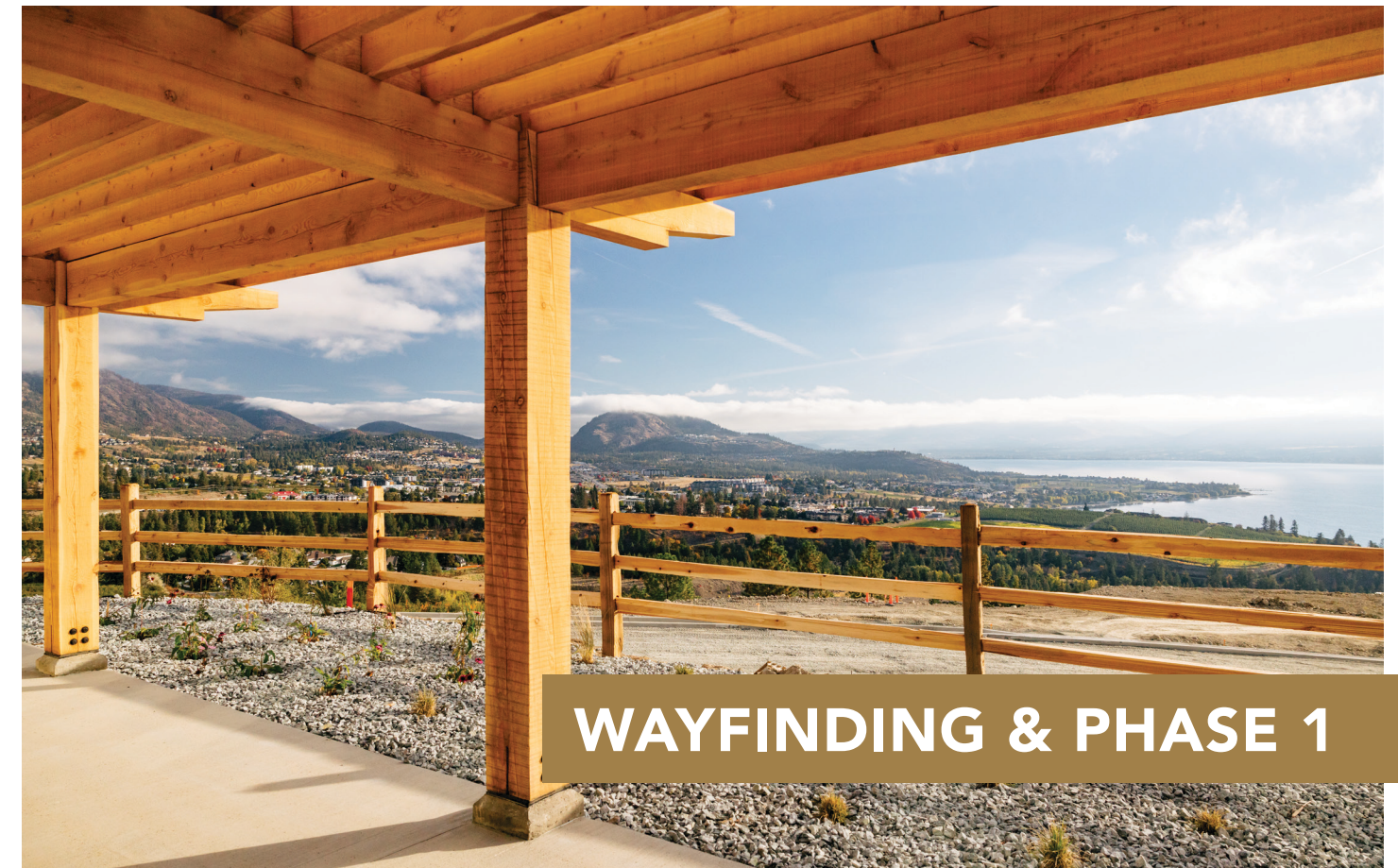
1 Hour 30 Minutes

VANCOUVER

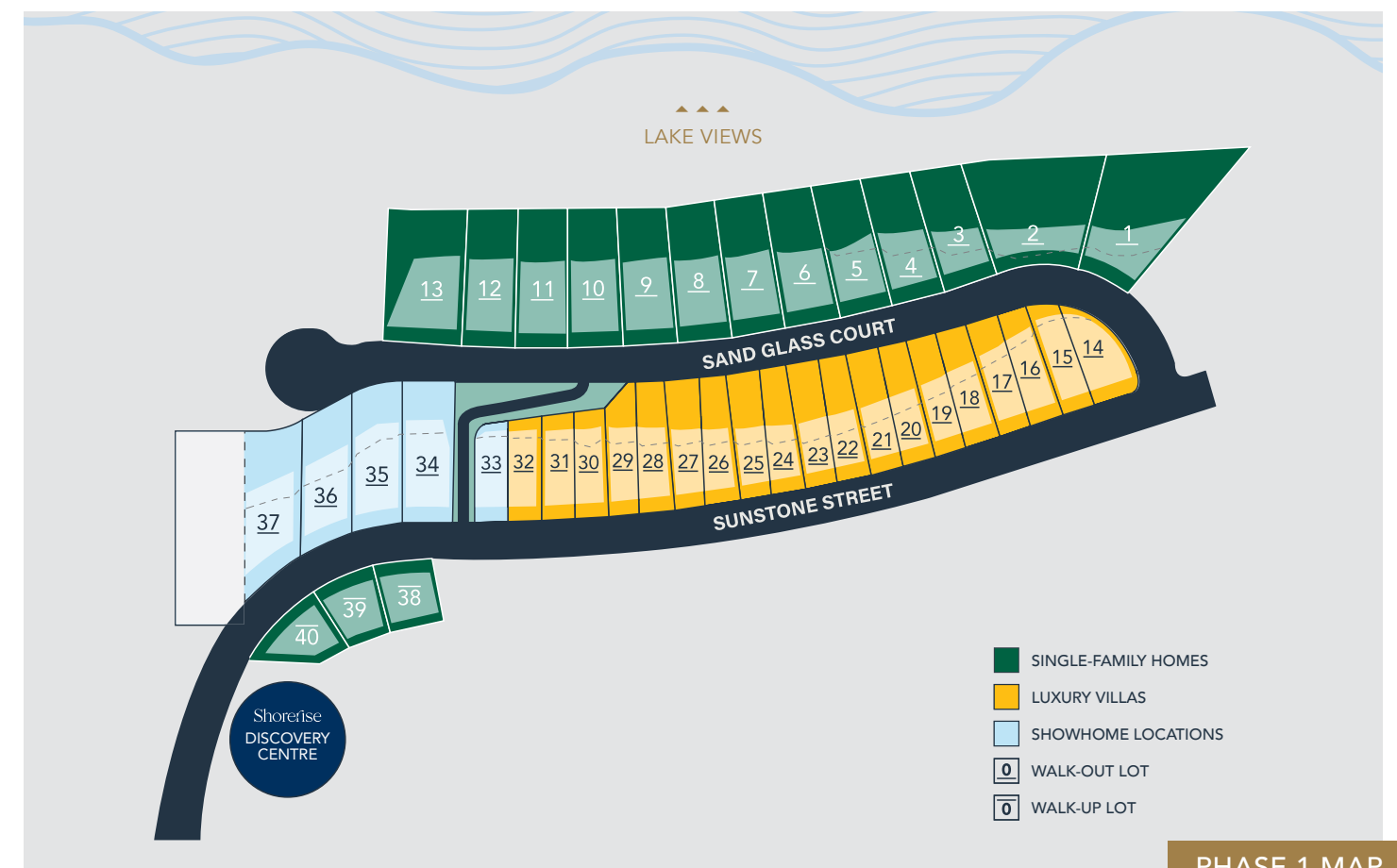
3 Hours 35 Minutes



WAYFINDING MAP



WAYFINDING & PHASE 1



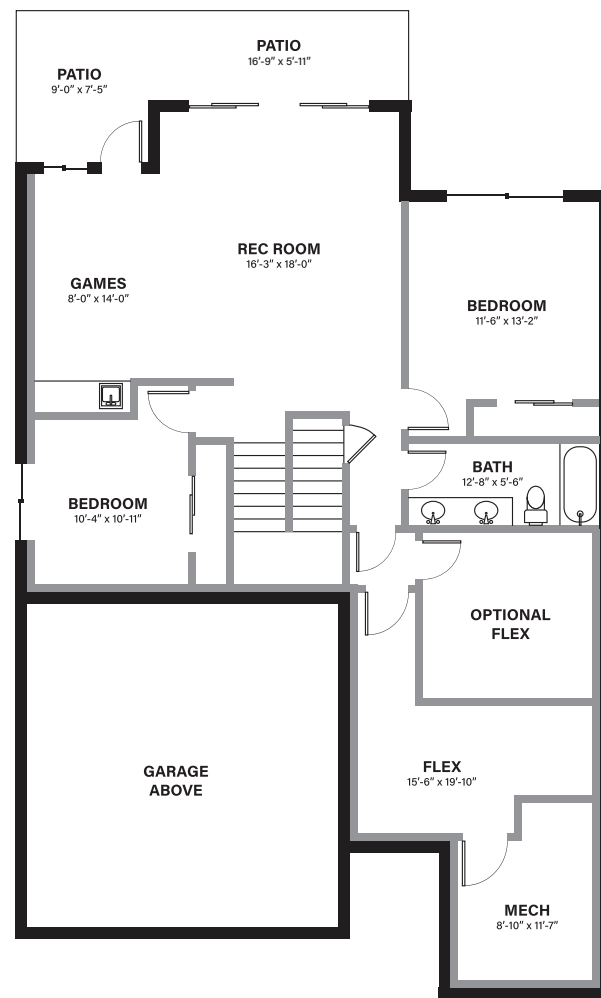
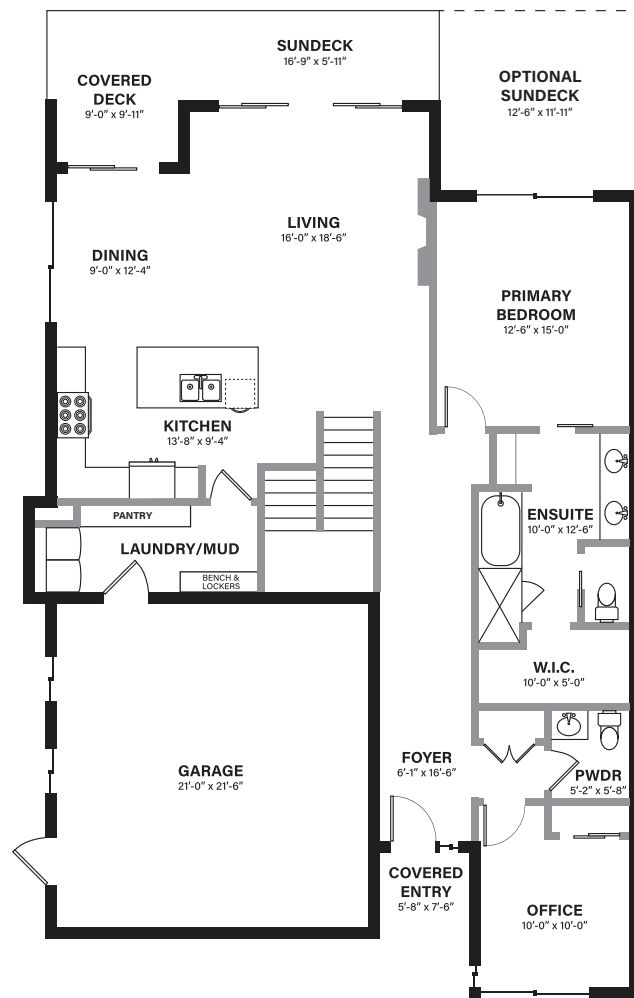
PHASE 1 MAP

VILLA 1 | FLOOR PLAN A



MAIN LEVEL

WALK-OUT LEVEL



3 BEDROOM + DEN + FLEX | 2.5 BATHROOM

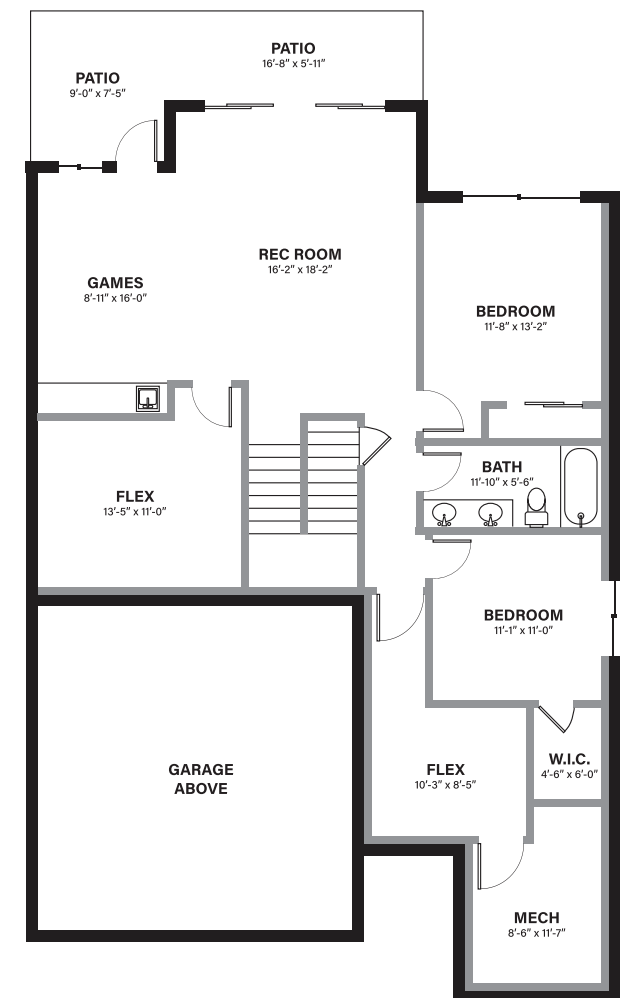
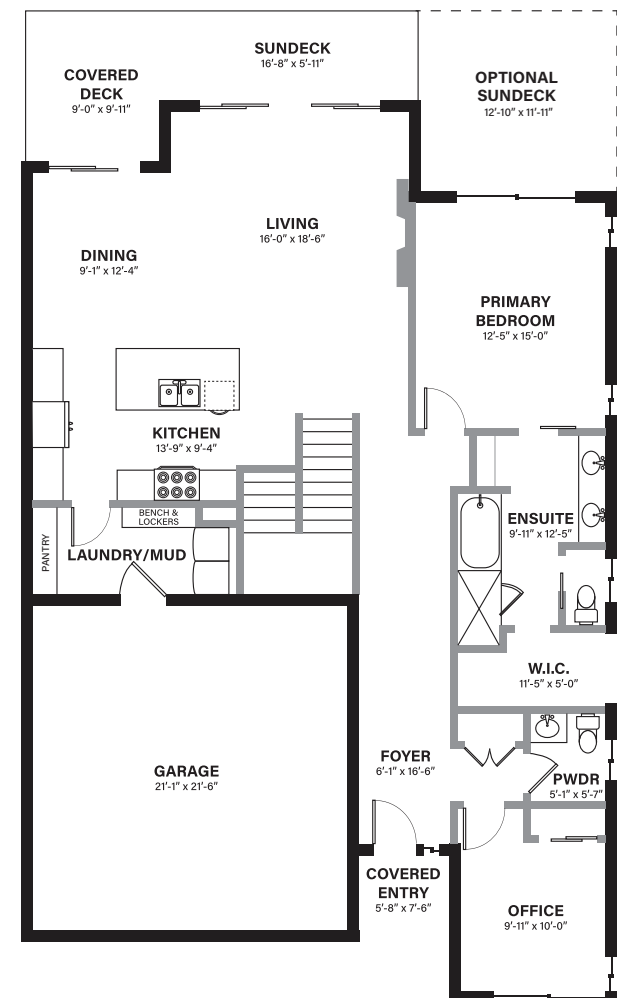
TOTAL LIVING SPACE | 2928 SQ. FT.

VILLA 1 | FLOOR PLAN B



MAIN LEVEL

WALK-OUT LEVEL



3 BEDROOM + DEN + FLEX | 2.5 BATHROOM

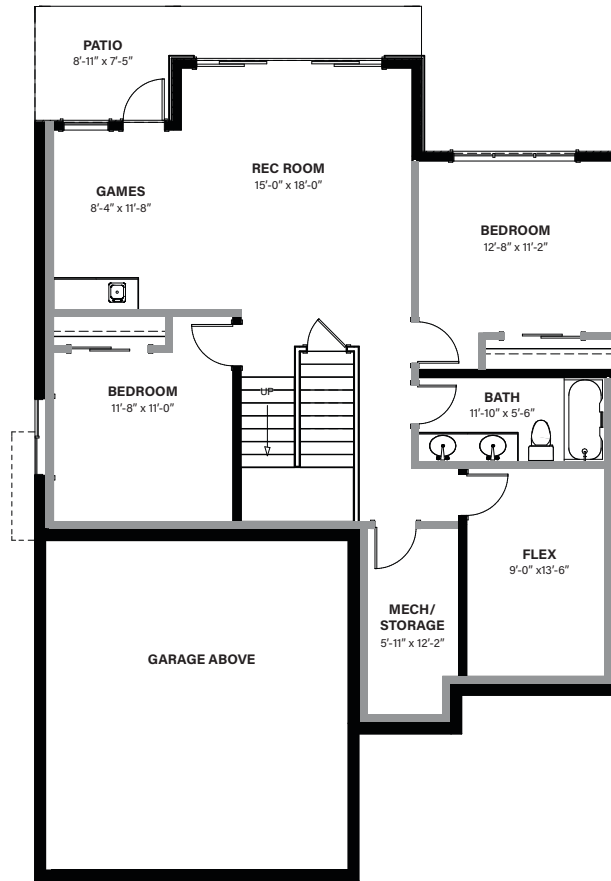
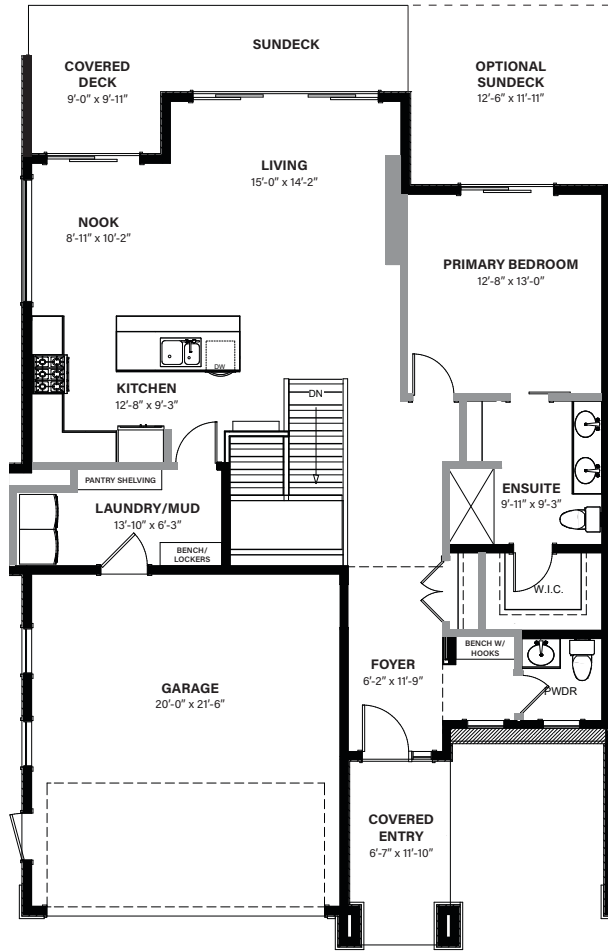
TOTAL LIVING SPACE | 2925 SQ. FT.

VILLA 2 | FLOOR PLAN A



MAIN LEVEL

WALK-OUT LEVEL



3 BEDROOM + FLEX | 2.5 BATHROOM

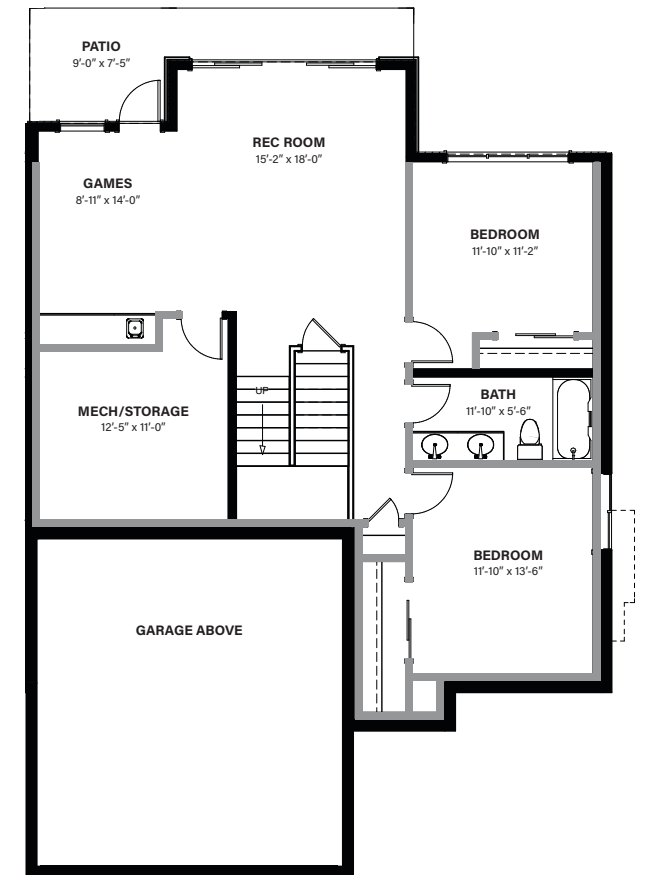
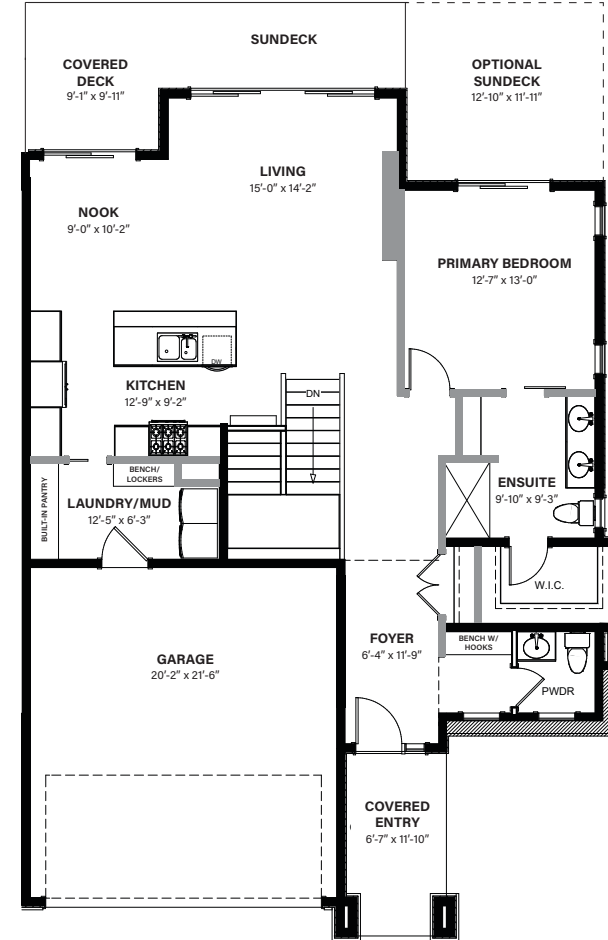
TOTAL LIVING SPACE | 2333 SQ. FT.

VILLA 2 | FLOOR PLAN B



MAIN LEVEL

WALK-OUT LEVEL



3 BEDROOM | 2.5 BATHROOM

TOTAL LIVING SPACE | 2261 SQ. FT.

INTERIOR FINISHING

- › 9' & 10' ceilings on main & 9' ceiling on lower floor
- › 3 1/2" door & window casings
- › 5 1/4" baseboards
- › Square drywall corners
- › Textured drywall ceilings
- › Decora Style light switches and receptacles
- › Tiled ensuite bathroom floor with thermostat heat control
- › Tiled walls at ensuite shower to ceiling
- › Luxury Vinyl floors in living room, dining, kitchen, powder, entry, laundry and lower level common areas
- › Carpet in bedrooms and on stairs
- › Stain grade maple stair railings and handrails, 1/2" round metal spindles in stair rail
- › Shaker or flat panel cabinets in kitchen, bathrooms and laundry (refer to architectural scheme)
- › Quartz countertops in kitchen, ensuite, powder room and lower bath
- › Laminate countertops in laundry
- › Soft close doors & drawers
- › Finished basement
- › Chrome, black or brushed nickel lighting package

EXTERIOR FINISHING

- › Covered entry and rear deck
- › Exposed concrete front walkway and driveways
- › Broom finished concrete at rear patio
- › Vinyl decking with glass panel railing to deck
- › White vinyl windows with low-e glass & argon gas filled sealed units
- › Metal clad wood terrace style entry door with glass inserts
- › Fibre cement panel exterior with stone and siding accents
- › Separate circuit for Christmas light receptacle in soffit
- › Wi-Fi enabled front lights
- › IKO Dynasty fiberglass laminate shingles with IKO StormShield underlay

PLUMBING

- › Flush panel overhead garage door with side mount opener and 2 remotes
- › Chrome, brushed nickel, or black plumbing package
- › Maax or Hytec tub/showers (where noted on plan)
- › Acrylic shower base to ensuite
- › Comfort height toilets
- › Kohler Caxton undermount vanity sinks
- › Double bowl kitchen sink and faucet

GENERAL

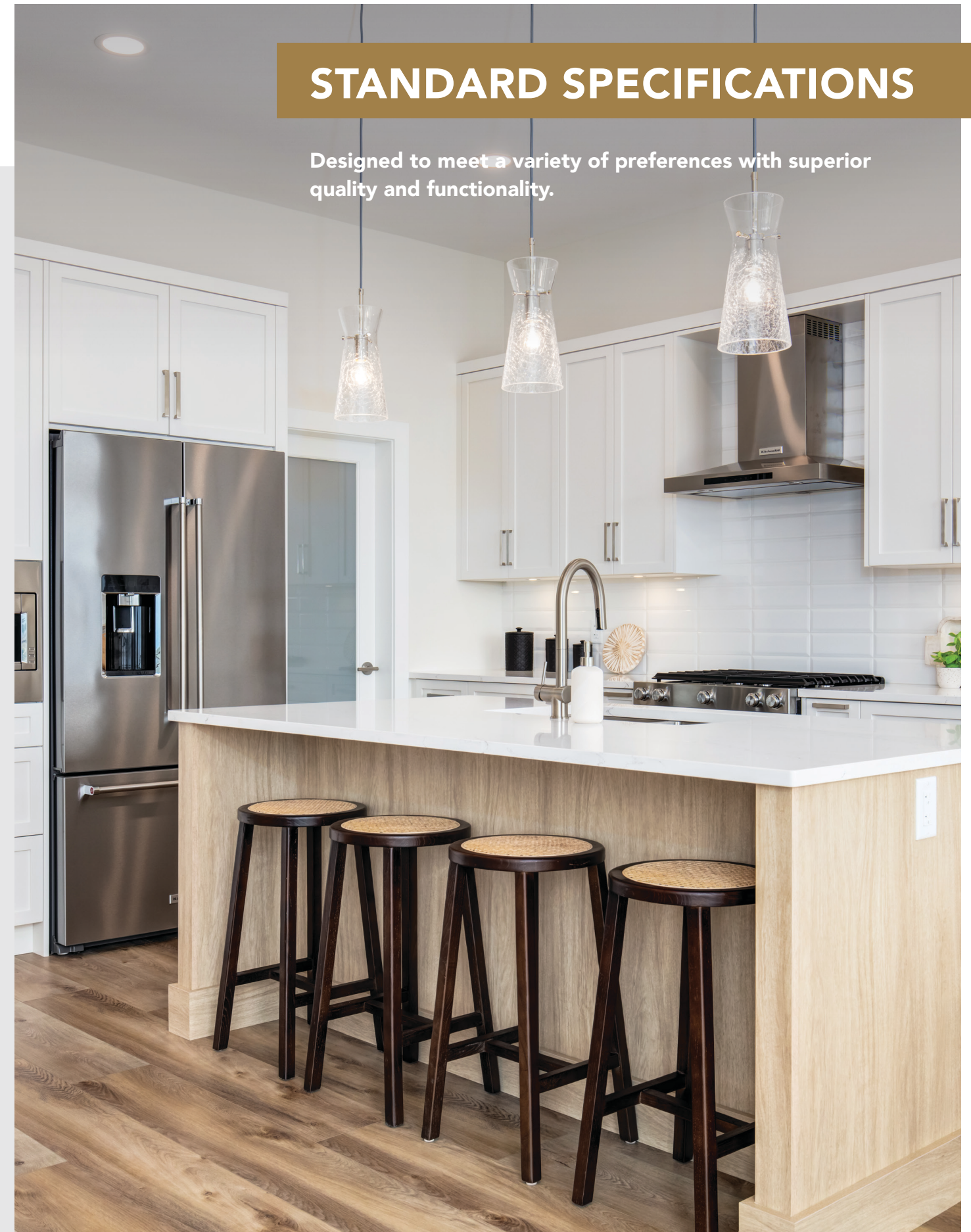
- › 2 exterior hose bibs
- › Waterline to refrigerator
- › Wet bar rough-in
- › R24 insulated exterior walls
- › R20 insulated foundation frost wall

MECHANICAL / ELECTRICAL

- › Drywalled and insulated garage with R20 insulation
- › R50 insulation in ceiling (R40 where vaulted)
- › High efficiency (96%) modulating gas furnace
- › Heat recovery ventilation system
- › Heatpump
- › Bypass style humidifier
- › Wi-Fi programmable thermostat
- › Navien high efficiency tankless water heater
- › 200 amp electrical service
- › Central Vacuum rough-in complete with vacuum pan in kitchen
- › Gas line rough-in for kitchen range and BBQ
- › Rave 42 direct vent gas fireplace
- › Security system rough-in
- › EV charger rough-in
- › Toe kick LED lighting to vanities

STANDARD SPECIFICATIONS

Designed to meet a variety of preferences with superior quality and functionality.





DESIGN OPTIONS

Designer-inspired schemes, lighting and fixtures to capture your design sense and personalize your home, your way.

DESIGNER-INSPIRED SCHEMES



LIGHT COLOUR SCHEME

A Breezy, Beachy Fusion
of warm whites, woods
and sand tones



GREY COLOUR SCHEME

A Sophisticated Pairing
of warm greys and upscale
neutral tones



BOLD COLOUR SCHEME

An Upscale Collection
of warm woods, soft grey
and dramatic charcoal



INTREPID COLOUR SCHEME

A Refined Selection
of driftwood, soft grey
and smoky blue tones

LIGHTING AND FIXTURES



MATTE BLACK PACKAGE



BRUSHED NICKEL PACKAGE



CHROME PACKAGE



GOLD PACKAGE



ITEM	DESCRIPTION	COST	ITEM	DESCRIPTION	COST
Wet Bar (Villa A)	Cabinetry, bar sink, pull down faucet, quartz countertops, tile backsplash, floating shelves & undermount puck lighting.	\$11,000	Dual Gas BBQ	Upgrade from single gas connecton to dual connecton on the upper deck.	\$180
Wet Bar (Villa B)	Cabinetry, bar sink, pull down faucet, quartz countertops, tile backsplash, floating shelves & undermount puck lighting.	\$14,010	Ceiling Fan 01	Upgrade to interior ceiling fan in the great room.	\$880
Wine Display	Slim brick to display wall, cabinet box to match kitchen, liquid systems wine racks & puck lighting.	\$6,610	Ceiling Fan 02	Upgrade to interior ceiling fan in the primary bedroom.	\$880
Waterfall Leg at Island	Quartz Waterfall Leg at Island. (Living room side only).	\$2,230	Outdoor Ceiling Fan	Deck fan and switch on rear upper deck.	\$710
Heated Tile Floor	Upgrade to include heated tile floor in lower bathroom.	\$1,330	Google Nest Doorbell	Upgrade from door chime to a wired Google Nest doorbell.	\$410
Luxury Vinyl Plank 01	Upgrade from carpet to luxury vinyl plank in primary bedroom and WIC.	\$870	Bypass Slider	Upgrade from shower rod to semi-frameless shower kit.	\$1,660
Luxury Vinyl Plank 02	Upgrade from carpet to luxury vinyl plank on stairs.	\$3,560	Glass Panel Railing	Upgrade from square spindles to glass panels with clips.	\$3,750
Luxury Vinyl Plank 03	Upgrade from carpet to luxury vinyl plank in lower level bedroom #2.	\$710	Central Vacuum Finish	Upgrade from rough-in to installed central vacuum package.	\$1,370
Luxury Vinyl Plank 04	Upgrade from carpet to luxury vinyl plank in lower level bedroom #3.	\$540	Epoxy Garage Floor	Moisture resistant epoxy finish on garage floor.	\$3,740
Fireplace 01	Upgrade from drywall to half tile finish.	\$1,730	Appliance Package	Upgrade kitchen to Black Stainless package.	\$1,000
Fireplace 02	Upgrade from drywall to full tile finish.	\$2,740	Beverage Centre	Beverage Centre for Wet Bar.	\$1,590
Fireplace 03	Upgrade from drywall to half stone finish.	\$3,380	Rear Deck Shade (Manual)	Exterior manual retractable screen. (Specify sides to be screened). Subject to estimate.	\$365/lineal ft
Fireplace 04	Upgrade from drywall to full stone finish.	\$5,640	Rear Deck Shade (Motorized)	Exterior motorized retractable screen. (Specify sides to be screened). Subject to estimate.	\$400/lineal ft
Pot Filler	Add pot filler at range.	\$1,340	Finish Flex Room 01 (Villa A)	Frame & finish optional flex room area 11'1" x 11'0".	\$4,380
Workstation Sink	Upgrade kitchen sink to workstation sink.	\$320	Finish Flex Room 02 (Villa A)	Frame & finish optional flex room area 15'6" x 19'10".	\$6,730

ITEM	DESCRIPTION	COST	ITEM	DESCRIPTION	COST
Finish Flex Room 03 (Villa B)	Frame & finish optional flex room area 10'3" x 8'5".	\$3,080	Extended Sundeck	An extended sundeck off of the primary bedroom.	\$17,200
Finish Flex Room 04 (Villa B)	Frame & finish optional flex room area 13'5" x 11'0".	\$4,340			



ADDITIONAL UPGRADES

Shorerise

Shorerise is a master-planned, mixed-use community that rests on the hillside of West Kelowna's landmark, Goats Peak Mountain and Gellatly areas. Designed with diversity and multi-generational connections in mind, it currently offers single family lots and luxury villa homes, with multi-family homes and a walkable village centre coming in future phases.



BOOK A TOUR TODAY

shorerise.ca



In a continuing effort to improve our product, Dilworth Homes reserves the right to modify or change our specifications and pricing without notice. E&OE.