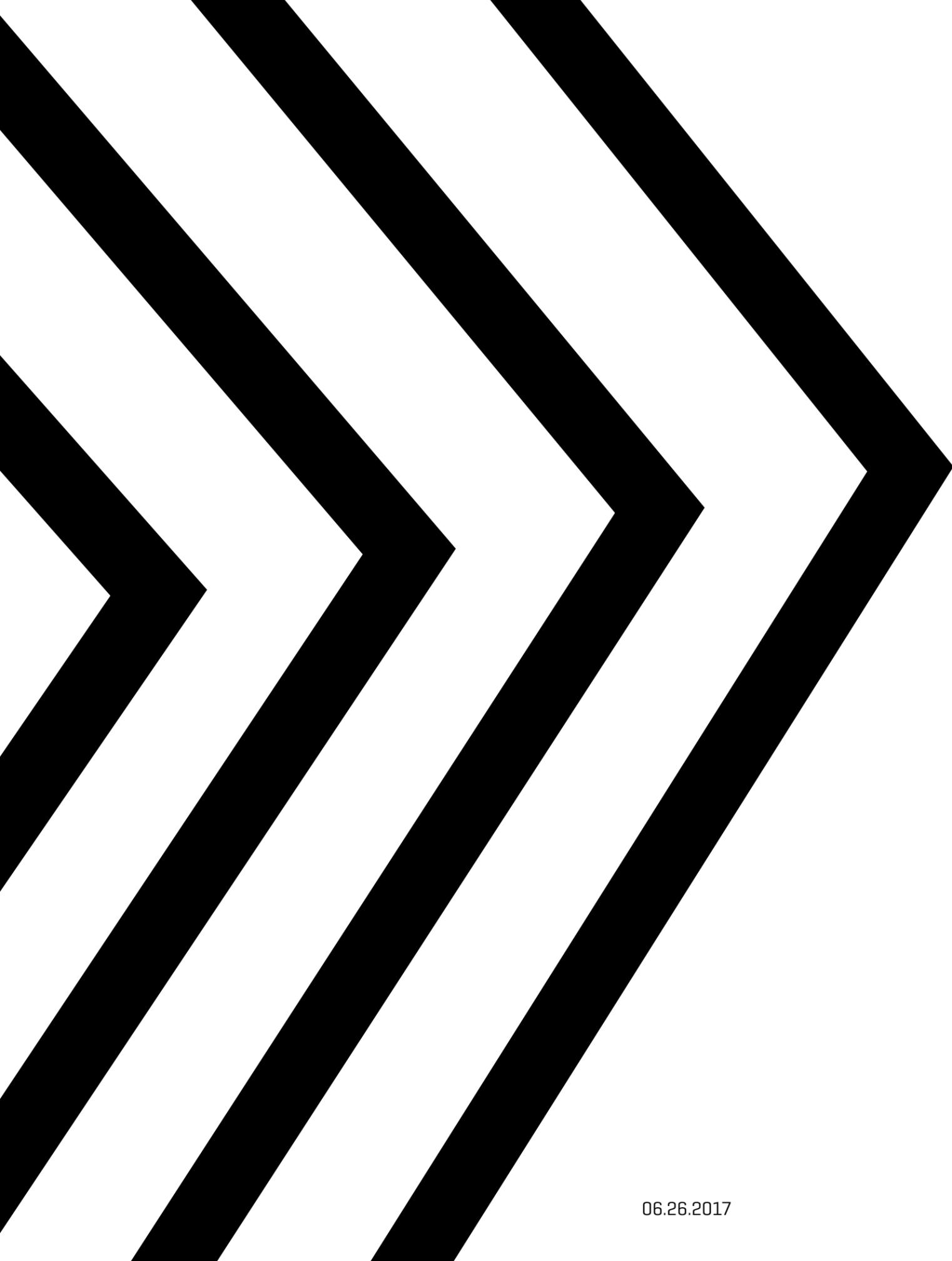
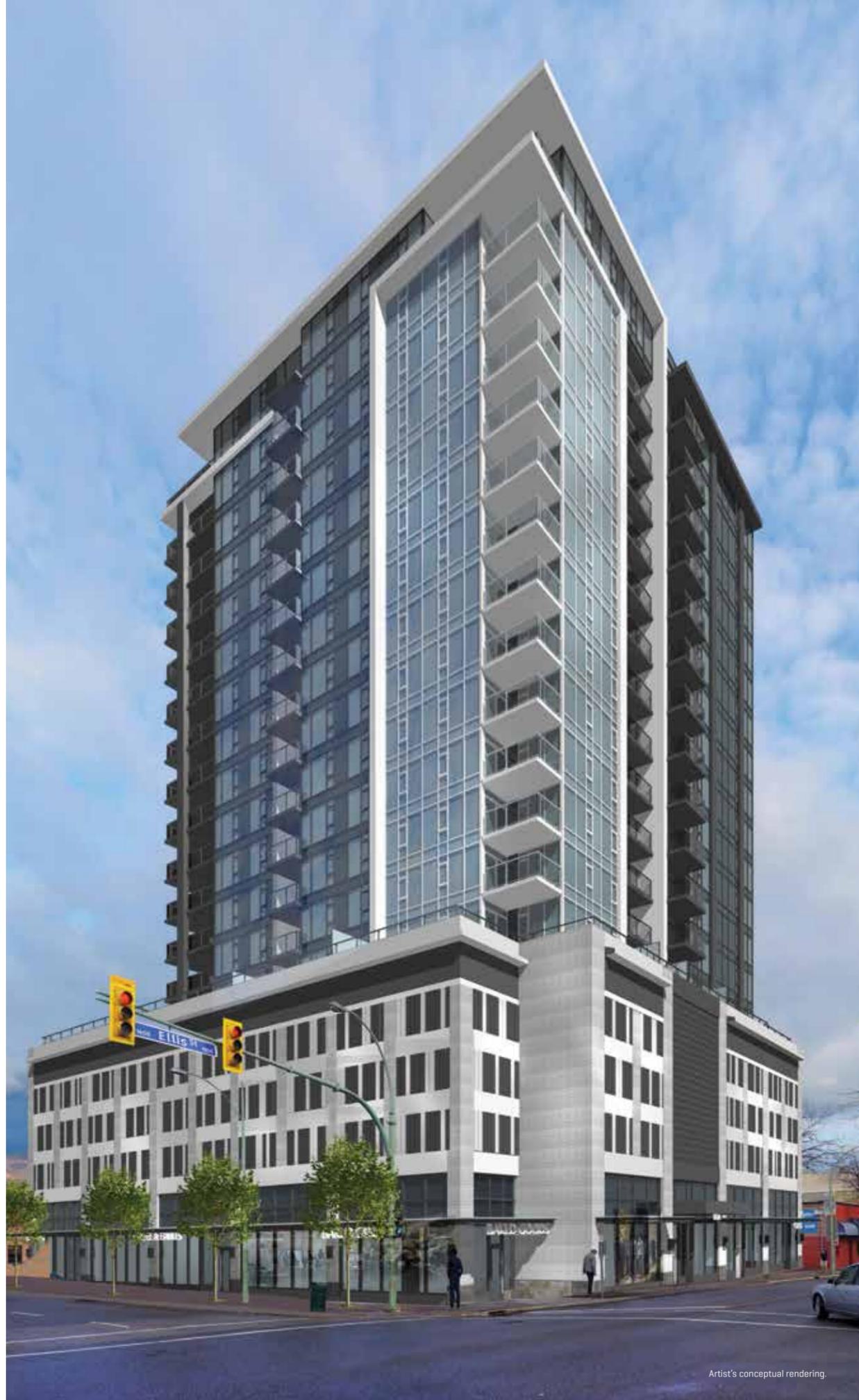


VIP PREVIEW PACKAGE





06.26.2017



The Future of Urban Living

Contemporary concrete condominiums by Mission Group redefine urban living in downtown Kelowna, enhancing the way we interact with both our neighbourhood and our city. Exciting changes are afoot in this city by the lake, where urban opportunity comes wrapped in all the Okanagan has to offer.

Located in Kelowna's engaging Bernard District, ELLA's thoughtfully planned, beautifully designed homes range from studios to generously proportioned two bedrooms plus den, putting you in the heart of the action and just steps from the shores of Okanagan Lake.

THIS IS A NEW KELOWNA. WELCOME TO IT.

06.26.2017

The 10 Best Things about ELLA

- 1. HIGH-QUALITY, CONCRETE CONSTRUCTION**
offers superior quality, durability, and privacy.
- 2. LEED® CERTIFIED**
green building standard increases environmental responsibility and decreases your operating expenses.
- 3. WIRED FOR THE FUTURE**
with convenient technology for today.
- 4. ENDLESS CITY, LAKE AND MOUNTAIN VIEWS**
from elegant garden terraces and each spacious deck.
- 5. A LIFE BY THE LAKE**
where time stands still, boats drift by, and a gentle breeze beckons you to the water's edge.
- 6. URBAN LIVING AT ITS BEST**
with trend-setting local cuisine, creative social houses, boutiques, art galleries and more.
- 7. WALKSCORE® OF 97**
means your neighbourhood is walkable to all the places you need.
- 8. CONTEMPORARY INTERIORS**
by award-winning i3 Design.
- 9. TIMELESS, LEADING-EDGE ARCHITECTURE**
by world-renowned IBI Group Architects.
- 10. THE CHARM OF KELOWNA LIVING**
where natural beauty meets urban sophistication in this perfectly sized community.

BEST OF THE BEST! KELOWNA IS ALSO...

- **THE BIGGEST TECH CENTRE OUTSIDE A MAJOR CITY.** Hundreds of tech businesses employing thousands of Okanagan residents mean you get all the appeal of Kelowna living, with all the employment opportunity of the big city.
- **HOME TO UBC OKANAGAN.** One of the best universities in North America is at your doorstep.
- **LIKE BEING ON VACATION EVERY DAY.** With multiple ski resorts, over 200 wineries, a dozen lakes, boating, beaches, microbreweries, fine dining and more, your home is most people's dream vacation.



Features

CONCRETE HIGH-RISE LIVING

- Stunning 20-storey glass and concrete boutique high-rise of only 116 exclusive homes, perfectly located in downtown Kelowna's engaging Bernard District
- Timeless, contemporary architecture by award-winning IBI Group Architects
- Beautifully designed modern interiors from i3 Design Group
- Carefully considered floor plans to maximize livability and scenic Okanagan lake and mountain views
- Relax, socialize, and live well in a studio, one bed and den, two bed, or two bed and den homes
- Thoughtfully designed floor plans range from 311 to 1,377 square feet; penthouses range from 1,115 to 2,150 square feet
- High-quality, concrete construction offers superior durability, solid floors and ceilings, and whisper-quiet living
- High-performance, acoustically engineered window wall system reduces noise transfer while increasing UV protection and insulation
- Dual high-speed elevators for added convenience
- Energy efficient, sustainable and livable design targeting LEED® certification
- Boasting a WalkScore® of 97, owners will experience a truly walkable community
- Vibrant retail spaces and welcoming entry lobby create a strong sense of community at street level
- State-of-the-art entry and egress protection for vehicles and pedestrian traffic

DRAFT

This is not an offering for sale. Any such offering can only be made after filing a disclosure statement. The builder reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Square footage and room sizes are approximate and actual square footage may vary slightly E.G.O.E.

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AMENITIES

- Re-imagined lobby serves as ELLA's exclusive private club area, where you are invited to relax, socialize or meet friends in this thoughtfully furnished space, perfect for hosting everything from meetings to cocktail parties, special events to guest speakers
- Onsite Community Director to oversee building maintenance, community safety and homeowner enjoyment
- Pet wash area
- Bicycle wash and maintenance room
- Resident bike storage with bike parking at the head of parking stalls or in common bike room
- Furnished guest suite for overnight visitors
- Electric vehicle charging stations for exclusive use by ELLA residents and guests
- Gated and secured visitor parking, with second gate for residents

SIGNATURE LIVING

- Award-winning interior design by i3 Design Group offers your choice of two colour palettes, integrating the finest finishing materials throughout
- Expansive floor-to-ceiling windows showcase panoramic views from every home
- All homes feature 8'6" ceilings in living areas for an airy feel
- Generous patios and spacious balconies with glass panel railings extend your living space for relaxed outdoor living and private entertaining
- Natural gas outlets for barbeques [except studios with Juliet balconies]
- Contemporary home entrances with polished chrome lever hardware
- Elegant, wide wood, vinyl plank flooring throughout kitchen and living areas, plus secondary bathroom, powder room and laundry centre
- Quiet, cozy, cut and loop pile nylon carpeting in bedrooms and walk-in closets
- 5 ½ inch baseboards throughout
- Ultra-fast connectivity with pre-wiring for TELUS Fibre Optik Internet and TV

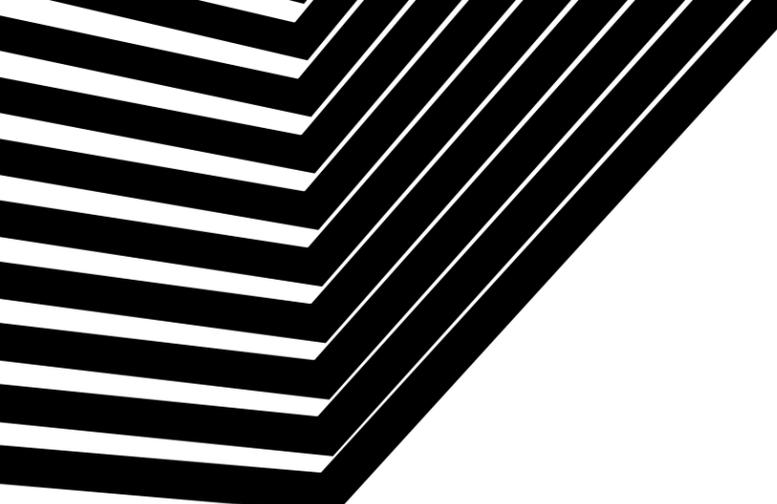
SPA-INSPIRED BATHS

- European-style cabinetry with soft-close hinges, designer pulls and convenient under-counter drawers
- Quartz countertops with undermount sinks and sleek polished chrome single-lever faucets
- Luxurious large-format porcelain tiles cover floors, vanity walls and spa-like showers
- Master ensuite mirrors include integrated medicine cabinets for convenient extra storage
- 10mm custom frameless glass shower doors
- Dual-flush, concealed trapway, comfort height, elongated toilets

CONTEMPORARY EUROPEAN KITCHENS

- Modern two-tone European-style kitchens with integrated appliances
- Cabinets with soft-close hinges on all doors and drawers
- Quartz countertops with matching quartz backsplashes
- Kitchen island features sophisticated quartz countertops with waterfall gable ends
- Double-bowl undermount stainless steel sinks with single-lever pull-down faucets
- Recessed pot lights add ambiance to your kitchen
- Select homes include built-in pantry with adjustable-height shelving
- Plug-in USB outlets in kitchen for convenient charging of your smart phone or electronic device
- Well-appointed kitchen appliances include:
 - » Streamlined, cabinet-integrated refrigerator
 - » Natural gas cooktop or range [home dependent]
 - » Electric wall oven or range [home dependent]
 - » Microwave with stainless steel trim kit [home dependent]
 - » Contemporary, chimney-style hood fan
 - » Streamlined, cabinet-integrated dishwasher

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THOUGHTFUL FEATURES

- Contemporary roller shades maximize natural light in all living areas, while blackout roller shades offer privacy and light control in bedrooms
- Central data media boxes in every home handle all your communication and entertainment needs
- CAT6 outlets in every room provide the bandwidth required for excellent connectivity
- Motion sensors in common area hallways and parkades reduce electrical usage
- Online homeowner manuals provide easy access for years to come

SYSTEMS INFORMATION

- Individually controlled heat pump in every home for personalized heating and cooling using a ducted system
- Integrated heat-recovery ventilation to maximize energy efficiency
- Central hot water system included in strata fee

COMFORTABLE AND SECURE

- FOB access building entries and elevator fob control restricts floor access to residents only
- All stairwells locked except code-required crossover levels
- Fully secured, brightly lit above-ground parkade complete with emergency call buttons for added safety
- Secondary parkade gate to separate commercial and visitor parking from resident parking
- Deadbolt locks on every home
- Enterphone connection to your cell phone for added convenience
- State-of-the-art fire protection with centrally monitored in-suite sprinklers and smoke detectors
- Double-glazed, low-E window wall system optimizes energy performance
- Exterior hose bibs for 6th floor terraces
- Home Warranty Insurance including:
 - » 2 year coverage on material and labour
 - » 5 year coverage on building envelope
 - » 10 year coverage on structural defects
- Customer service team dedicated to making life in your new home worry-free

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Artist's conceptual rendering.



Mission Group is dedicated to providing an outstanding home ownership experience. We know that well-planned, well-built homes in beautiful settings give our homeowners a sense of pride and fulfillment, and a place to create lasting memories of their own.

We endeavour to treat our customers better. Our business is distinguished by the originality and innovation we show in our communities. We don't just build your home, we build your community. From start to finish – planning, design, construction, and customer care – we want to be known for going that extra mile, respecting our customers above all else, and exhibiting excellence at every turn.

BUILDING DIFFERENT. BY DESIGN.

Our Inspired Green® Approach: The homes at ELLA will be Kelowna's first LEED® Certified concrete building, offering the highest environmental standards ever achieved for new condominiums in Kelowna.



IBI GROUP

IBI Group is a globally integrated architecture, planning, engineering, and technology firm. From highrises to industrial buildings, schools to state-of-the-art hospitals, transit stations to highways, airports to toll systems, bike lanes to parks, IBI designs every aspect of a truly integrated city for people to live, work, and play.

IBI Group's collaborative and combined approach focuses not only on creating the best solutions today, but also formulating the right solutions for tomorrow. IBI believes cities must be designed with intelligent systems, sustainable buildings, efficient infrastructure, and a human touch.



i3 DESIGN

i3 Design is a multi-disciplinary design firm offering a full range of services to both single and multi-family home builders. i3 Design's areas of expertise cover the complete range of project needs, from the most preliminary design stages to final completion. With a team of some of the best designers and CAD techs in the industry, i3 Design is a creative inspiration to western Canada's design trends.



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