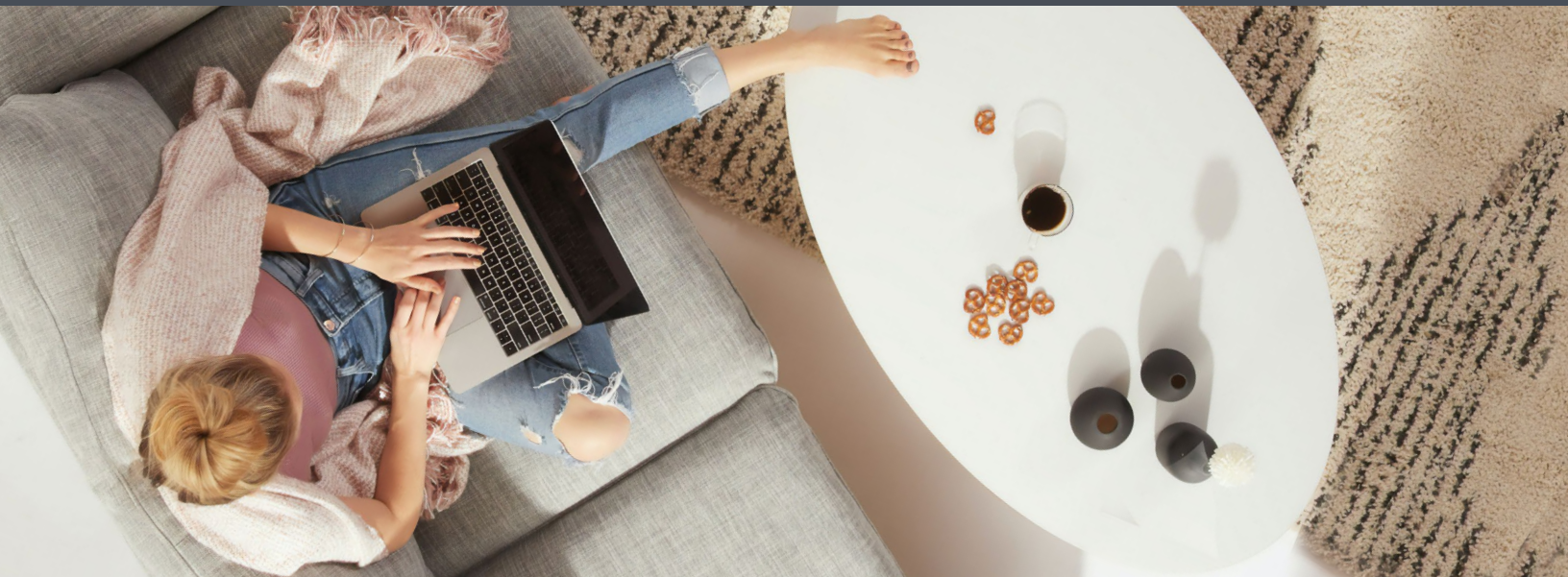


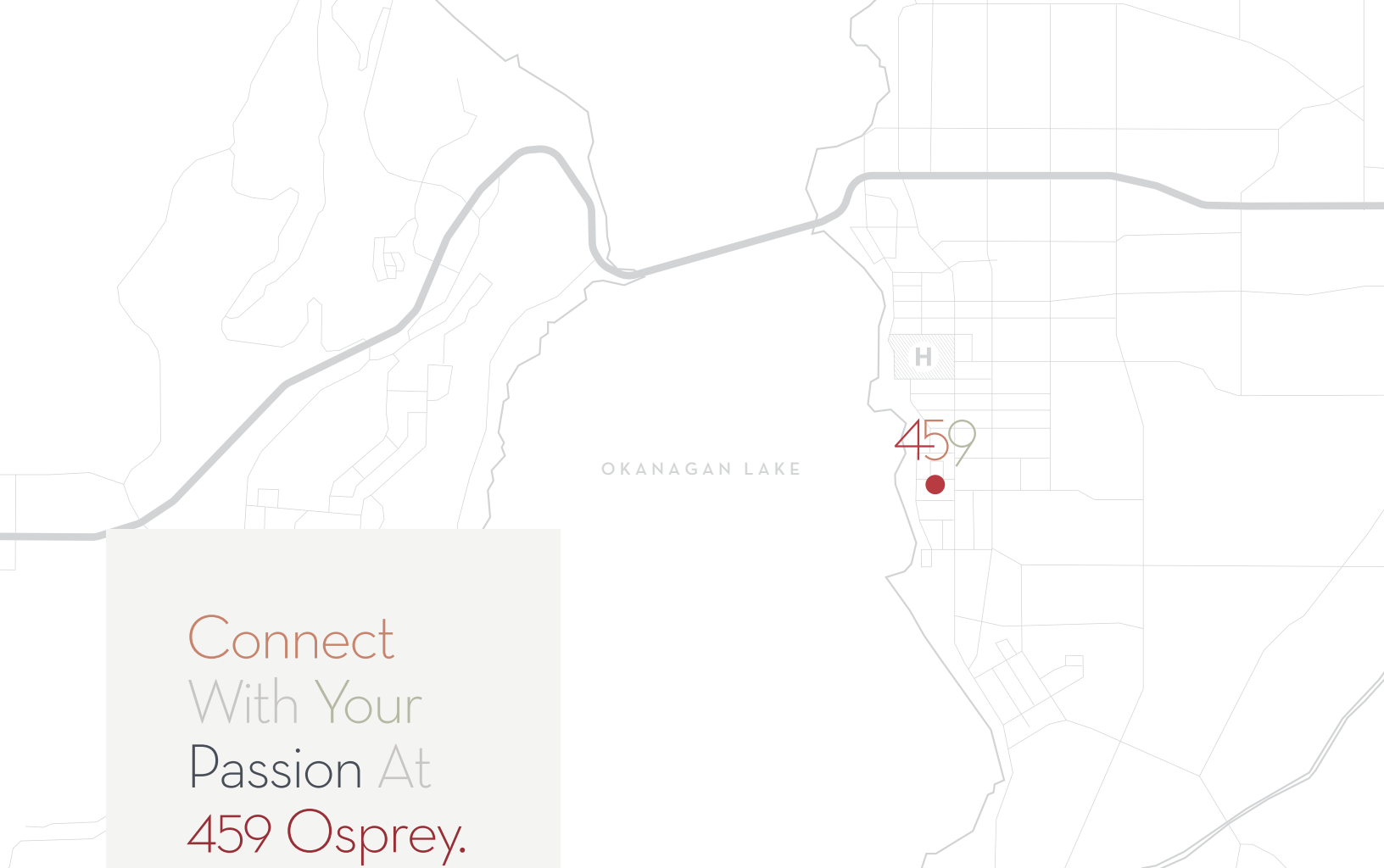


BUYERS GUIDE & FLOORPLANS

459

OSPREY





Connect
With Your
Passion At
459 Osprey.



LIVE, WORK, AND PLAY IN KELOWNA'S ICONIC
PANDOSY NEIGHBOURHOOD.

Boudreau Communities is excited to announce 459 Osprey, a brand new development just a stone's throw away from the picturesque Okanagan Lake, surrounded by breathtaking parks, beaches, and orchards, interconnected by bike and walking paths. Discover our collection of modern and spacious two-bedroom townhomes, one-bed and den, two-bed, and two-bed and den condominiums.



Building Design Features.

ARCHITECTURE & DESIGN

- Timeless architecture designed to make a statement
- Concrete parkade, wood framed construction with cementitious floor layer
- Secure, heated, bright parkade with storage lockers
- A large variety of progressively designed floor plans
- Elegantly appointed hallways with richly finished suite entries
- Centrally located elevator for easy access
- Oversized balconies with natural gas BBQ outlet, hose bib & glass railings designed to maximize privacy and natural light flow into suites
- Oversized windows
- Exceptional landscaping blends seamlessly with the natural setting & community





SUITES

- Spacious 1 Bdrm + Den, 2 Bdrm, 2 Bdrm + Den
- Open concept living designs
- 9' ceiling heights
- Individually controlled heating and air conditioning - Heat Pump
- Suite dedicated fresh air source
- Generous in-suite storage space
- Fiber optic cabling
- 3 designer-inspired colour schemes and styles to choose from with coordinating hardware, lighting, and plumbing fixtures
- Luxury Plank flooring and premium underlay throughout main living space
- Durable nylon carpet and premium underlay in bedrooms
- Clean-lined painted interior doors
- Quality door hardware
- Pot lights combined with pendant, wall sconces, and ceiling light fixtures
- Linear style electric fireplace
- Window Coverings
- Flexible workspace included in floor plans

PARAMOUNT GOLD PACKAGE 4TH FLOOR

- 10 ft ceilings
- 8 ft doors

KITCHENS

- Quality contemporary flat panel or classic recessed panel cabinets with coordinating pulls in a variety of finishes
- Soft-close doors and drawers
- Pots and pans drawers
- Under-cabinet LED lighting
- Maintenance and stain free quartz countertops
- Full height tile backsplash
- Island with extended eating bar
- Coordinating under-mount basin
- Elegant pendant lighting over island



BUILDING DESIGN FEATURES



APPLIANCES

- Luxury appliance package included:
 - Counter-depth fridge
 - Self-cleaning wall oven
 - 30" ceramic induction cooktop
 - Range with microwave hood fan
 - Dishwasher
- Full-size front-loading, stacking washer and dryer



BATHROOMS

- Soaker tub and spacious shower with porcelain tile surround
- Quality contemporary flat panel or classic recessed panel cabinets with coordinating pulls in a variety of finishes
- Maintenance and stain-free quartz countertops
- Coordinating porcelain basins
- Coordinating bathroom accessories
- Heated floor in ensuite

SAFETY & SECURITY

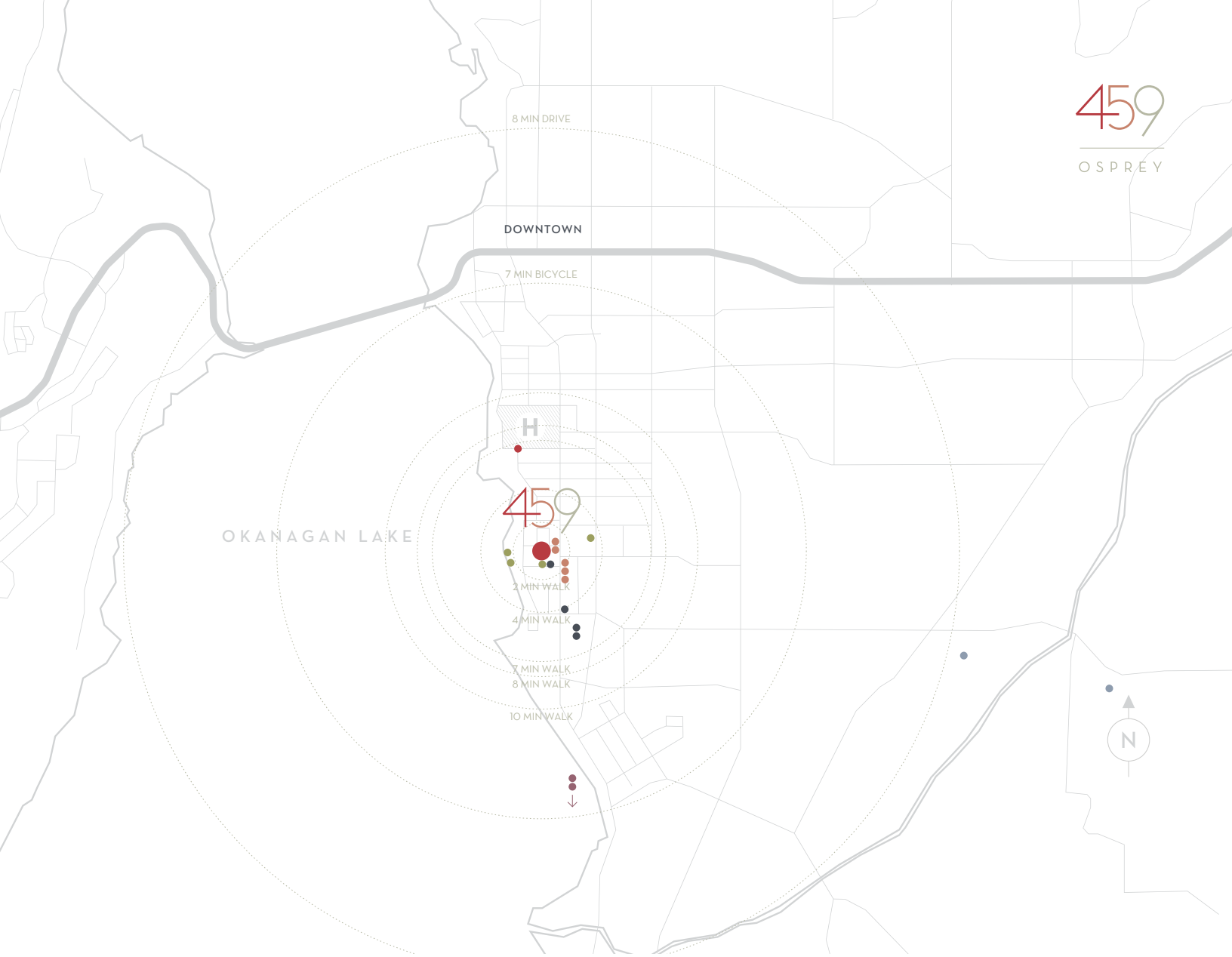
- Fire suppression sprinkler system
- Intelligent fire detection and alarm system
- Keyless lobby and parking garage entry
- Security cameras for increased safety
- Bright exterior lighting

BUILDING AMENITIES

- Community garden boxes
- Dog Run
- Exclusive use of 459 Osprey Kayak and paddle boards
- Parcel Mail Boxes
- Lobby with fireplace & sitting area
- Pet Wash
- Bike Maintenance



SELECT CUSTOMIZATIONS AVAILABLE.



**2 MIN WALK TO
CAFES & RESTAURANTS**

- Mizu Japanese Restaurant
- Original Joe's
- Blenz Coffee
- Bread Co
- Hector's Casa

**4 MIN WALK TO
BEACHES & PARKS**

- Osprey Park
- Abbot Park
- West Ave Beach
- Abbot Park beach

**7 MIN WALK TO
GROCERY STORES**

- Grate Cheesery
- Lakeview Market,
- Urban Fare
- Save on Foods

**12 MIN WALK TO
KELOWNA GENERAL HOSPITAL**

**7 MIN BICYCLE TO
DOWNTOWN KELOWNA**

**8 MIN DRIVE TO
WORLD-CLASS GOLF COURSES**

- Mission Creek Golf Club,
- The Harvest Golf Club

**10 MIN DRIVE TO
RENOWNED WINERIES**

- Summer Hill
- Cedar Creek Wineries

Meet the Developer

LIFE IN BALANCE.

At Boudreau Communities we've been putting our expertise, experience, and love of collaboration into everything we build. It's what we bring to every project we take on; doing much more than develop from a set of plans. Our boutique development company specializes in high quality lifestyle projects, and operates as a single-source provider of design, development and construction management services. Recognized for our commitment to customer and partner collaboration, ability to interpret market demand, high ethical standards and a sharp focus on quality and results, we offer a one-stop approach to the planning, development and construction management of life enhancing community developments and exceptional buildings. Our development focus has been in Alberta, and have expanded to British Columbia.

Richard Rogers said it best, "My passion and great enjoyment for architecture is because I believe we architects can affect the quality of life of people"

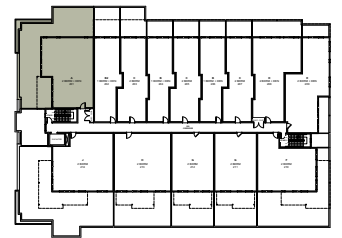
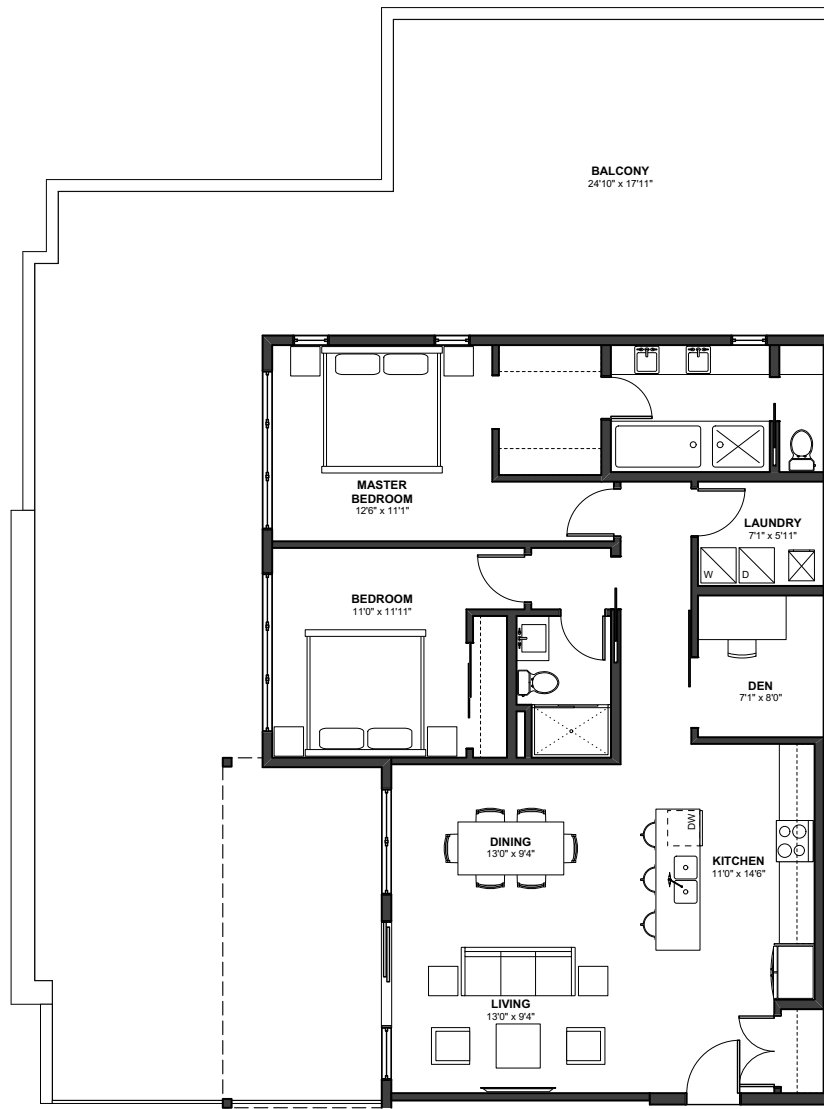
Underlying all of our development decisions are core guiding principles. Before we do anything, we ask; is the product we are offering of high quality with a boutique feel creating a distinctive community. We believe in creating communities where each life is lived to the fullest. It's through our comprehensive commitment to quality; quality people, quality partners, quality locations and quality construction, that we offer a better way to live.

SUITE A

2 BED + 2 BATH + DEN

201

North



SUITE 1276 SQFT. | BALCONY 1308 SQFT.

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Communities Ltd.

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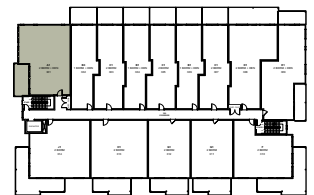
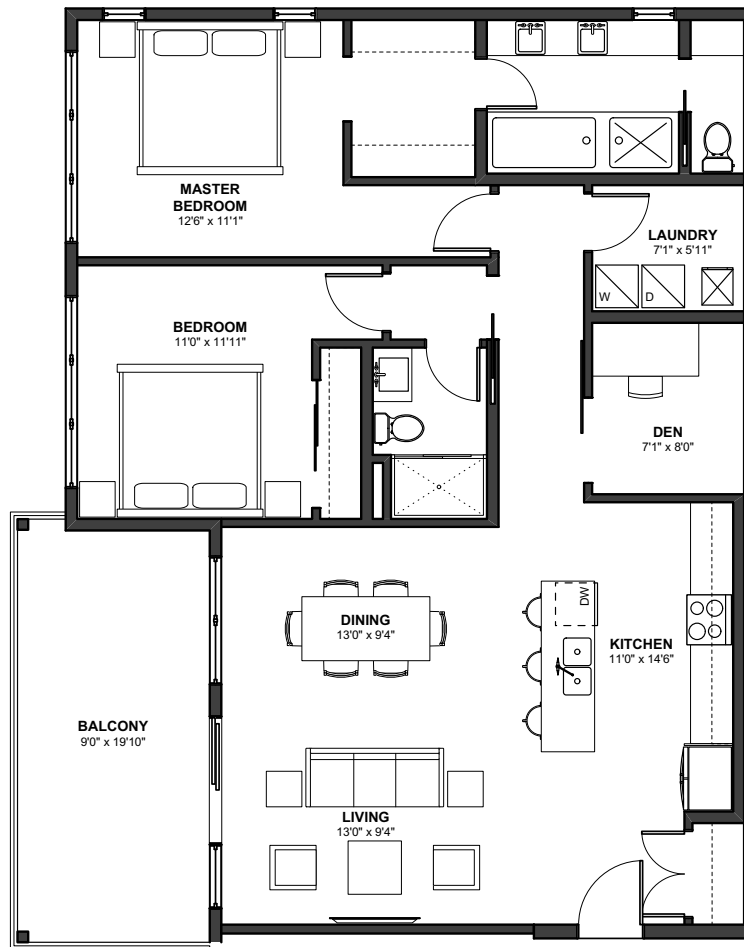
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE A1

2 BED + 2 BATH + DEN

301, 401

North



SUITE 1276 SQFT. | BALCONY 175 SQFT.

CONNECT WITH YOUR PASSION AT **459 OSPREY.**

PROJECT BY  **BOUDREAU**
Communities Ltd.

Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

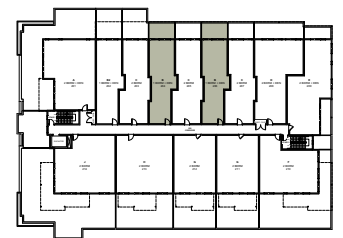
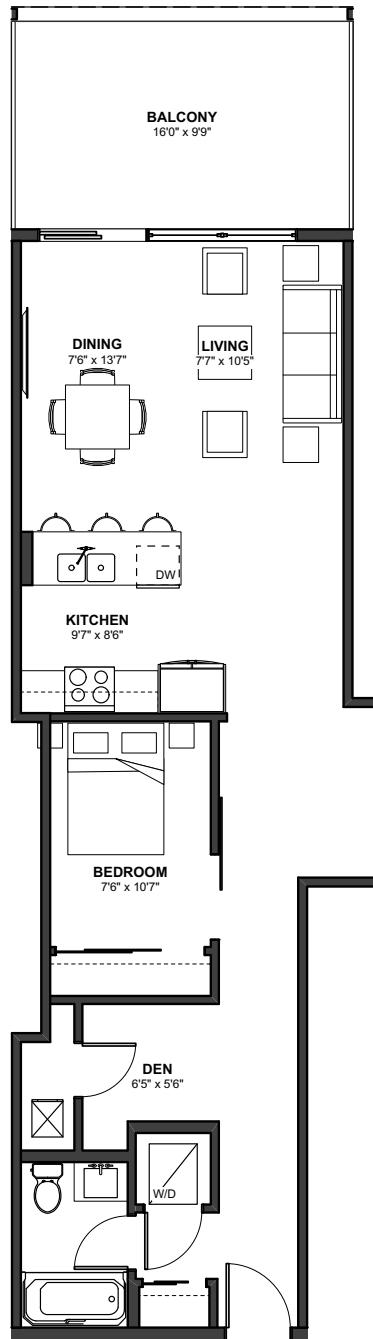
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SUITE B

1 BED + 1 BATH + DEN

204, 206

North



SUITE 777 SQFT. | BALCONY 155 SQFT.

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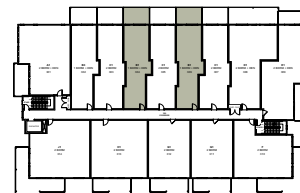
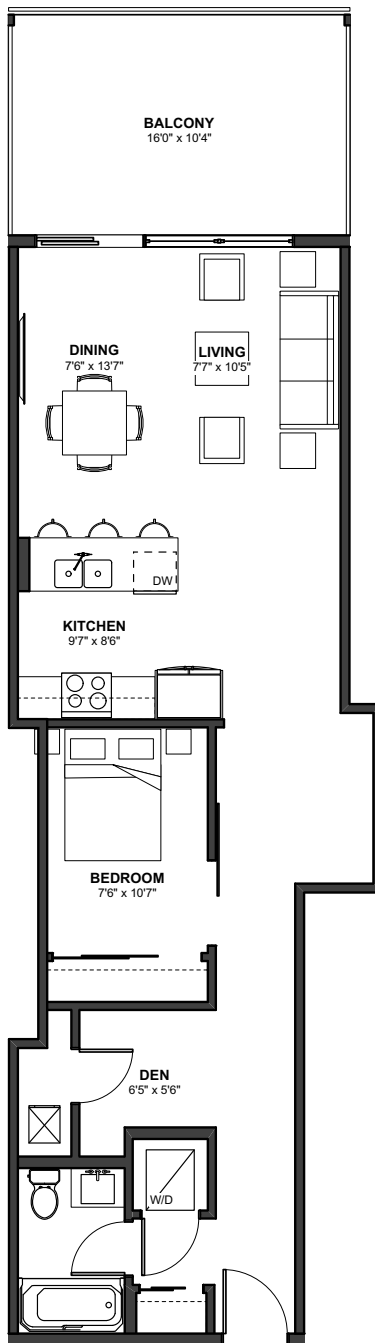
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE B1

1 BED + 1 BATH + DEN

304, 306, 404, 406

North



SUITE 777 SQFT. | BALCONY 167 SQFT.

CONNECT WITH YOUR PASSION AT **459 OSPREY.**

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Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

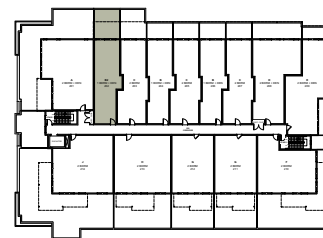
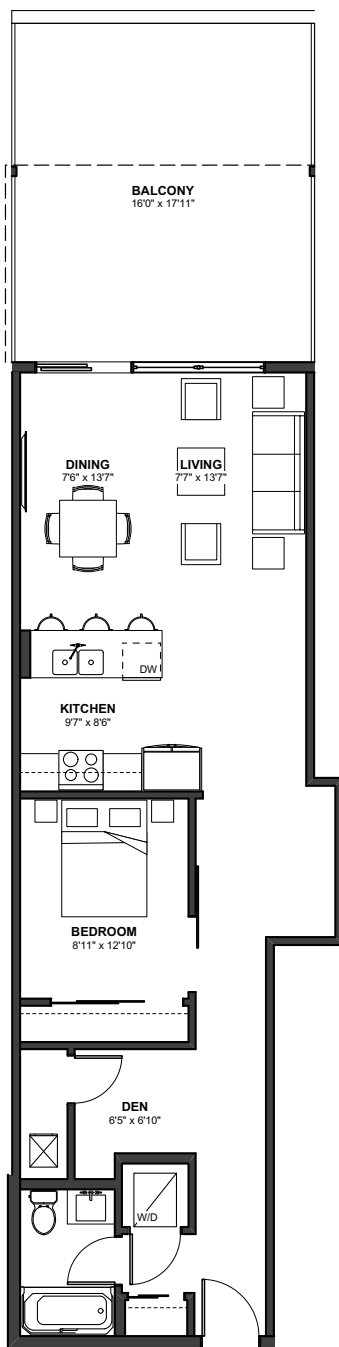
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SUITE B2

1 BED + 1 BATH + DEN

202

North



SUITE 777 SQFT. | BALCONY 267 SQFT.

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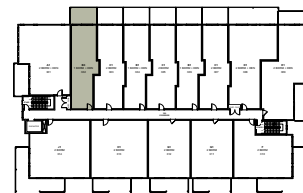
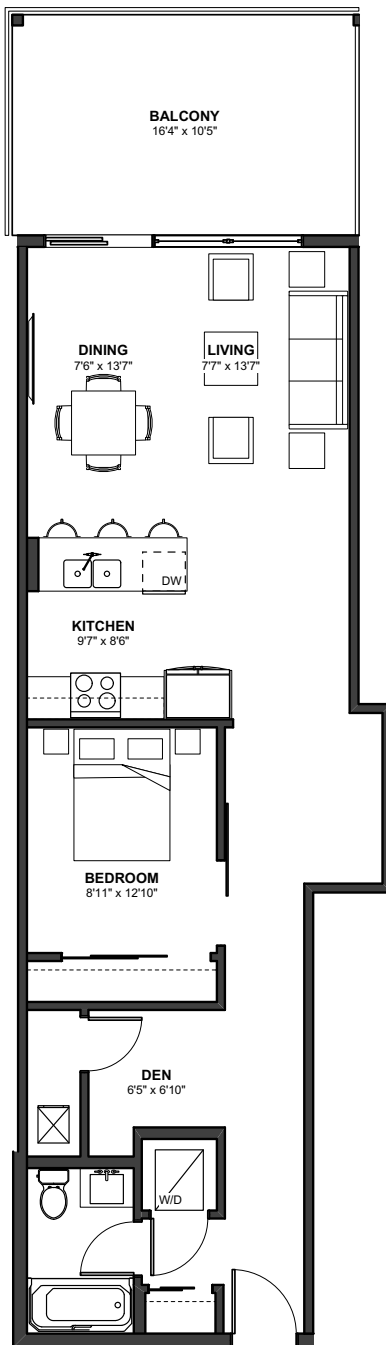
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE B3

1 BED + 1 BATH + DEN

302, 402

North



SUITE 777 SQFT. | BALCONY 170 SQFT.

CONNECT WITH YOUR PASSION AT **459 OSPREY.**

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Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

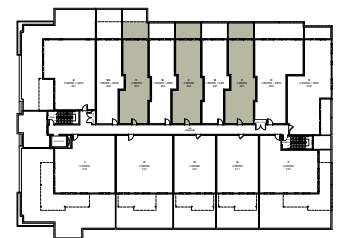
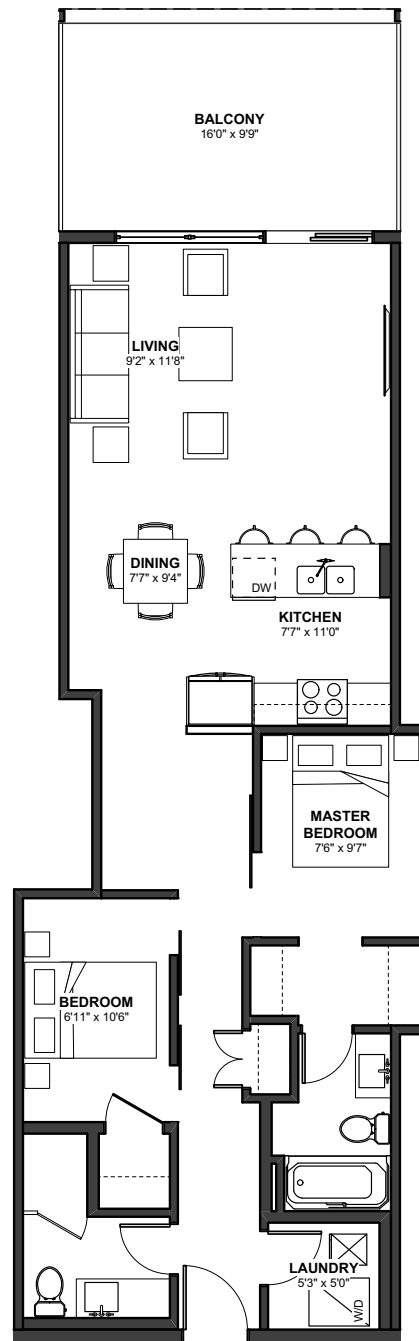
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SUITE C

2 BED + 2 BATH

203, 205, 207

North



SUITE 880 SQFT. | BALCONY 155 SQFT.

CONNECT WITH YOUR PASSION AT 459 OSPREY.

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OSPREY

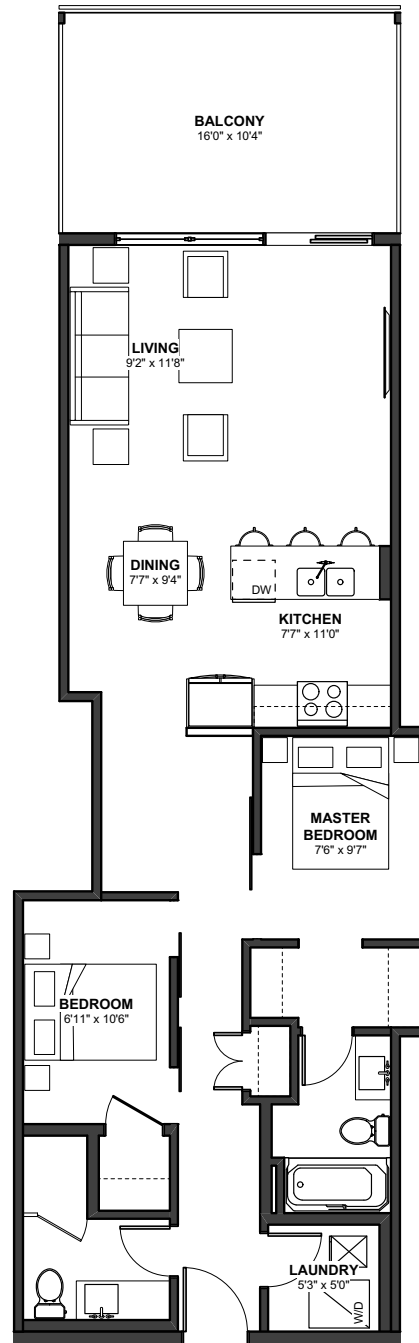
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE C1

2 BED + 2 BATH

303, 305, 307, 403, 405, 407

North



SUITE 880 SQFT. | BALCONY 167 SQFT

CONNECT WITH YOUR PASSION AT 459 OSPREY.

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OSPREY

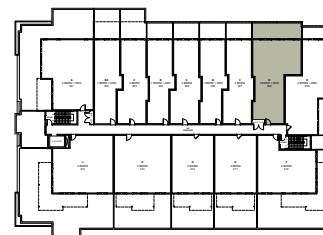
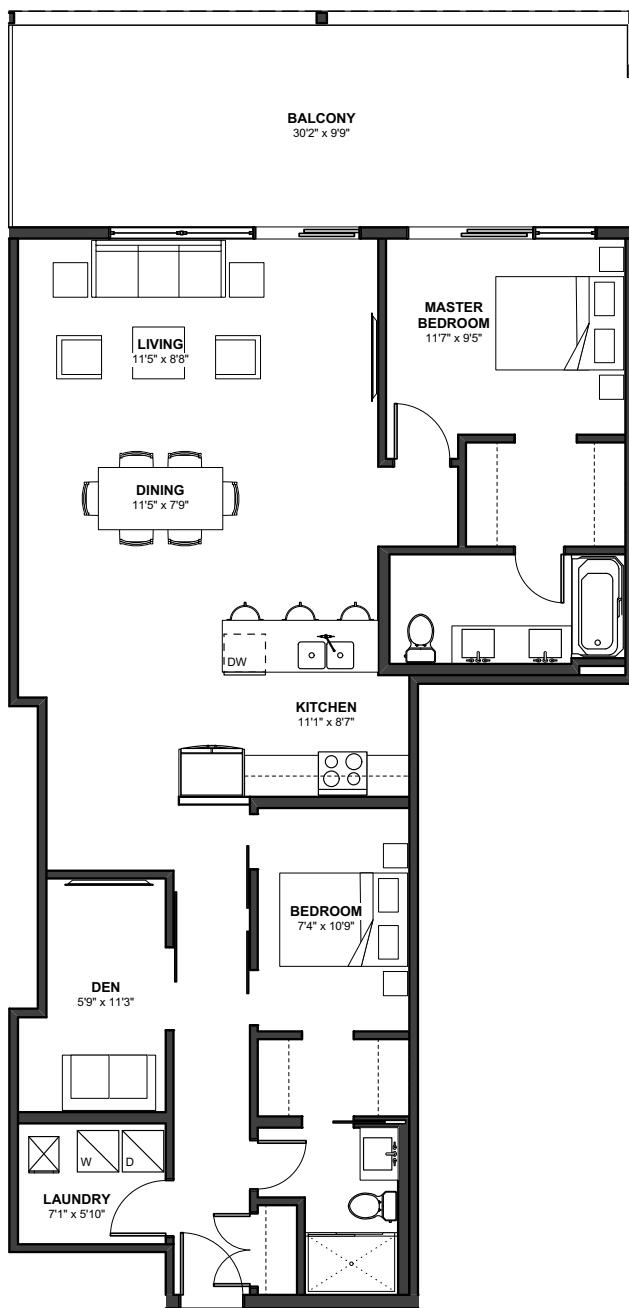
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE D

2 BED + 2 BATH

208

North



SUITE 1213 SQFT. | BALCONY 293 SQFT.

CONNECT WITH YOUR PASSION AT **459 OSPREY**.

PROJECT BY  **BOUDREAU**
Communities Ltd.

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OSPREY

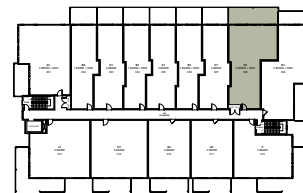
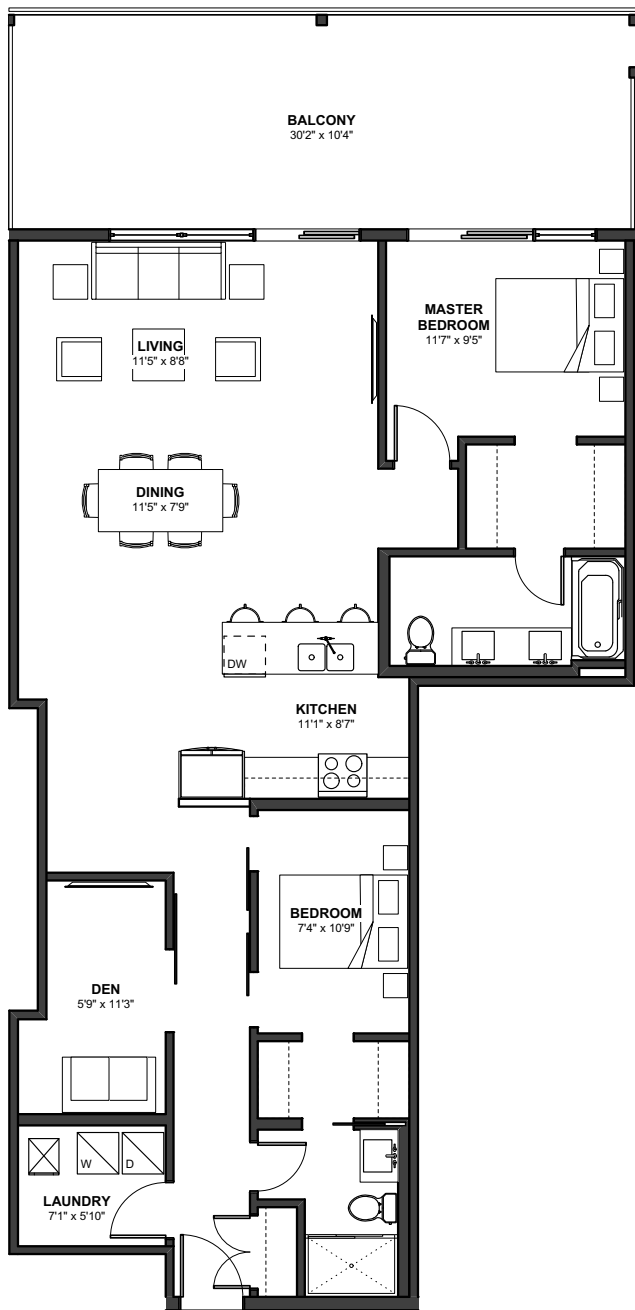
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE D1

2 BED + 2 BATH

308, 408

North



SUITE 1213 SQFT. | BALCONY 314 SQFT.

CONNECT WITH YOUR PASSION AT **459 OSPREY.**

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Communities Ltd.

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OSPREY

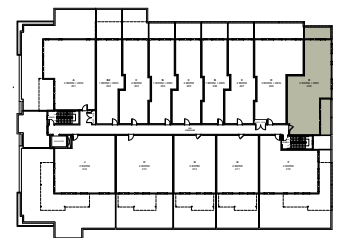
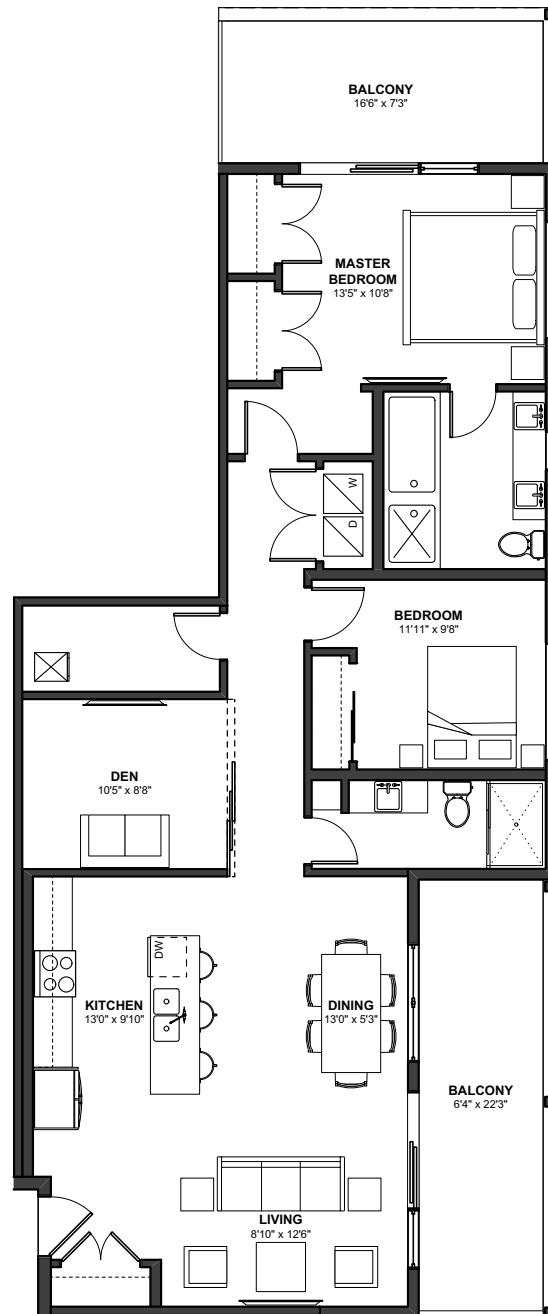
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE E

2 BED + 2 BATH + DEN

209

North



SUITE 1220 SQFT. | BALCONY 255 SQFT.

CONNECT WITH YOUR PASSION AT **459 OSPREY.**

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OSPREY

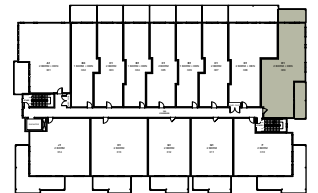
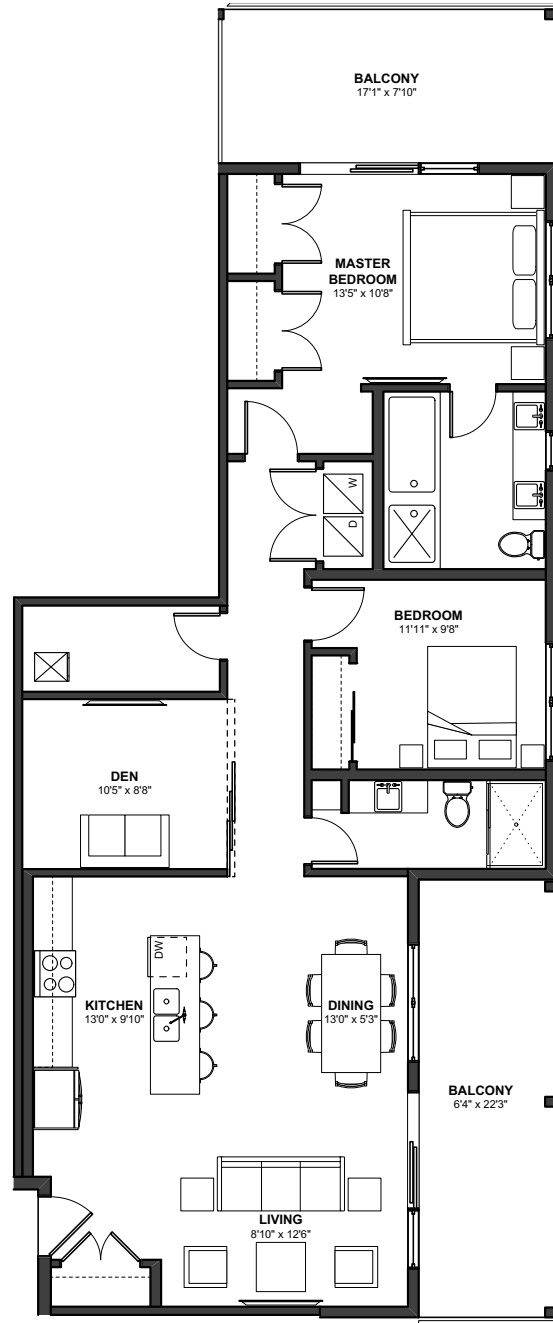
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE E1

2 BED + 2 BATH + DEN

309, 409

North



SUITE 1220 SQFT. | BALCONY 291 SQFT

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OSPREY

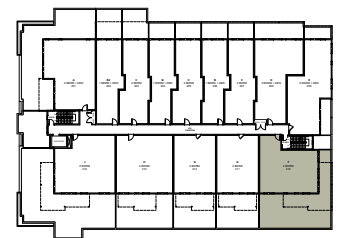
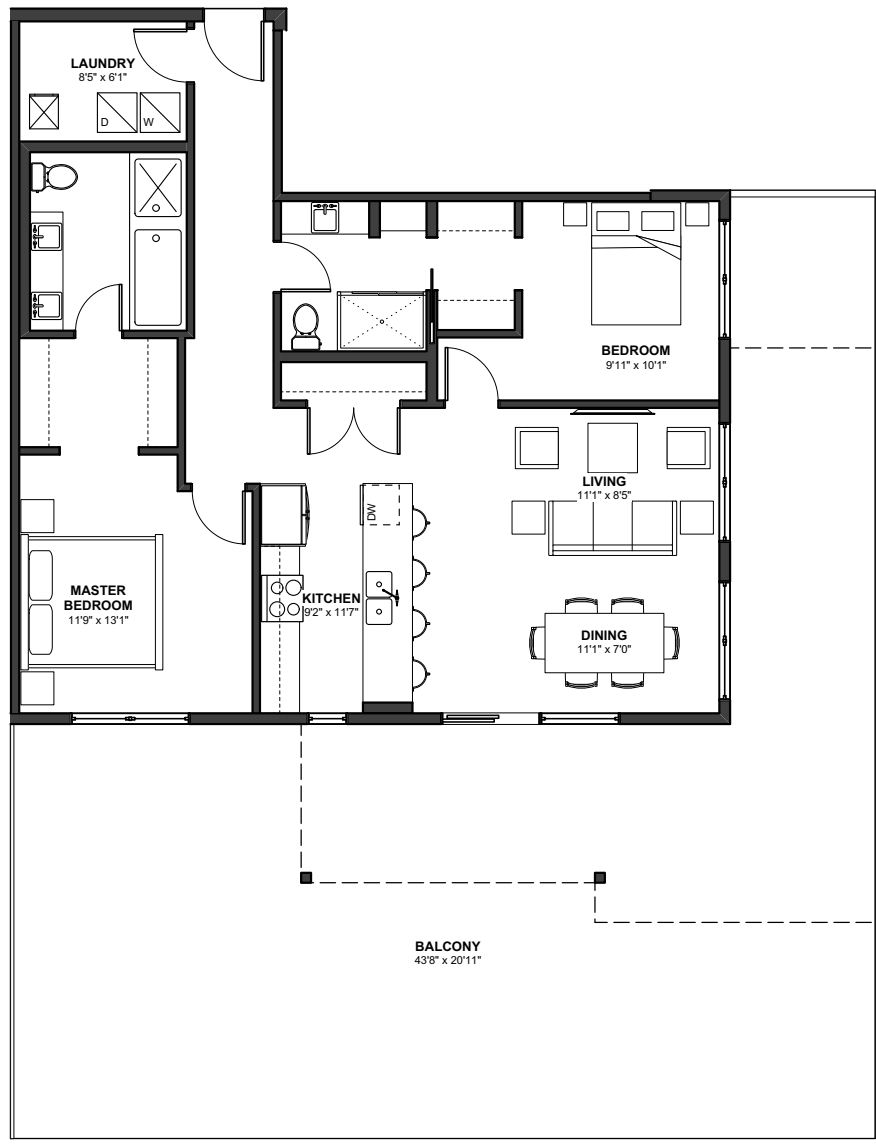
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE F

2 BED + 2 BATH

210

North



SUITE 1100 SQFT. | BALCONY 1110 SQFT.

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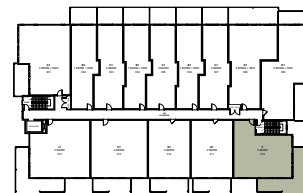
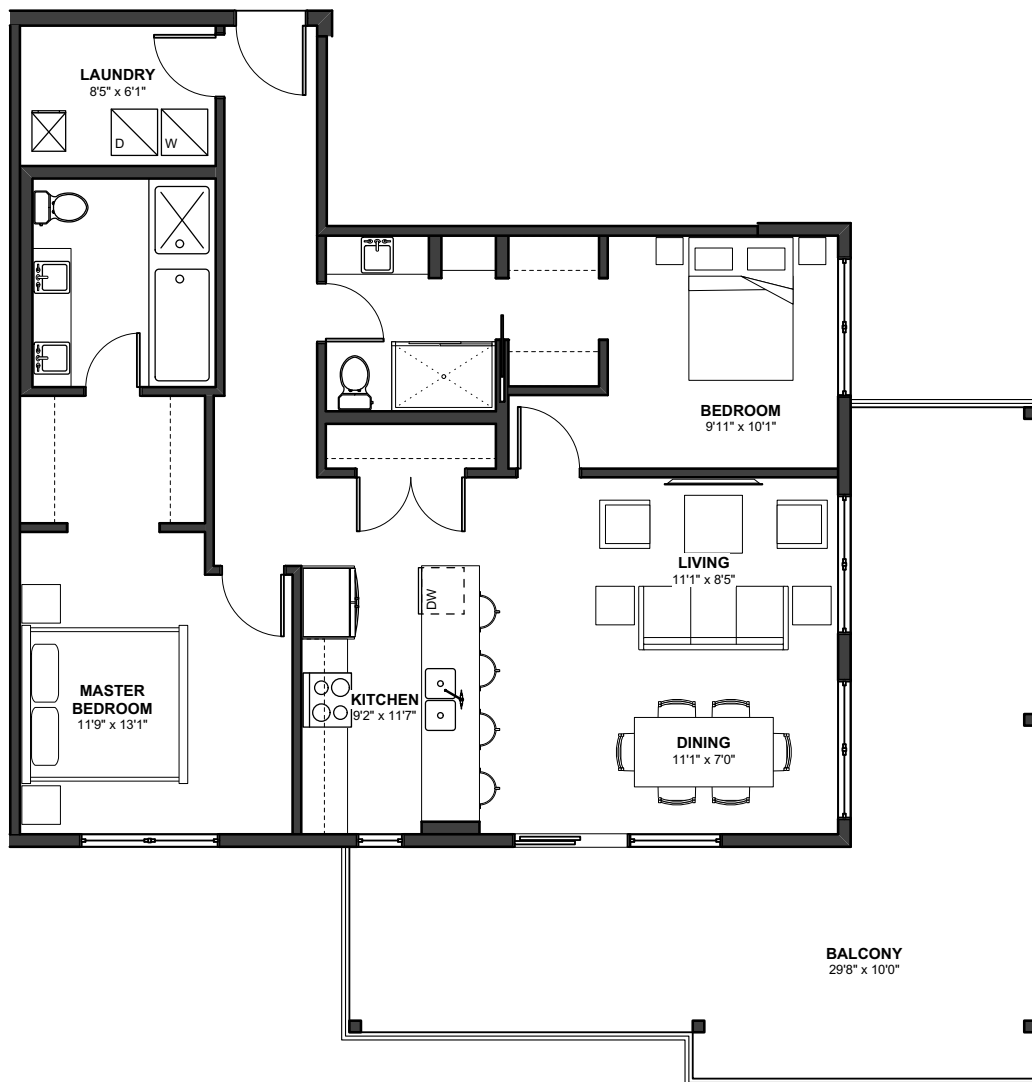
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE F1

2 BED + 2 BATH

310, 410

North



SUITE 1100 SQFT. | BALCONY 420 SQFT.

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OSPREY

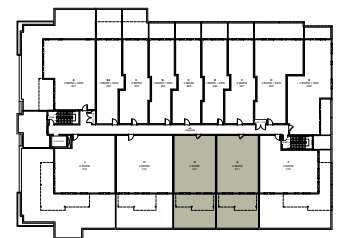
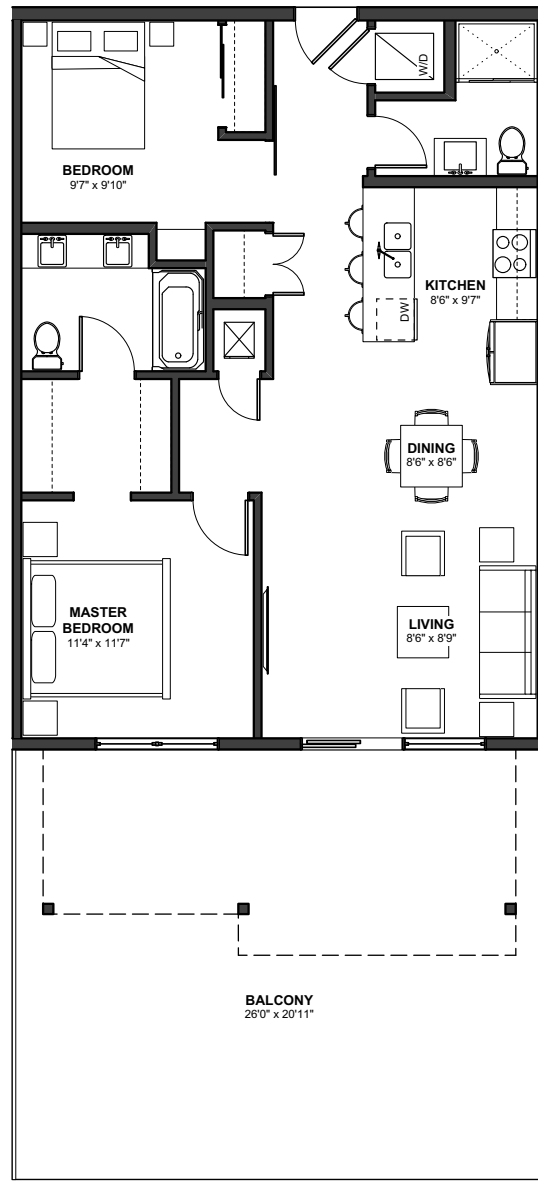
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE G

2 BED + 2 BATH

211, 212

North



SUITE 930 SQFT. | BALCONY 545 SQFT.

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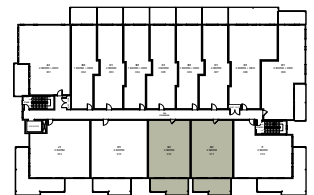
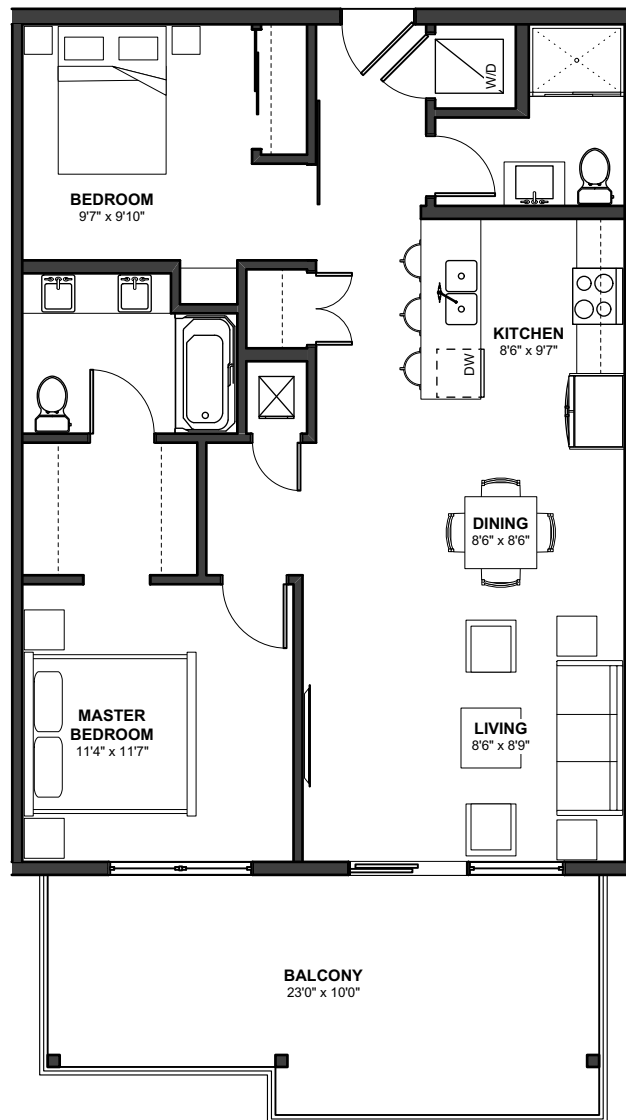
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE G1

2 BED + 2 BATH

311, 312, 411, 412

North



SUITE 930 SQFT. | BALCONY 211 SQFT.

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Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

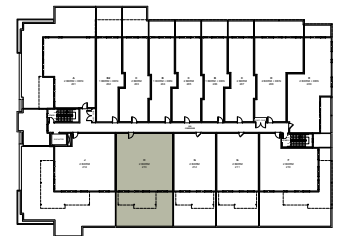
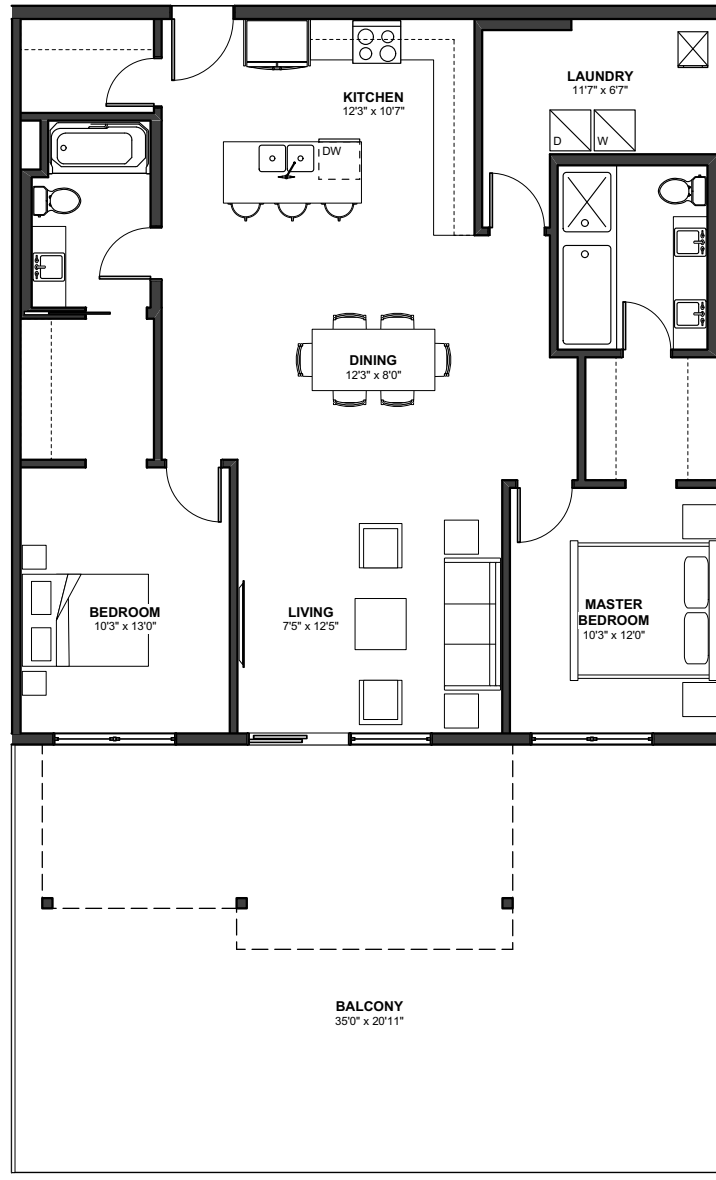
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SUITE H

2 BED + 2 BATH

213

North



SUITE 1254 SQFT. | BALCONY 735 SQFT.

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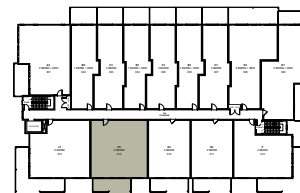
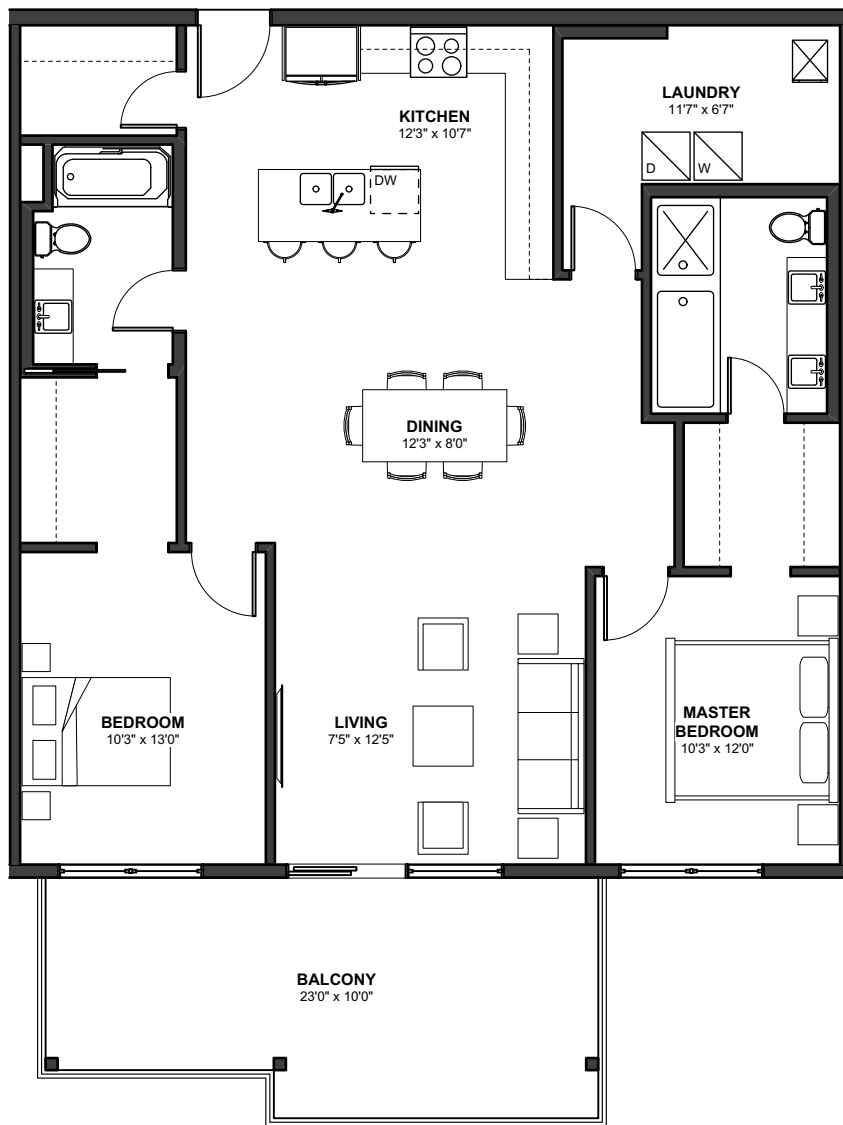
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE H1

2 BED + 2 BATH

313, 413

North



SUITE 1254 SQFT. | BALCONY 211 SQFT.

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PROJECT BY  **BOUDREAU**
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OSPREY

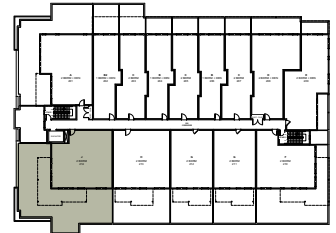
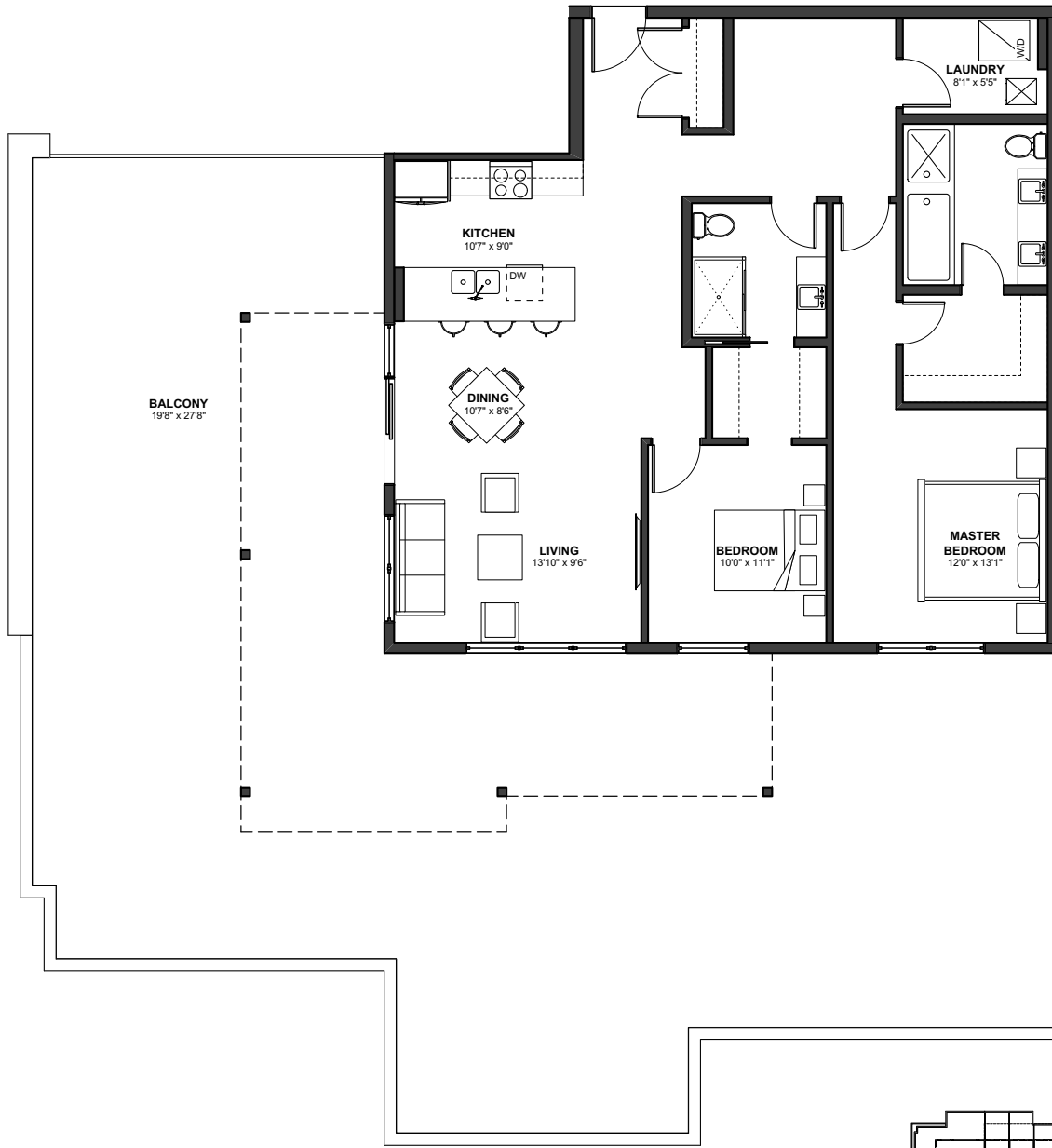
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE J

2 BED + 2 BATH

214

North



SUITE 1266 SQFT. | BALCONY 1895 SQFT.

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OSPREY

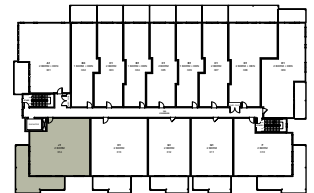
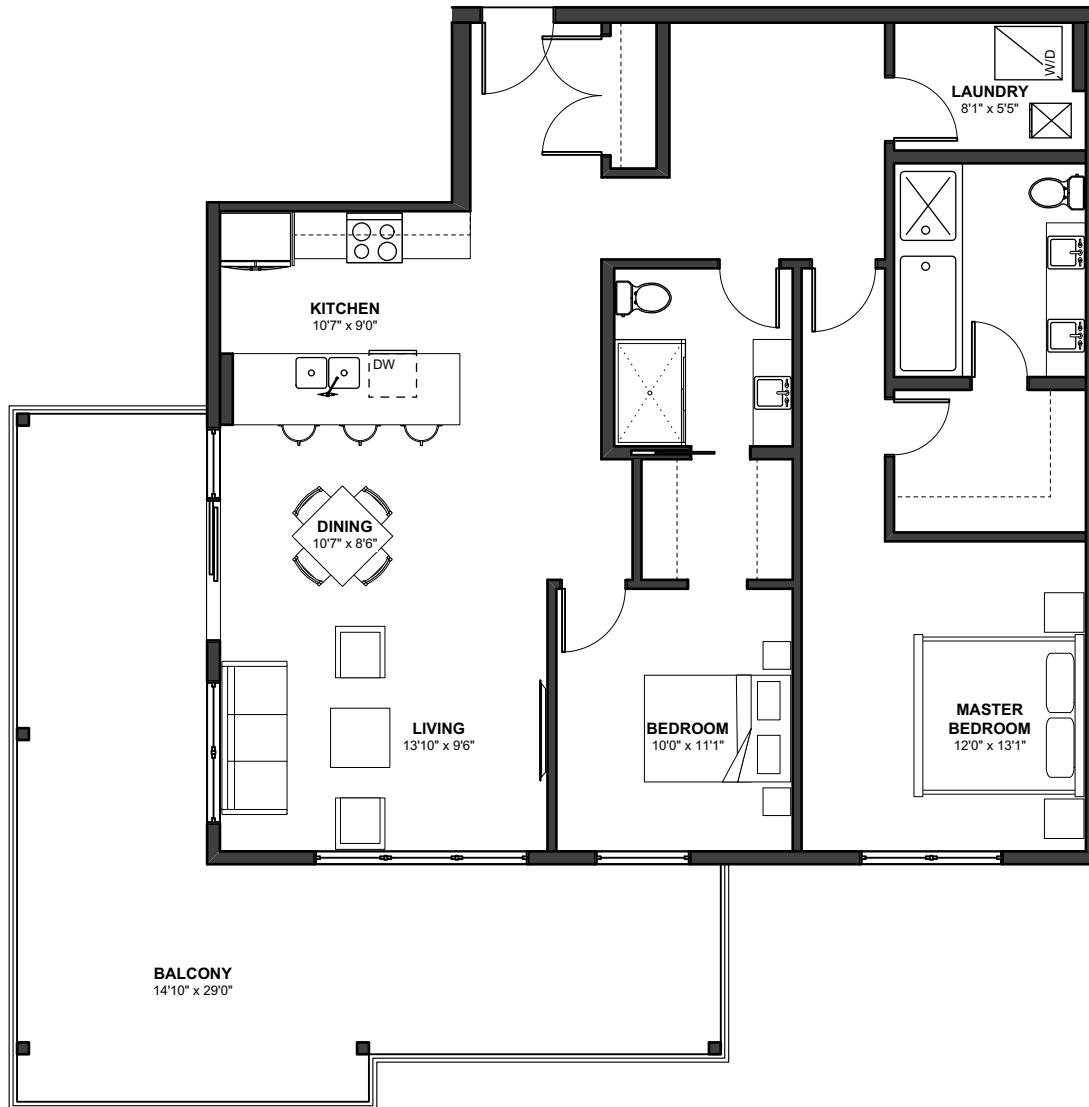
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE J1

2 BED + 2 BATH

314, 414

North



SUITE 1266 SQFT. | BALCONY 419 SQFT.

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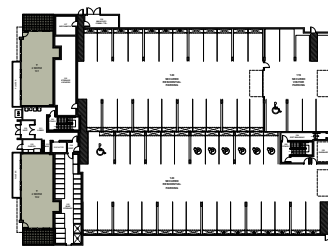
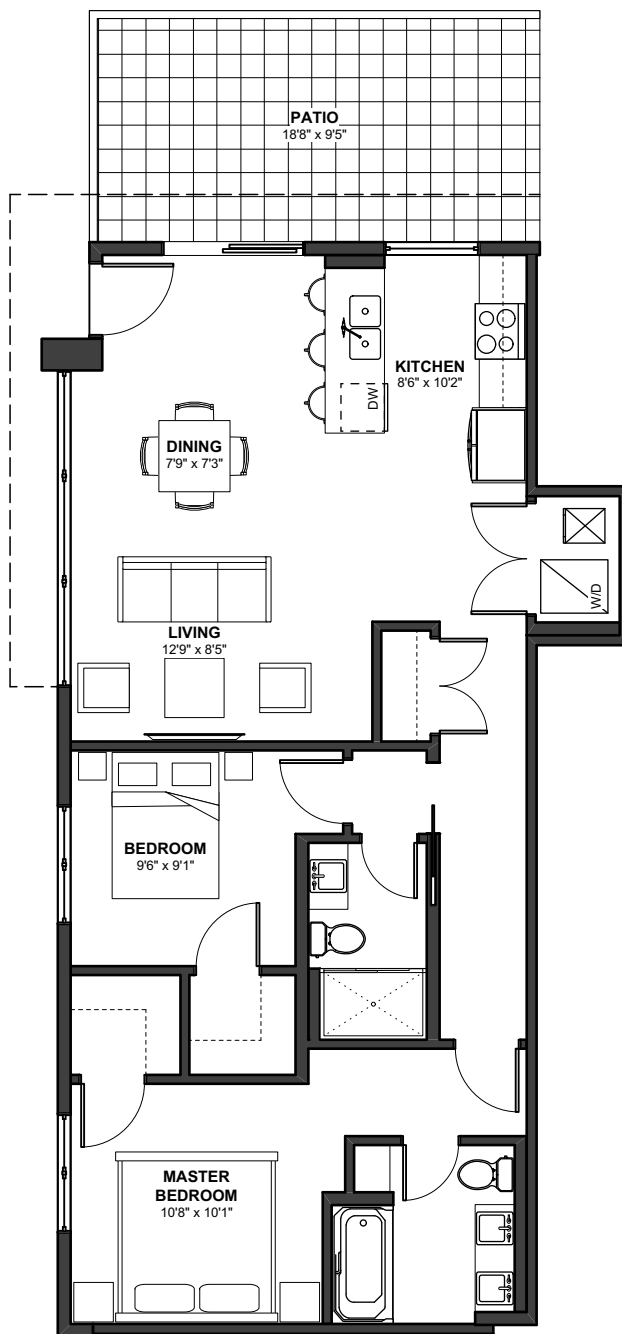
Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.

SUITE T

2 BED + 2 BATH

101, 102

North



SUITE 958 SQFT. | BALCONY 176 SQFT.

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Concept plan subject to change. Room dimensions are approximate only. Floor areas shown may vary from actual construction units.