

Harrison II F

ORC 156 - Lot 30

in The Orchard in the Mission



3,594 SQ. FT



3 BEDS



2.5 BATHS



CARRINGTON
HOMES

Community





The Orchard

in the Mission

Experience the Okanagan lifestyle while nestled amid Kelowna's spectacular Lower Mission. It's a rare opportunity to build a home the way you want from the ground up on a lot with proximity to so much within a five-minute radius of your own front door.

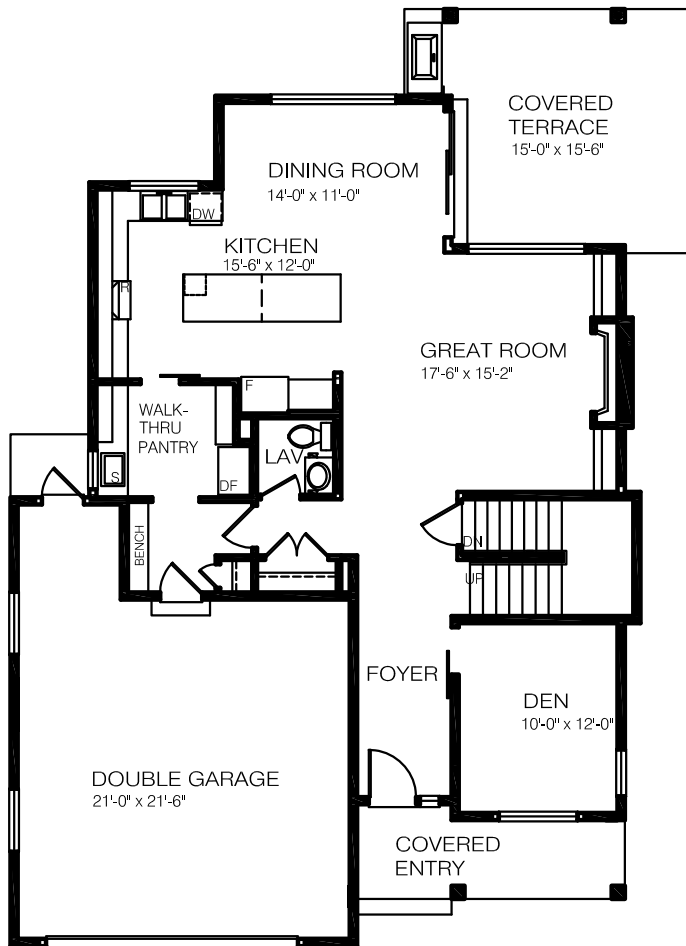
Living at The Orchard will mean easy access to everything including Okanagan Lake, beaches, wineries, the best multi-sport recreational facility in the city, schools, shopping, golf, tennis, Mission Creek Greenway trails, and a whole lot more. Imagine parking your car and walking or cycling to almost anything.

Floorplan

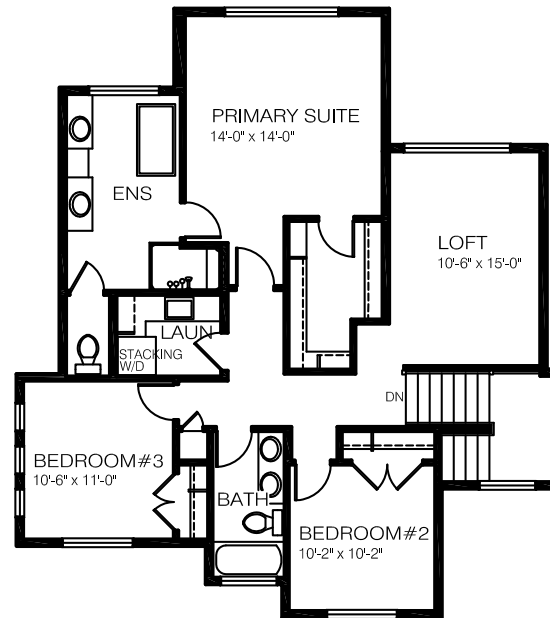


- Double car garage with tandem.
- Main Floor: Front entryway opens up into the foyer, & den. There is an 18' fireplace box out with LED strip lighting recessed in channels on both sides of the fireplace, creating an unique feature wall with backlighting creating a soft ambiance in the great room.
- Main Living Space: Kitchen, Dining Room and Great Room are open concept with access to the covered terrace.
- Second Floor: This home has a second floor loft space. The laundry is conveniently located for all bedrooms.
- Basement: Includes 1 bedroom legal suite with 6 pc Samsung appliance package. There is some undeveloped space which provides storage space, or could be developed into a play room, gym, mini theater space.

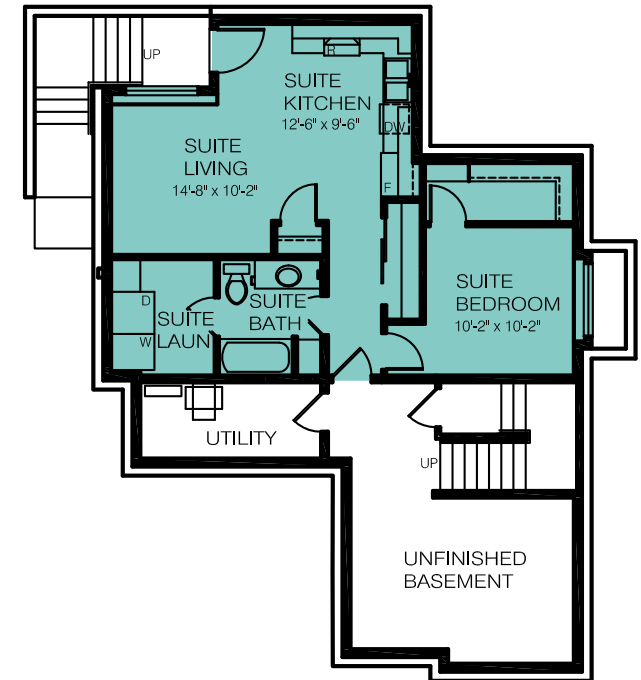
MAIN FLOOR: 1166 SQFT



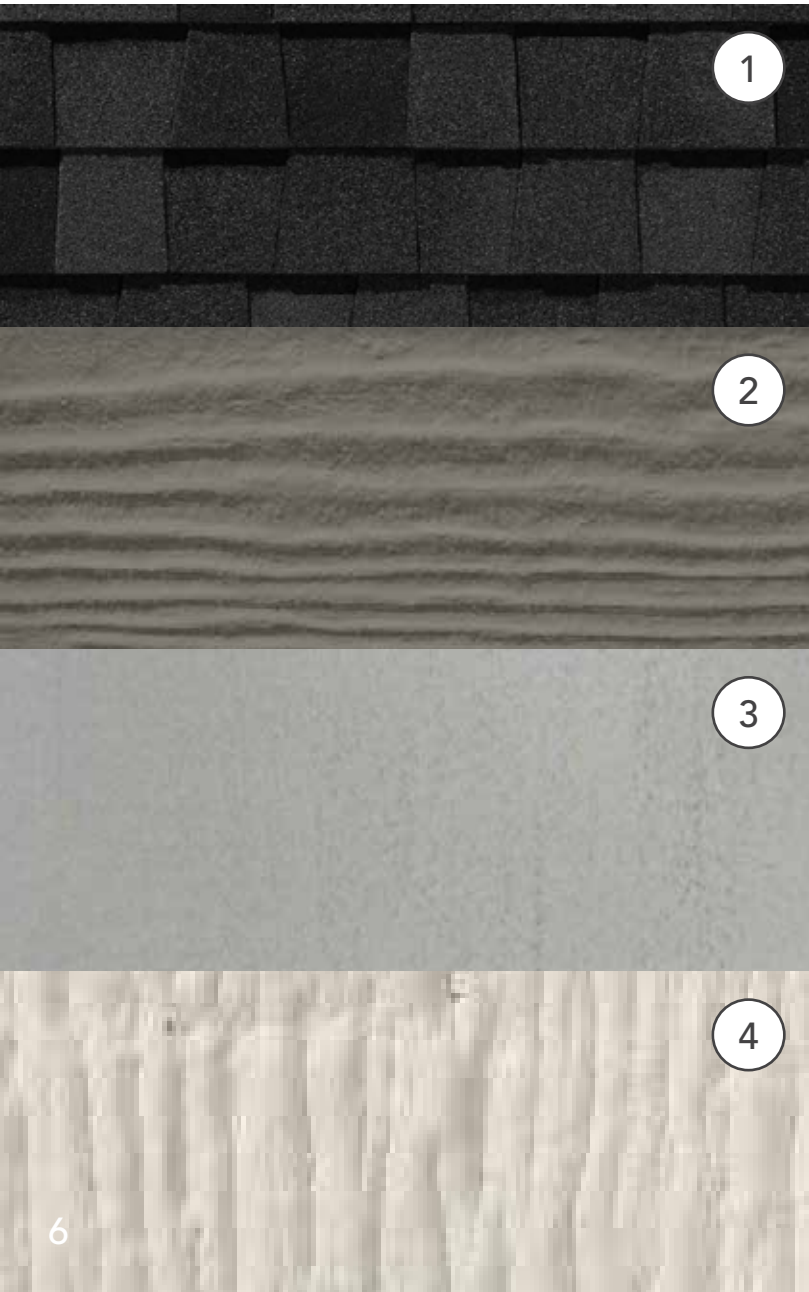
SECOND FLOOR: 1212 SQFT



**BASEMENT SUITE: 707 SQFT
UNDEVELOPED SPACE: 461 SQFT
(INCLUDING UTILITY ROOM)**



Exterior Highlights

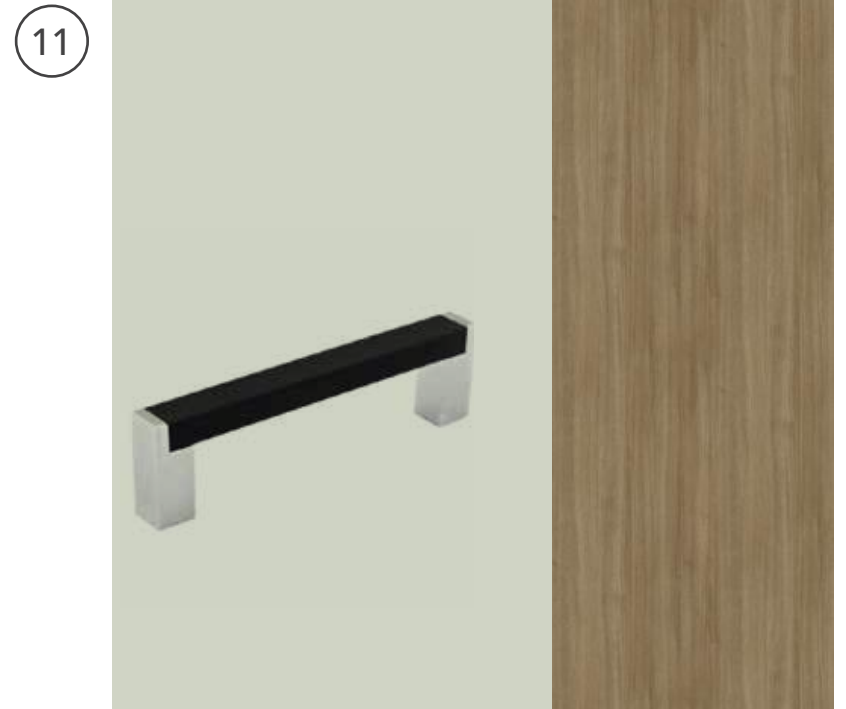
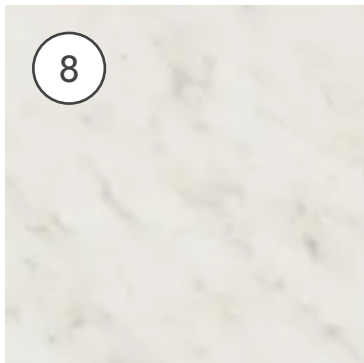
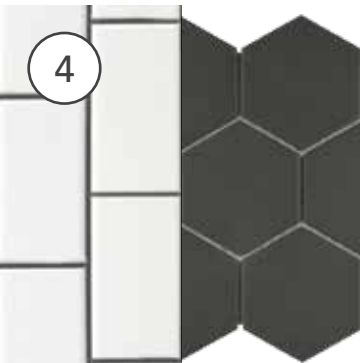
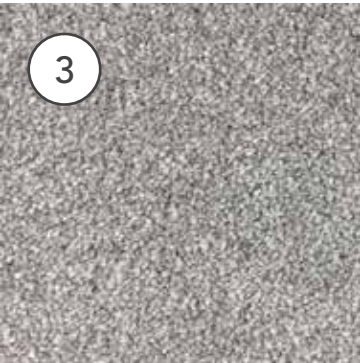
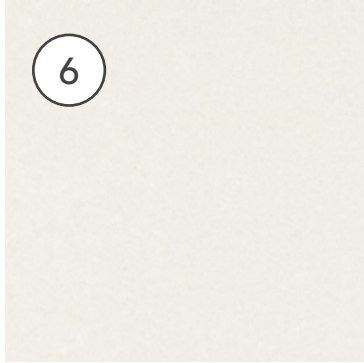


- ① **Roof** // Asphalt Shingle Black
 - ② **Siding** // Aged Pewter
 - ③ **Corrugated Metal** // Galvanized
 - ④ **Board & Batton** // Cobblestone
- Soffit & Fascia** // Black
- Garage Door** // Black
- Windows Exterior** // Black PVC



Interior Highlights

- 1 **Tile Flooring // Livingstone Nero 12x24 Matching Grout**
- 2 **Vinyl Flooring // Hallmark Falconer Oak 9"**
- 3 **Carpet // True Unity 947 Silverado**
- 4 **Shower Tile Surround & Ensuite Fully-tiled Shower Walls // 4x16 White Subway tile Vertical Staggered with Hex Black Unglazed Tile on shower floor.**
- 5 **Backsplash // Olympia Bricco Bianco Matte 3x12 Staggered Install.**
- 6 **Kitchen and Pantry Countertop // Hanstone Whistler**
- 7 **Powder Room, Fireplace, Main Bath and Ensuite Countertops // Caesarstone Organic White**
- 8 **Laundry Countertops // Wilsonart White Carrara**
- 9 **Faucets // Moen Align - Chrom**
- 10 **Sink // Stainless Steel - Double Bowl**
- 11 **Cabinetry & Hardware //**
*Kitchen Uppers, Fridge/Microwave Tower and Pantry Uppers: Berlin Classic Grey Painted MDF
Kitchen Lovers, Island, Integrated Hoodfan, Pantry Lovers, Powder Room, Fireplace Lovers, Main Bath,
Laundry and Ensuite: Karisma Fashionista Textured Melamine*



Interior Highlights

- 12 **Interior Doors & Hardware** // Smooth Kingston & Weiser Halifax Handle - Iron Black
- 13 **Fireplace** // Electric Fireplace with Olympia Bricco Bianco Matte 3x12 Staggered Install
- 14 **Lighting** // a) Stairs/Open to Below - 239AQG
b) Dining - 300DBL
c) Exterior - 940GER

Inclusions

Kitchen Cabinetry Pull-outs

- Garbage Bin Pull-out in Kitchen Island
- 2 Pots and Pan Drawers

Brilliant Smart Home Automation

Front landscaping and left side yard retaining

12



14a



14b



14c



13



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