

Frequently Asked Questions

COMMUNITY & HOMESITES

How many homesites are available?

Phase 1 at Rosevale Estates includes 15 single-family homesites, with additional 2 phases planned as part of the community master plan.

What is the long-term vision or master plan for the community?

Rosevale Estates is a thoughtfully planned lakeview community designed for long-term value and lifestyle living, featuring a variety of home types, curated architectural guidelines, and a deep connection to the natural landscape.

Are the lots freehold or leasehold?

All homesites in Phase 1 are freehold but form part of a bare land strata, meaning you own your land while sharing responsibility for certain common property elements.

Is this a phased development?

Yes. Phase 1 includes 15 lots, and future phases will be released over time based on demand and site progression.

Do all lots have lake views?

Yes. Every homesite has been strategically positioned to capture views of Okanagan Lake using the natural topography of the site.

STRATA & OWNERSHIP

Is Rosevale Estates a strata community?

Yes. Rosevale Estates is a bare land strata. While each homeowner owns their lot outright, they also share ownership and maintenance responsibilities for designated common property (e.g., internal roads and landscaped areas).

Are there strata fees?

Yes. The estimated monthly strata fee is about \$185.00 per lot. These fees go toward keeping the community running smoothly — things like landscaping and grounds upkeep, snow removal, garbage and recycling, pest control, and overall strata management. A portion also builds a contingency fund for bigger, less frequent expenses. Owners just look after their own utilities and property taxes.

*Please note this figure is based on the interim operating budget prepared for the development and may be adjusted once the Strata Plan is finalized and the Strata Corporation approves its first annual budget.

What is common property in a bare land strata?

Common property includes internal strata roads, landscaping, and any shared infrastructure. The strata corporation manages these elements on behalf of all owners. As a homeowner, you are a member of the strata and have a voice in the operations of the strata.

BUILDERS & CUSTOMIZATION

Do I have to use a specific builder?

No. Rosevale Estates offers flexibility. While we have three preferred builders — Align West Homes, Link Custom Homes, and Homestar — you are welcome to bring your own builder, as long as your plans align with the community's design guidelines and are approved.

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In our continuing effort to improve and maintain the highest standards, the developer reserves the right to modify or change plans, specifications, features and prices without notice. All dimensions and sizes are approximate and may be changed to suit the individual lot. Renderings and images provided are an artist's conception and are intended only as a general reference and are not to be relied upon. Please refer to the disclosure statement for specific offering details. E.&O.E



Frequently Asked Questions

Can I bring my own builder or design team?

Yes. You may bring your own builder and design team, provided that all submitted plans receive approval from the architectural review committee.

Are there design guidelines?

Yes. All homes must adhere to architectural design guidelines to ensure view protection, material quality, and overall neighbourhood consistency.

Can I customize my home?

Absolutely. Whether you select a preferred builder or your own, you have the opportunity to customize your layout and finishes within the approved architectural framework.

LOCATION & ACCESSIBILITY

How far is the community from downtown Kelowna and West Kelowna?

Rosevale Estates is just 8 minutes from downtown Kelowna and 8 minutes from West Kelowna town centre, offering unmatched convenience with stunning natural surroundings.

What amenities are nearby?

Within 5 to 10 minutes, you'll find grocery stores, fitness centres, restaurants, wineries, and schools. The site is also a short drive from public beaches and parks.

Is there access to a beach or the lake?

While not directly lakefront, the community sits perched above Okanagan Lake and is surrounded by public lake access point sand waterfront parks. The nearest public beach access is just 5 minutes away at Raymer Bay Regional Park, and Bear Creek Provincial Park with more extensive amenities is only a 7-minute drive.

LIFESTYLE & RECREATION

Are there walking trails or green spaces within the community?

Yes. Future phases will include trail access, natural landscaping, and opportunities to connect with nearby parkland.

SAFETY & SUSTAINABILITY

How is the community addressing fire prevention?

Rosevale Estates is being developed as a FireSmart community, incorporating fire-resistant materials, strategic landscaping, and a defensible site layout to reduce wildfire risk.

PURCHASE PROCESS

How do I purchase a lot at Rosevale Estates?

Contact the sales team to begin the process. You'll be guided through:

- Selecting your preferred homesite
- Choosing your home type (e.g., walk-up, walk-out, ranch-style)
- Deciding whether to work with a preferred builder or your own
- Submitting your design for architectural approval

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