

This Isn't a Vacation.
This Is Home.

Shannon Lynn on the Lake offers an extraordinary collection of townhomes situated along the shoreline of Shannon Lake in West Kelowna. Immerse yourself in the tranquility and serenity of lakeside living, minutes away from the urban buzz of downtown Kelowna.



A Westside Kelowna Community

Designed For You

A community of 72 thoughtfully appointed townhomes overlooking Shannon Lake in beautiful West Kelowna, offering six unique three and four bedroom floorplan options. With a private waterfront park and Shannon Lake Golf Course as your playground, Shannon Lynn is the Okanagan lifestyle you've been looking for.



Created For
Active Okanagan Living.



↑ Shannon Lakeside - 1 min Walk



↑ Shannon Lake Deck - 1 min Walk

Welcome to year-round outdoor adventure, recreation, and wellness activities at Shannon Lynn on The Lake. With a private beachfront park, swimming, fishing, paddle boarding, kayaking, hiking and mountain biking - the Okanagan lifestyle you're looking for is right here at home.

Incredible
Golf Community Lifestyle.

↑ Shannon Lake Golf Course - 8 mins Walk / 1 min Drive

At Shannon Lynn, you're just a five minute walk to the Shannon Lake Golf Course, offering 18 holes of challenging play set amongst towering pines alongside beautiful Shannon Lake. Après golf, meet with friends at their clubhouse restaurant complete with lake views.



↑ Shannon Lake Regional Park - 8 mins Walk / 1 min Drive



↑ Old Vines Restaurant - 8 mins Drive



↑ Kekuli Café Coffee - 6 mins Drive



↑ 19 Okanagan Grill + Bar - 6 mins Drive



↑ Quails' Gate Winery - 9 mins Drive



↑ Volcanic Hills Estate Winery - 7 mins Drive



↑ Mission Hill Family Estate Winery - 9 mins Drive



↑ Shannon Lake Tennis Courts - 2 mins Drive



Recreations & Parks

1. Shannon Lake Golf Course
2. Shannon Lake Tennis Courts
3. Johnson Bentley Memorial Aquatic Centre
4. Westbank Lions Community Centre
5. West Kelowna Multi-Sport Centre
6. Iron Energy Fitness Centre
7. Shannon Lake Regional Park & Trails
8. Pritchard Park
9. West Kelowna Dog Park
10. Shannon Woods Park

Education

11. Constable Neil Bruce Middle School
12. Shannon Lake Elementary
13. Mount Boucherie Secondary School
14. Rose Valley Elementary
15. West Kelowna Montessori Preschool

Restaurants

16. Old Vines Restaurant
17. Kekuli Café Coffee
18. 19 Okanagan Grill + Bar
19. The Modest Butcher Kitchen
20. Sammy J's Grill and Bar
21. WINGS West Kelowna

Wineries

22. Mission Hill Family Estate Winery
23. Mt. Boucherie Estate Winery
24. Quails' Gate Winery
25. Volcanic Hills Estate Winery
26. Frind Estate Winery
27. Rollingdale Winery Inc

Shopping & Services

28. Real Canadian Superstore
29. Shoppers Drug Mart
30. Canadian Tire
31. The Home Depot
32. Cask & Barrel Liquor Store
33. Bylands Garden Centre
34. Kelowna General Hospital
35. Okanagan Naturopathic Healthcare
36. Brightside Dental
37. Bottega Salon
38. RBC Royal Bank

Okanagan Inspired Design

That Welcomes You Home.



*ARTIST IMPRESSION



*ARTIST IMPRESSION

↑ Living Space & Kitchen (Plan D)
Lofty windows direct the sunlight to flow throughout the interiors.

The Shannon Lynn community is built to the highest quality standards, to stand the test of time and always feel like home. With a nod to traditional modern West Coast architecture, exteriors feature distinctive wall panels for an elegant design finish. Alternating light and dark tone plan siding, highlighted by natural cedar panels, create a modern and sophisticated look with large windows to invite the natural West Kelowna light into every home.

Interior Spaces
Designed for Living Well.





Open concept living spaces are the setting for everyday family living and entertaining with friends and loved ones. The heart of any home, the gourmet kitchen come richly appointed with stylish design elements and each home is complete with a full appliance package.

- Stainless Steel Double-Door Refrigerator
- Five Burner Gas Cooktop
- Dishwasher With A Stainless Steel Tub
- Countertop Microwave
- Washer/Dryer

↑ Living Room & Kitchen (Plan A)



Relax and *Unwind.*

Bedrooms are so often diminished in townhomes design, a space relegated to nothing more than a place for your bed. This is anything but the case at Shannon Lynn. This inner sanctuary is where you can enjoy a sublime view through the large windows which also attract abundance of natural light.



*ARTIST IMPRESSION: FEATURE WALL IS NOT INCLUDED

↑ Primary Bedroom with Ensuite (Plan D)
Large windows attract abundance of natural light.



↑ Primary Suite - Ensuite (Plan D)

- Polished Ceramic Floors
- Modern Quality Black Facets
- Led Framed Chrome-Finished Mirrors And Recessed Under Cabinet Lighting
- Double Sinks In Primary Suite Bathroom
- Frameless Walk-In Glass Showers With Silent Swing Doors
- Rainfall Shower Head
- Contemporary Skirted Bathtubs

Your Own
Spa-Inspired Retreat.



↑ Primary Suite - Ensuite (Plan E)

Where function harmoniously blends with form, bathrooms at Shannon Lynn are your own personal sanctuary.



↑ Primary Suite - Ensuite (Plan C)



↑ Secondary Bedroom (Plan A)



↑ Primary Bedroom with Ensuite (Plan B)

THE VIEW

Seamless Indoor / Outdoor
Okanagan Living.

SHANNON LYNN

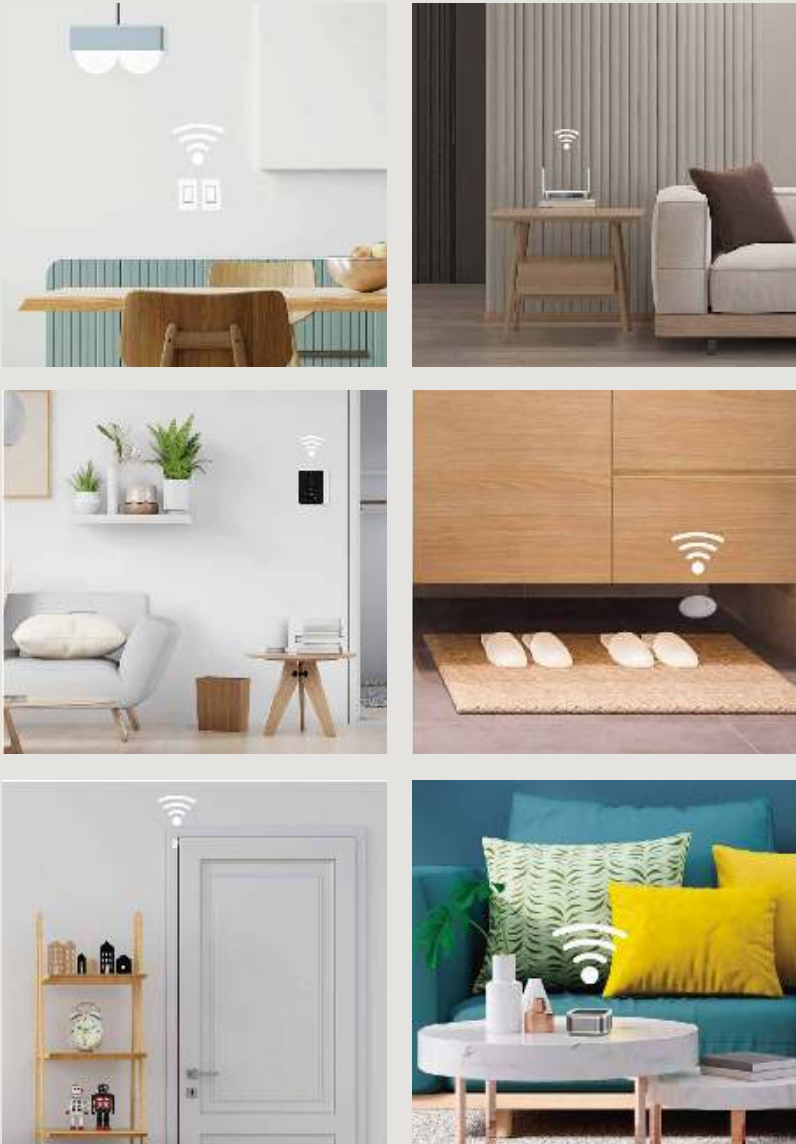
*ARTIST IMPRESSION
WEST KELOWNA

Enhanced Smarter Living *For Modern Homeownership.*

An Integrated Smart Home System at Shannon Lynn means you have state-of-the-art technology to make running your home easy, secure, and efficient.



Smart Switch
Central Hub
Scene Control
Water Leakage Sensor
Smart Mini Sensor
Environmental Monitor



↑ Personalized Home Comfort and Efficiency With Your UIOT Smart Home System

An aerial photograph of a lush green golf course. In the foreground, a winding blue lake reflects the sky. The golf course features several sand traps and a small bridge over a stream. In the background, a town is nestled at the foot of a forested hill under a bright blue sky with scattered white clouds.

Surrounded by Scenic
Okanagan Views and Nature.

THE TEAM

Making Dreams
Come To Life.

DEVELOPER

Landmark West Group

Landmark West Group has developed and serviced 30+ community-oriented projects in Alberta and British Columbia, spreading over 5,000 acres of land while contributing to each local community’s social footprint and urban development.

DEVELOPER

Unik-Town
Development

Together with one of the well known Kelowna local developer Unik-Town Development, offer an experiential lakeside life style Townhome experience.

DEVELOPER

Injoy Development

Injoy Development Group Inc. (IDG), is a real estate development company established in Vancouver, Canada. We develop high-end apartments that focus on the needs and demands of young adults on the west coast of the Pacific Ocean.

CONSTRUCTION

Vanhome Construction

Vanhome Construction Ltd. is a construction company based in Vancouver with a focus on both commercial and single-house construction management. In the past ten years, Vanhome has invested and constructed many projects in BC, such as 10,000-square-foot mansions, condos, townhouses, senior apartments, etc.

SALES & MARKETING

ACE Project
Marketing Group

We are a team of constantly curious industry professionals, immersed in comparable market trends and outlook. Always exploring new technologies and strategies to realize best results for our clients, we understand that adaptability is key to leading the way in an ever-changing industry.

SALES & MARKETING

Oakwyn Realty

Ace Project Marketing Group is proud to have a strong affiliate partnership with Oakwyn Realty. Since launching in 2013, Oakwyn Realty has experienced significant growth year-over-year and was named one of “Canada’s Top Growing Companies” in both 2020 and 2021 by The Globe and Mail.

BRAND & VISUALIZATION

ALab Creative

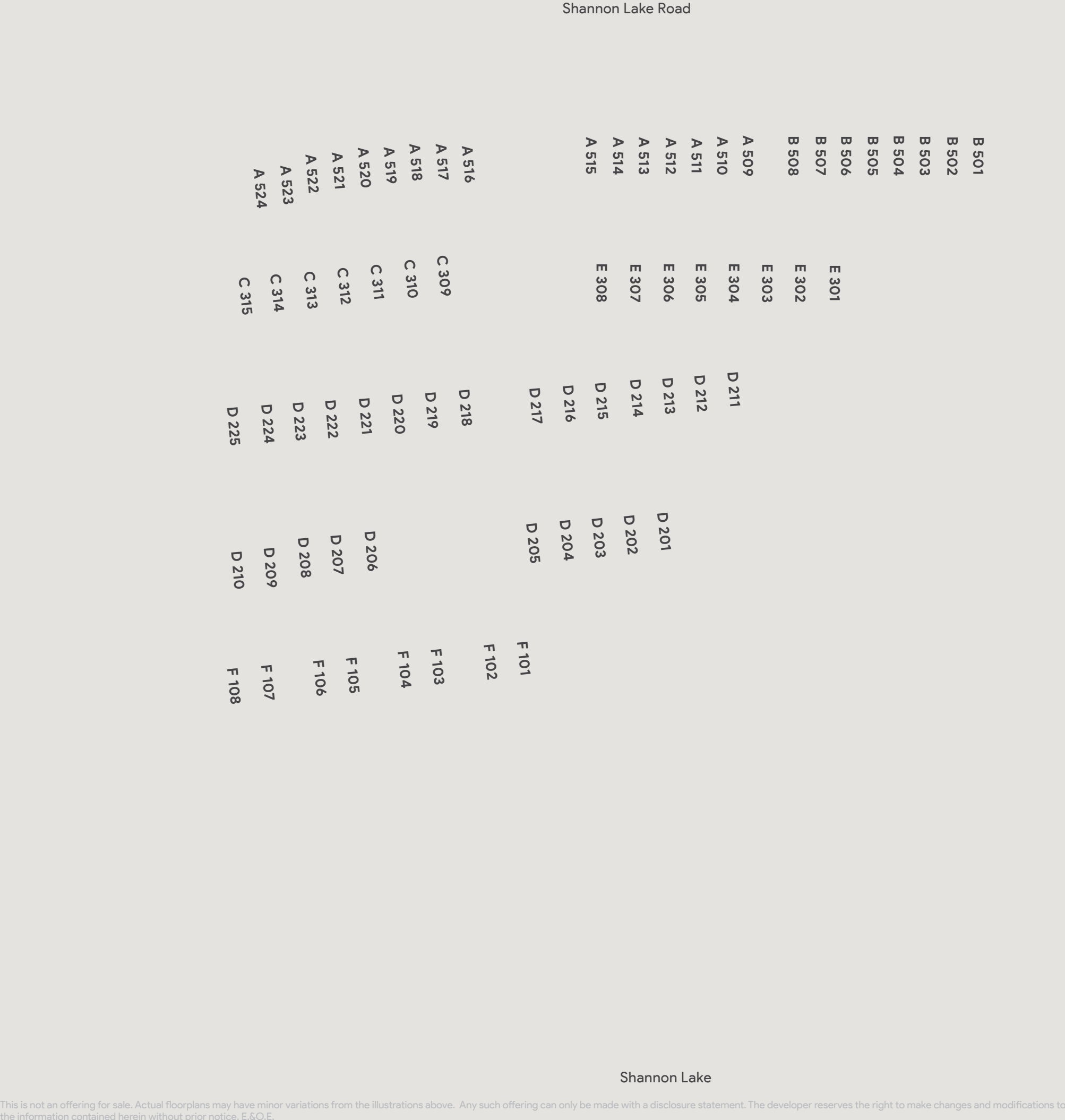
ALab Creative is an integrated creative agency based in Vancouver. With over a decade of creative experience, ALab develops a diverse range of work including brand strategy and identity, art direction, print and digital design, website design, animation, 3D visualization, and 360 virtual tour.

Siteplan

PLAN A	2 BED
PLAN B1	3 BED
PLAN B2	3 BED
PLAN C	4 BED
PLAN D	3 BED
PLAN E	4 BED
PLAN F	4 BED



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more information:
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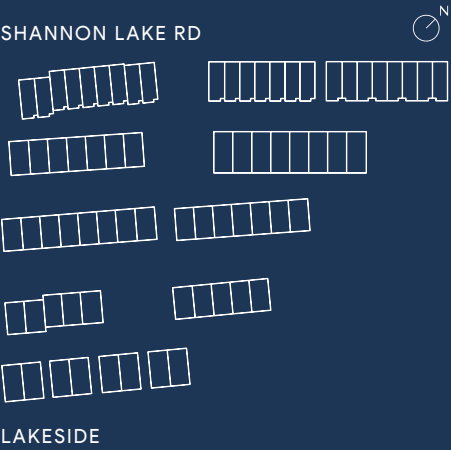


This is not an offering for sale. Actual floorplans may have minor variations from the illustrations above. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E.&O.E.

Plan A

2 Bed | 2.5 Bath | 1 Flex

INTERIOR	1,354 SF
EXTERIOR	131 SF
TOTAL	1,485 SF



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FIRST FLOOR

SECOND FLOOR

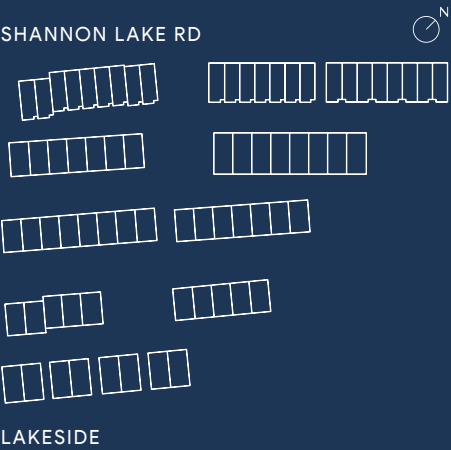
THIRD FLOOR

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Plan B1

3 Bed | 2.5 Bath

INTERIOR	1,364 SF
EXTERIOR	166 SF
TOTAL	1,530 SF





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FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

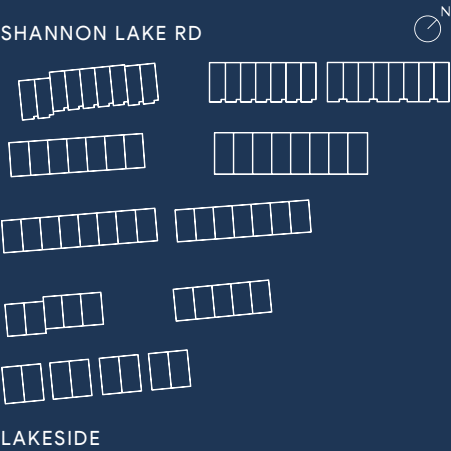
BALCONY

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Plan B2

3 Bed | 2.5 Bath

INTERIOR	1,347 SF
EXTERIOR	166 SF
TOTAL	1,513 SF



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FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

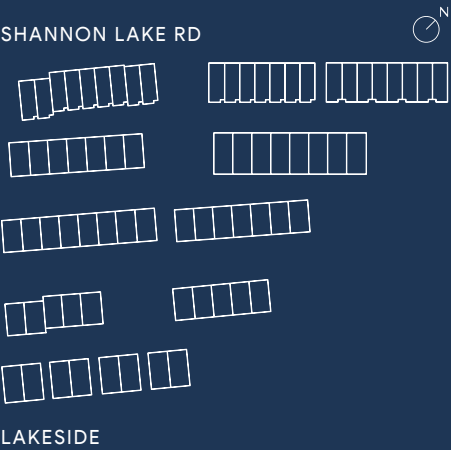
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Plan C

4 Bed | 3.5 Bath

INTERIOR	1,471 SF
EXTERIOR	203 SF
TOTAL	1,674 SF





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FIRST FLOOR

SECOND FLOOR

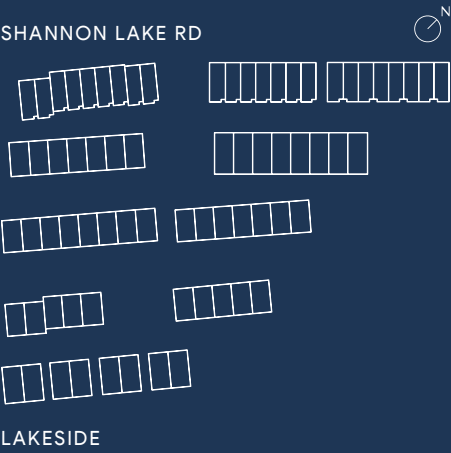
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Plan D

3 Bed | 2.5 Bath | 1 Flex

INTERIOR	1,428 SF
EXTERIOR	175 SF
TOTAL	1,603 SF





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FIRST FLOOR

SECOND FLOOR

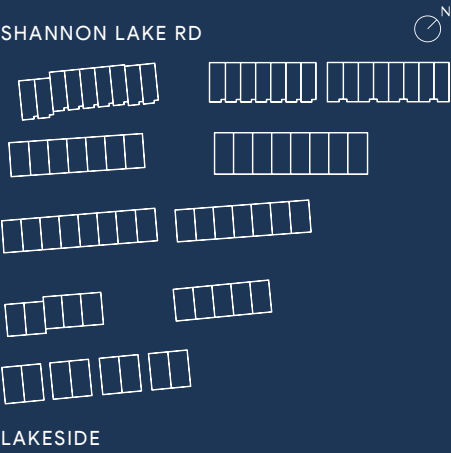
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Plan E

4 Bed | 3 Bath

INTERIOR	1,655 SF
EXTERIOR	169 SF
TOTAL	1,824 SF





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FIRST FLOOR

SECOND FLOOR

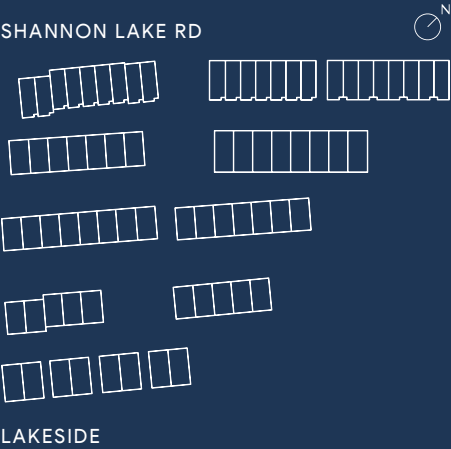
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Plan F

4 Bed | 4 Bath

INTERIOR	1,787 SF
EXTERIOR	408 SF
TOTAL	2,195 SF





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FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

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Features & Finishes

Living at Shannon Lynn

- A pristine collection of 72 townhomes with 3 and 4 bedroom options and 6 different floorplans
- Elegant townhomes flaunt a backdrop of wilderness including the forest, lake and trails
- Placement of Shannon Lynn allows for signature water views
- Enjoy a private beachfront and dock on Shannon Lake
- Shannon Lake is a stocked fishing lake with Largemouth Bass, Rainbow Trout, and Yellow Perch
- Take advantage of the views or test your game at the adjacent Shannon Lake Golf Course
- Connect with nature on the trail system that connects to Shannon Lake regional park
- Drive to downtown Kelowna in just 15 minutes
- Close-in-proximity to modern amenities, local wineries, golf courses and more
- Countless outdoor activities to choose from including fishing, hiking, golfing and more
- Private community playground

Amenities Features

- Enjoy a private beachfront and park
- Efficient, high-value space (3-bedroom homes can be turned into a 4-bedroom layout)
- Idyllic urban-suburban lifestyle

Inspired Exterior

- Modern west coast style design
- Minimalistic roof design to maximize the lake front view
- Cultured stone
- James hardie siding (Lap siding & hardie sheets)

Intimate Interiors

- White colour palette for soothing ambience
- Large windows attract abundance of natural light, offering illustrious water views
- Water resistant laminate flooring
- Decorative lighting
- Electric fireplace
- Gold and matte black knobs/levers
- UIOT smart home features

Spa-Inspired Bathrooms

- Polished ceramic floors
- Large skirted bathtub
- Walk-in shower for primary bathroom
- Enhanced lighting with modern LED mirrors
- Elegant recessed LED under-cabinet lighting
- Two colour palettes: Light with white oak for calming effect or light with charcoal for contrast

Sleek Kitchen Appliances

- Fisher & Paykel 20.1 cu ft stainless steel french door refrigerator (with Ice maker & water on tap)
- Fisher & Paykel 30” five burner gas cooktop
- Fisher and Paykel 30” built-in oven (4.1 cu ft, 9 functions)
- Samsung stainless steel dishwasher
- Samsung 1.9 cu. ft stainless steel countertop microwave with sensor cooking
- Elegant Broan ventilation with LED lighting
- Samsung trim kit
- Samsung self-cleaning front load washer with closet-depth design
- Samsung front load dryer with sensor technology

Peace-of-Mind

Progressive New Home Warranty:

- 1-year materials and labour
- 2-year mechanical systems
- 5-year foundation water penetration
- 10-year structural defect

Upgrade Options

- EV ready (\$1000)
- Bedroom feature wall (\$2800)
- Living room feature wall (\$1800)
- Window blinds - white zebra curtain (\$3000)

UIOT Smart Home System



Smart Switch

Enjoy the convenience of light control via voice command, remote control through mobile phone, and one button to turn on / off all the lights.



Central Hub

The central hub orchestrates your entire smart home system, connecting and controlling all your devices effortlessly.



Scene Control

Scene control simplifies home management by allowing users to activate preset combinations of smart device settings with a single command or tap.



Water Leakage Sensor

Get notification when a water leakage incident occurred and prevent costly repair.



Smart Mini Sensor

It enhances your smart home by providing instant alerts and triggering compatible light switches.



Environmental Monitor

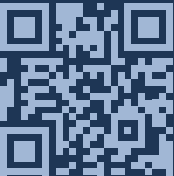
Detects home environment changes in CO2, Temperature, Humidity, Noise, Brightness, PM 2.5 and Methanal levels.

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[ShannonLynn.ca](https://www.shannonlynn.ca)

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ON THE LAKE



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