



ARIVA  
PREMIUM ESTATE LIVING

# ARIVA

## THE UPSIDE OF DOWNSIZING





# PREMIUM ESTATE RESIDENCES

**ARIVA PROVIDES THE OKANAGAN'S REASON TO DOWNSIZE**





Ariva is a beautiful master planned lakeview estate with Premium Condominiums and a plethora of incredible amenities. Five minutes from downtown Kelowna but a world away. Ariva is specifically designed for people to make the most of every day.



ArivaKelowna.ca



BCCONDOS.NET





# PREMIUM ESTATE RESIDENCES

A FRESH NEW TAKE ON THE EMPTY NEST





Overlooking Okanagan Lake, Ariva features 12.5 acres of beautifully manicured grounds and an incomparable host of amenities. There is even an amphitheater to enjoy concerts on the lawn or invite family and friends to watch the performance from your extraordinary balcony.





# THE CONCEPT

**ARIVA COMBINES EXCEPTIONAL LAKEVIEW CONDOMINIUMS  
WITH AN ACTIVE LIFESTYLE AND FRIENDLY SOCIAL  
ENVIRONMENT**





Ariva residents will relax in remarkably private condominiums, knowing that socializing opportunities are just steps away. Ariva's Bistro, Wine Bar, Lounge, and Co-Lab workspaces provide an environment for the development of a true community. A great place to meet new people.

And, when you are ready for action, Ariva's Activities Coordinator (aka Director of Fun) is at the service of Ariva residents to create events, activities, social functions, amphitheatre performances, dining excursions and group travel opportunities.





# THE CONCEPT

## UPSCALE FROM A KITCHEN TO A CAFÉ & BISTRO





Central to Ariva, The Bistro is a hub of activity where people drop in for a cappuccino, a light deli-style meal, and make plans with other residents.





# THE CONCEPT

## A GATHERING PLACE





The Resident's Lounge is a welcoming environment where new friends are made. This is a place to enjoy Big Games at the Sports Bar, share a glass of wine by the fireplace and relax together on the incredible Lake View Terrace.





# THE CONCEPT

SEE LIFE FROM A DIFFERENT PERSPECTIVE





The outdoor lounge on the Lake View Terrace exemplifies the best of our Okanagan lifestyle.

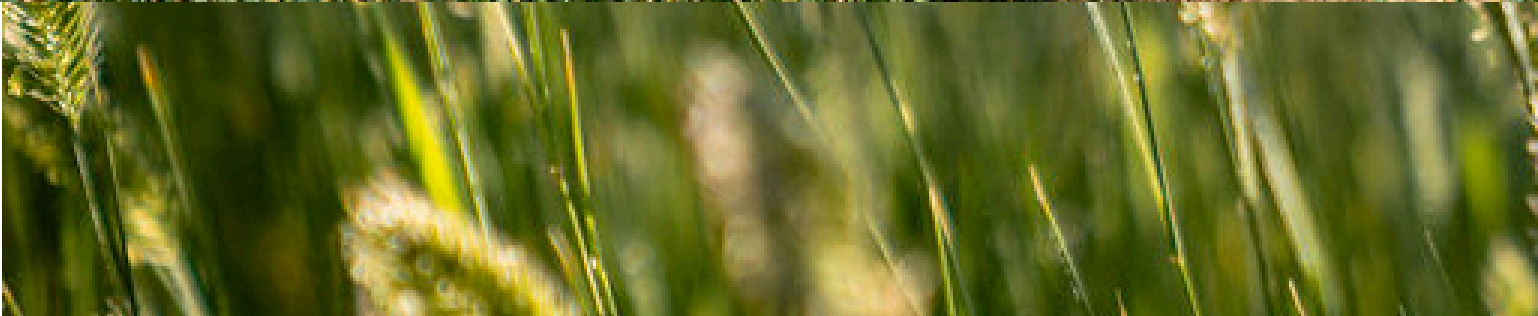


ArivaKelowna.ca



# THE CONCEPT

## ORGANIC COMMUNITY GARDEN





Residents at Ariva will be able to enjoy the community organic farm with unique gardening opportunities assisted by grownherefarms.ca.





# LIFE AT ARIVA

LIVE WELL EVERY DAY





Why all this emphasis on active Okanagan living? Well, at Ariva we understand that improving people's lives doesn't happen by simply providing beautiful homes. It means incorporating an active, rewarding and socially connected lifestyle.



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# LIFE AT ARIVA

## EMBRACE LIFE EVERY DAY

Ariva is designed to save you from an ordinary day. Some of the activities available to Ariva Residents and their guests will include:

- Sunrise Yoga
- Stretch and Aqua size Classes
- Pickleball Leagues
- Art Seminars and Clinics
- Organic Gardening (with professional guidance from [grownherefarms.ca](http://grownherefarms.ca)),
- Community Barbeques
- Ariva Amphitheatre Concerts and Performances
- Group Rides using the fleet of Ariva E-Bikes
- Walking and Hiking Daytrips and Tours
- Regular Golf Groups
- Music groups
- Winery Tours & Tasting Clubs
- Investment Clubs
- Mentoring Clubs hosted in Ariva Co-Lab spaces
- Humanitarian Initiatives
- Local and International Travel Clubs





**This is a place where people DO MORE, PLAY MORE and LIVE MORE**



ArivaKelowna.ca



# THE RESIDENCES

ARIVA CONDOMINIUMS ARE TRULY EXCEPTIONAL.





Ariva will offer beautifully finished, exceptionally spacious residences, ranging from 1040 to 2319 square feet. And that doesn't include the incredible 300 - 700 square foot decks that create the perfect environment to enjoy Okanagan outdoor living at its best.



ArivaKelowna.ca



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# THE RESIDENCES

A ROOM WITH A VIEW.





When sliding glass doors are retracted, an incredible indoor/outdoor living space is created and the beauty of the Okanagan is brought into the home.





# THE RESIDENCES

INCOMPARABLE OUTDOOR LIVING.





Ariva's design team recognizes outdoor living as an essential element of our Okanagan Lifestyle. Each residence will showcase an expansive outdoor room, that will accommodate a comfortable seating area, a full dining table, a BBQ counter and some even with fireplaces.



[ArivaKelowna.ca](http://ArivaKelowna.ca)



# ARIVA

AMBASSADOR





# Ambassador Privileges

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The first residents at Ariva will help establish the essence of the community and undoubtedly become raving fans. To encourage the spread of this enthusiasm the first 25 residents will become Ariva Ambassadors, rewarded with a host of benefits and privileges.

Priority Home Selection

Preferred Pricing

Interior Upgrade Credits

Preferred Selection of Additional Parking

VIP Mission Hill Winery Membership

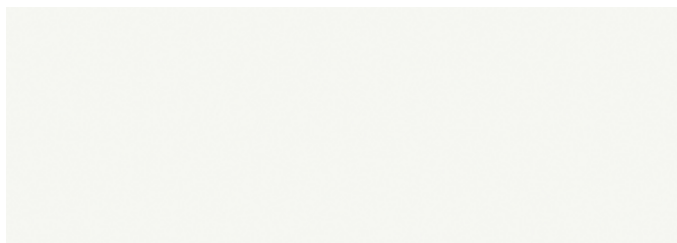
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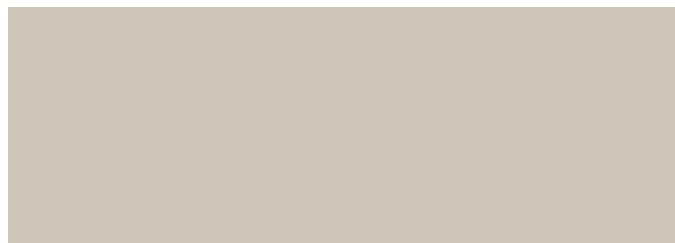


# COLOUR SCHEMES

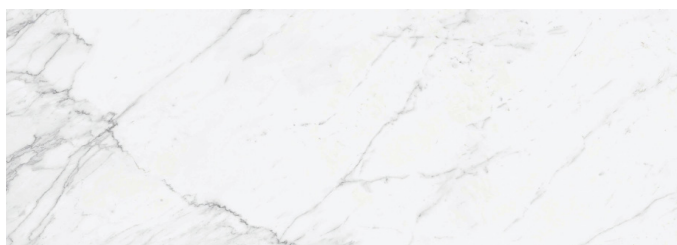
## SKAHA (LIGHT)



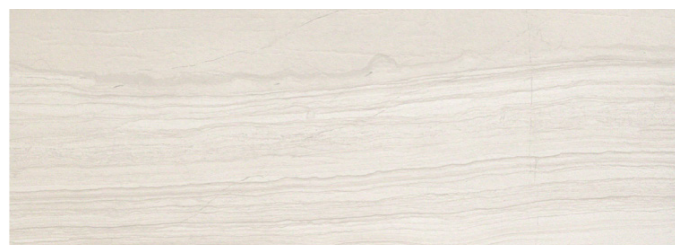
GENERAL WALL COLOUR



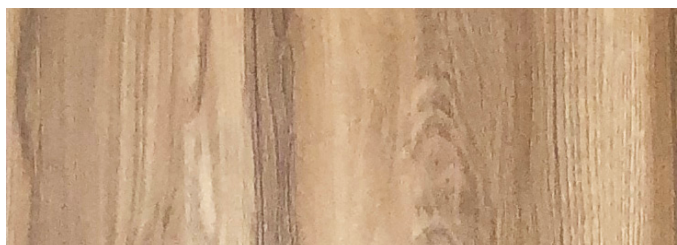
ACCENT WALL COLOUR



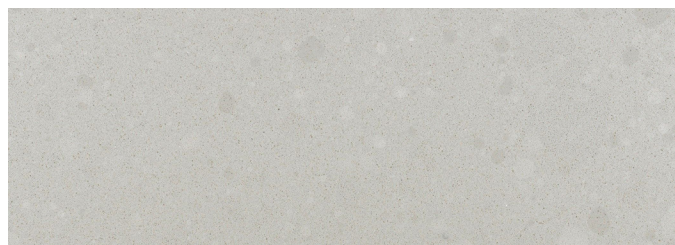
KITCHEN BACK SPLASH



BATHROOM FLOORS AND WALLS



KITCHEN CABINETS



KITCHEN AND BATH COUNTERTOP

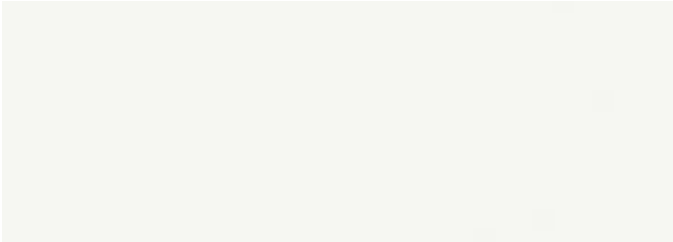


HARDWOOD FLOORING





## KALAMALKA (MEDIUM)



GENERAL WALL COLOUR



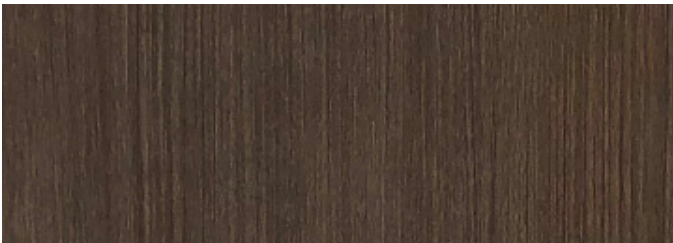
ACCENT WALL COLOUR



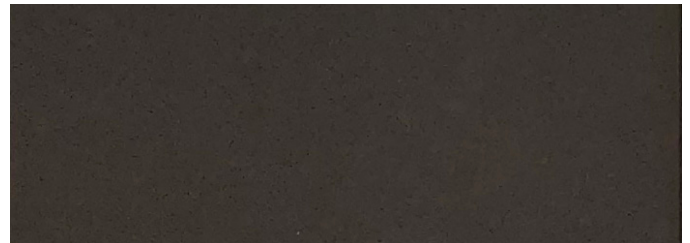
KITCHEN BACK SPLASH



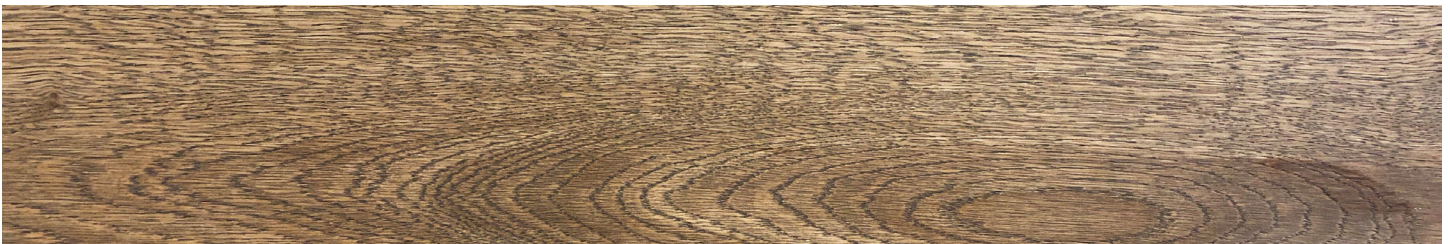
BATHROOM FLOORS AND WALLS



KITCHEN CABINETS



KITCHEN AND BATH COUNTERTOP

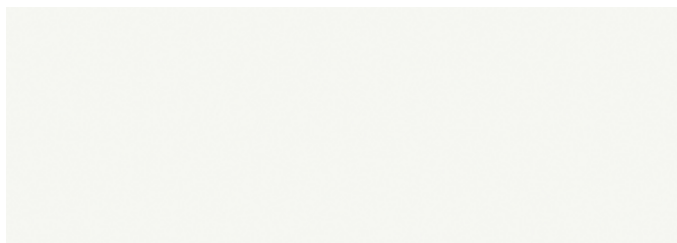


HARDWOOD FLOORING

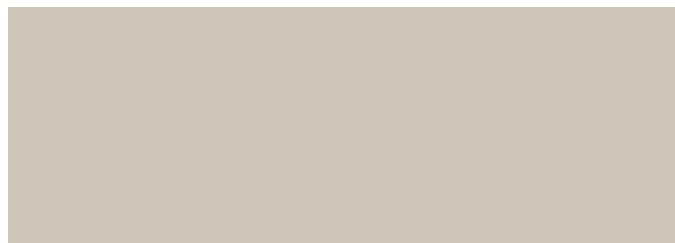


# COLOUR SCHEMES

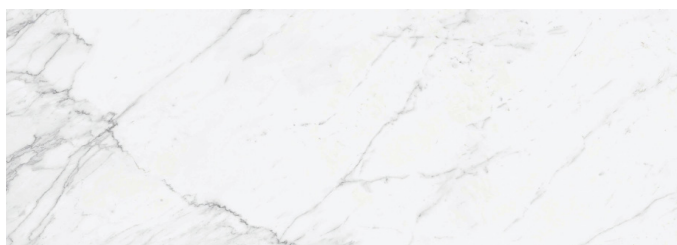
## OKANAGAN (DARK SCHEME)



GENERAL WALL COLOUR



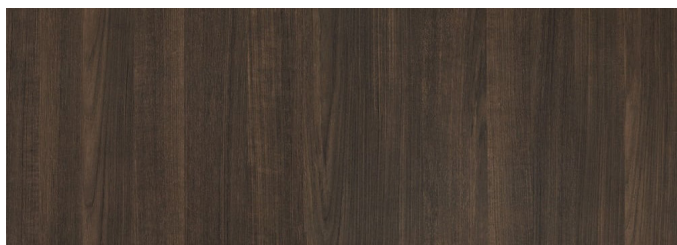
ACCENT WALL COLOUR



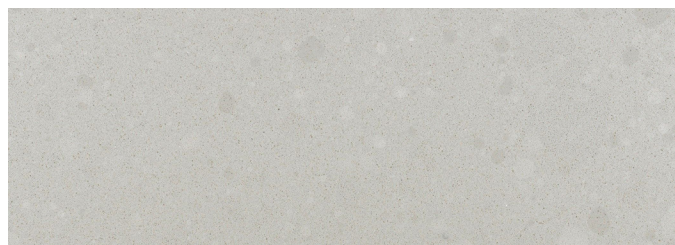
KITCHEN BACK SPLASH



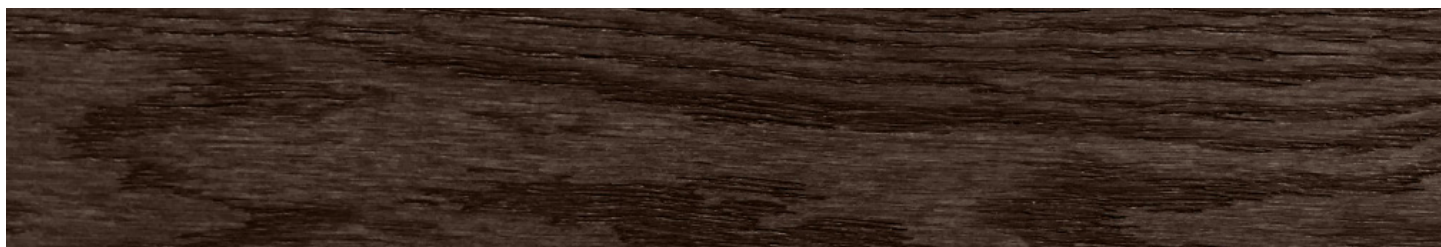
BATHROOM FLOORS AND WALLS



KITCHEN CABINETS



KITCHEN AND BATH COUNTERTOP



HARDWOOD FLOORING

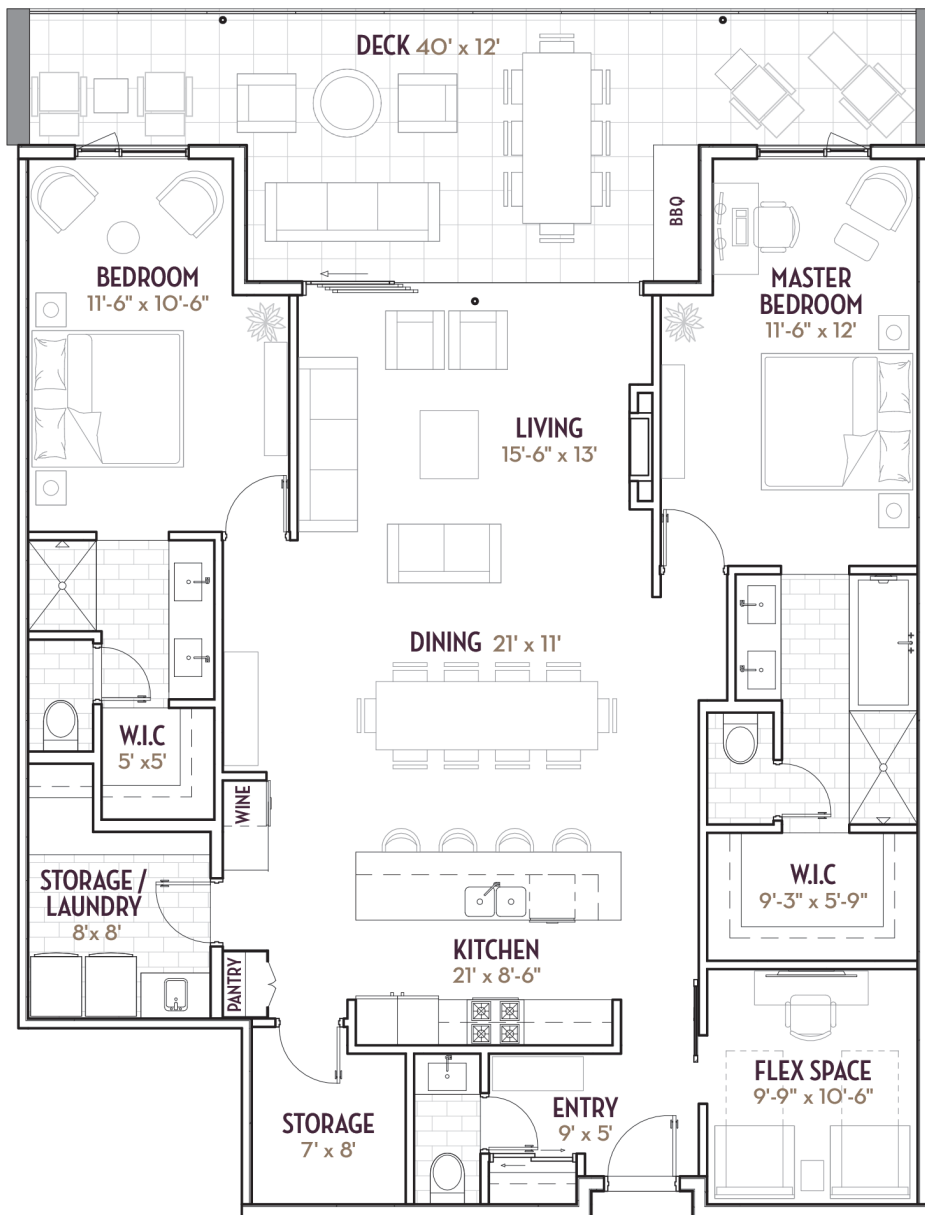




# FLOOR PLANS

## SUITE A

2 bedroom *plus* flex space | 2.5 bath  
2026 sq.ft | 1673 sq. ft. *plus* 353 sq. ft. outdoor room



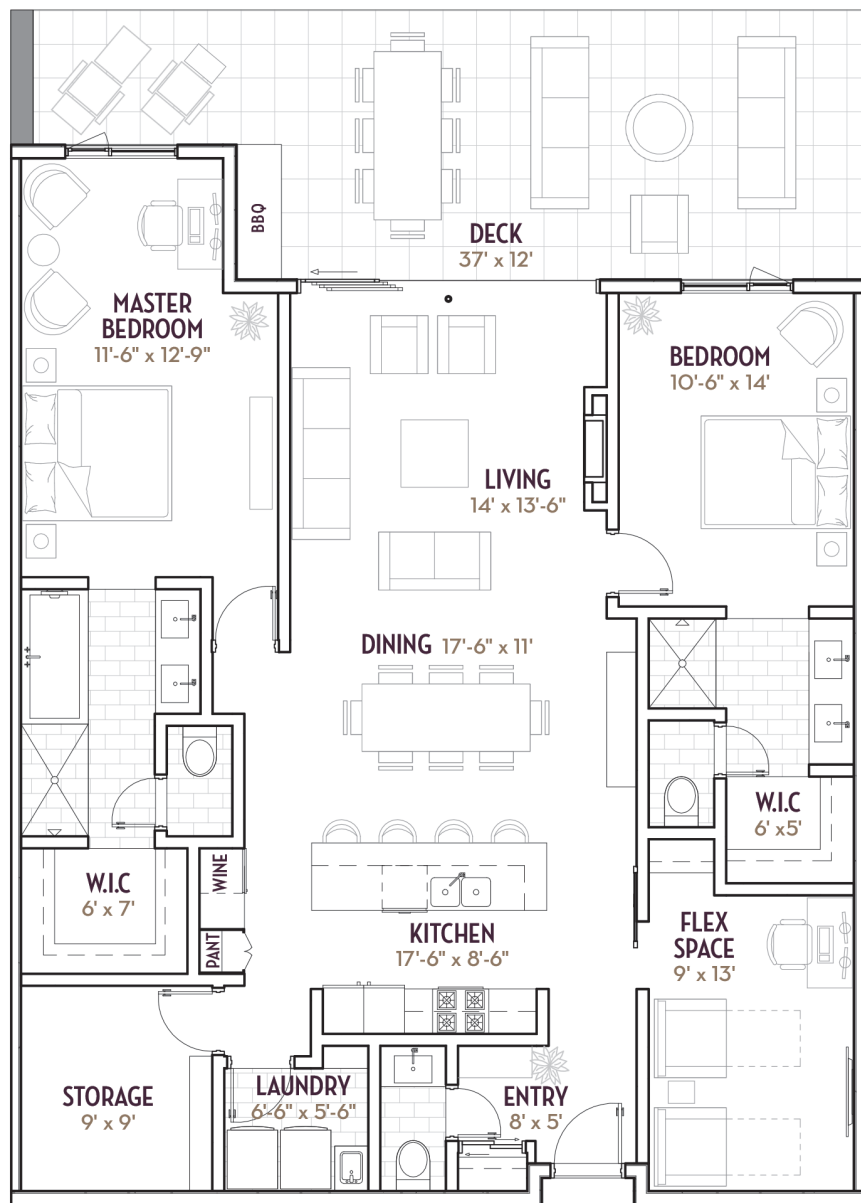
\*Dimensions, layouts and specifications are approximates only and subject to change without notice. E&OE.



# FLOOR PLANS

## SUITE A1

2 bedroom *plus* flex space | 2.5 bath  
2000 sq. ft. | 1610 sq. ft. *plus* 390 sq. ft. outdoor room

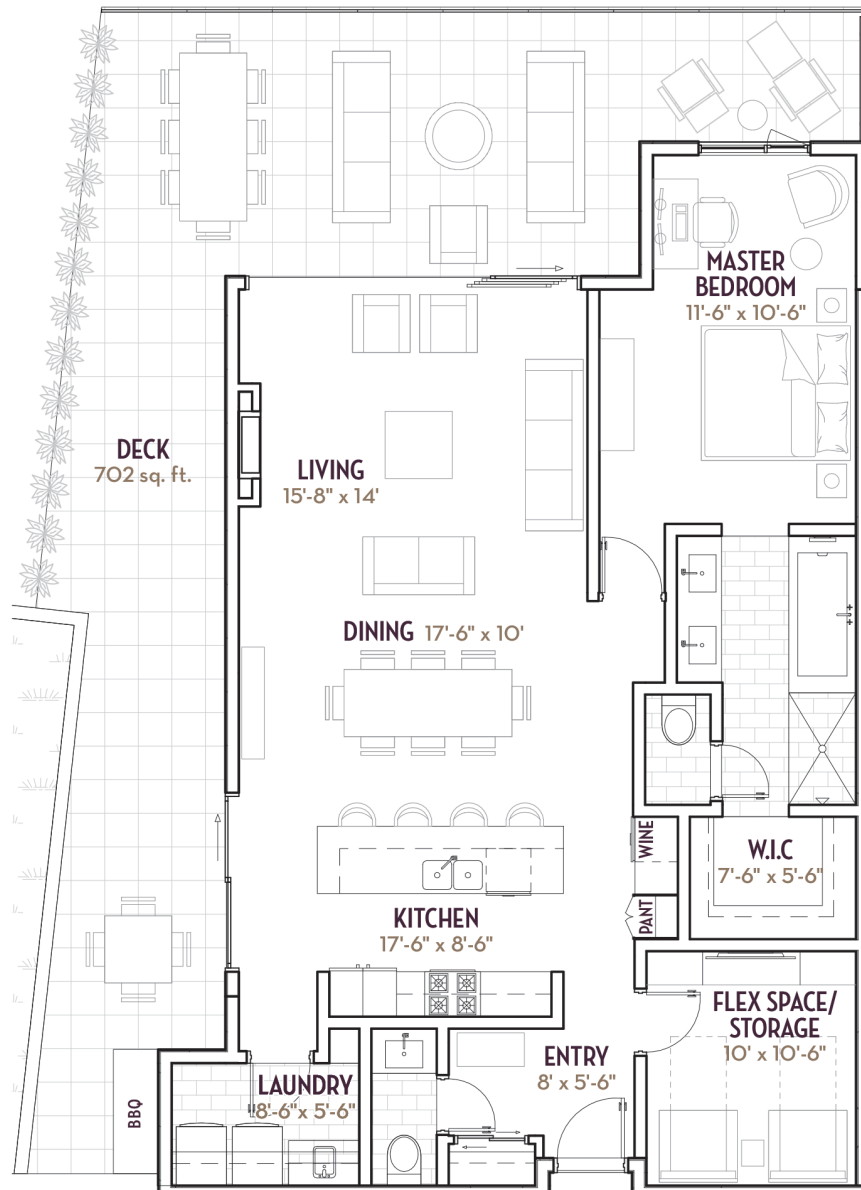


\*Dimensions, layouts and specifications are approximates only and subject to change without notice. E&OE.



# SUITE A2

1 bedroom *plus* den | 1.5 bath  
1948 sq. ft. | 1246 sq. ft. *plus* 702 sq. ft. outdoor room



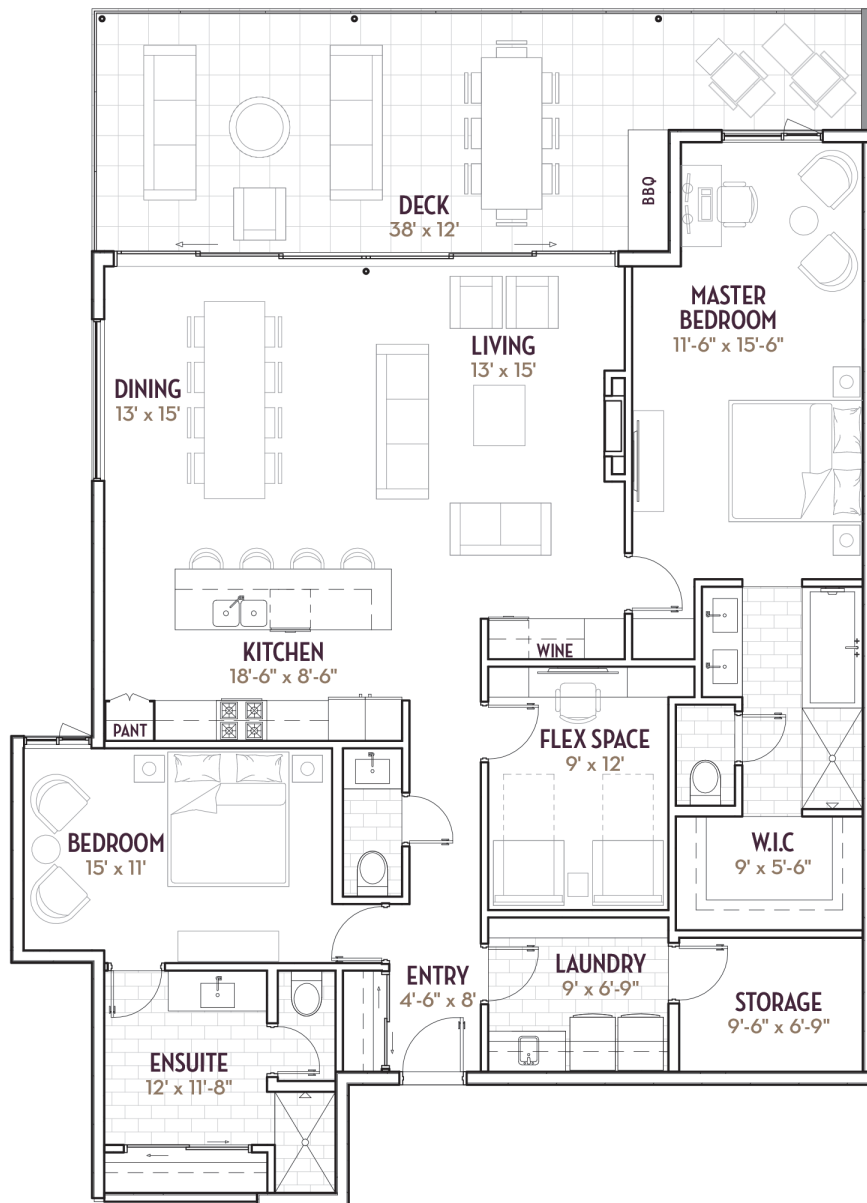
\*Dimensions, layouts and specifications are approximates only and subject to change without notice. E&OE.



# FLOOR PLANS

## SUITE B

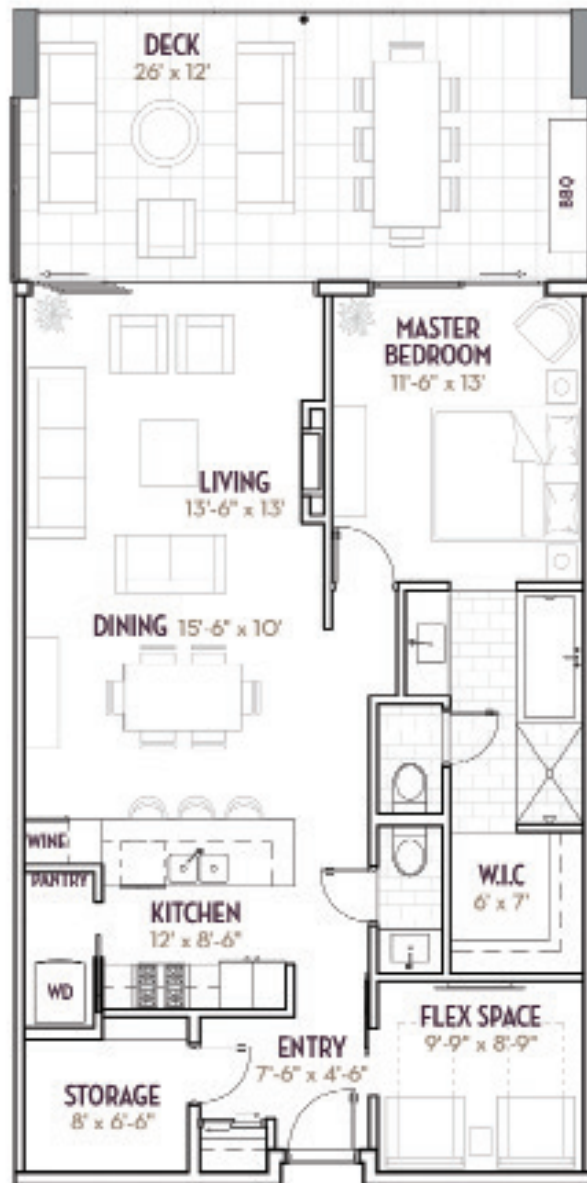
2 bedroom *plus* flex space | 2.5 bath  
2162 sq. ft. | 1762 sq. ft. *plus* 400 sq. ft. outdoor room



\*Dimensions, layouts and specifications are approximates only and subject to change without notice. E&OE.

# SUITE C

1 bedroom *plus* flex space | 1.5 bath  
1351 sq. ft. | 1040 sq. ft. *plus* 311 sq. ft. outdoor room



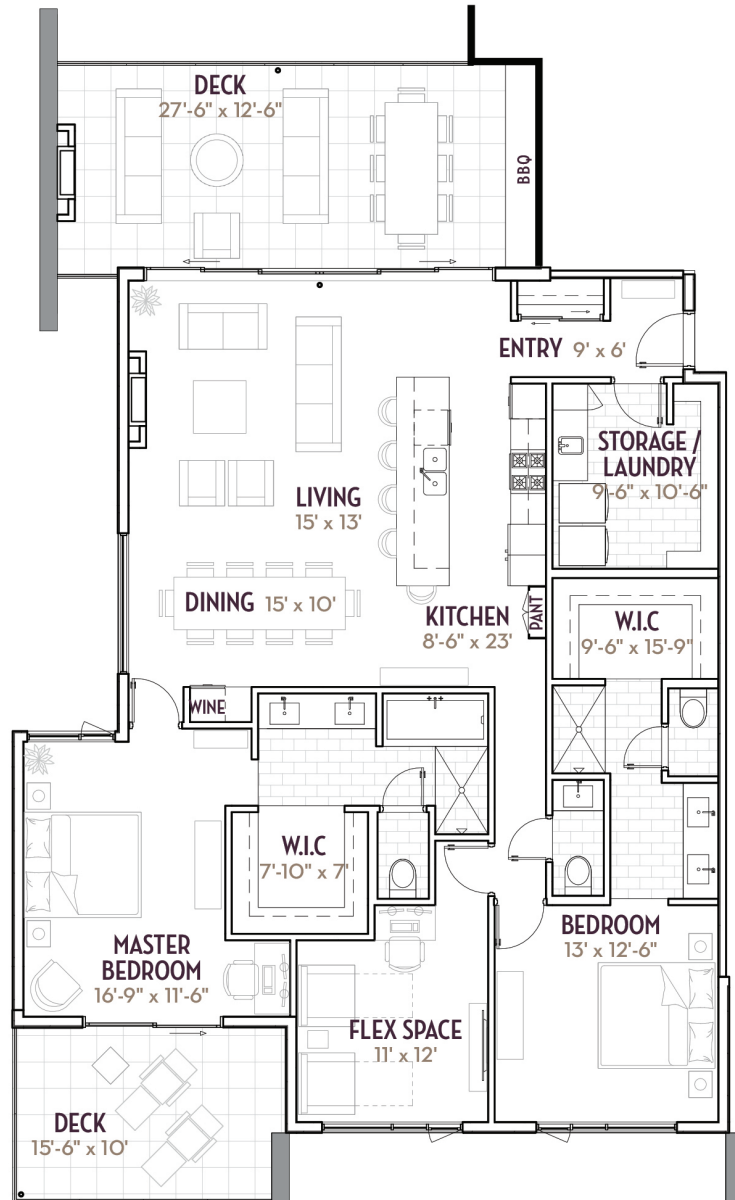
\*Dimensions, layouts and specifications are approximates only and subject to change without notice. E&OE.



# FLOOR PLANS

## SUITE D

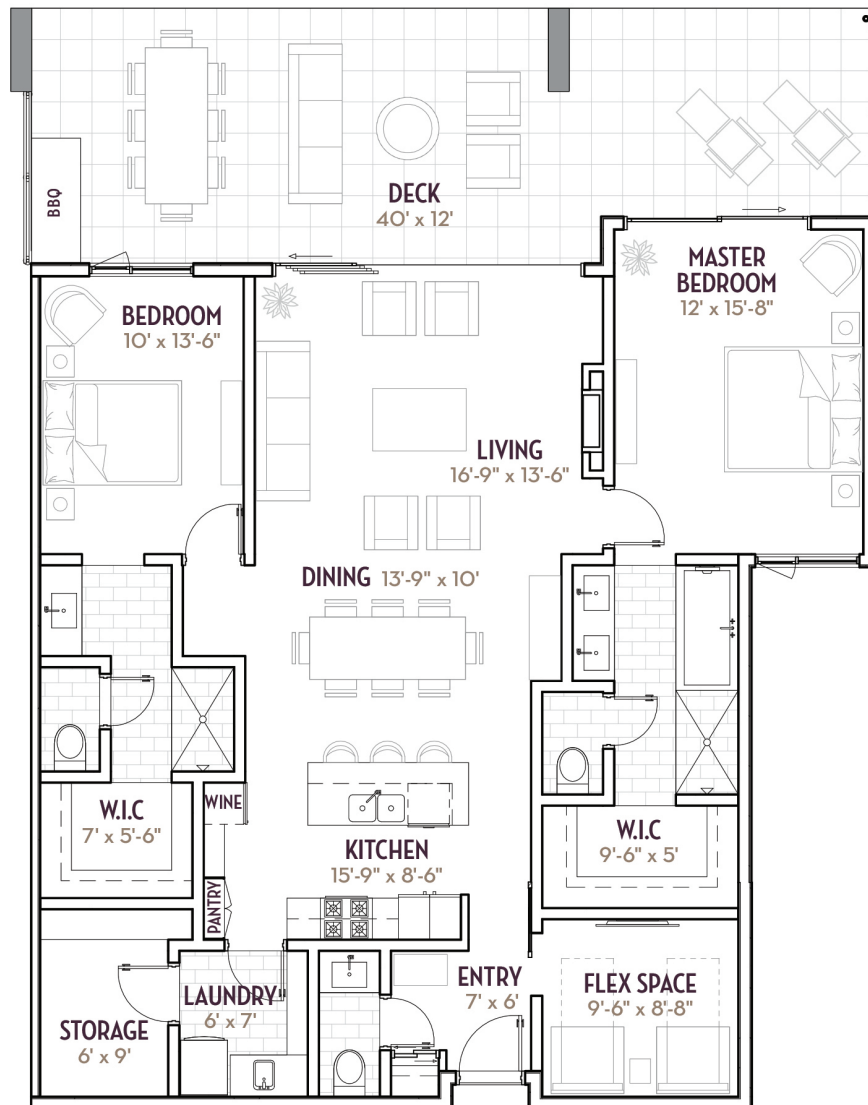
2 bedroom *plus* flex space | 2.5 bath  
2215 sq. ft. | 1732 sq. ft. *plus* 483 sq. ft. outdoor room



\* Dimensions, layouts and specifications are approximates only and subject to change without notice.

# SUITE D1

2 bedroom *plus* flex space | 2.5 bath  
1978 sq. ft. | 1510 sq. ft. *plus* 468 sq. ft. outdoor room



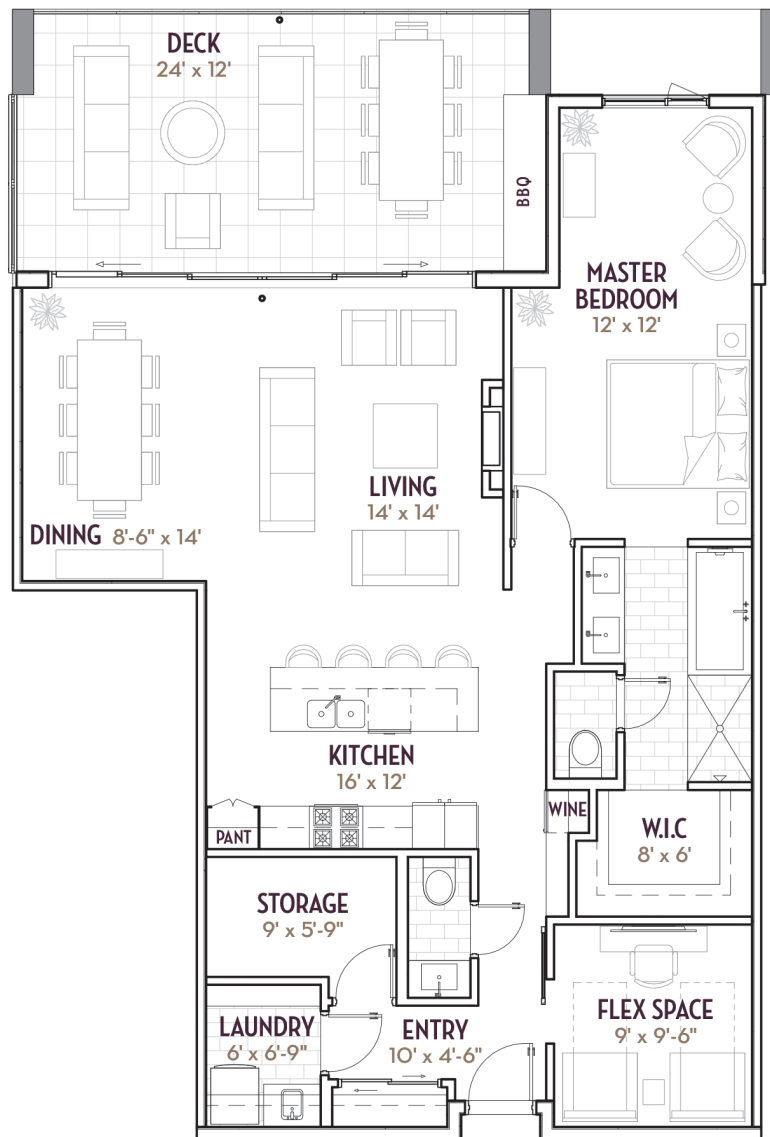
\*Dimensions, layouts and specifications are approximates only and subject to change without notice. E&OE.



# FLOOR PLANS

## SUITE E

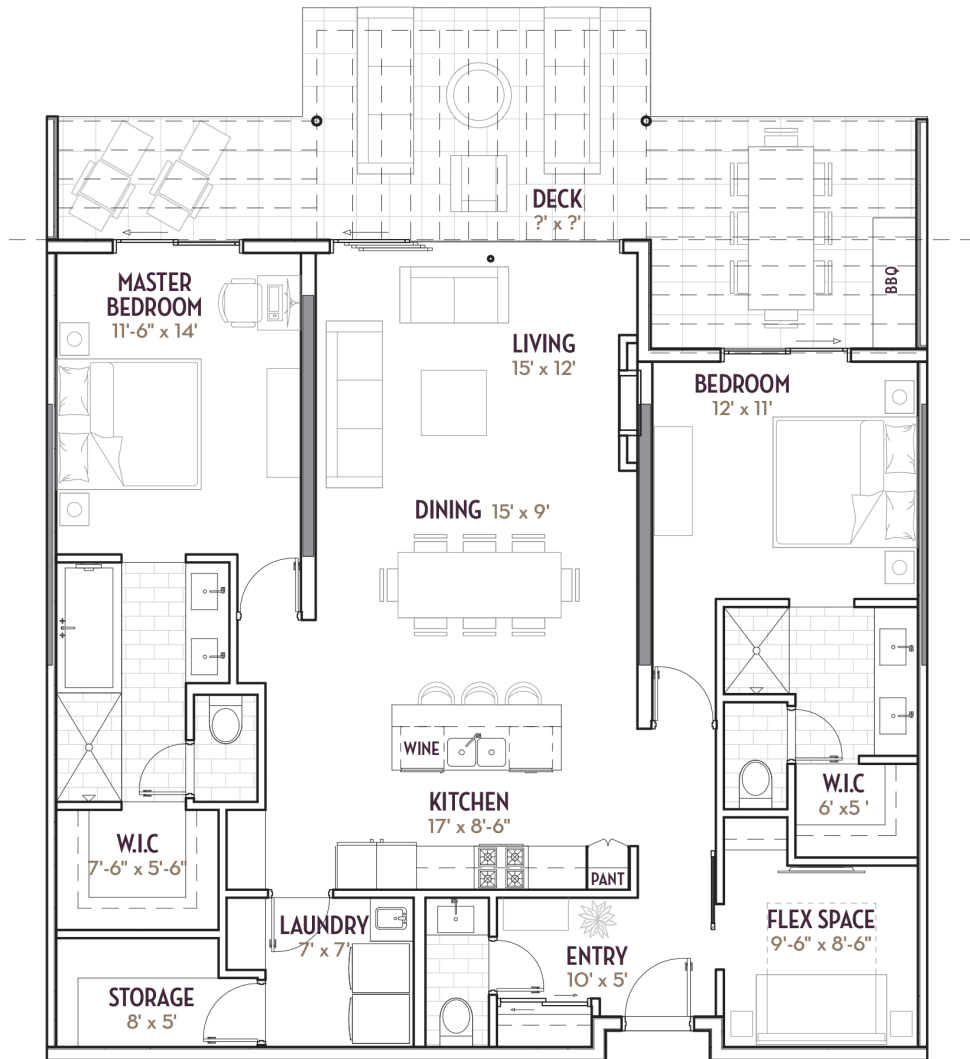
1 bedroom *plus* flex space | 1.5 bath  
1570 sq. ft. | 1271 sq. ft. *plus* 299 sq. ft. outdoor room



\* Dimensions, layouts and specifications are approximates only and subject to change without notice.

# SUITE G

2 bedroom *plus* flex space | 2.5 bath  
1861 sq. ft. | 1445 sq. ft. *plus* 416 sq. ft. outdoor room





# FLOOR PLANS

## PENTHOUSE 1

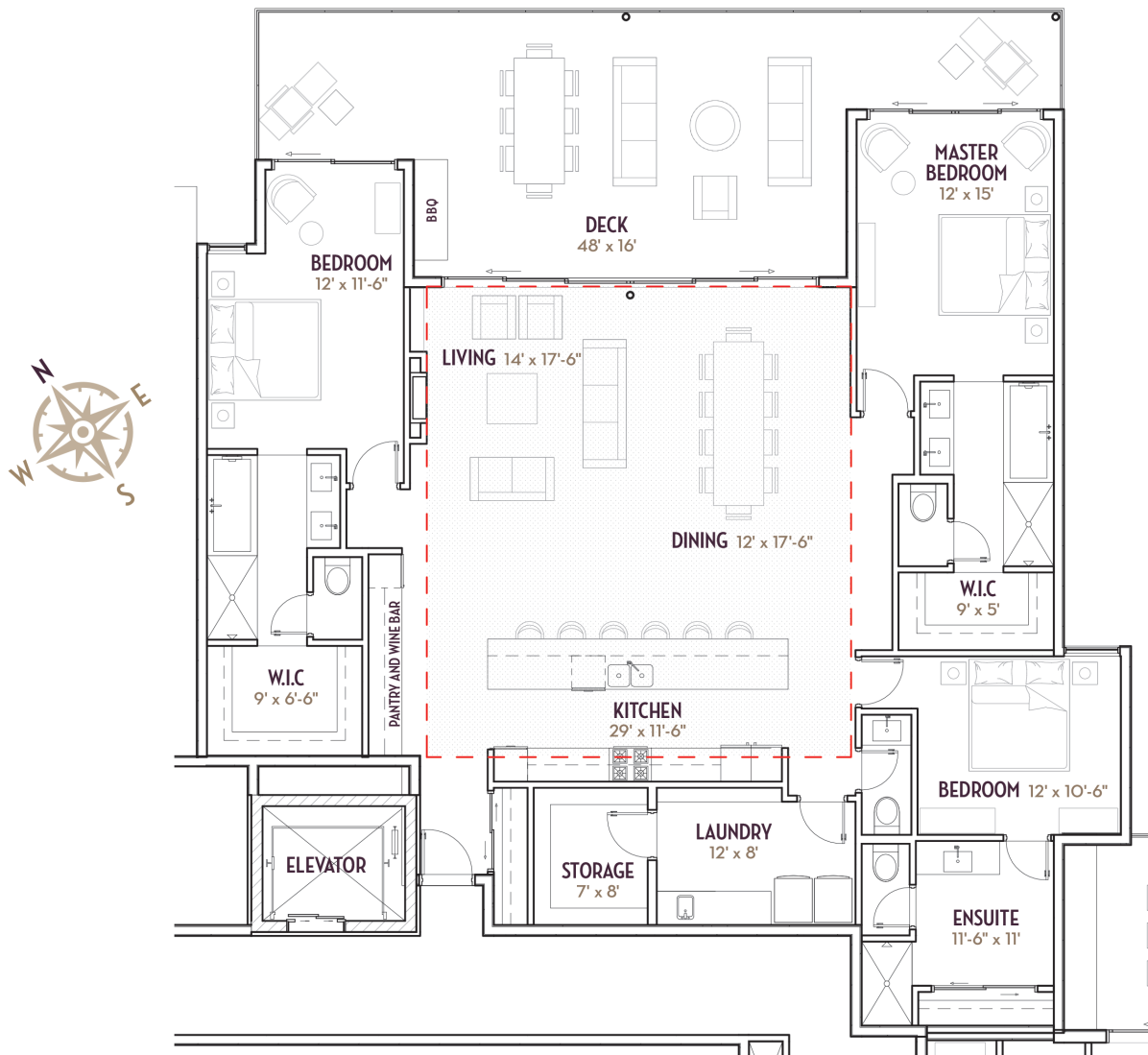
3 bedroom | 3.5 bath  
2894 sq. ft. | 2319 sq. ft. plus 575 sq. ft. deck area



\* Dimensions, layouts and specifications are approximates only and subject to change without notice.

# PENTHOUSE 2

3 bedroom | 3.5 bath  
2766 sq. ft. | 2191 sq. ft. *plus* 575 sq. ft. deck area





# FLOOR PLANS

## PENTHOUSE 3

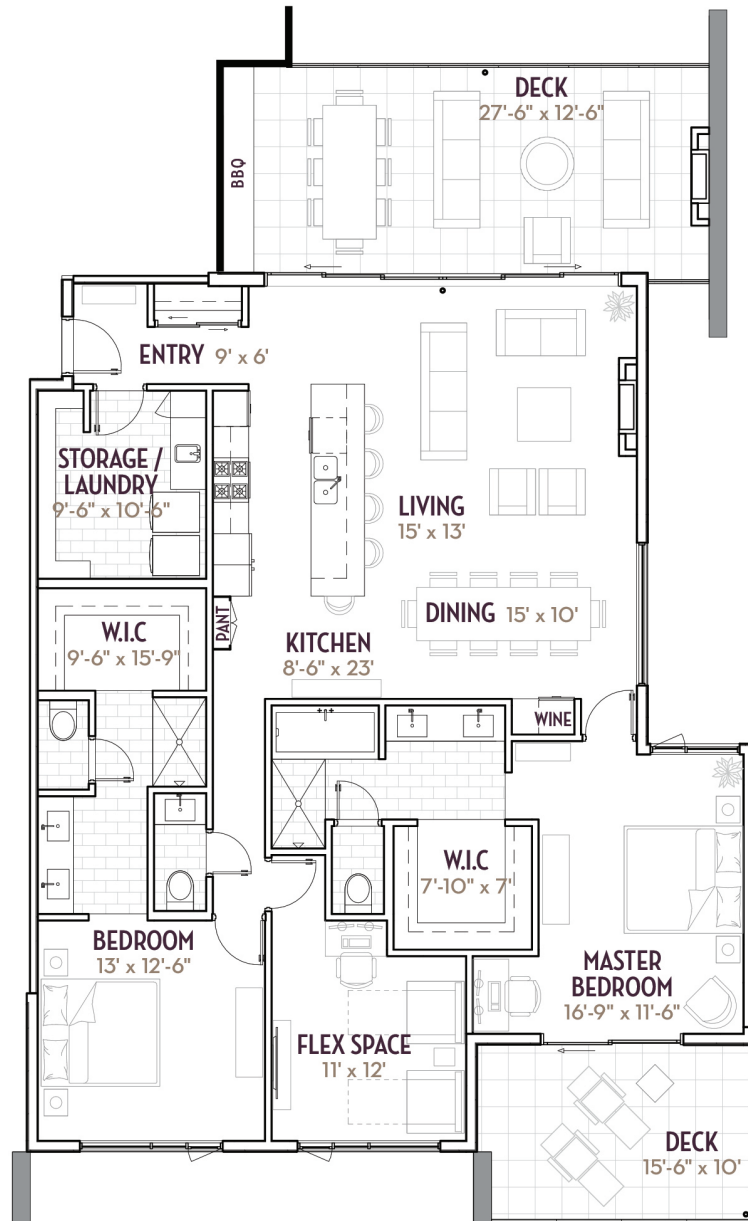
2 bedroom *plus* flex space | 2.5 bath  
2215 sq. ft. | 1732 sq. ft. *plus* 483 sq. ft. outdoor room



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# PENTHOUSE 4

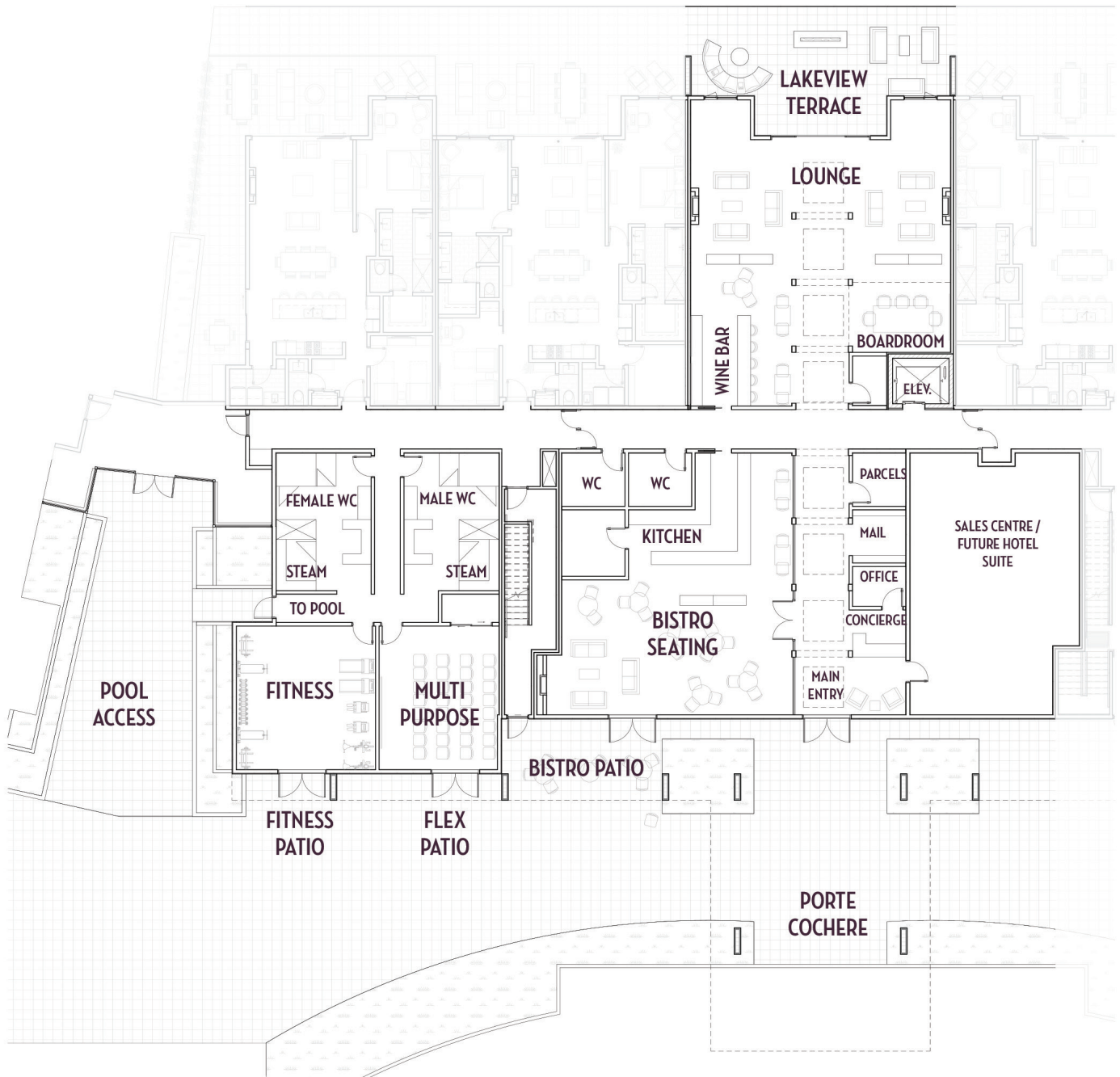
2 bedroom *plus* flex space | 2.5 bath  
2215 sq. ft. | 1732 sq. ft. *plus* 483 sq. ft. outdoor room



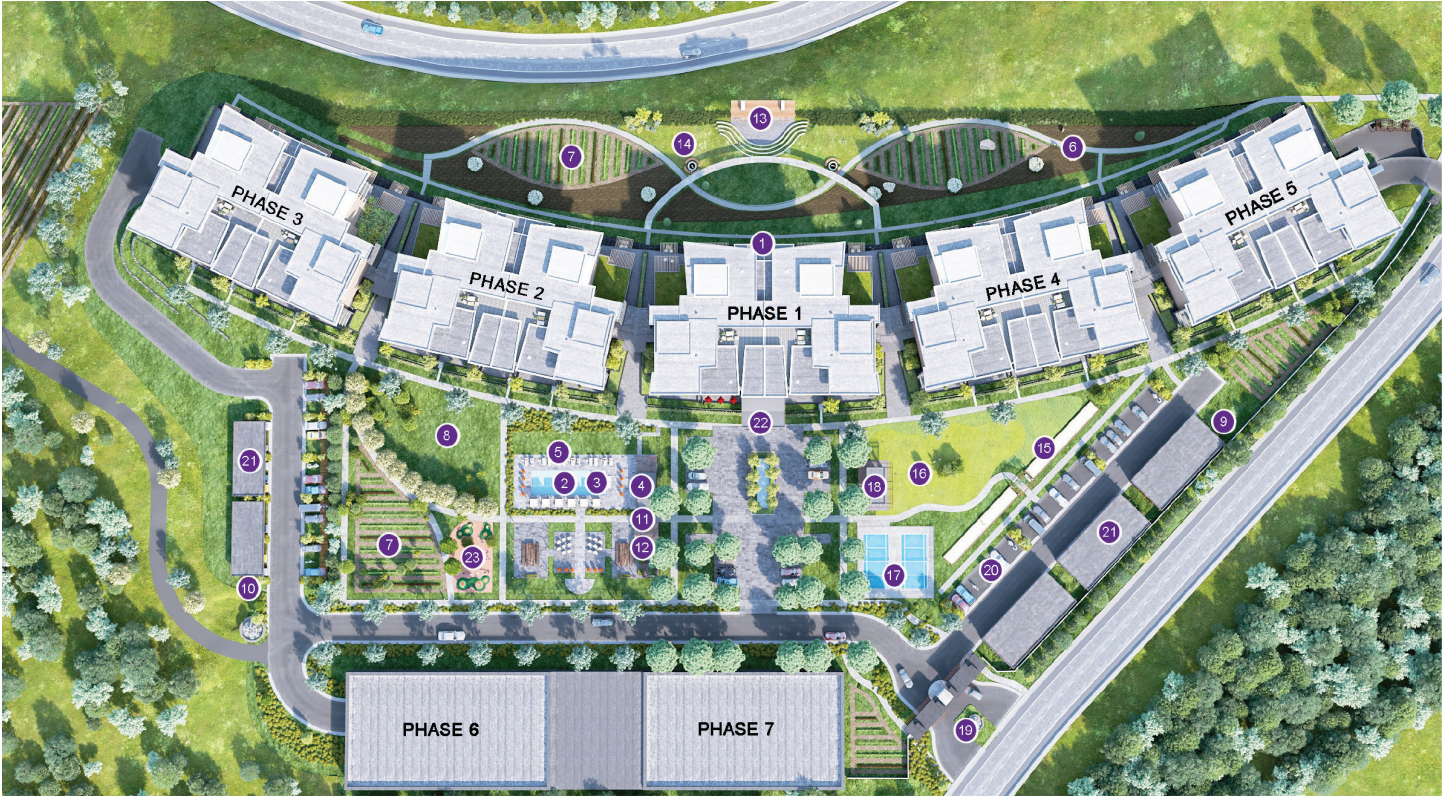
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# AMENITY SITE MAP



\* Dimensions, layouts and specifications are approximates only and subject to change without notice.



## LIVE WELL PLAY MORE. ARIVA AMENITIES.

- |   |  |  |
|---|--|--|
| 1. Lakeview Terrace Lounge & Fire Pits                            | 8. Open Park Area<br>(Dog Friendly)          | 16. Putting Green                          |
| 2. Swimming Pool  | 9. Car Wash Station                          | 17. Pickleball / Sports Court              |
| 3. Hot Tub  | 10. Dog Wash                                 | 18. Lawn Club Gazebo                       |
| 4. Pool Cabana  | 11. Community Barbeques &<br>Outdoor Kitchen | 19. Gated Grand Entrance                   |
| 5. Poolside Lounges   | 12. Wood Fire Forno Pizza Oven               | 20. Surface Parking                        |
| 6. 1km of Onsite Walking Trails<br>& Pathways                     | 13. Amphitheatre                             | 21. Private Garages with<br>Workshop Areas |
| 7. Community Gardens in<br>Collaboration with Grown<br>Here Farms | 14. Fire pit enclaves                        | 22. Porte Cochere                          |
|   | 15. Bocce Courts                             | 23. Grandkids Playground                   |

All drawings and renderings are artist's conceptions only and for illustrative purposes only. E. & O.E.

ArivaKelowna.ca



# HOME FEATURES

Curated interiors by LNG Studios - Figura Design Inc.  LNGSTUDIOS

## INTERIORS

- Large sliding glass doors open the great room to create an incredible indoor / outdoor living space that takes full advantage of the magnificent views.
- 9ft standard ceiling height, up to 12ft ceilings on upper floor living areas.
- Plank brushed oak engineered hardwood flooring throughout the main living areas and kitchen.
- Heated tile flooring in bathrooms. Carpet in bedrooms and closet areas.
- Contemporary baseboard and window / door trim package.
- In-home spacious storage room and pantry.
- Central heating and air conditioning with individual metering.
- Natural gas outlet for fire pit and a built-in barbeque.

## BATHROOM

- Spa-inspired master suite with tub-shower ensemble and luxurious bathrooms feature cabinetry and vanities.
- Large-format tile flooring.
- Complimentary floor-to-ceiling 12mm glassed enclosed tub / shower surrounds.
- Minimalist fixtures with undermount sink.
- Brushed Nickel faucets and shower heads.
- Tiled tub/shower surrounds.

## LAUNDRY

- Front load Whirlpool ENERGY STAR® Washer (Go™ XL Dispenser) and Dryer with steam cycles.
- Walk-in laundry room with cabinetry and deep sink with overhead shelving.



WHIRLPOOL Model: WFW6620HC  
5.2 cu. ft. I.E.C Closet-Depth Front Load  
Washer & Dryer with Load & Go™

Ariva Resorts Ltd. reserves the right to make any modifications and/or changes.  
Room sizes, square footage, specifications, features and outdoor spaces may vary. E. & O.E.



## KITCHEN

- Large-slab Cambria quartz countertops with waterfall island gable, delivering maintenance-free surface.
- Marvel-XL large-tile polished back splash.
- Natural certified green building product.
- High-durability Laminate with resilient flat panel cabinetry, complete with full-height upper cabinets.
- Contemporary under-mount stainless steel sinks.

## STAINLESS KITCHEN AID APPLIANCES



KITCHEN AID Model: **KRFC302ESS**  
22 cu. ft. 36-Inch Width Counter Depth French Door Refrigerator with Interior dispenser



KITCHEN AID Model: **KSGG700ESS**  
30-Inch 5-Burner Gas Convection Front Control Range



KITCHEN AID **KMCC5015GSS**  
Built in Convection Microwave



KITCHEN AID Model: **KDTE234GPS**  
46 DBA Dishwasher with Third Level Rack and PrintShield™ Finish



SILHOUETTE  
Lorraine - 24" French Door Beverage Centre (DBC047D2BSSPR) or  
Napa - 24" French Door Wine Cellar (DWC047D1BSSPR)



BUILT-IN PRESTIGE PRO™  
500 RB Infrared Rear Burner  
66,000 BTU BIPRO500RBNSS-3



# FAQS

## What is Ariva?

Ariva is a beautiful 12.5 acre, lakeview, master-planned, estate community offering Premium Condominiums for those looking to downsize and upgrade. Ariva is located on Old Ferry Wharf Road, just five-minutes from downtown Kelowna, and will offer a plethora of incredible lifestyle amenities. When complete the community will have approximately 200 residences offered in five phases.

## What types of homes will be available to purchase?

Ariva will offer a collection of 1, 2, and 3 Bedroom homes with expansive balconies.

## What amenities will this community have?

Ariva boasts some of the finest amenities in Kelowna, including a Café Bistro, Wine bar, Social Lounge, Lakeview Terrace, Pool & Cabana, Co-Lab, Fitness Center with a gym & yoga studio, Pickleball & Sports Court, Organic Community Garden, Farm Table Community BBQ plaza, Fire Pits and an Amphitheatre.

## What are the prices?

Prices currently range from \$489,900 for a one bedroom and flex room to \$1,549,900 for a 3 bedroom and flex room penthouse. Detailed prices are available at the Presentation Centre.

## What are the Strata fees?

Monthly Strata fees will approximately be from the mid \$200's to the high \$500's.

## Will I have to pay taxes on a home at Ariva?

No Speculation Tax, No GST and No Property Transfer Tax. For example, for a home valued at \$850,000 purchased by a Canadian Resident that adds up to over \$42,500 in tax savings and for a non-resident Buyer over \$200,000 in savings.

## Are rentals allowed?

Yes, rentals will be allowed with a minimum 90-day rental requirement.

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\*Prices are subject to change without notice. Dimensions, layouts and specifications are approximates only and subject to change without notice. E. & O.E.



## **Are pets allowed?**

Yes, Ariva is a pet friendly community.

## **When will I be able to move in?**

Construction of Phase One residences are anticipated to start Spring 2020 with completions estimated to start Summer 2021.

## **Who is behind Ariva?**

Barry Johnson, one of the developers of Predator Ridge and Canadian Adult Communities, has formed a new company with his son Kevin Johnson called Ariva Resorts Ltd.

## **What will the deposit be?**

Ariva requires a 5% deposit initially and 10% when the building permit is issued.

## **Where can I find out more about the floorplans, features and amenities?**

Register on our website at [ArivaKelowna.ca](http://ArivaKelowna.ca) or at the presentation center, located at 529 Bernard Street, to ensure you receive up to date information.

## **Why buy now?**

Purchasing now will provide you with the best selection opportunity, introductory pricing, and the opportunity to take advantage of the benefits and perks of our Ambassador Program.

**Purchasers in the first phase will have first choice in the following phase.**

## **What is the Ambassador Program?**

The first residents at Ariva will help establish the essence of the community and undoubtedly become positive influencers. To encourage the spread of this enthusiasm, the first 25 residents will become Ariva Ambassadors, rewarded with a host of benefits and privileges.



# THE TEAM

## OUR TEAM OF PROFESSIONALS.

The team behind Ariva has decades of experience in planning, designing and constructing Okanagan Real Estate for sale.



**ARIVA  
RESORTS**

**m+m a**

MEIKLEJOHN ARCHITECTS INC.



BCCONDOS.NET



## **ARIVA RESORTS LTD.**

For almost 40 years, Barry Johnson, with a variety of partners, has consistently raised the bar for Okanagan Residential development. Canadian Adult Communities Ltd. developments, with extensive waterscape features and tasteful design, are still recognized as some of the finest gated communities in the country. With other partners Predator Ridge Resort was created where most people didn't think possible. Many now believe Predator Ridge is the quintessential Residential Golf Resort in Canada. For the past 7 years, Barry and his son Kevin, a professional engineer, have created and refined the vision for the ultimate Baby Boomer community. Ariva is the result of their best efforts and will significantly raise the bar again.

## **MEIKLEJOHN ARCHITECTS INC.**

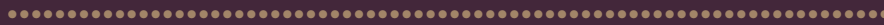
Meiklejohn Architects Inc. is an award-winning practice with offices in Penticton and Kelowna. One of the largest firms in the British Columbia Interior, it has an established reputation that has led to loyal repeat clients and new client referrals. The firm has designed projects throughout the province – from Port Alberni to Cranbrook and from Prince Rupert to Fort St. John as well as in Vancouver and the Lower Mainland. The firm serves many public-sector clients including municipalities, school districts, universities and colleges as well as private corporations, non-profit organizations, and individuals.





**ARIVA**  
PREMIUM ESTATE LIVING

For more information on ARIVA, please email  
[sales@arivakelowna.ca](mailto:sales@arivakelowna.ca) or call 236.420.0693



Presentation Centre:  
529 Bernard Ave, Kelowna BC V1Y 6L7



**ARIVA  
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