

ROSEVALE
ESTATES



Legacy Lakeview Living

Discover elevated living and incredible Okanagan Lake views nestled in the heart of nature — the perfect place to call home. Located just eight minutes from downtown Kelowna and moments away from West Kelowna's town centre, Rosevale Estates is a serene lakeview retreat with urban conveniences and endless recreational options within easy reach.



An aerial photograph of a large lake with a city skyline in the background and modern houses in the foreground. The city skyline includes several tall buildings and a bridge crossing the lake. The houses in the foreground are modern, multi-story buildings with stone and wood accents. The sky is blue with some clouds.

This View. Your Future.

Pg. 2

A community-focused neighbourhood of full-ownership homesites that keep you connected with nature; Rosevale Estates is your vision of Okanagan living, realized.



Pg. 4

Our Vision

Created For A Lifetime of Memories

Every homesite overlooks Okanagan Lake as part of a carefully curated master planned community created for refined living that keeps urban amenities close, but the serenity of nature even closer.

Select the lot that will be the site of your dream legacy residence, where your unique story will unfold in a community that naturally feels like home.

Pg. 5

Left

*Aerial view of the community
from Okanagan Lake*

An Elevated View On The Okanagan

Our community's natural topography allows for truly stunning views across Okanagan Lake to the city skyline of downtown Kelowna, with every homesite offering a vista that you'll appreciate for a lifetime.

Pg. 6

Right
Natural incline across the property
creates elevated lakeview lots



Pg. 7



A Resilient Living Zone For Your Peace Of Mind

Rosevale Estates is a FireSmart community, with proactive fire and climate-resistant planning to protect your home and loved ones.

Measures like fire-resistant building materials, climate appropriate landscaping, hardscaping features and firebreaks, as well as other FireSmart building practices will ensure that you can live surrounded by the serenity of nature, safely and securely.

Pg. 10

Right

Thoughtfully designed streetscapes blend natural beauty with FireSmart resilience



Pg. 11



Fire-Resistant Building Materials



Climate Appropriate Landscaping



Defensible Space Planning



Hardscaping Features and Firebreaks

The Essence of Okanagan Living

Pg. 12



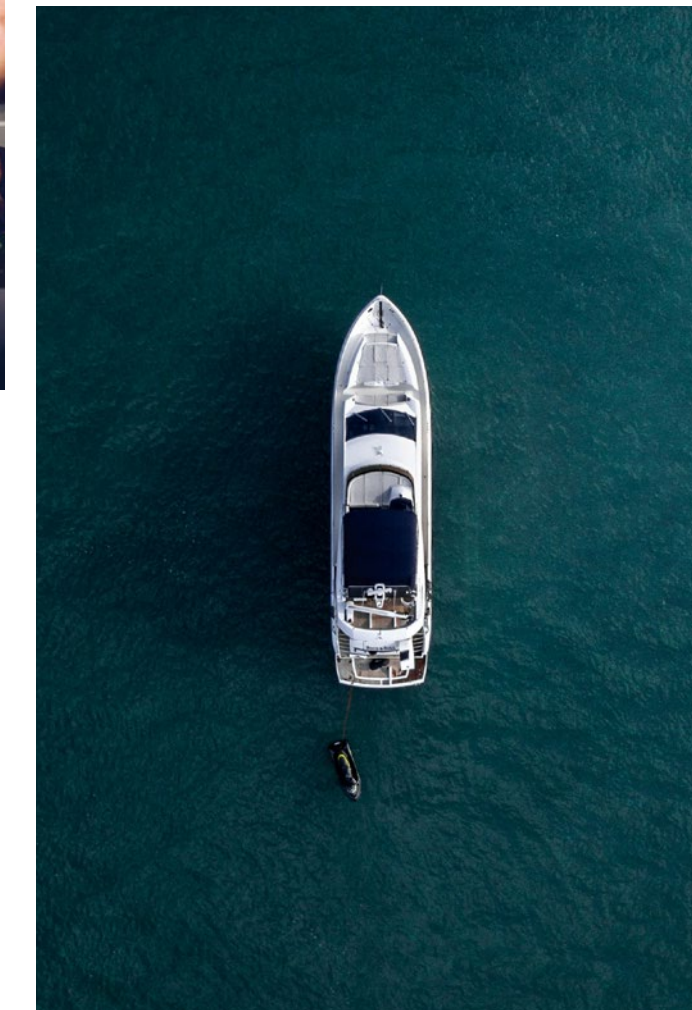
Left

Dine at all the must-try spots, just minutes away.

*West Kelowna Town Centre
8 min drive*

*Downtown Kelowna
8 min drive*

With a prime location in West Kelowna, the best of the Okanagan is at your fingertips. From outdoor activities and adventure, to watersports, winery tours, a varied culinary offer, golf, vibrant arts and culture – there is always something new to enjoy and it's always close to home.



Pg. 13

Right

Sip and savour along the West Kelowna Wine Trail

*12 wineries within a
12 min drive*

Bottom

Enjoy weekends boating on Okanagan Lake

*Kelowna Downtown Marina
8 min drive*

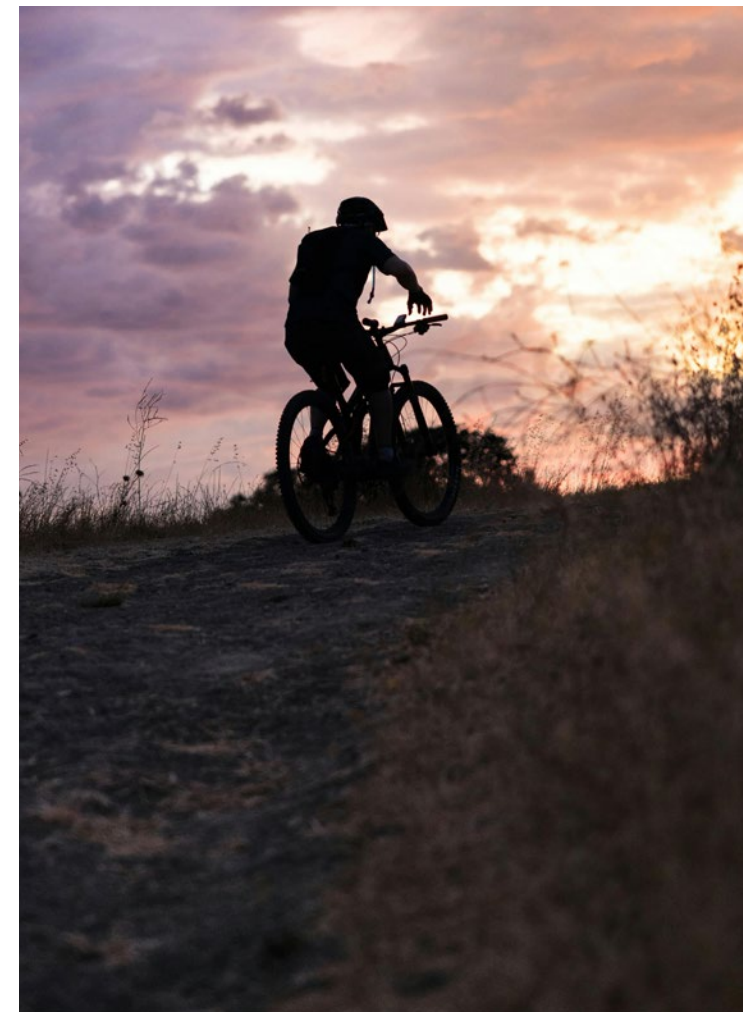
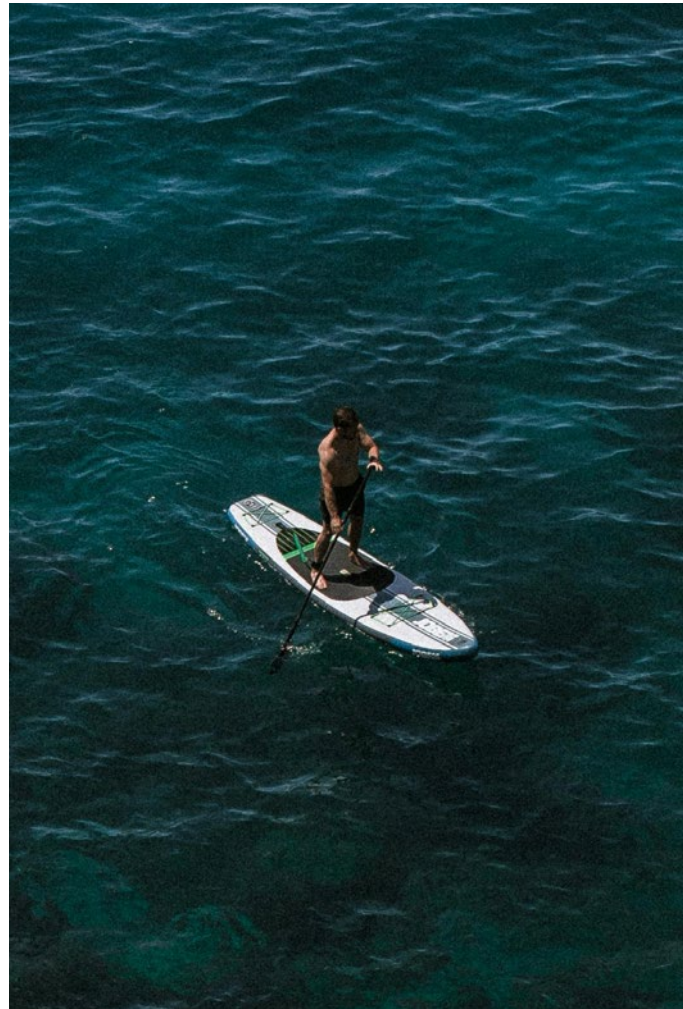


Pg. 14

Left
Tee off with Okanagan scenery
as your backdrop

Shannon Lake Golf Course
11 min drive

Two Eagles Golf Course
13 min drive



Right

Bike nearby trails with
sweeping lake views

Rose Valley Regional Park
6 min drive

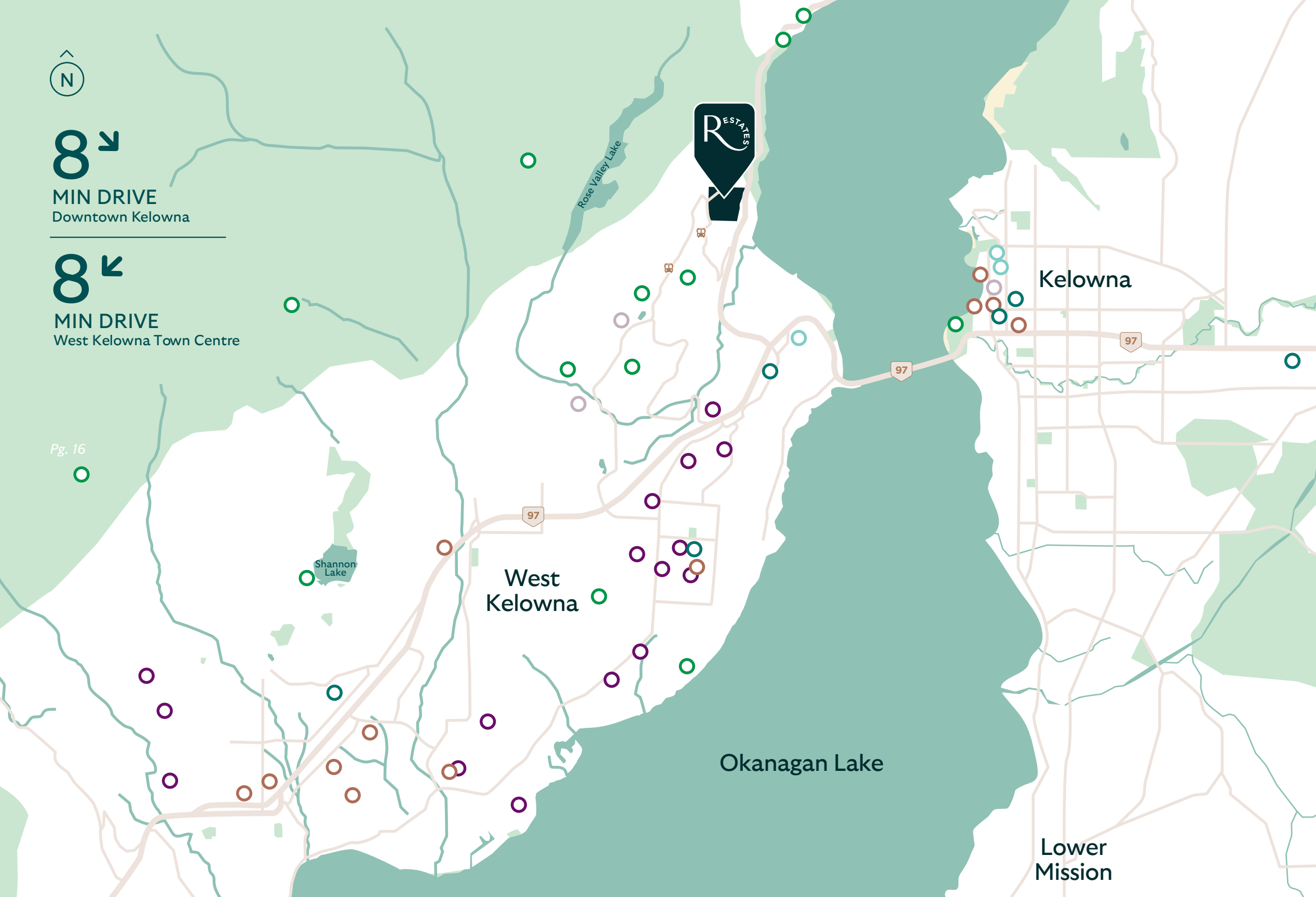
Bottom

Paddle or picnic lakeside

Raymer Bay Regional Park
5 min drive



Pg. 15



8[↘]

MIN DRIVE
Downtown Kelowna

8[↙]

MIN DRIVE
West Kelowna Town Centre

Pg. 16

Location

It's All Just Minutes From Home

UNDER 5 MIN DRIVE

- Indigenous World Winery
- Shoppers Drug Mart
- Raymer Bay Regional Park
Bear Creek Provincial Park
- Landmark Cinemas
- Mar Jok Elementary

UNDER 10 MIN DRIVE

- Rollingdale Winery Inc.
Grizzli Winery
Black Swift Vineyards
Volcanic Hills Estate Winery
The Hatch
Quails Gate Winery
- Earls Kitchen + Bar
The Modest Butcher Kitchen + Market
Cactus Club Cafe
- Nesters Market
Arcteryx
Lululemon
- Rock Ridge Park
Moonbeam Park
- Rose Valley Elementary
Mount Boucherie Secondary School
Constable Neil Bruce Middle School

UNDER 15 MIN DRIVE

- Mission Hill Family Estate Winery
Frind Estate Winery
Off the Grid Organic Winery
The Gallery Winery
- Starbucks
The Restaurant at Mission Hill
Blenz Coffee
Kaiso Japanese and Thai Cuisine
Mercato Social Kitchen
Cozy Nook Cafe and Bar
- Walmart Supercentre
Winners/Homesense
Save-On-Foods
- Shannon Lake Regional Park
Eain Lamont Park
Kalamoir Regional Park
Kelowna City Park
Carrot Trail
Strathcona Park
- Rotary Centre for the Arts
Prospera Place
- UBCO Downtown

Pg. 17

- Wineries
- Cafes & Dining
- Shopping & Services
- Hiking, Biking & Parks
- Arts & Entertainment
- Education

An Uncomplicated Approach To Building Dreams

Our preferred builders are top names in the industry, specifically selected to make the homebuilding process easy.

Your legacy home at Rosevale Estates begins with just three simple steps.

1



Select Your Homesite

Choose the perfect lot location for you

2



Select Your Home

Choose from a selection of homes that are optimized for your preferred lot or have a customized plan created with your specific needs in mind

3



Select Your Builder

Choose one of our preferred expert homebuilders and watch your dream home come to life

Developer

Momenta

Pg. 20

The Developer

The MGMT Group. Innovation and Integration.

MGMT Group has a 50 year track record of success in construction and real estate, with a strong reputation built on their commitment to delivering high-quality, value-centric projects that benefit both residents and local communities.

Headquartered in Surrey, British Columbia, MGMT Group is continuously seeking innovative ways to provide value to clients and partners. Guided by core values of integrity, accountability, teamwork, and innovation, MGMT Group is committed to lasting success.



Sales and Marketing



The developer reserves the right to modify plans, specifications, features, materials and prices without notice and at the developer's sole discretion. While we strive for accuracy, all measurements are approximate and are based on the architectural plans. Renderings are an artist's conception and are intended as a general reference only. The contents of this are not intended to solicit interest from any non-Canadian individual or entity as defined by the Prohibition on the Purchase of Residential Property by Non-Canadians Act. Please see disclosure statement for specific offering details. E&OE.



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