



42 Modern Townhomes in Central Kelowna
Where Heart Meets Home

Meet You In The Middl

3210 St.Amand Road, Kelowna

www.midatklo.com

Discover The Middl – where serenity meets heart, and heart meets home.

Set back from Kelowna's bustling KLO Road on tranquil St. Amand Road, The Middl is an intimate community of 42 modern townhomes. This peaceful enclave sits beside the top-ranked Immaculata Regional High School, and just across KLO Road—only a short walk away—Monson Pond Park adds ponds and green space to your daily strolls.

Live at the centre of convenience.

The community is less than a kilometre from Okanagan College and close to preschools, elementary, middle and high schools. Head 500 m west to Benvoulin Road and you can reach Superstore, Costco, Walmart and the Orchard Park Shopping Centre in about five to eight minutes. The new Burtch Road extension opens up seamless access to Highway 97, Downtown Kelowna and the Parkinson Recreation Centre. Just a minute south you'll find Mission Creek Golf Club, Don-O-Ray Farms and other rural retreats; about five minutes west lies the South Pandosy Urban Centre, packed with cafés, restaurants and shops and connecting to sandy beaches along the Abbott Street Corridor; and within a few minutes to the east, Mission Creek Regional Park and its riverside pathways are easily reached by bike.

Your home, your lifestyle.

Choose from four spacious floorplans ranging from about 1498–1706 square feet, each offering four bedrooms and four bathrooms. A standout feature is the flexible guest suite on the ground floor with its own washroom and a built-in washer-dryer space. Whether you need room for extended family, a comfortable space for visitors or a self-contained area for rental income as a mortgage helper, this layout adapts to your needs. Every residence also features open-concept living areas, modern finishes, timeless design and flat rooftop patios with sweeping mountain views. Large new street trees, a private children's playground and inviting community social spaces foster a welcoming neighbourhood feel.

For everyone seeking balance.

The Middl welcomes people at every life stage—first-time buyers, growing households, professionals and those looking to simplify. It offers a balanced blend of tranquillity and convenience that lets you be close to everything without feeling crowded simplify.

Disclaimer: Information contained in this brochure is provided for general marketing purposes only and is subject to change without notice. Artists' renderings and photographs are conceptual and may not reflect the final project. Floor plans, sizes, features, finishes and pricing are approximate and subject to revision. The developer reserves the right to make modifications, substitutions or changes to the building design, specifications, strata lot boundaries and materials at any time. This publication does not constitute an offering for sale. Any such offering can only be made by a disclosure statement in accordance with the Real Estate Development Marketing Act. E.&O.E.



Location

The MIDDLE
Townhomes on K.L.O.



Site Plan & Bird's-eye View Rendering



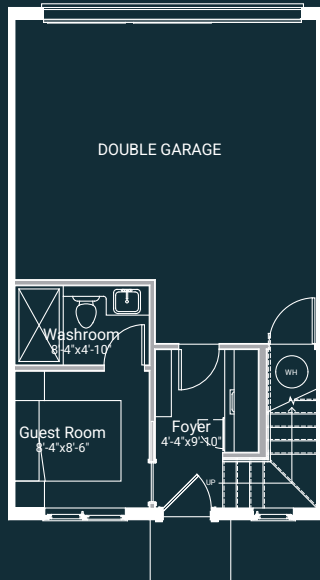
Exterior Elevations & Rooftop Views

ABBOTT (A1)

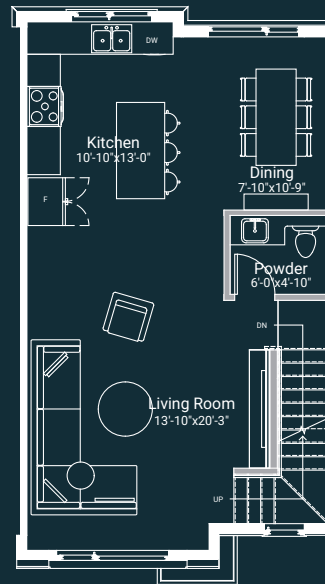
4-Bedroom | 4-Bathroom

2-Car Garage (Side-by-Side)

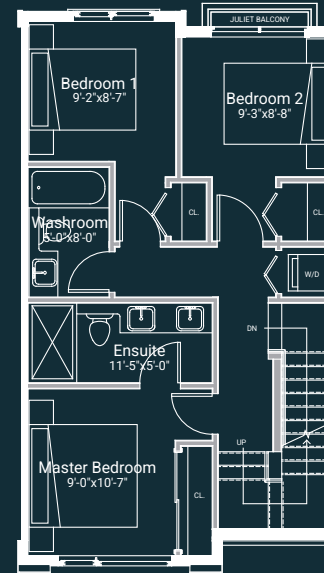
- Total Interior: 1498 sq.ft.
- Total Exterior: 390 sq.ft.
- Total Living: 1888 sq.ft.



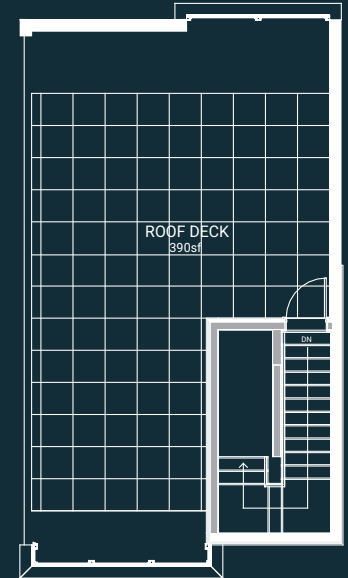
Ground Floor
202.3 sq.ft.



Main Floor
619.6 sq.ft.



Second Floor
619.6 sq.ft.



Roof Access
56.3 sq.ft.



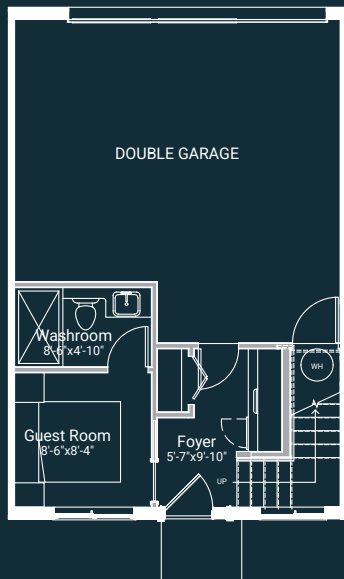
All floor plans, layouts, sizes, dimensions, and square footages are approximate and subject to change without notice. Furniture, appliances, and fixtures shown are for illustrative purposes only and may not reflect the final product. Actual suites may be a reverse layout or differ in detail from the depictions shown. The developer reserves the right to make modifications, substitutions, or changes to the floor plans and specifications at its sole discretion.

BENVO (B1)

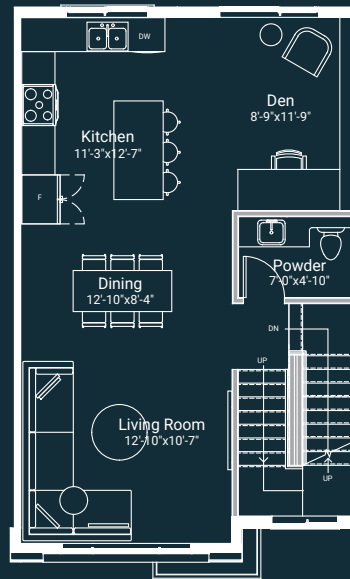
4-Bedroom | 4-Bathroom

2-Car Garage (Side-by-Side)

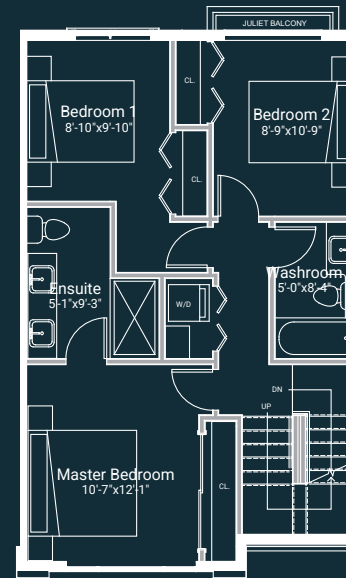
- Total Interior: 1597 sq.ft.
- Total Exterior: 450 sq.ft.
- Total Living: 2047 sq.ft.



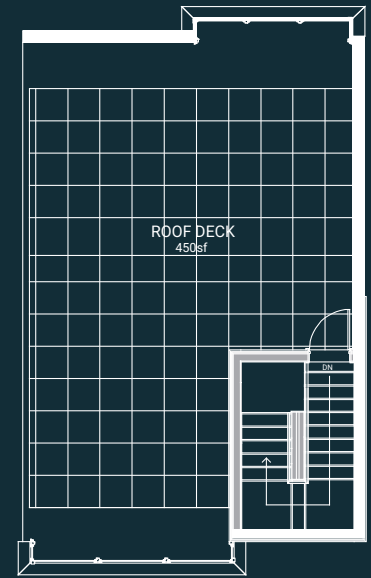
Ground Floor
217.7 sq.ft.



Main Floor
659 sq.ft.



Second Floor
659 sq.ft.



Roof Access
61 sq.ft.



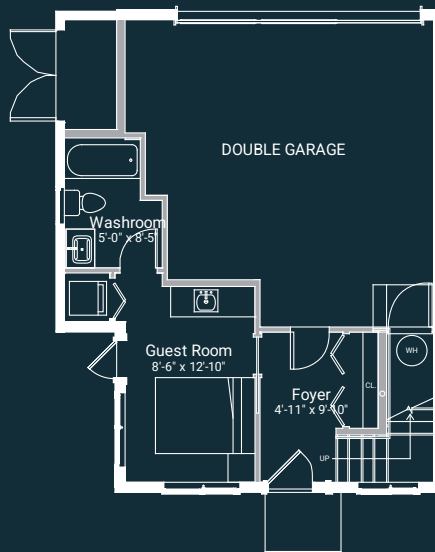
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BERNARD (B6)

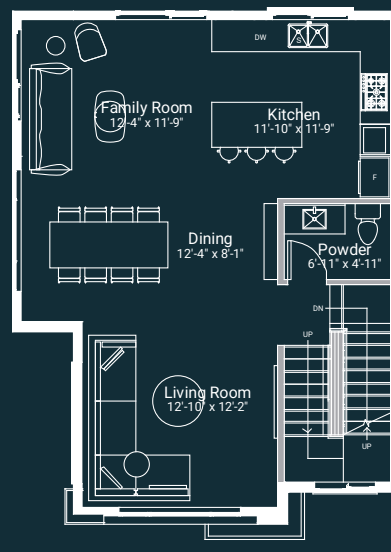
4-Bedroom | 4-Bathroom

2-Car Garage (Side-by-Side)

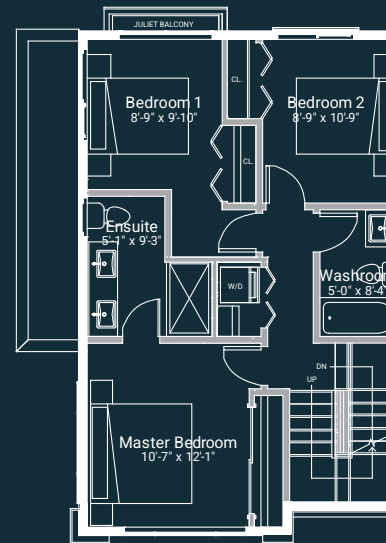
- Total Interior: 1705 sq.ft.
- Total Exterior: 400 sq.ft.
- Total Living: 2105 sq.ft.



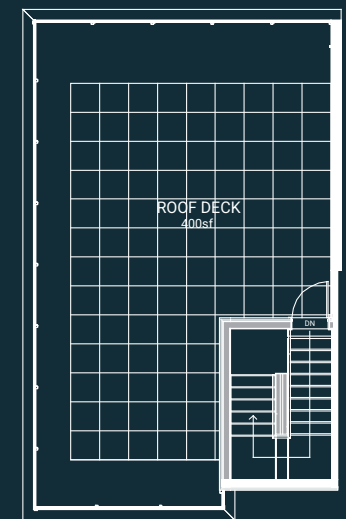
Ground Floor
270.1 sq.ft.



Main Floor
726.5 sq.ft.



Second Floor
647 sq.ft.



Roof Access
61 sq.ft.



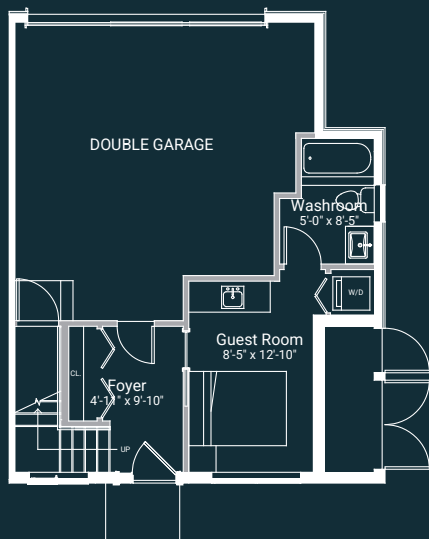
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BERTRAM (B7)

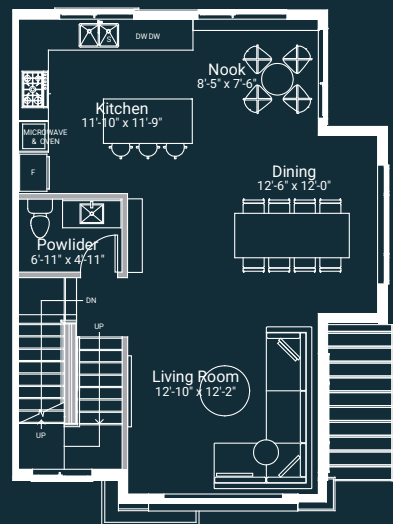
4-Bedroom | 4-Bathroom

2-Car Garage (Side-by-Side)

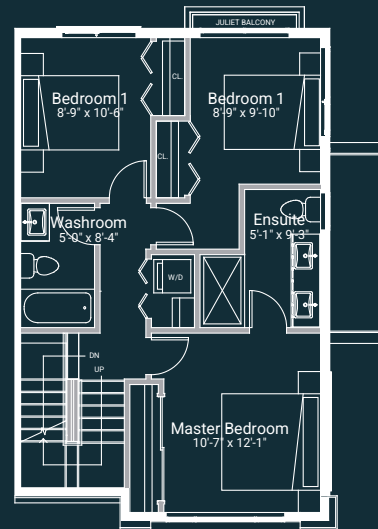
- Total Interior: 1673 sq.ft.
- Total Exterior: 400 sq.ft.
- Total Living: 2073 sq.ft.



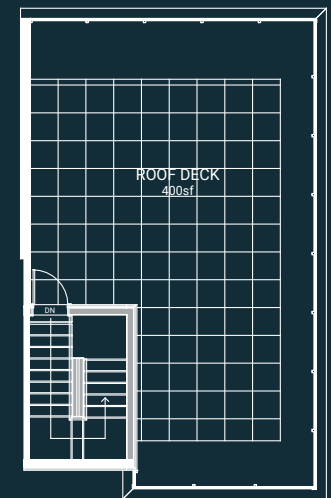
Ground Floor
269.5 sq.ft.



Main Floor
695 sq.ft.



Second Floor
647 sq.ft.



Roof Access
61 sq.ft.



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Renderings are artistic impressions only. Final home design, materials, and finishes may vary.

Interior Renderings - A1



Renderings are artistic impressions only. Final home design, materials, and finishes may vary.

Interior Renderings - B 1



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