DILWORTH HOMES

SHORERISE | *Lakeview Villas*

SHORERISE | AN EMIL ANDERSON PROPERTIES COMMUNITY

Elevated,
Lakeview Living

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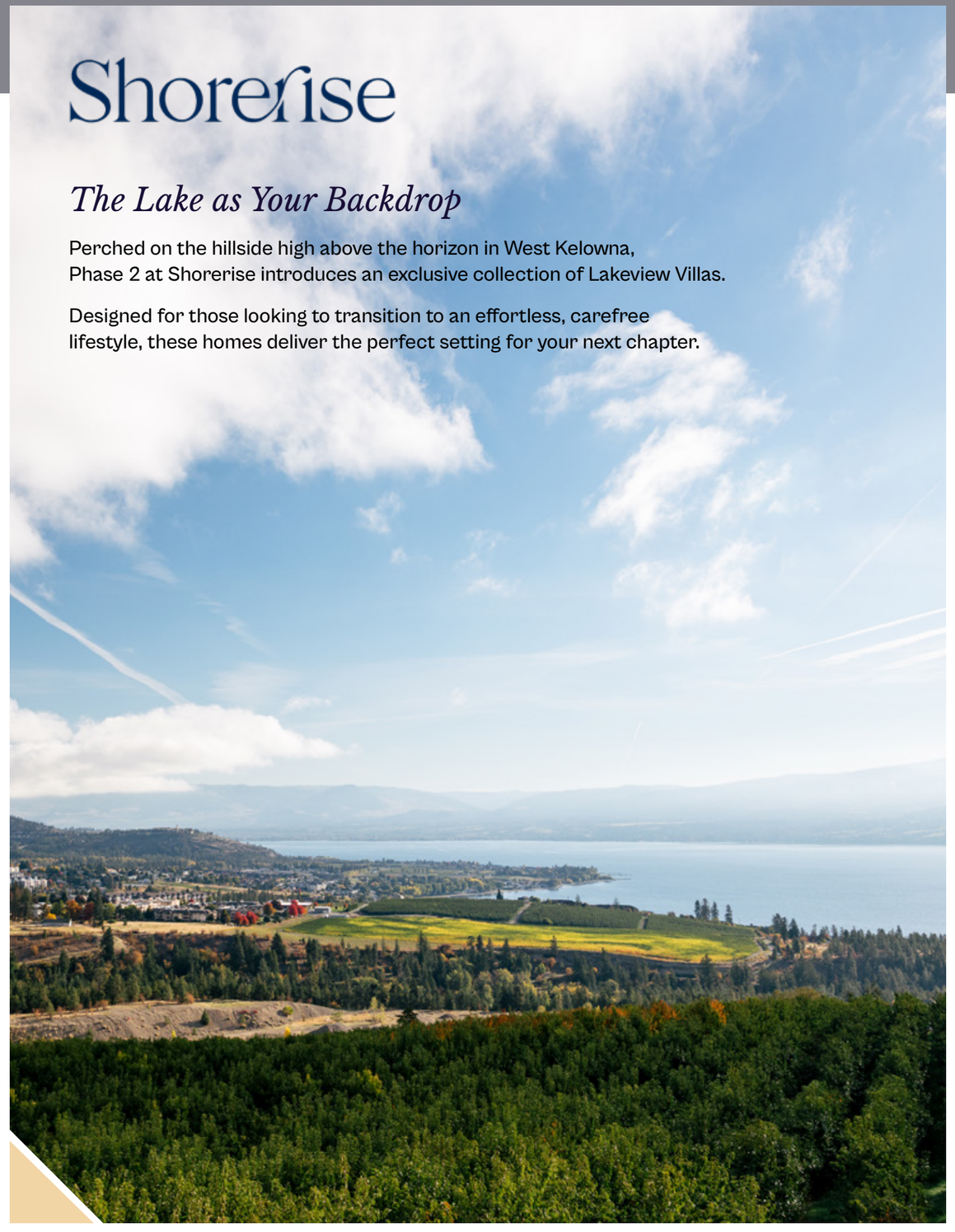
Renderings are artist's concept only.
Specs subject to change. E & O.E.

Shorerise

The Lake as Your Backdrop

Perched on the hillside high above the horizon in West Kelowna, Phase 2 at Shorerise introduces an exclusive collection of Lakeview Villas.

Designed for those looking to transition to an effortless, carefree lifestyle, these homes deliver the perfect setting for your next chapter.



Lakeview Villas

Crafted to Inspire. Built for Life

The Shorerise Villas pair premium finishes with daily durability, backed by the quality craftsmanship of a trusted Okanagan builder.

Elegant interior details bring a clean, modern sophistication to every room, beautifully balanced by a welcoming warmth. Designed with purpose and crafted with local expertise, these homes are built for long-lasting comfort.

Designed for Daily Convenience

With all your essential living spaces on one level, daily living becomes effortless. Easily flow from the open kitchen and living area to your covered deck, or retreat to your primary suite, complete with a private ensuite and sundeck.

With a dedicated mudroom and laundry room right off the double garage, this intuitive layout brings a natural, organized rhythm to your day.

A Welcoming Space for Guests

On the secondary level, a generous recreation room with an optional wet bar, two additional bedrooms, and a full bathroom provide the ideal setup to comfortably host visiting family and friends.

Maximized for outdoor living, your spacious patio is a relaxing oasis complete with a hot tub rough-in.

Floorplans

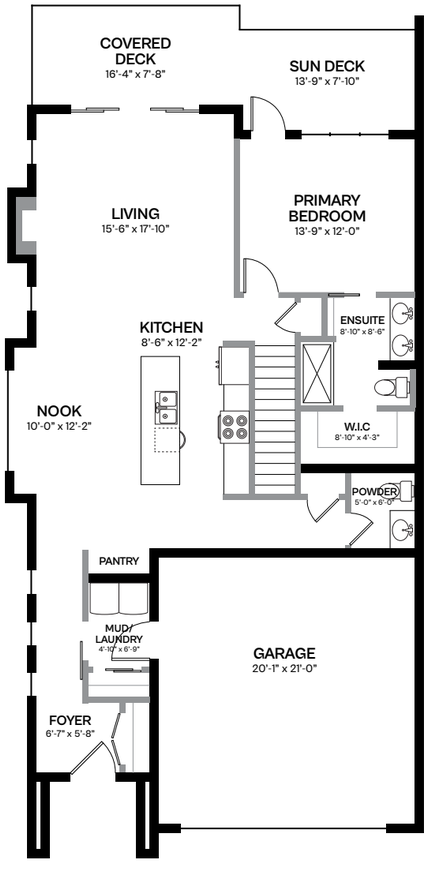
Each villa offers effortless ***main-level living*** and a walk-out level for entertaining guests.

Features PLAN A (LEFT SIDE)

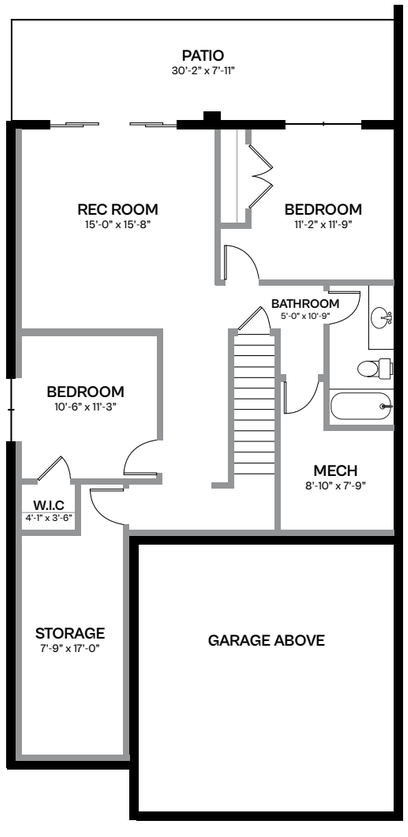
3 Bedroom | 2.5 Bathroom | Main Level 1244 sq ft | Walk-out Level 830 sq ft

TOTAL LIVING SPACE I 2074 SQ FT

MAIN LEVEL



WALK-OUT LEVEL



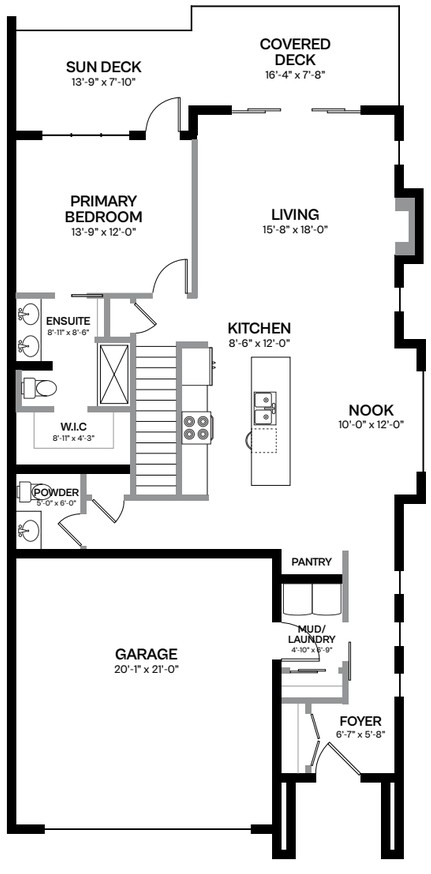
In a continuing effort to improve our product, we reserve the right to modify or change the plans and specifications without notice.
Floor plans are conceptual marketing drawings only. All dimensions and sizes are approximate. E&OE

Features PLAN B (RIGHT SIDE)

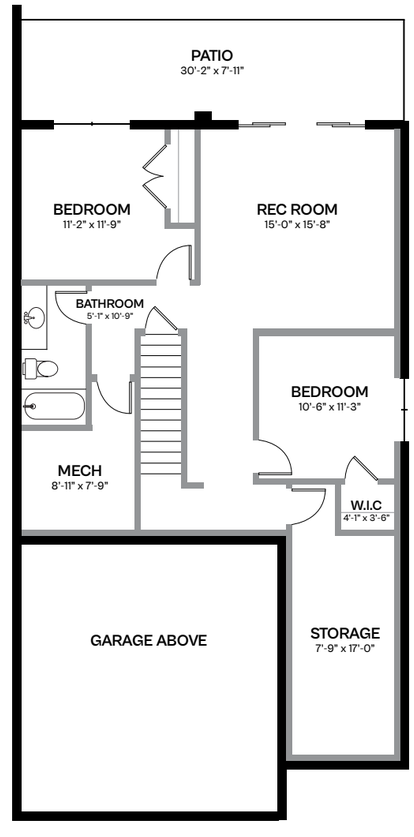
3 Bedroom | 2.5 Bathroom | Main Level 1244 sq ft | Walk-out Level 830 sq ft

TOTAL LIVING SPACE I 2074 SQ FT

MAIN LEVEL



WALK-OUT LEVEL



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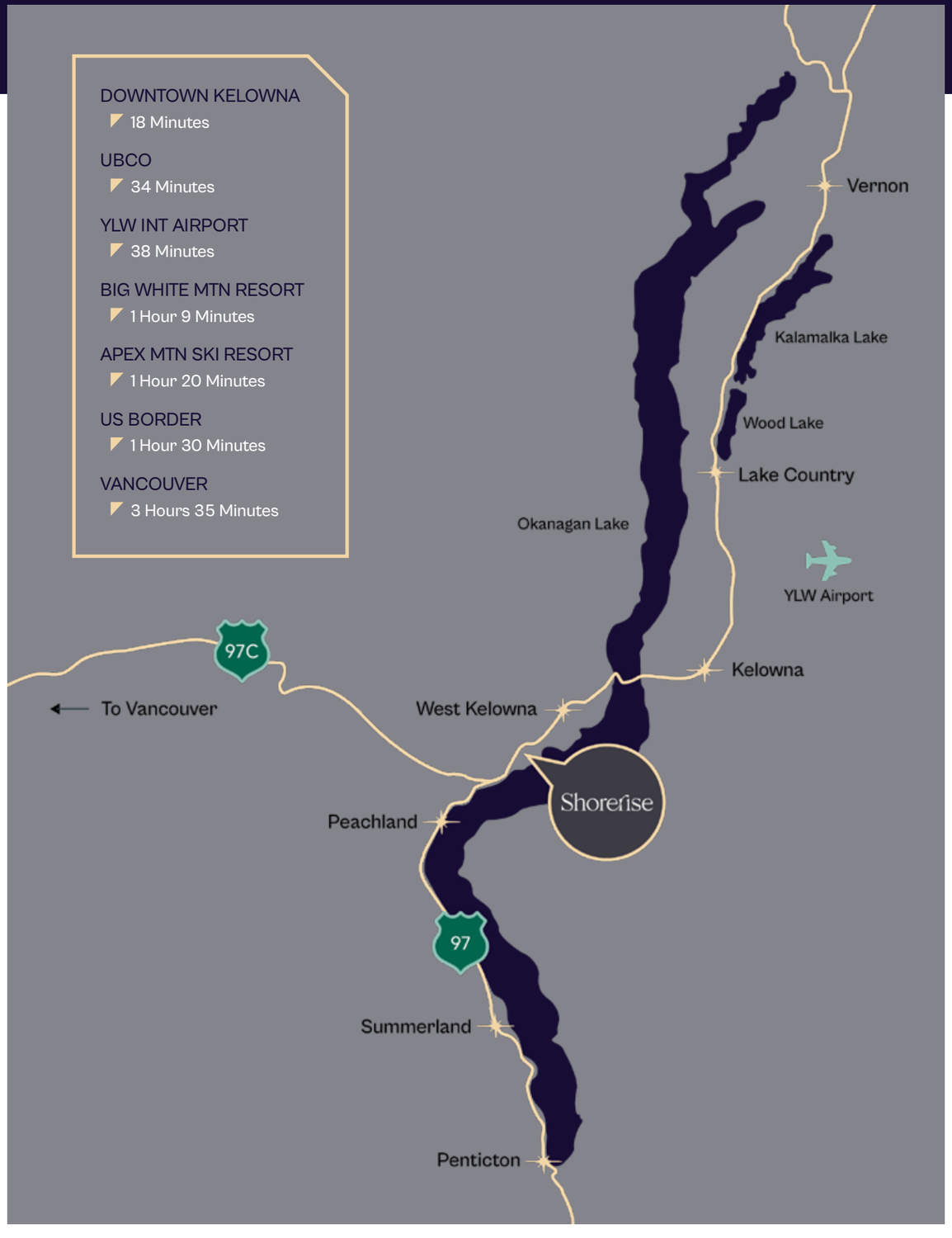
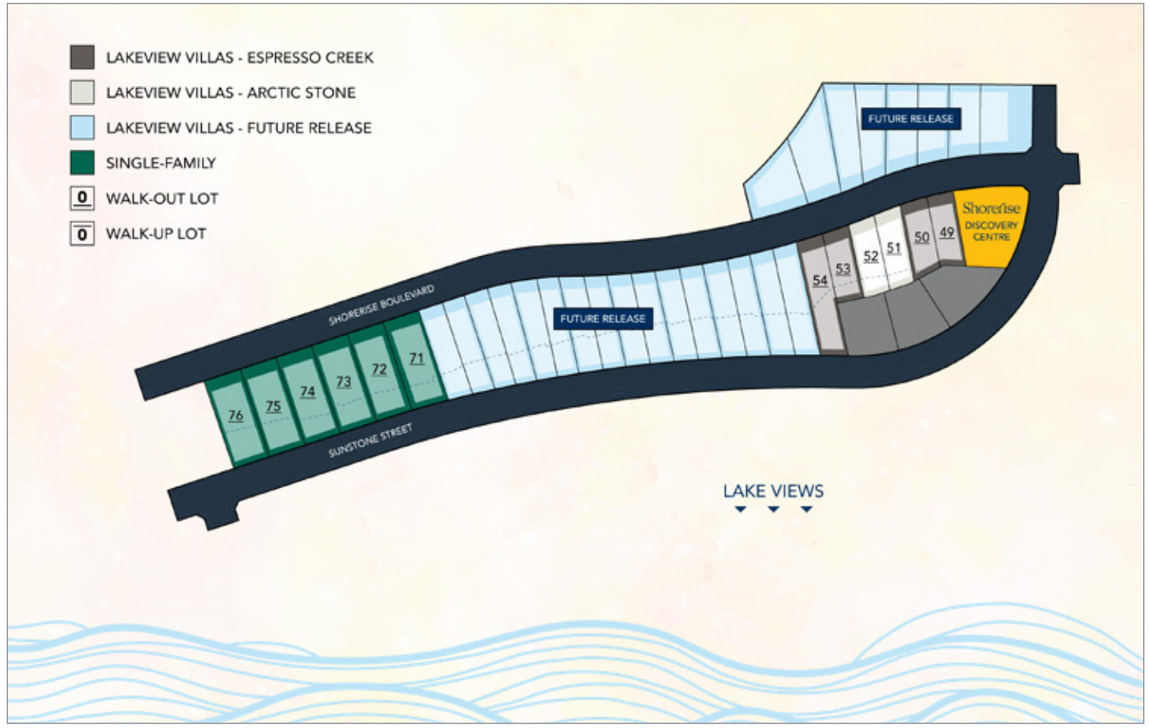
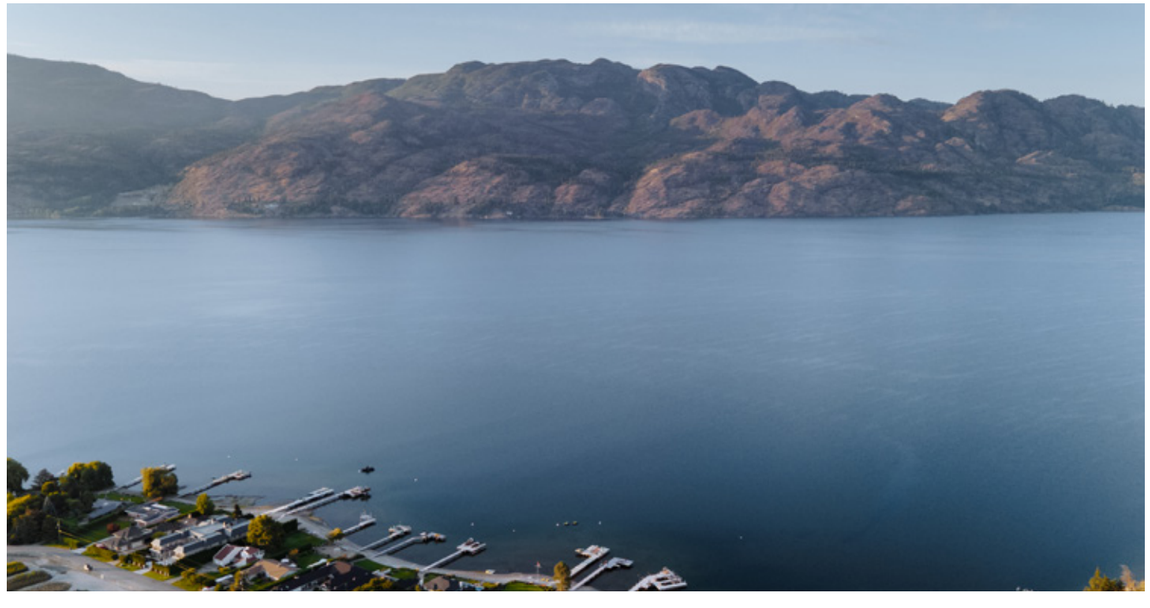
Wayfinding

Discover and explore new opportunities at Shorerise, West Kelowna's premier lakeview community.





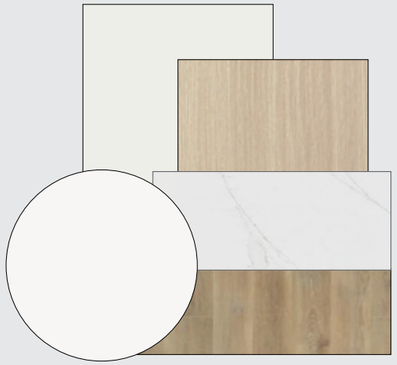


Designer Selected Schemes

Carefully ***curated colour palettes*** create a cohesive and personalized living space.

Light Colour Scheme

A breezy, beachy fusion of warm whites, woods and sand tones.



Bold Colour Scheme

An upscale collection of warm woods, soft grey and dramatic charcoal.

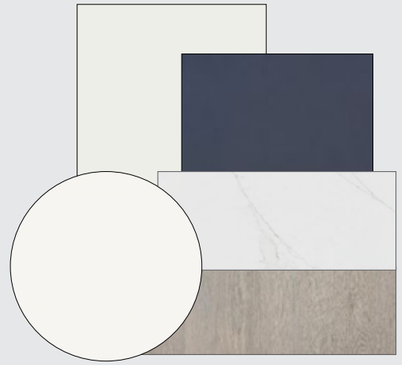
Lighting and Plumbing

01 - Matte Black

02 - Brushed Nickel

Intrepid Colour Scheme

A refined selection of driftwood, soft grey and smoky blue tones.



Farmhouse Colour Scheme

UPGRADE OPTION (See upgrades sheet for details)

A cozy collection of warm woods, farmhouse patterns and natural stone.

Lighting and Plumbing

03 - Chrome

04 - Gold

Standard Specifications

Built For Life

Interior Finishing

- 3 1/2" door & window casings
- 5 1/4" baseboards
- Square drywall corners
- Textured drywall ceilings
- Decora Style light switches and receptacles
- Tiled ensuite and lower bathroom floors
- Tiled walls at ensuite shower to ceiling
- Fireplace tile from floor to underside of mantel
- Luxury Vinyl floors in living room, dining, kitchen, powder, entry, laundry and lower level common areas
- Carpet in bedrooms and on stairs
- Paint grade poplar stair railings and handrails, round metal spindles in stair rail
- Shaker or flat panel cabinets in kitchen, bathrooms and laundry – refer to architectural scheme
- Quartz countertops in kitchen and ensuite
- Laminate countertops in powder, lower bath and laundry
- Soft close doors & drawers
- Finished basement
- Chrome, Matte Black or Brushed Nickel Lighting Package

Exterior Finishing

- Covered entry and rear deck
- Exposed concrete front walkway & driveways
- Broom finished concrete at rear patio
- Vinyl decking with glass panel railing to deck
- Metal clad wood terrace style entry door with 2" SML
- Fiber cement panel exterior with board and batten vertical siding
- Pro-fit cultured stone veneer
- IKO Dynasty asphalt shingles
- Flush panel overhead garage door with wall mount opener and 2 remotes

Plumbing

- American Standard Studio comfort height toilets
- Maax 60x32 Fiberglass shower base
- Bathcove 60x32 Tub/Shower
- Kindred undermount double bowl sink (stainless steel)
- Riobel Azure faucet
- Water line to fridge, rough-in
- 2 exterior frost free hose bibs
- Wet bar rough-in

Mechanical

- High efficiency (96%) forced-air furnace
- Heat recovery ventilation system
- Central Heatpump
- Bypass style humidifier
- Wi-Fi programmable thermostat
- 80 US gallon electric water heater
- 200 amp electrical service
- Gas line rough-in for furnace, fireplace, kitchen range and BBQ
- Rave 42 direct vent gas fireplace
- EV charger rough-in
- Toe kick LED lighting to vanities
- Ceiling fan rough-ins for living room and primary bedroom

Landscaping

- Complete front and rear yard
- Chain link fencing

In a continuing effort to improve the quality of our product, Dilworth Homes reserves the right to make modifications and changes to our specification package. E&OE

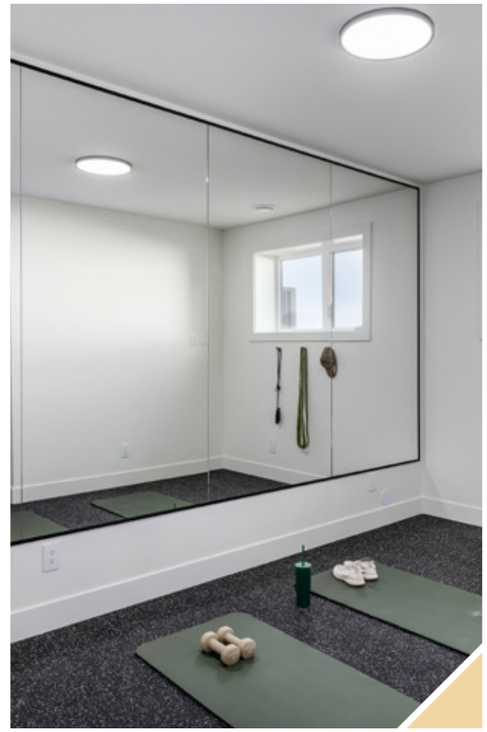
Custom Upgrades

Elevate your everyday.

Select from a curated collection of premium upgrades designed to enhance comfort, functionality, and everyday living. From elevated finishes to thoughtfully integrated amenities, these options add lasting value while complementing the quality craftsmanship of your home.

Item	*Description*	*Cost*
Wet Bar 6'	Cabinetry, bar sink, faucet, quartz countertops, tile backsplash, floating shelves and undermount lighting.	$9000
Wet Bar 10'	Cabinetry, bar sink, faucet, quartz countertops, tile backsplash, floating shelves and undermount lighting.	$12,100
Waterfall Leg at Island	Quartz Waterfall Leg at Island - Living room side only.	$1420
Heated Tile Floor	Upgrade to include heated tile floor (specify ensuite or lower bathroom). Priced per bathroom.	$1170
Laminate 01	Upgrade from carpet to laminate throughout.	$1090
Laminate 02	Upgrade from carpet to laminate on stairs.	$4230
Fireplace 01	Upgrade to full tile finish.	$1030
Silgranit Sink	Kitchen sink to silgranit.	$240
Ceiling Fan 01	Add ceiling fan in the living room.	$830
Ceiling Fan 02	Add ceiling fan in the primary bedroom.	$830
Bypass Slider	Semi-frameless shower kit to lower bath.	$1830
Epoxy Garage Floor	Moisture resistant epoxy finish on garage floor and perimeter curb.	$4470
Appliance Package	Upgrade kitchen to Black Ore appliance package.	$1000
Beverage Centre	Beverage Centre for Wet Bar.	$1670
Finish Flex Room 01	Finish optional flex room area 7'9" x 17'0" (add 199 sqft).	$3820
Farmhouse Color Scheme	Upgrade to the Farmhouse Color Scheme	$12,038
Unfinished Lower Level	Credit to leave lower level unfinished. Rough plumbing for future bath and wet bar. Drywall and standard electrical to insulated walls. Keyless lights as required.	$27,700 (Credit)

Option and upgrade pricing to be determined at time of selection. Pricing varies based on home plan and design. E&OE



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