



thera

AT MCKINLEY BEACH

FEATURES AND AMENITIES

3271 Hilltown Drive, Kelowna, BC

BUILDING AMENITIES

ROOFTOP COLLECTION

- Panoramic views of Okanagan Lake
- Expansive indoor rooftop lounge designed for gathering and entertaining
- Indoor fireplace creating a warm and inviting atmosphere
- Generous seating areas for socializing or relaxing
- Shared kitchen for hosting private events and casual get-togethers
- Elevated setting offering a refined extension of your home
- Spacious rooftop terrace designed for open-air enjoyment
- Gas firepit with comfortable lounge seating
- Wood barrel sauna for relaxation and wellness
- Thoughtfully arranged outdoor areas for connection and quiet retreat

WELLNESS & FITNESS

- Expansive 2,000 square foot gym designed to replace your gym membership
- Commercial-grade strength equipment
- Squat racks with Olympic plates
- Peloton bikes with access to Peloton classes and content
- Full range of cardio equipment including treadmills, ellipticals, stationary bikes, and a Stairmaster
- Designed to support a complete strength and conditioning routine
- On-site convenience of a fitness centre for exclusive use by Thera residents
- Expansive views of Lake Okanagan
- Adjoining patio for outdoor stretching, mobility work, or fresh-air workouts

OUTDOOR ENTERTAINING SPACES

- Covered outdoor dining areas designed for year-round use
- Shared BBQs available for resident use
- Communal tables that encourage gathering and effortless hosting
- Seamless indoor-outdoor lifestyle integration

WORK & PRODUCTIVITY

- Dedicated co-working space within the building, designed to support focused productivity
- Flexible layout suitable for collaborative work sessions
- Dedicated desks, private offices, and rentable workspace available
- High-speed internet throughout the co-working space
- Ideal for remote professionals, entrepreneurs, and students

ADDITIONAL BUILDING FEATURES

- Pet friendly community with no weight restrictions*
- Dedicated pet wash station
- Private guest suite available to book for visiting family and friends
- Secure resident storage for everyday ease
- Secure bike storage
- Bike wash and bike repair facilities, supporting an active lifestyle

*The developer reserves the right to make modifications and changes. Dimensions, sizes, specifications, layouts and materials are approximate only, and maybe different in person, or subject to change without notice. E.& O.E. All pets are subject to approval by the owner with a pet interview.

Inspired Living Starts Here



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SUITE FEATURES

- Thoughtfully designed 1, 2, and 3 bedroom suites
- 12-foot ceilings on the first and sixth floor
- 9-foot+ ceilings in standard suites
- Spacious layouts designed for comfortable everyday living
- Private balconies in every home
- Many suites offering lake or hillside views
- Large vista windows maximizing natural light
- High-quality luxury wood vinyl plank flooring throughout
- Soft, neutral wall tones creating a calm and versatile interior palette
- Smart climate control system including: air conditioning, smart thermostats, bedroom ceiling fans
- Contemporary, functional suite designs with an elevated feel

LOCATION

- A striking new six-storey residence offering 164 refined luxury rental homes
- Situated along the shores of Okanagan Lake in the coveted McKinley Beach neighbourhood
- Panoramic lake views framed by Kelowna's natural landscape
- Surrounded by trails, parks, beaches, and shared outdoor spaces designed for an active lifestyle
- Located in one of the Okanagan's safest neighbourhoods, offering privacy, comfort, and peace of mind
- Enjoy exclusive beachfront and full use of McKinley Beach's exceptional community amenities at Our Place, including a pool, hot tub, sport courts, playground, and thoughtfully designed outdoor gathering spaces.
- 6+ vineyards within 15 minutes of Thera

KITCHEN AND BATHROOM DESIGN

KITCHEN FEATURES

- A sleek stainless steel appliance package - including refrigerator, microwave, smart range, hood fan, and dishwasher - selected to offer dependable performance while maintaining a clean, modern aesthetic.
- Modern tile kitchen backsplash that provides a practical and timeless finish.
- Contemporary kitchen cabinetry with clean lines and ample storage, creating a streamlined and functional cooking space.
- Quartz countertops offering a refined appearance and durable surface well suited for everyday living.

BATHROOM & LAUNDRY FEATURES

- Rain shower heads designed to create a relaxing, spa-inspired shower experience.
- Dual bathroom sinks in the ensuite, providing added convenience and comfort for daily routines.
- Beautiful tile surrounds in baths and showers, offering a luxury and durable finish.
- Well-designed bathroom cabinetry offering generous storage for toiletries and essentials.
- In-suite, full-size vented washer and dryer, providing the convenience of private laundry within your home.

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