



# THE BENCHES

BY ROCKWOOD CUSTOM HOMES

*Own Your Okanagan Dream*

## ROCKWOOD'S FIRST EXCLUSIVE OKANAGAN COMMUNITY

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Featuring 17 single-family homes, Rockwood's exclusive community of The Benches is located atop a stunning tiered parcel of land with sweeping views of Okanagan Lake and Azhadi Vineyards. Residents will experience a luxury community featuring world-class architecture and a lock and leave lifestyle, situated amidst the master-planned and amenity-rich community of McKinley Beach.



All images in this document are a representation of The Benches and intended for inspiration only. Finished product may differ.

**17 LARGE ESTATE LOTS FEATURING  
EXQUISITE LAKE AND VINEYARD VIEWS.**

# SINGLE-FAMILY LOT LIST

MARKETING LOT	LOT AREA SQ. FT.	EXPOSURE	VIEW	OPTIONAL POOL***
1*	8,260	W	SW-NW Lake	16x32 Pool (Side Yard)
2	9,160	W	SW-NW Lake	16x32 Pool
3 <b>R</b>	9,280	W	SW-NW Lake	14x28 Pool
4	7,330	W	SW-NW Lake	8x12 Swim Spa
5	8,680	W	SW-NW Lake	14x28 Pool
6 <b>R</b>	13,025	W	SW-NW Lake	14x28 Pool
7 <b>S</b>	21,195	NW	Lake + Vineyard	16x32 Pool
8 <b>S</b>	11,485	NW	Vineyard + NW Lake	10x20 Pool
9 <b>S</b>	8,280	NW	Vineyard + NW Lake	10x20 Pool
10*	8,970	NW	Vineyard + NW Lake	8x12 Swim Spa
11*	5,180	W-NW	Lake	8x12 Swim Spa
12 <b>S</b>	6,570	W-NW	Lake	10x20 Pool
13 <b>S</b>	7,300	W-NW	Lake	10x20 Pool
14 <b>S</b>	6,180	W-NW	Lake	10x20 Pool
15 <b>R</b>	8,540	NW	Vineyard + NW Lake	8x12 Swim Spa
16*	8,220	NW	Vineyard + NW Lake	10x20 Pool
17** <b>S</b>	11,670	NW	Vineyard + NW Lake	16x32 Pool (Side Yard)

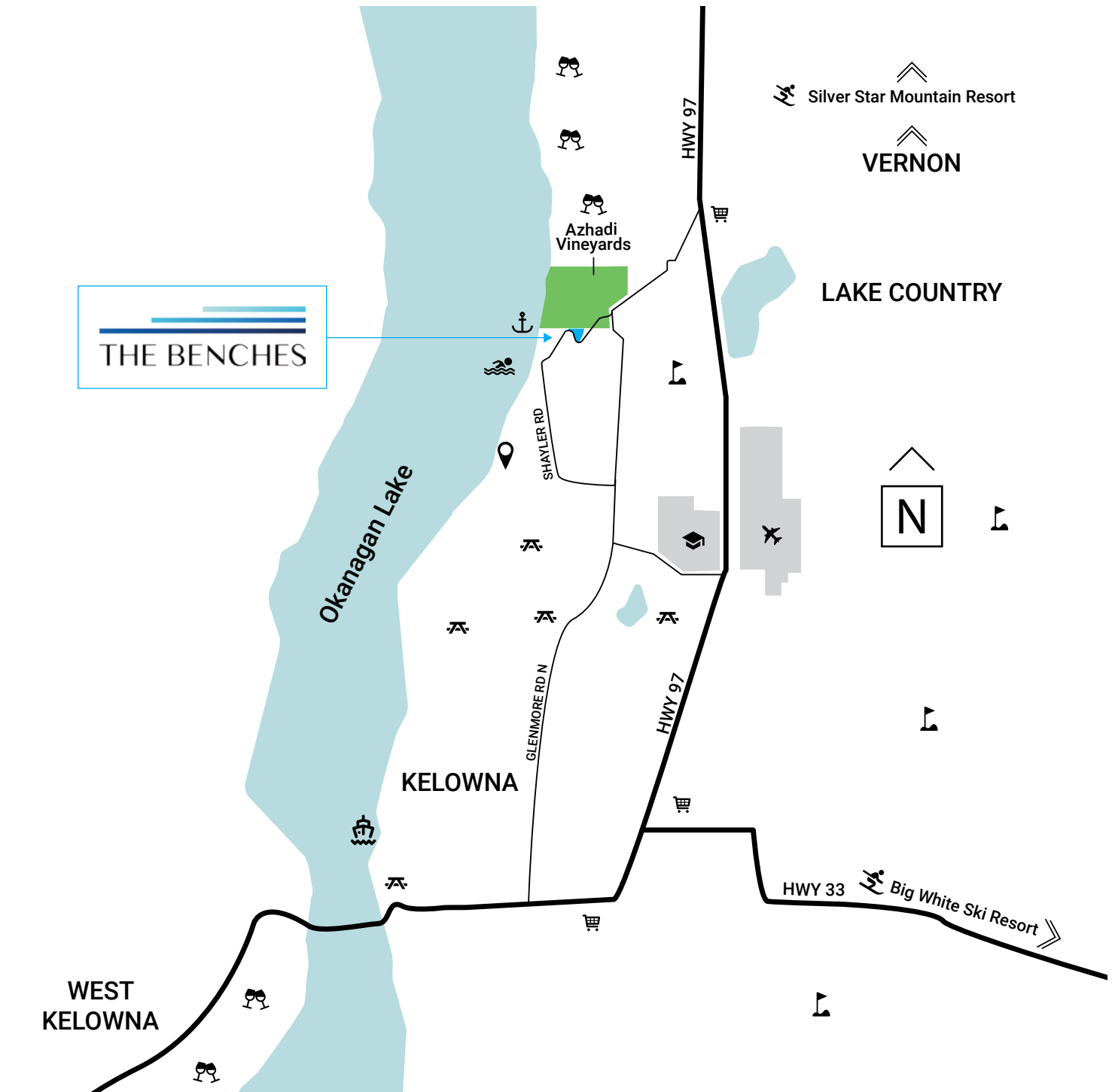
\* Lot 1, 10, 11, 16 – Modified Floorplans  
 \*\* Lot 17 – Opportunity for 1.5-Story Home  
 \*\*\* Pools are optional, and not included in the purchase price



**S** SOLD  
**R** RESERVED

**OVER  
50%  
SOLD**





THE BENCHES

MAJOR LANDMARKS

- Azhadi Vineyards (Neighbouring)
- McKinley Marina (3 Minutes)
- Kelowna International Airport (13 Minutes)
- The University of British Columbia Okanagan Campus (10 Minutes)
- Kelowna Yacht Club (21 Minutes)
- William R. Bennett / Kelowna Bridge (27 Minutes)

WINERIES

- Azhadi Vineyards (Neighbouring)
- Ex Nihilo Vineyards (12 Minutes)
- 50th Parallel Estate Winery (27 Minutes)
- Quails' Gate (30 Minutes)
- Mission Hill Family Estate Winery (35 Minutes)

GOLF COURSES

- The Okanagan Golf Club (16 Minutes)
- Sunset Ranch Golf & Country Club (18 Minutes)
- Tower Ranch Golf & Country Club (22 Minutes)
- Gallagher's Canyon Golf & Country Club (35 Minutes)

PARKS

- McKinley Mountain Park (3 Minutes)
- Stephens Coyote Ridge Regional Park (6 Minutes)
- Kelowna City Park (25 Minutes)
- Knox Mountain Park (28 Minutes)

GROCERS

- Save-On-Foods (10 Minutes)
- Nesters Market (15 Minutes)
- Costco (20 Minutes)
- Orchard Park Shopping Centre (20 Minutes)

SKI RESORTS

- Silver Star Mountain Resort (58 Minutes)
- Big White Ski Resort (58 Minutes)



# LAKE-LIFE AMENITIES



McKinley-Exclusive Private Marina



Indoor/Outdoor Pool & Gym Facility



Extensive Scenic Trail Network



Tennis & Pickle-Ball Courts



Open Green Spaces & Playgrounds

# LOCK AND LEAVE

Residents of The Benches will experience the benefits of a lock and leave lifestyle, while owning their properties in fee simple.



Exterior Home & Window Cleaning



Landscaping, Maintenance of Plantings & Irrigation Services



Community Maintenance



# LUXURY WALKOUT BUNGALOWS ON LARGE, ESTATE LOTS



## THE FINEST IN RESORT LIVING

### World-Class Architecture

Spacious Walkout Bungalows  
West-Coast Modern Inspired

### Lock & Leave Lifestyle

Low-Maintenance Living  
Professionally Managed

### Inspiring Views

Beautiful Okanagan Lake  
Neighbouring Azahdi Vineyards



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WORKING WITH OUR  
EXPERIENCED INTERIOR  
DESIGN TEAM, YOU  
WILL CUSTOMIZE YOUR  
RESIDENCE TO SHOWCASE  
YOUR INDIVIDUAL STYLE  
AND TASTE







“ *The level of integrity and workmanship is outstanding. The “on time” – “on budget” that they promise holds true and the quality of the built is superb. There is transparency at all times and anything the client wants and needs is addressed immediately with total respect.* ”

- Nadine and Kevin



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