

EMINENCE

AT KNOX MOUNTAIN



LIVE LIFE
CONNECTED





WELCOME HOME

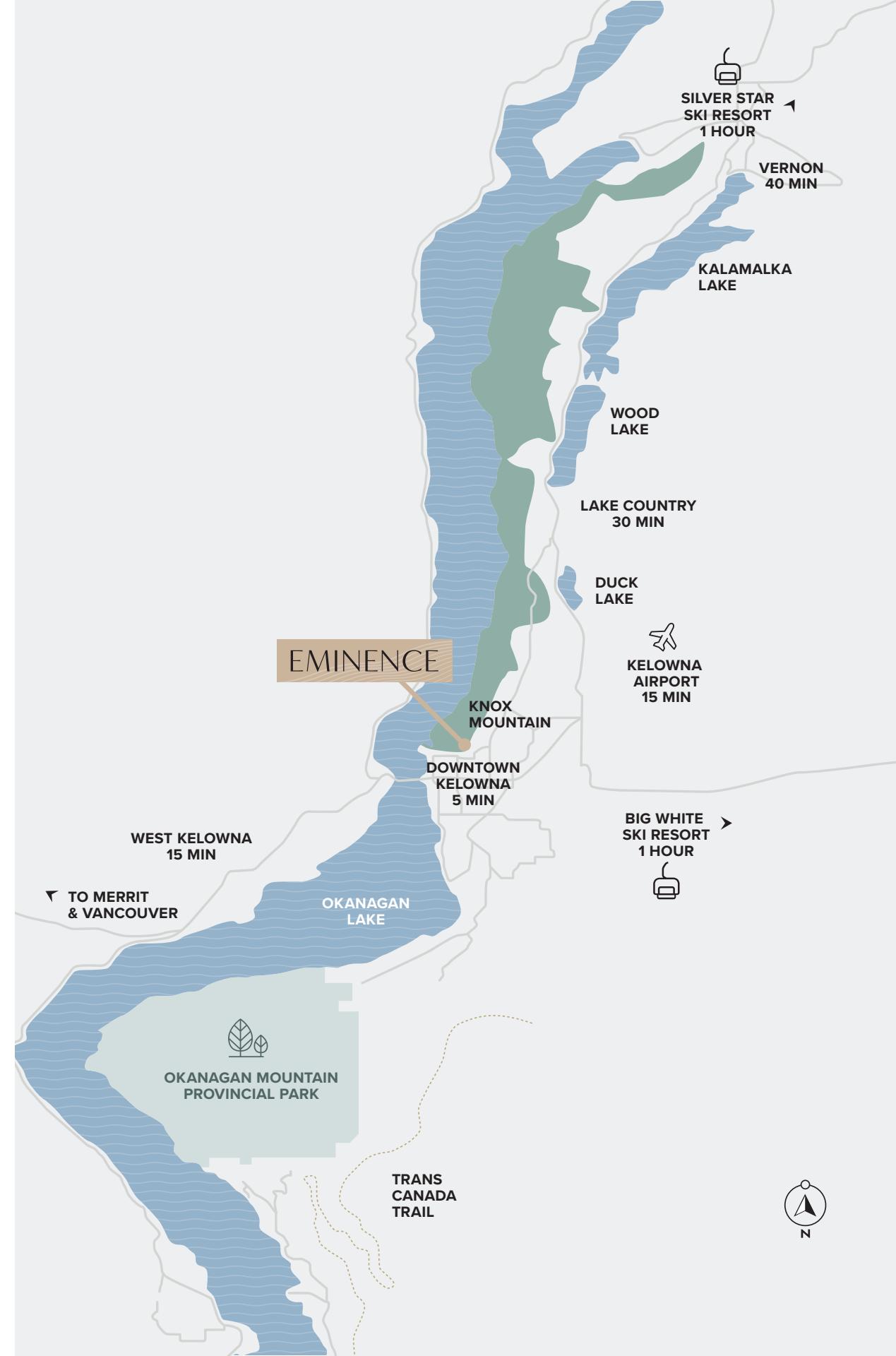
Introducing Eminence, a vibrant, recreation-centric community on the southern slope of Kelowna's iconic Knox Mountain. Less than five minutes from downtown, Eminence offers a quiet, amenity-rich community bordering Kelowna's largest natural park area.

LIVE THE COVETED OKANAGAN LIFESTYLE

Located in the heart of the Okanagan Valley's world-renowned wine country, Kelowna is a four-season playground sought for its boundless recreation and relaxed lakeside lifestyle. Discover infinite year-round outdoor pursuits — beginning with the orchards' first blossom through the Okanagan's long sun-drenched summers, autumn's wine harvest festivals, and epic champagne powder ski season.

Trails, of all manner, are celebrated here. Hop on a SUP and navigate Kelowna's 27-km Paddle Trail or jump on a bike to cruise the scenic Okanagan Rail Trail — from downtown Kelowna to Vernon. Explore the hiking and biking trails on Knox Mountain, then ride down to the Ale Trail for a delicious discovery of the Valley's top microbreweries. In winter, head to the hills and carve the Okanagan's legendary featherlight powder on Big White and SilverStar mountain resorts' ski trails.

Uncover world-class golf courses, award winning-wineries, family-run orchards, organic produce stands and farm-to-fork restaurants specializing in regional, seasonal fare in every corner of the city and throughout the Okanagan Valley. An international airport and top-ranked university, UBCO further elevates Kelowna's allure.







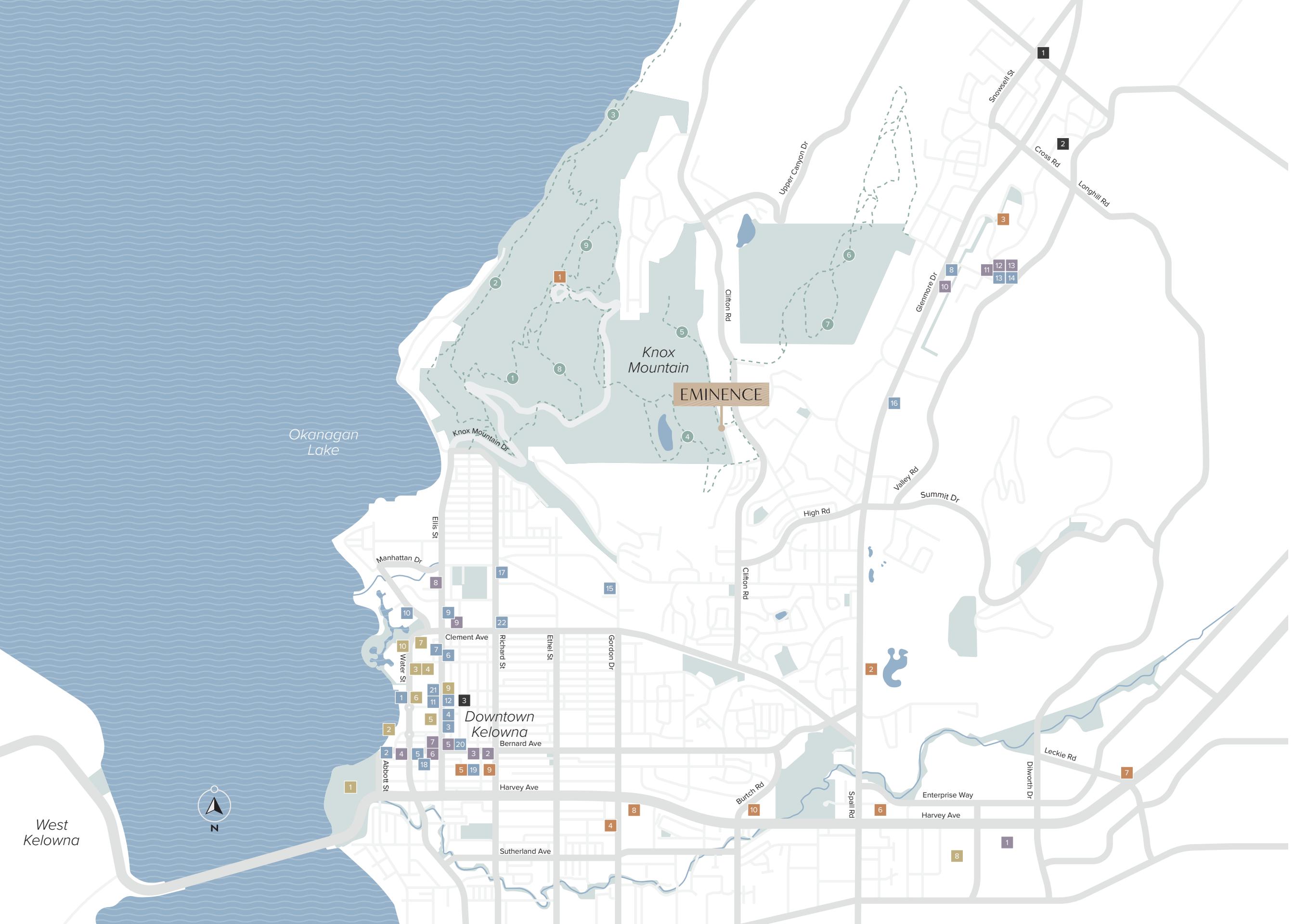
LIVE MOUNTAINSIDE, MINUTES FROM DOWNTOWN

Nestled between the prestigious, well-established neighbouring communities, Highpointe and Magic Estates, Eminence is a tranquil, amenity-rich community bordering Kelowna's largest natural park area.

With Knox Mountain Park in your backyard, you will have unprecedented access to an expansive network of biking and nature trails. This recreational paradise, frequented by cyclists, mountain bikers, hikers and dog walkers, offers endless exploration and spectacular viewpoints of Okanagan Lake, fostering an active lifestyle and connection to nature.

Beyond Knox, Kelowna's vibrant downtown, Waterfront Promenade, award-winning restaurants and UBCO are just minutes away. The North End's brewpubs, restaurants and boutiques, and Glenmore's many shops and services are even closer by car and only ten minutes by bike.





CONNECTED WITH EVERYTHING

RESTAURANTS & CAFÉS

- 1 Cactus Club Café
Kelowna Yacht Club
- 2 Earls Kitchen + Bar
Salt & Brick
- 3 El Tacquero
Taqueria & Catering
- 4 Curious Café
- 5 Anitco Pizza Napoletana
Deville Bernard
Bread Co.
- 6 Bliss Bakery
- 7 Sprout Bread
- 8 Brandt's Creek Pub
- 9 Central Kitchen + Bar
- 10 Bouchons Bistro
Waterfront Wines Restaurant
- 11 Gather Restaurant
- 12 Bean Scene Coffee Works
- 13 Satang Thai Cuisine
- 14 Flip Flops & Hops
- 15 Bright Jenny Coffee
- 16 Starbucks
- 17 Kootenay Coffee Company
- 18 Pulp Fiction Coffee House



ENTERTAINMENT

- 1 Kelowna City Park
- 2 Waterfront Promenade
- 3 Kelowna Art Gallery
- 4 Rotary Centre for the Arts
- 5 Kelowna Heritage Museum
- 6 Kelowna Community Theatre
- 7 Prospera Place
- 8 Cineplex Cinemas
Orchard Plaza
- 9 Kelowna Actors Studio
- 10 Playtime Casino Kelowna



SHOPPING & SERVICES

- 1 Orchard Park Shopping Centre
- 2 Safeway
- 3 MacDermott's on Bernard

- 19 Naked Café
 - 20 Bohemian Café & Catering Co.
 - 21 Blenz Coffee
 - 22
- 4 Beach Ave Clothing
Plan B Hair Salon
 - 5 Lakehouse Home Store
 - 6 Funktional
 - 7 Lululemon
 - 8 Doggytopia
 - 9 Metro Liquor
 - 10 Glenmore Hair Studio
Victoria's Nails & Spa
 - 11 Sunny Nails
 - 12 Shoppers Drug Mart
 - 13 Save-On-Foods



EDUCATION

- 1 North Glenmore Elementary
- 2 École Dr. Knox Middle School
- 3 UBCO Downtown Kelowna
(Coming 2024)



RECREATION AMENITIES

- 1 Knox Mountain Park
- 2 Kelowna Golf & Country Club
- 3 Brandt's Creek Linear Park

- 4 Namaste Day Spa
- 5 Amora Day Spa
- 6 Zahra Salon and Medical Spa
- 7 The Wellness Spa
- 8 Beyond Wrapture Day Spa
- 9 La Bella Spa Natural Care
- 10 Room and Pillar Spa



TRAILS

- 1 Lochview, Gordon, Apex Trail
- 2 Paul's Tomb, Ogopogo, Pavilion
- 3 Paul's Tomb Beach Access
- 4 Kathleen Lake Loop
- 5 Knox Mountain Summit
- 6 Knox Mountain Bike Trail
- 7 Grainger Precinct and Pond Loop
- 8 Shale Trail
- 9 Balsam Root Bluff Trail

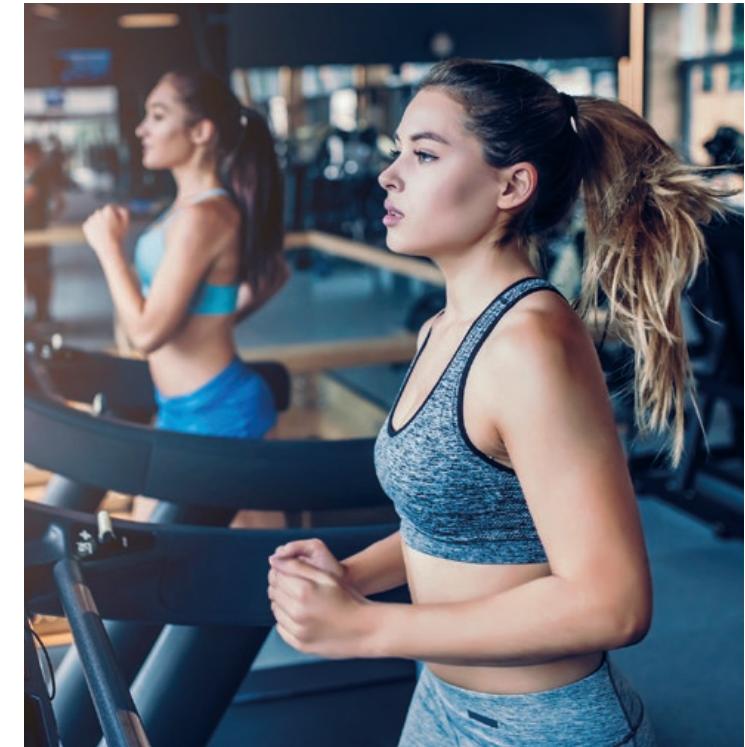


MODERN MOUNTAINSIDE ARCHITECTURE

The striking natural backdrop of Knox is the inspiration for Eminence's upscale, modern mountainside architecture and lush streetscape. Warm wood elements complement the sophisticated stone features, bold black details, glass balconies and rooftop patios showcasing Eminence's sweeping mountain, valley and city views.

WELLNESS AMENITIES SUPPORT YOUR MIND-BODY CONNECTION

Eminence's resort-style health and wellness amenities reflect the community's lifestyle-driven approach. In addition to the expansive, well-appointed rooftop terraces on Eminence's three buildings, residents will enjoy exclusive access to The Lodge. Boasting an eco-friendly green roof and a welcoming, relaxed vibe, The Lodge features a mountainside lounge, outdoor pool, hot tub, and a fitness centre.





LOUNGE SUNRISE THROUGH SUNSET

Soak up Kelowna's legendary sunshine from The Lodge's mountainside deck, outdoor pool and hot tub — from spring through fall; it's the ultimate place to rest and recharge. Entertain al fresco poolside with community outdoor kitchenettes and barbeques — dining family-style around the harvest tables. Play ping pong and lawn games, then complete your day with fireside sunset sips. Welcome to Okanagan summers at Eminence.

SAVOUR SOCIAL CONNECTION

Socialize with friends and family and make new connections in the cozy Mountainside Lounge, featuring a kitchenette, bar and casual plush seating. Go for a quick game of pool or foosball, relax in the fireside lounge or host an unforgettable private party.





SWEAT, STRENGTHEN & STRETCH IN THE LODGE FITNESS CENTRE

Get your sweat on in the Lodge's fully equipped fitness centre. Then stretch it out in the yoga zone. Post-workout, head outside to the Lodge's mountainside pool deck to swim laps and soak it all off in the hot tub.



ELEVATED ROOFTOP TERRACES

Further enhancing the Lodge's wellness amenities is the resident-exclusive rooftop terrace on each of the community's three buildings. Connect with your neighbours on the plush loungers with shade canopies or practice your morning yoga on the synthetic lawn. Life at Eminence will elevate your rooftop patio experience.

A RECREATIONAL HAVEN FOR PET LOVERS

Lush, perfectly planned green spaces and picturesque tree-lined pathways link the community's three buildings, encouraging an active lifestyle designed for walking, biking and social connection. Thoughtful enhancements, like a dedicated bike tune-up station and enclosed Bark Park, to play and connect with your pup, create more space for the things you love most.



INSPIRING INTERIORS

Eminence's exclusive collection of mountainside homes ranges from highly-functional studios to luxurious two-bedroom and den deluxe residences. Meticulously designed interiors feature three sophisticated colour palettes, creating an elegant and inviting canvas awaiting your personal touch. Private covered patios and decks are spacious and have gas barbecue hookups for year-round indoor-outdoor living.





SKY

Kelowna's warm sun-drenched summer sky inspires this dreamy light and airy colour palette, featuring warm whites and blonde ash.



EARTH

Reflecting the soothing hues of the mountains and vineyards surrounding Eminence, Earth's palette comprises soft neutral shades of taupe, sand and grey.



SLATE

| Drawing from the tones and texture of slate and the majesty of Knox Mountain,
Stone offers a bold palette with a touch of drama.

10 REASONS YOU'LL LOVE LIVING AT EMINENCE

- 1 Step outside your front door and explore the beautiful, protected expanse of Knox Mountain. Kelowna's largest natural area park is directly accessible via the Eminence Link trailheads, and the Okanagan Rail Trail multi-purpose trail system is a short ride away.
- 2 Experience the tranquillity of living next to nature, yet just five minutes from downtown and Kelowna's top urban amenities. Life at Eminence offers the best of both worlds.
- 3 Embrace living in a recreation-centric community with a luxury resort-inspired Lodge, featuring an outdoor pool and hot tub, a fitness centre and Mountainside Lounge, and resident-exclusive rooftop terraces.
- 4 Have more space for your favourite four-legged friends, care of Eminence's fully enclosed Bark Park and Knox Mountain's endless network of trails.
- 5 Live in a safe, prestigious, established neighbourhood amidst picturesque tree-lined streets and luxury estate homes.
- 6 Invest in Kelowna's vibrant future, capitalizing on today's prices, low vacancy rates and Eminence's A-plus location and exceptional community amenities.
- 7 Drive just seven minutes to UBCO's downtown campus and 15-minutes to the university's established primary campus.
- 8 Enjoy peace of mind with Eminence's award-winning development team, Meridian Developments, with a track record of 16 successful condominium communities.
- 9 Select from over 20 unique plans with contemporary finishings, from highly-functional studios to luxurious two-bedroom and den deluxe residences.
- 10 Come home to a vibrant, walkable community with upscale, modern Mountainside architecture and beautiful streetscapes.



BUILDING DESIGN EXCELLENCE & COMMUNITY CONNECTION

Eminence residences include the end-to-end, white-glove homeowner care synonymous with Meridian's previous 16 luxury condominium projects. Since 2005, the award-winning developer has established a reputation for building architecturally significant, amenity-rich communities of exceptional quality and employing innovative practices and precision craftsmanship throughout every element of the construction process.

Eminence beautifully reflects Meridian's lifestyle-driven approach, with its casually elegant vibe and resort-style amenities that encourage wellness through activity and connection.



www.meridiandevelopment.ca



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