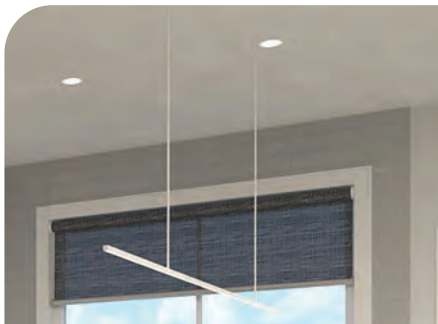
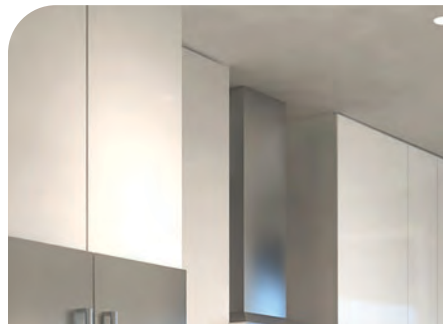




green
square  vert.



live smart.
live **vert.**



Welcome to the Final Phase of the popular Green Square **vert.** community.

Smart home choices perfectly situated in the vibrant Lower Mission. A collection of meticulously designed condominiums, townhomes and new to this phase, penthouses. Choose the shape and size of your home with a selection ranging from 1-4 bedrooms.

Expect the unexpected. Stunning unobstructed lake and mountain views, forward trending urban interiors and quality craftsmanship.

Love where you **live.**



Less screen time,
more green time.
That's **smart.**



Recreation

- Osprey Park
- KLO Sports Field
- Mission Creek Greenway
- Eldorado Marina



Parks & Playgrounds

- Mission Dog Park
- Misson Recreation Park
- H2O Fitness Centre
- Capital News Centre



Public Beach

- Strathcona Park
- Gyro Beach Park
- Rotary Beach Park



Schools

- Kelowna Secondary School
- Okanagan College
- KLO Middle School
- Casorso Elementary School



Shopping & Restaurants

- South Pandosy Shops
- Mission Park Shopping Centre
- Lakeshore Centre



Golf

- Mission Creek Golf Club
- Kelowna Driving Range



10 ways you'll live smart at **vert.**

1. Nestled in the heart of the Lower Mission, entertainment awaits with golfing, wineries, H2O, restaurants, cafes and shopping minutes away.
2. Every day is an adventure with endless trails and pathways right outside your doorstep.
3. Spend more time soaking up the Okanagan sun with Gyro Beach only two blocks away!
4. After visiting the nearby dog park, give Fido a bath in the on-site hassle-free dog wash station.
5. Living in a complex community doesn't mean you have to give up your passion for gardening. Let your green thumb flourish with community garden plots.



Endless trails
and pathways



Golfing,
wineries, H2O,
restaurants,
cafes and
shopping



Community
garden



6. Entertain guests or kick back and relax while taking in the sweeping 360 view from the rooftop patio.
7. Located next door, your children will have a safe and easy walk to school along with parks and playgrounds to spend more time outdoors.
8. Whether you're a leisurely sunset cruiser or avid cyclist rest assured your wheels are safe in the ample bike storage facility.
9. Tired of dealing with car insurance? Fueling up? Maintenance? Residents can enjoy the convenience of the on-site MODO car share program.
10. Take advantage of the planned fitness facility to help you continue with your healthy lifestyle without having to get in your car.



PLAN

A

1 Bedroom + Den
1 Bath

INDOOR
750 sq.ft.

MASTER BEDROOM
10'0" x 10'0"

DEN
7'8" x 9'0"

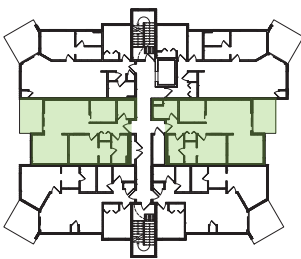
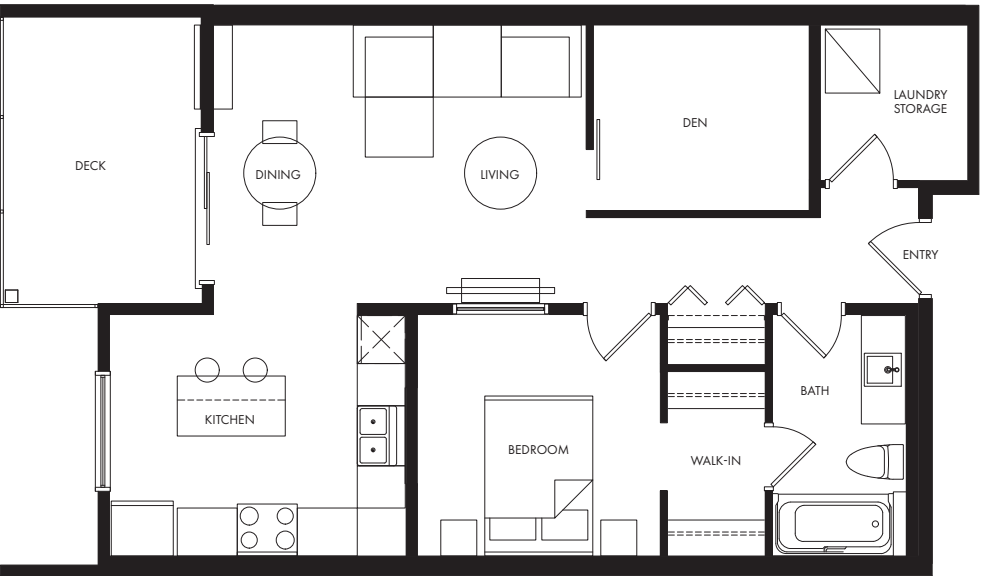
LIVING / DINING
11'6" x 15'0"

DECK
96 sq.ft.

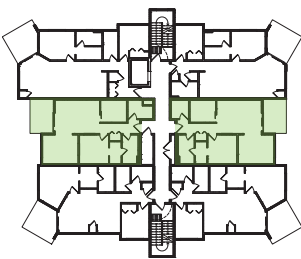
TROIKA

E. & O. E. The developer reserves the right to make modifications to building design, specifications, features and floor plans. All illustrations and renderings are artistic representations only. This is not an offering for sale. Only such offering can be made with a disclosure statement.

liveat**vert.**ca



BUILDING B



BUILDING C



PLAN

B

2 Bedroom
2 Bath

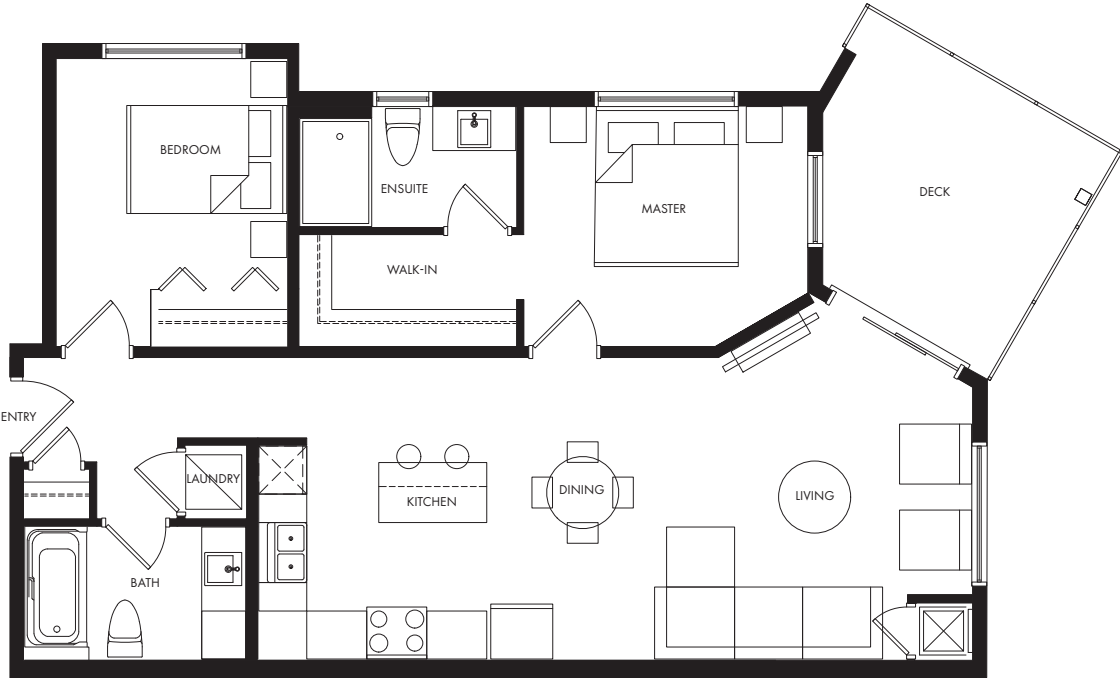
INDOOR
900 sq.ft.

MASTER BEDROOM
10'0" x 11'9"

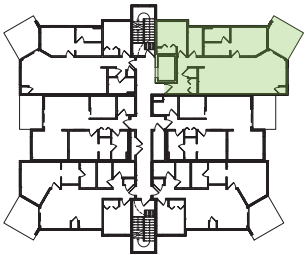
BEDROOM
9'7" x 9'7"

LIVING / DINING
19'0" x 13'0"

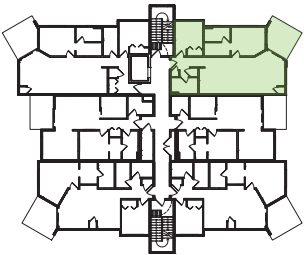
DECK
116 sq.ft.



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BUILDING B



BUILDING C

PLAN

B2

2 Bedroom
2 Bath

INDOOR
900 sq.ft.

MASTER BEDROOM
11'3" x 13'10"

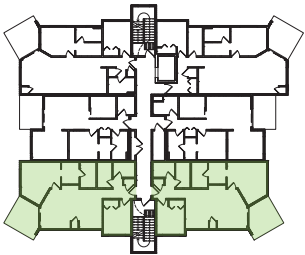
BEDROOM
9'7" x 9'7"

LIVING / DINING
12'0" x 13'4"

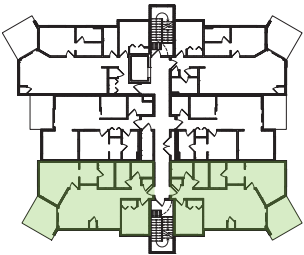
DECK
116 sq.ft.



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BUILDING B



BUILDING C

PLAN
C

2 Bedroom
2 Bath

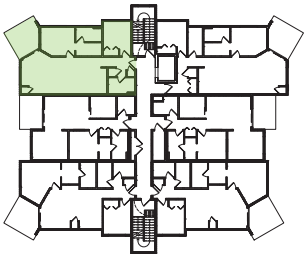
INDOOR
960 sq.ft.

MASTER BEDROOM
10'0" x 12'2"

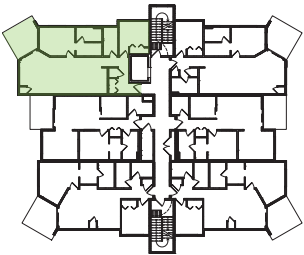
BEDROOM
8'9" x 10'5"

LIVING / DINING
19'0" x 13'0"

DECK
116 sq.ft.



BUILDING B



BUILDING C



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PLAN
T1A

3 Bedroom + Den
3 Bath

INDOOR
1445 sq.ft.

MASTER BEDROOM
11'4" x 10'4"

BEDROOM 1
8'8" x 9'9"

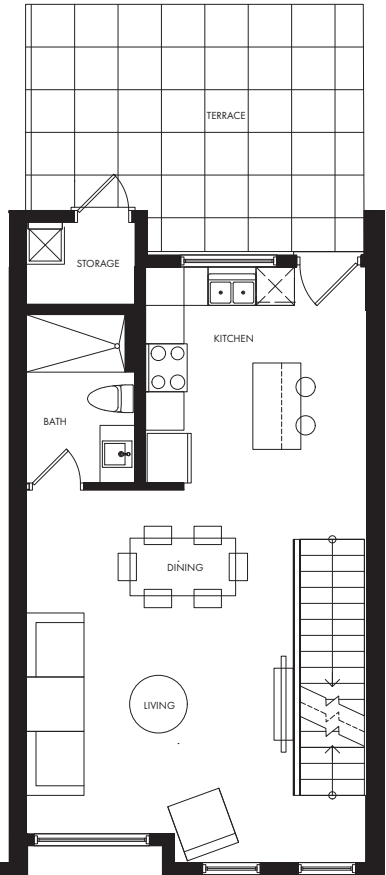
BEDROOM 2
8'8" x 9'9"

DEN
8'4" x 11'0"

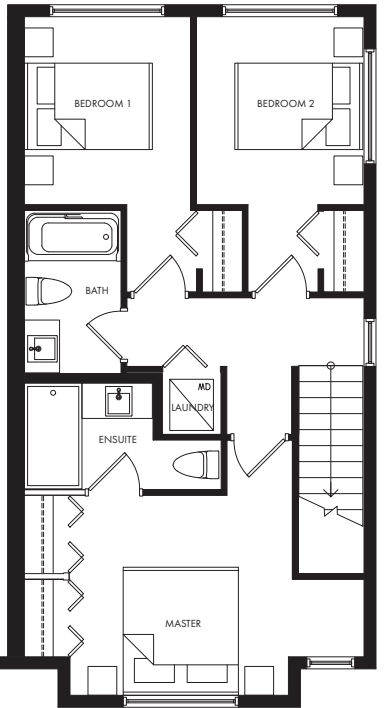
LIVING / DINING
13'11" x 17'11"

PATIO
90 sq.ft.

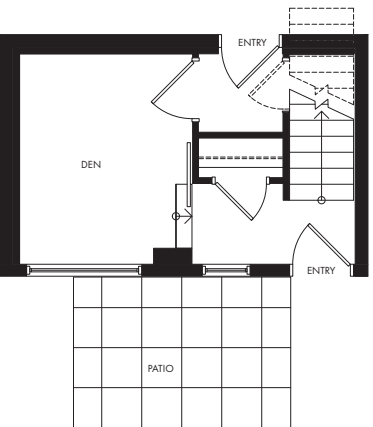
TERRACE
252 sq.ft.



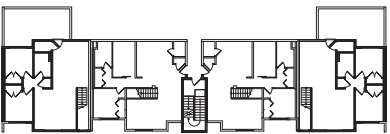
LEVEL 2



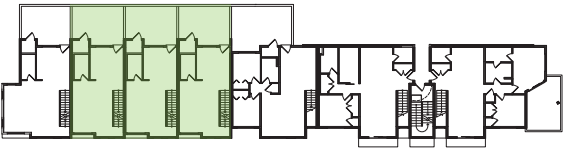
LEVEL 3



LEVEL 1



BUILDING B



BUILDING C



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PLAN
T2

3 Bedroom
2 Bath

INDOOR
1285 sq.ft.

MASTER BEDROOM
11'0" x 11'6"

BEDROOM 1
10'2" x 9'9"

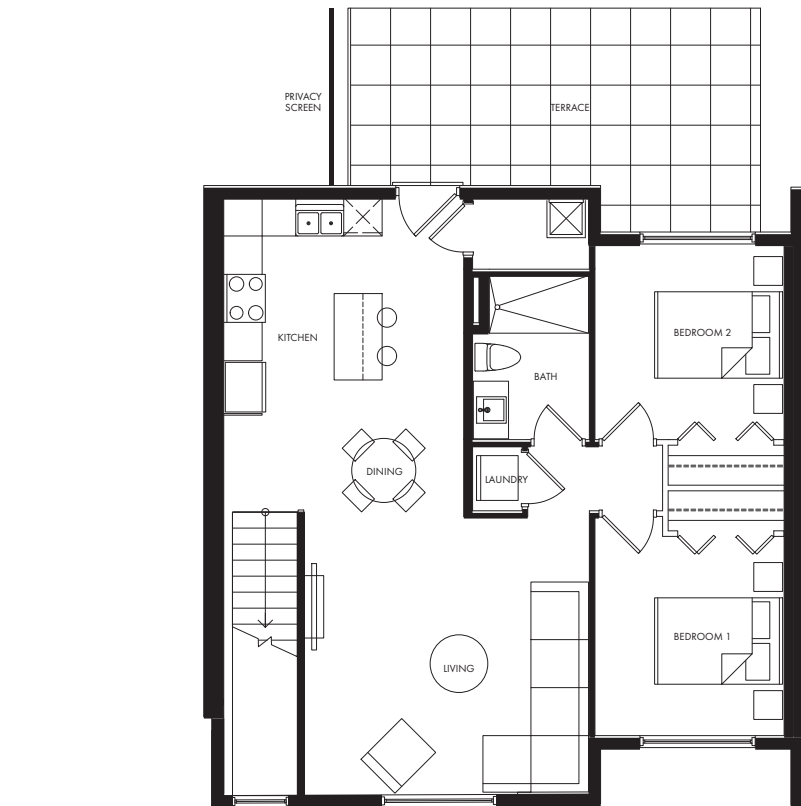
BEDROOM 2
10'2" x 9'9"

LIVING / DINING
14'10" x 19'9"

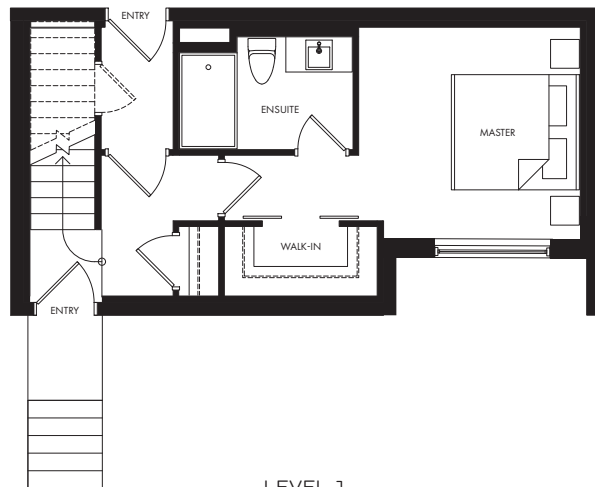
TERRACE
329 sq.ft.



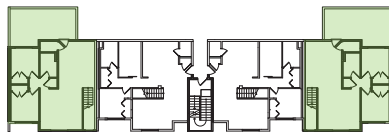
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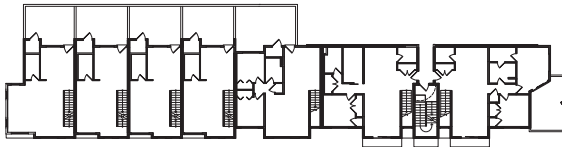
LEVEL 2



LEVEL 1



BUILDING B



BUILDING C

PLAN
T2A

3 Bedroom
2 Bath

INDOOR
1210 sq.ft.

MASTER BEDROOM
12'6" x 11'0"

BEDROOM 1
9'4" x 10'6"

BEDROOM 2
9'6" x 10'2"

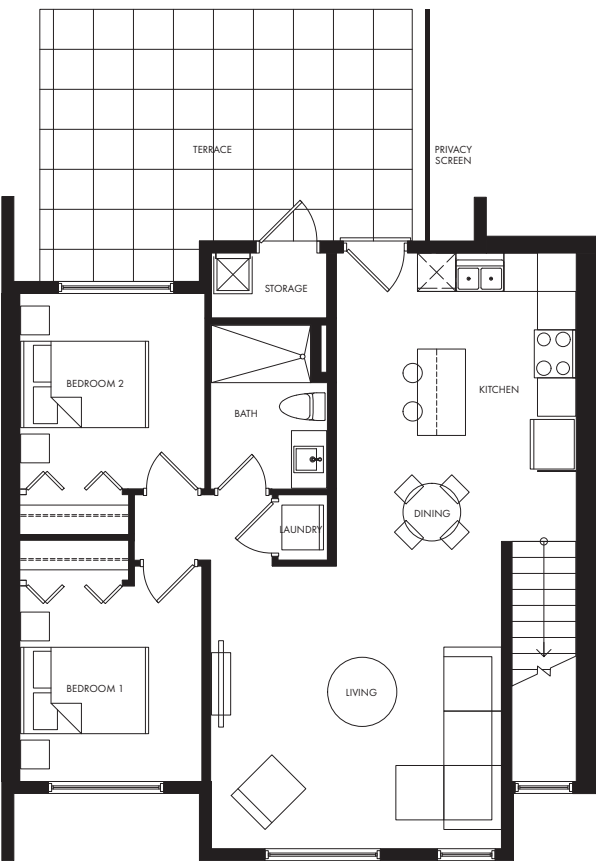
LIVING / DINING
15'1" x 20'7"

PATIO
150 sq.ft.

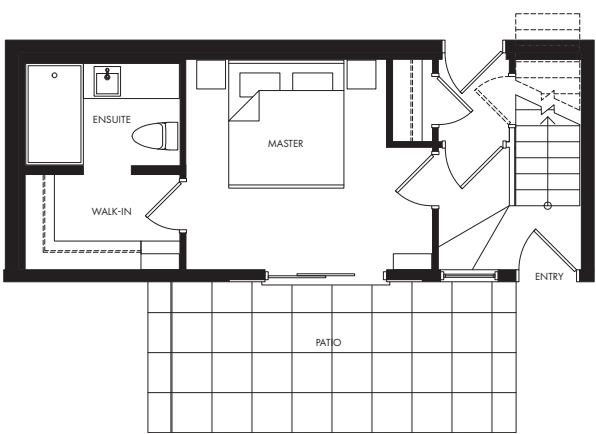
TERRACE
329 sq.ft.



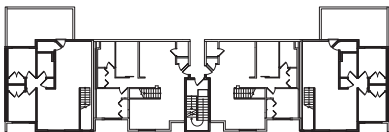
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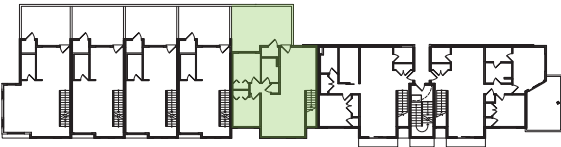
LEVEL 2



LEVEL 1



BUILDING B



BUILDING C

PLAN
T3

2 Bedroom + Den
2 Bath

INDOOR
1390 sq.ft.

MASTER BEDROOM
10'3" x 12'8"

BEDROOM 1
10'5" x 11'3"

DEN 1
12'6" x 7'10"

BONUS ROOM
10'5" x 11'6"

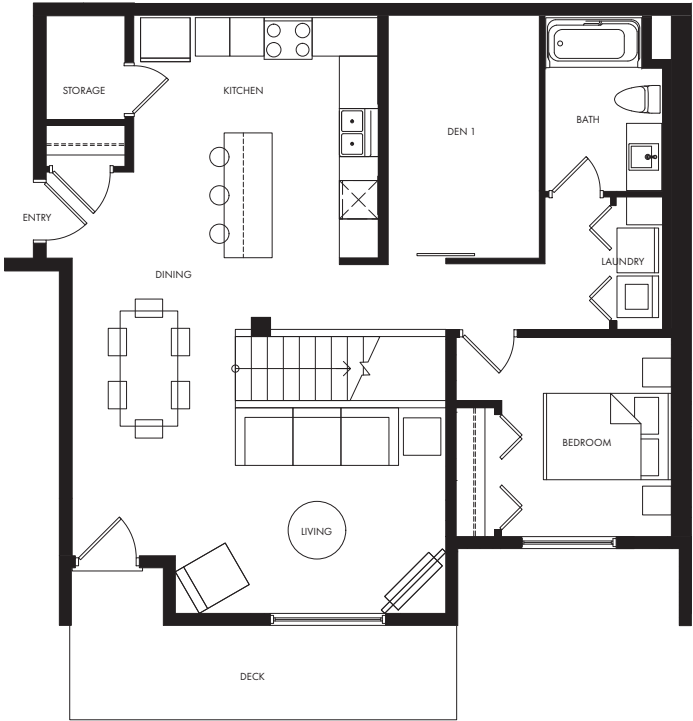
LIVING / DINING
18'2" x 19'5"

PATIO
100 sq.ft.

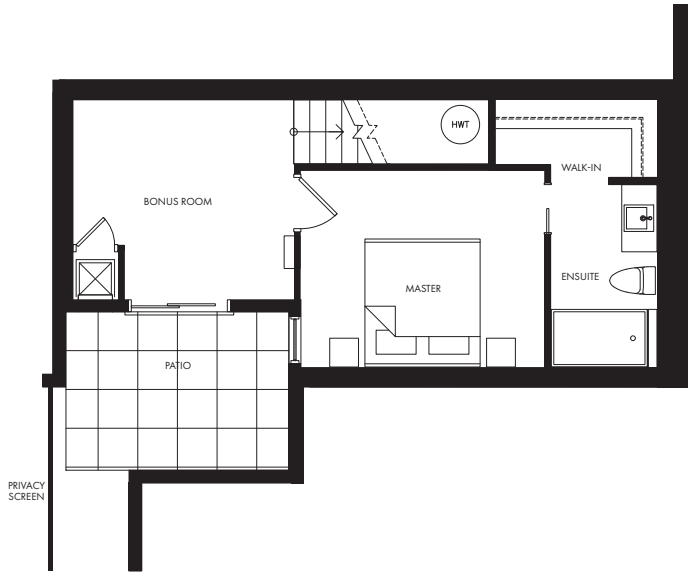
DECK
115 sq.ft.



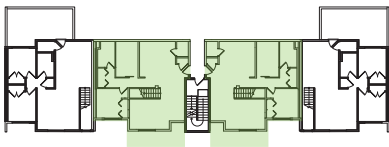
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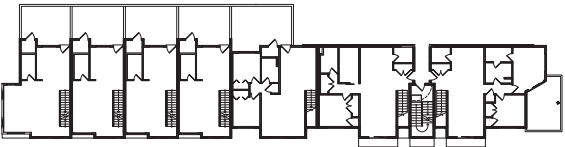
LEVEL 2



LEVEL 1



BUILDING B



BUILDING C

PLAN
T3A

2 Bedroom + Den
2 Bath

INDOOR
1310 sq.ft.

MASTER BEDROOM
14'0" x 11'0"

BEDROOM 1
11'2" x 11'0"

DEN
6'9" x 12'4"

LIVING / DINING
12'6" x 20'6"

PATIO
150 sq.ft.

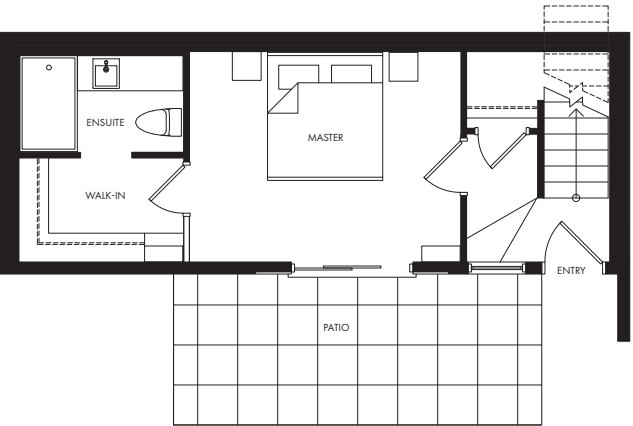
DECK
45 sq.ft.



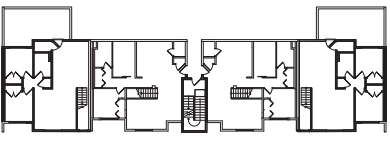
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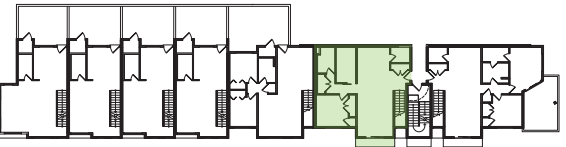
LEVEL 2



LEVEL 1



BUILDING B



BUILDING C

PLAN
T3B

3 Bedroom
2 Bath

INDOOR
1405 sq.ft.

MASTER BEDROOM
14'0" x 11'0"

BEDROOM 1
11'0" x 13'6"

BEDROOM 2
11'2" x 11'0"

LIVING / DINING
12'6" x 20'6"

PATIO
150 sq.ft.

TERRACE
200 sq.ft.

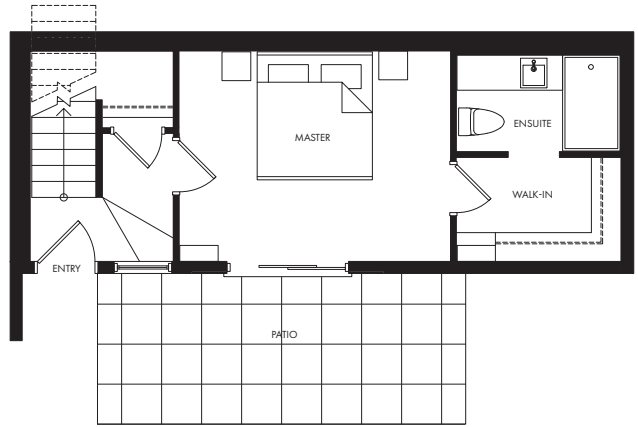
DECK
45 sq.ft.



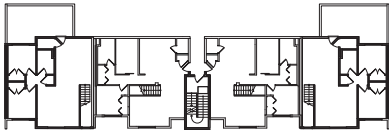
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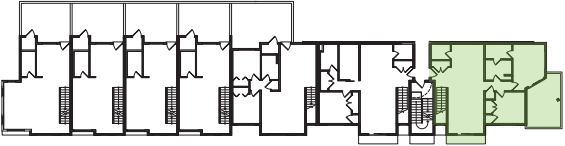
LEVEL 2



LEVEL 1



BUILDING B



BUILDING C

PLAN
T4A

4 Bedroom
3 Bath

INDOOR
1635 sq.ft.

MASTER BEDROOM
11'7" x 12'7"

BEDROOM 1
9'6" x 10'3"

BEDROOM 2
9'3" x 10'0"

BEDROOM 3
11'2" x 9'0"

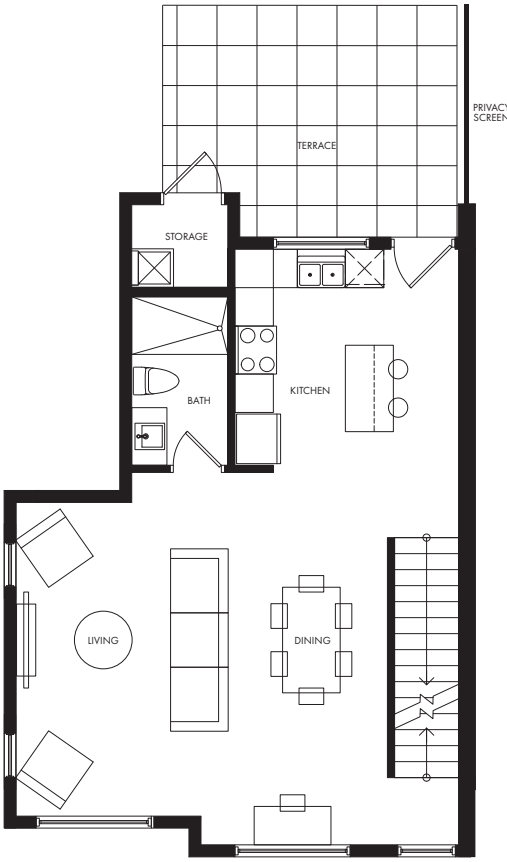
LIVING / DINING
19'4" x 17'11"

PATIO
170 sq.ft.

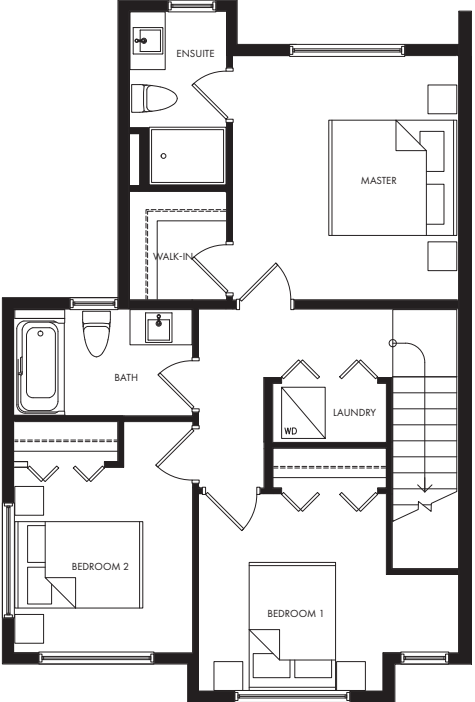
TERRACE
244 sq.ft.



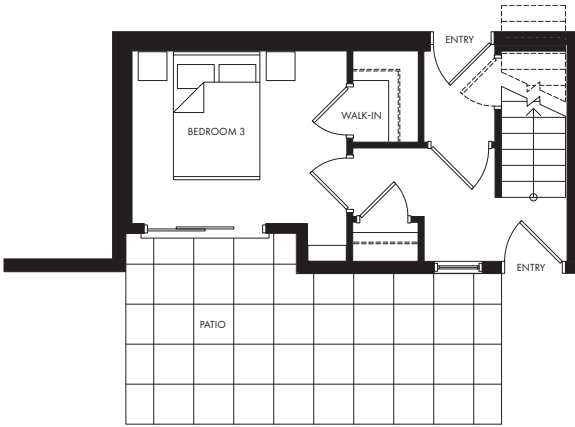
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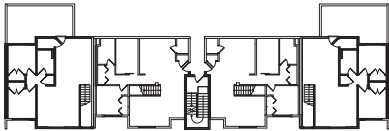
LEVEL 2



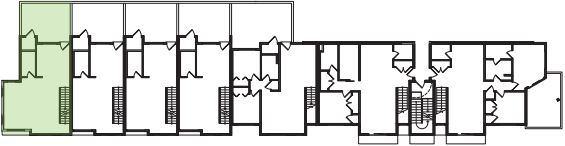
LEVEL 3



LEVEL 1



BUILDING B



BUILDING C

PLAN
PH1

3 Bedroom
2 Bath

INDOOR
1860 sq.ft.

MASTER BEDROOM
13'0" x 11'0"

BEDROOM 1
10'0" x 12'0"

BEDROOM 2
11'2" x 10'5"

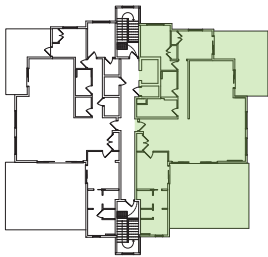
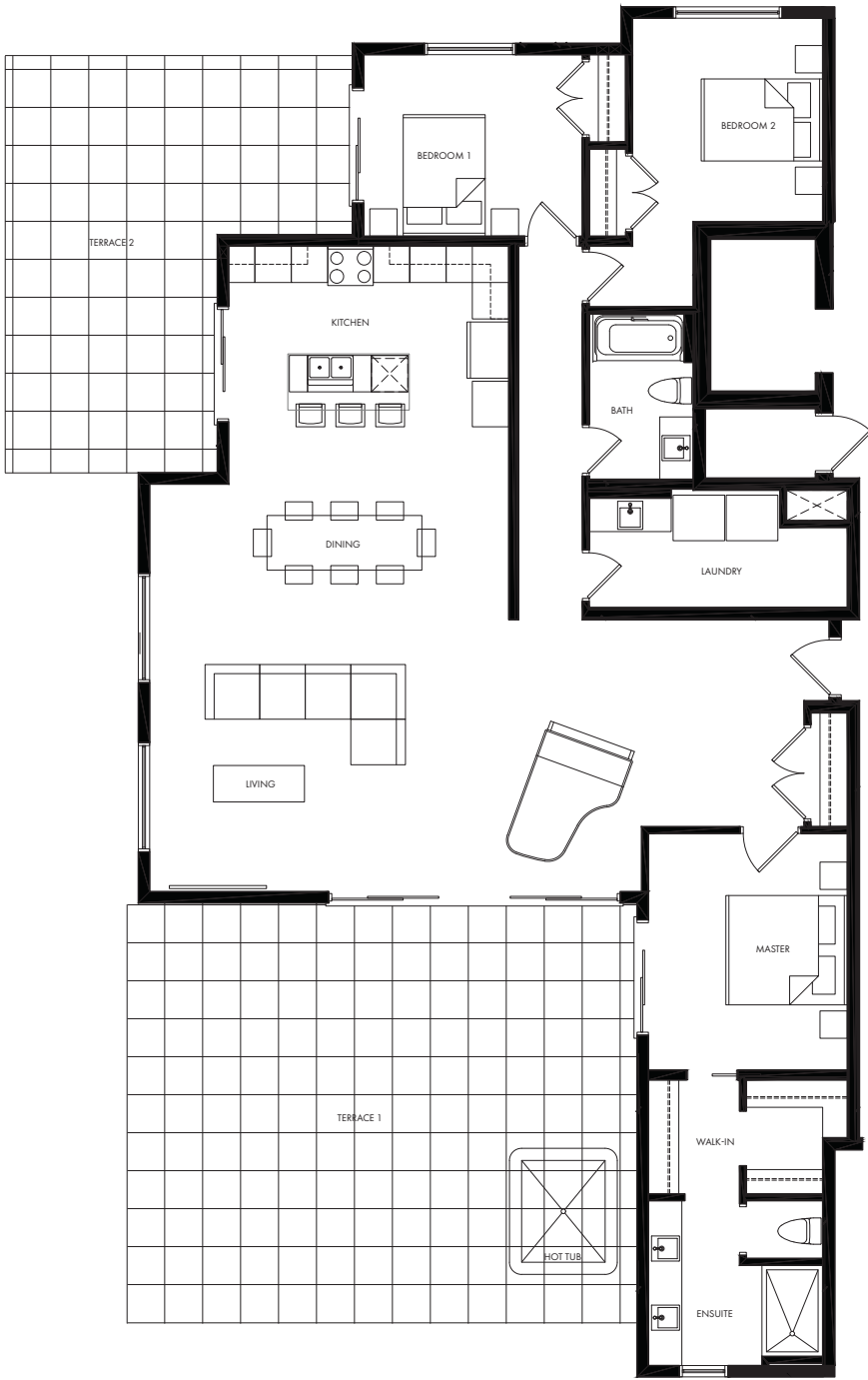
LIVING / DINING
20'3" x 23'0"

TERRACE 1
656 sq.ft.

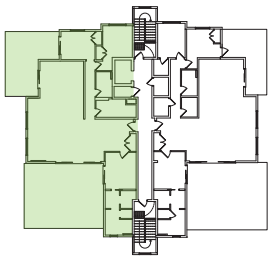
TERRACE 2
340 sq.ft.



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BUILDING B



BUILDING C

PLAN
PH2

3 Bedroom
2 Bath

INDOOR
1777 sq.ft.

MASTER BEDROOM
13'0" x 11'0"

BEDROOM 1
10'0" x 11'8"

BEDROOM 2
12'0" x 9'6"

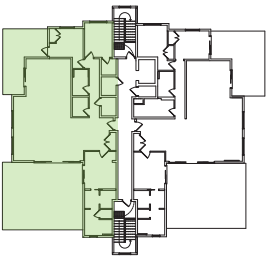
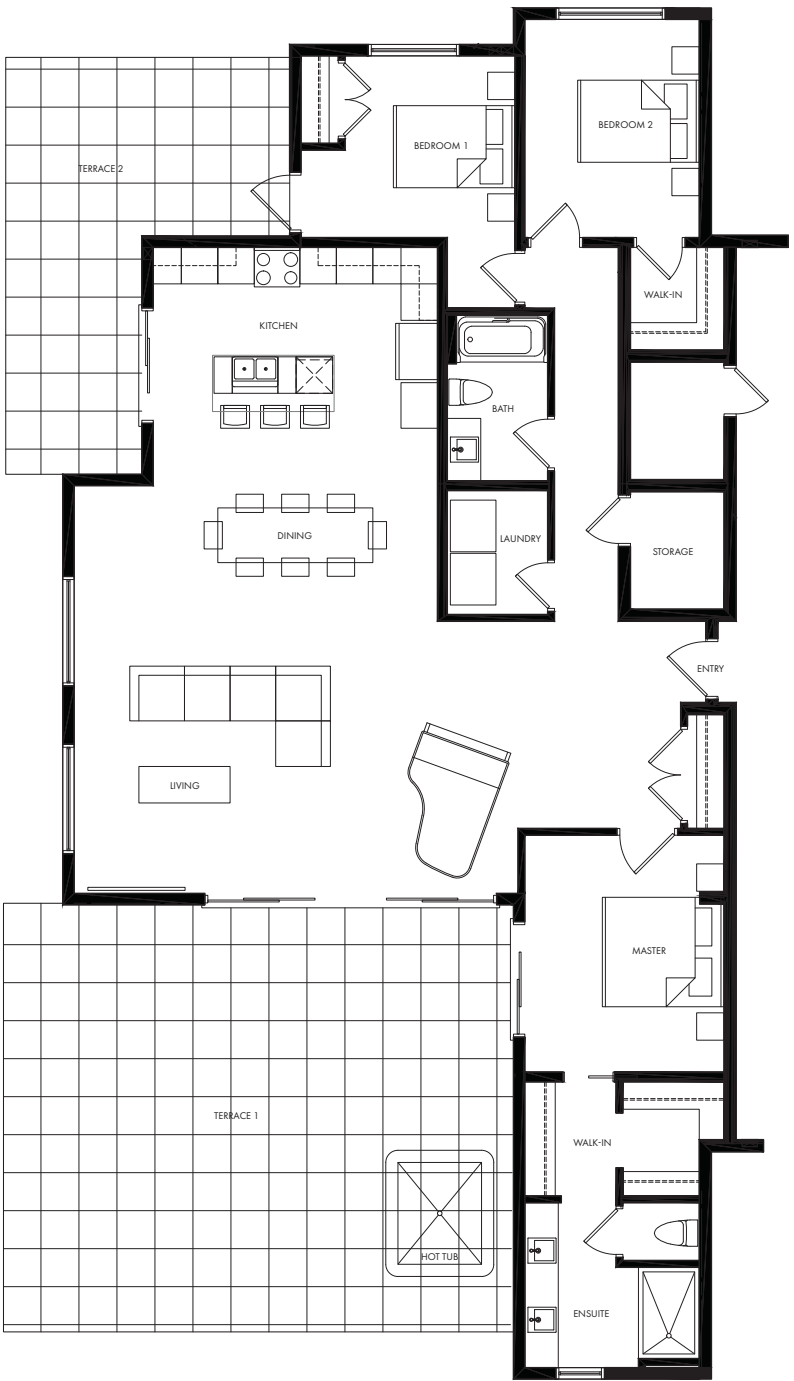
LIVING / DINING
20'6" x 23'0"

TERRACE 1
656 sq.ft.

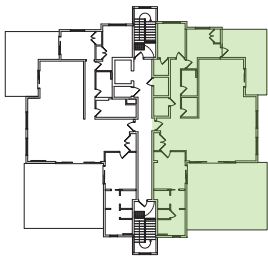
TERRACE 2
244 sq.ft.



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BUILDING B



BUILDING C



Progressive and future-focused, we create living spaces and communities from start to finish; from the acquisition of underutilized land, construction and sales right through to property management.

Based in Kelowna, BC, we believe in environmental, social, economic and cultural sustainability. This means we design our homes as part of a broader community. It also means we're mindful of and contribute to the communities we're a part of. We place livability before profit and will always value the benefits of creating better spaces that promote a sense of community for everyone.

Visit troikadevelopments.com



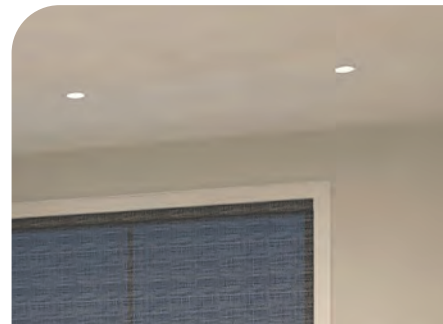
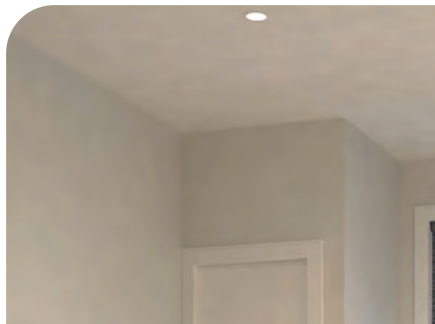
Our building partner is CorWest Builders, a full-service contracting and construction management firm, quickly establishing a leading role in the construction industry. Their dedication to quality and integrity over the last decade has enhanced our reputation in the BC Interior Region and beyond.

Visit corwestbuilders.com





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square  **vert.**



Connect
with **vert.**

 250-718-7051

 sales@troikagroup.ca

 102-3630 Mission Springs Dr.
Kelowna, BC

liveat**vert.**ca



Final Phase Pricing

CONDOS

UNIT PLAN	BLDG	BED	BATH	FLOOR	VIEW	INTERIOR SQ.FT.	EXTERIOR SQ.FT.	STRATA	PRICE
601B B	B	2	2	6th	MOUNTAIN / COURTYARD / COMMUNITY	900	116	\$310.66	\$649,000.00
502C C	C	2	2	5th	LAKE / MOUNTAIN / COURTYARD	960	116	\$333.12	\$599,000.00

TOWNHOMES

UNIT PLAN	BLDG	BED	BATH	FLOOR	VIEW	INTERIOR SQ.FT.	EXTERIOR SQ.FT.	STRATA	PRICE
102C T1A	C	3 + DEN	3	Ground	MOUNTAIN / COMMUNITY	1445	342	\$509.05	\$829,000.00
103C T1A	C	3 + DEN	3	Ground	MOUNTAIN / COMMUNITY	1445	342	\$509.05	\$799,000.00

PENTHOUSES

UNIT PLAN	BLDG	BED	BATH	FLOOR	VIEW	INTERIOR SQ.FT.	EXTERIOR SQ.FT.	STRATA	PRICE
601C PH2	C	3	2	6th	LAKE / CITY / MOUNTAIN	1777	900	\$591.38	\$1,429,000.00
701B PH2	B	3	2	7th	LAKE / CITY / MOUNTAIN	1777	900	\$591.38	\$1,689,000.00



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live **vert.**

Pricing as of DEC 7, 2023. Pricing Does not include GST. The Developer reserves the right to change prices without notice. E & E.O. | TROIKA MANAGEMENT CORP | 302- Leon Ave., Kelowna BC | Troika Developments.com