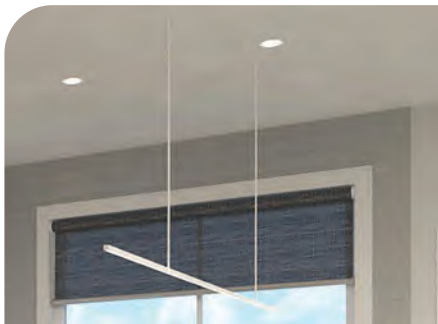
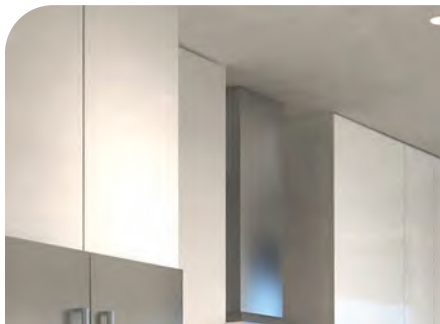




green  
square  vert.



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 condos including signature, elevated, 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
- Mission Recreation Park
- H2O Fitness Centre
- Capital News Centre

Public Beach

- Strathcona Park
- Gyro Beach Park
- Rotary Beach Park

Schools

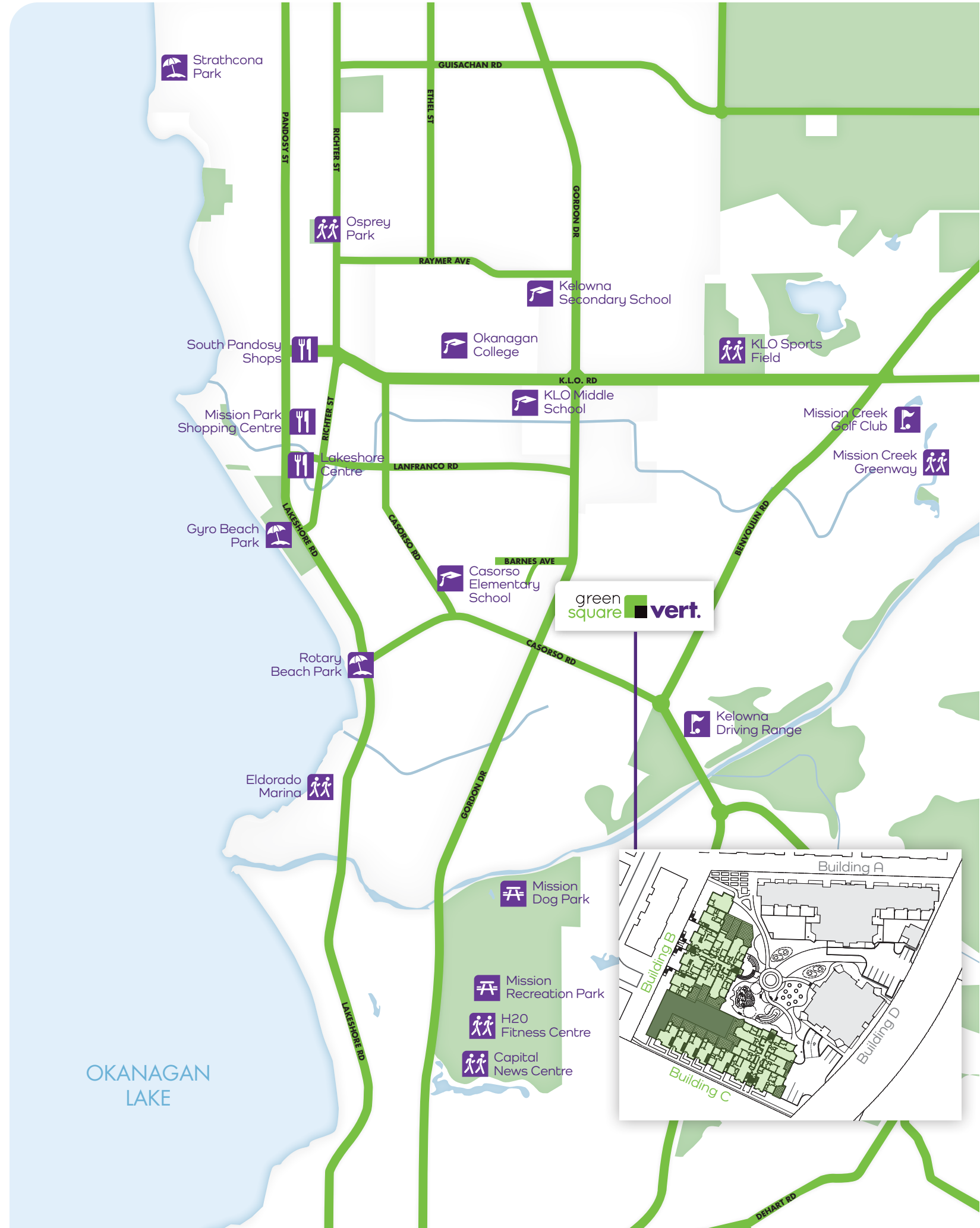
- Kelowna Secondary School
- Okanagan College
- KLO Middle School
- Casorso Elementary School

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

**B**

2 Bedroom  
2 Bath

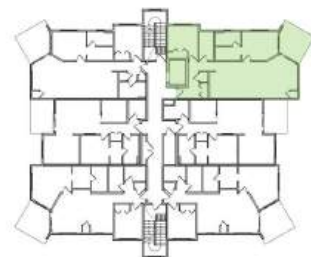
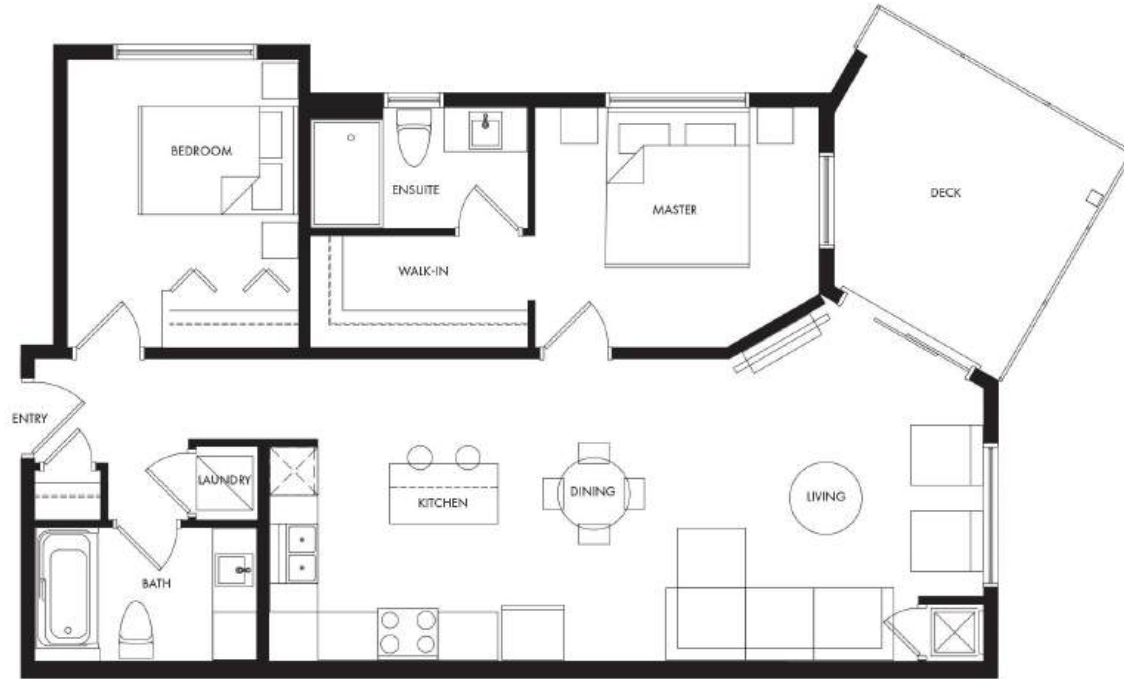
INDOOR  
900 sq.ft.

MASTER BEDROOM  
10'0" x 11'9"

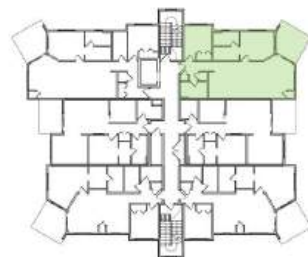
BEDROOM  
9'7" x 9'7"

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

DECK  
116 sq.ft.



BUILDING B



BUILDING C



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.

PLAN

**C**

2 Bedroom  
2 Bath

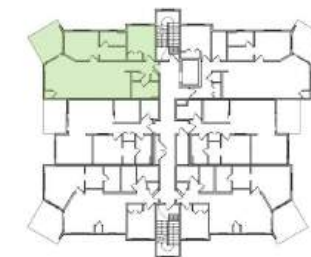
INDOOR  
960 sq.ft.

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.

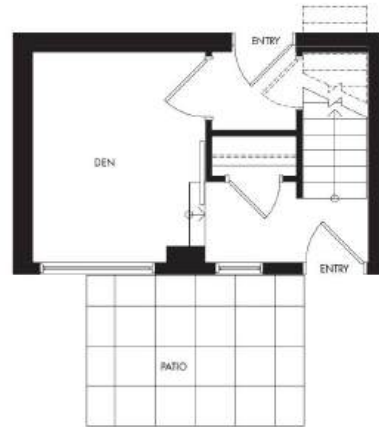


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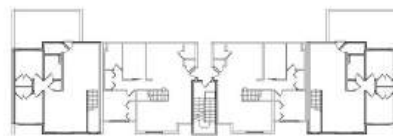


LEVEL 2

LEVEL 3



LEVEL 1



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"

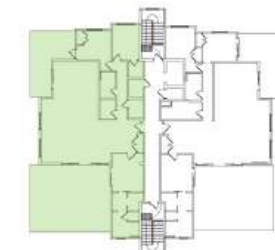
LIVING / DINING  
20'6" x 23'0"

TERRACE 1  
656 sq.ft.

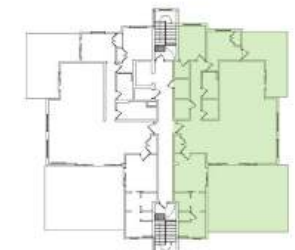
TERRACE 2  
244 sq.ft.



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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](https://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](https://corwestbuilders.com)





green  
square  vert.



Connect  
with **vert.**

 250-826-3623

 [jgriffith@troikagroup.ca](mailto:jgriffith@troikagroup.ca)

 3642 Mission Springs Dr.  
Kelowna, BC



liveat**vert.**ca



SIGNATURE CONDOS									
UNIT   PLAN	BLDG	BED	BATH	FLOOR	VIEW	INTERIOR SQ.FT.	EXTERIOR SQ.FT.	STRATA	PRICE
601B   B	B	2	2	6th	MOUNTAIN / COURTYARD	900	116	\$310.66	\$609,000.00
502C   C	C	2	2	5th	LAKE / MOUNTAIN / COURTYARD	960	116	\$333.12	\$599,000.00

ELEVATED CONDOS									
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	\$799,000.00
103C   T1A	C	3 + DEN	3	Ground	MOUNTAIN / COMMUNITY	1445	342	\$509.05	\$748,000.00

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	\$1,299,000.00
701B   PH2	B	3	2	7th	LAKE / CITY / MOUNTAIN	1777	900	\$591.38	\$1,399,000.00



Pricing as of MAY 30, 2024. 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