



Local Amenities A Step Away



Tallus Ridge is more than just a housing development. It's a place full of opportunity, a place where everything is just a step away, a true family-oriented neighborhood with an authentic community feel. As West Kelowna's fastest growing community, **Tallus Ridge offers a number of on-site amenities including trails and parks, however, the various offerings of the Okanagan are close at hand.**

West Kelowna itself is a recreational paradise full of trails, parks, beaches, ice rinks, an aquatic centre, skateboard parks, water parks, two movie theatres, a multitude of wineries, and more. Large chain supermarket stores and small boutique shopping experiences can all be found in downtown West Kelowna.



Everything at Your Doorstep

Tallus Ridge is a step away from everything you need, whether it be an escape to nature, or access to lifestyle-based amenities. From restaurants to entertainment, from shopping to the beach, and everything in between. There's no need to cross the bridge when you live in West Kelowna.

Shannon Lake itself is the hidden gem of West Kelowna with a naturally varied landscape teeming with wildlife and housing the Shannon Lake Golf Course, schools, and a natural corridor to Rose Valley and beyond.

The neighbourhood feel throughout Tallus Ridge is authentic and fully on display as you explore the community. The unique and varied architecture gives West Kelowna's fastest growing development a strong sense of curb appeal, combined with ample green space, and a natural backdrop, **Tallus Ridge is truly a place to call home.**



Close to Everything

- 5 minutes to **grocery stores, restaurants, and boutique shopping**
- 10 minutes to the **beach**
- 10 minutes to the local **middle and secondary schools**
- 2 minutes to the local **elementary school**
- Steps from the **Shannon Lake Golf Club**
- **Hiking and Biking trails** practically on your doorstep
- 5 Minutes to the local **movie theatre**
- 20 Minutes to **Downtown Kelowna**
- 10 Minutes to the local **ice rink**
- 1 Hour to the nearest **ski hill**

Lifestyle Amenities in West Kelowna

Tallus Ridge may feel like a rural neighborhood, but the convenient proximity to the amenities of the city means you're never too far away from anything. Over the past ten years, West Kelowna has grown into a beautiful self-contained neighbourhood with new developments, both commercial and residential, popping up across the westside.



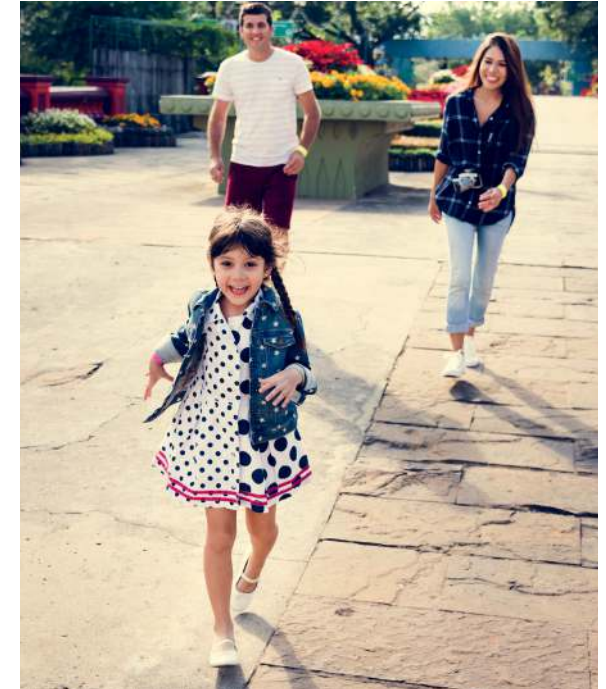
Shopping

Five minutes from Tallus Ridge, you'll find two shopping hubs in Westbank Town Center. The Great Canadian Superstore, Save-On Foods, Wal-Mart, Nature's Fare, Winners, and a number of smaller boutique shops are spread throughout West Kelowna, all within a short drive. Whether you're looking for groceries, clothing, or electronics, there's something for everyone.



Schools

Shannon Lake Elementary is located just down the road from Tallus Ridge, with a number of other elementary schools located in the area. West Kelowna also sports two middle schools, Constable Neil Bruce & Glenrosa Middle School, plus Mount Boucherie Senior Secondary covers the catchment area for all of West Kelowna and Peachland and features some of the best elective course choices in the central Okanagan.



Entertainment

The local area features two movie theatres, the Encore Theatre (only 5 minutes from Tallus Ridge), and the Xtreme Theatre (10 minutes away). West Kelowna features a number of festivals each year including the Canada Day parade and events, and Westside Daze. Throughout the summer, music acts perform at Music in the Park every Friday at the outdoor amphitheatre by Johnson Bentley Aquatic Centre.

Hike, Sip, and Golf



Hiking, Beach, and Parks

Outside your front door, you'll find yourself part of the Tallus Ridge community. Parks rich with green space are scattered throughout the area, along with a number of pathways to help you navigate around. There are kilometres of marked and unmarked trails throughout the entire community, perfect for hiking and biking. If you drive 15 minutes to the lake you'll also discover accessible beaches and parks, and the Gellatly Bay Aquatic Park Beach, perfect for soaking up the sun or just having fun with the kids.



Wine Not?

Award-winning wineries can be found across West Kelowna, the two most notable ones being Mission Hill Family Estate Winery, a prestigious family owned winery that includes a bell tower, natural amphitheatre, and a glorious view of the Okanagan Lake, and Quails Gate, which features on-site vineyards, plus a delectable restaurant. Over 20 more wineries can be found in the area, perfect for an afternoon tour and tasting!



To the Green!

Literal steps from your front door you'll find the Shannon Lake Golf Club, a gorgeous 6,294 yard course set against towering pines with moderate elevations. The signature 8th hole is a 425-yard risk/reward par 4, and plays along Shannon Lake. Whether you're a beginner or an avid golfer, this course will offer challenge after challenge. The new Courses Restaurant at Shannon Lake serves traditional golf club fare in a recently renovated clubhouse, featuring a large wrap around deck so you can enjoy the natural open air of the outdoors.

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