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MACDONALD DEVELOPMENT CORPORATION

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WATERMARK, CALGARY, AB



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THE LAKES, LAKE COUNTRY, BC



THE HUDSON, VANCOUVER, BC



CAPITOL RESIDENCES, VAN, BC



PRIME, SURREY, BC

CREATING A LEGACY OF COMMERCIAL AND RESIDENTIAL PROPERTIES ALONG WITH SIGNIFICANT PUBLIC BENEFITS.

Macdonald Development Corporation has grown into a group of companies with two primary divisions. Macdonald Development (U.S.A.) Corporation conducts the Group's business in the United States with its focus currently being in Arizona, Washington, and Georgia. Macdonald Communities Limited conducts all Canadian development activities with its focus in British Columbia and Alberta. The name Macdonald Communities was chosen to emphasize our ongoing commitment to envision and construct great communities where people will build their lives and raise their families. What makes a home, or a neighborhood is the people within it, and it is our goal to create places to encourage people to live and grow together.

Founder Robert Macdonald has led the company since 1985, creating a legacy of commercial and residential properties across North America. Since 1999, the company has focused mainly on the development of single-family communities and multi-family condominium projects, creating over 4,000 high quality homes and properties. In September 2018, Robert's son John Macdonald officially took over running the day to day operations of the Canadian development division as Chief Operating Officer. Robert Macdonald remains the Group CEO and operates the day to day operations of the company's US division.

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LAKESTONE
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 LAKE COUNTRY'S HIDDEN GEM

C O N T E N T S

20

AWARD WINNING
 LAKESTONE Canadian Home
 Builders' Association National Award for
 best community of the year.

05

PAST
 PROJECTS
 MDC, delivering
 exceptional
 properties to the
 market for thirty
 years.



Walking the dog at Lakestone is a pleasure with more than 28.8 kilometres of dog friendly walking trails.

10

CLOSE TO
 EVERYTHING
 Nearby amenities,
 wonderful shopping,
 Lakestone is a great
 place to live.

13

THE BEAUTY
 OF LAKESTONE
 Lakestone is a diverse
 community with a range of
 housing opportunities.



24

AWARD
 WINNING
 BUILDERS AT
 LAKESTONE
 Find many of the
 Okanagan's top builders
 at Lakestone.



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SUPPLIERS
 AND TRADES
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 the best.



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CLOSE TO EVERYTHING

LAKESTONE has nearby amenities galore, wonderful shopping, great places to eat and one of the only places in Canada to experience a “West Coast special”: ski and golf in the same day. Here’s eight of hundreds of reasons we think Lakestone is a great place to live



1

UBC'S OKANAGAN CAMPUS

Purpose-built for the 21st century, the University of British Columbia's Okanagan campus opened in Kelowna in 2005. UBC is one of North America's largest public research and teaching institutions, and one of only two Canadian institutions consistently ranked among the world's 40 best universities.

For more info check out www.ok.ubc.ca

For more info check out www.okanagan.bc.ca

2

KELOWNA GENERAL HOSPITAL (KGH)

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3

OKANAGAN CLIMATE

The Okanagan is renowned for its warm, balmy summers and mild, temperate winters. The spring provides warm days great for spring skiing. Ski in the morning, and play a round of golf in the afternoon. With over 152 frost-free days and over 1900 hours of sunshine annually, the growing season in the North Okanagan lasts over 159 days a year.

THE OKANAGAN RAIL TRAIL IS OPEN

It's exciting to ride BC's newest rail trail from Kelowna to Vernon along Okanagan Lake, Wood Lake and Kalamalka Lake. Oh Wow! ... what an amazing community accomplishment – thanks to volunteers, donors, Trail Ambassadors, government agencies, and everyone who made this happen from fundraising galas and lemonade stands to corporate matching challenges, all donations large and small helped build the trail.

4

OKANAGAN WINE

The Okanagan has many wineries to pique your curiosity and desire to discover a way of life that includes the growing and making of wine. Here are 12 wineries that are an easy drive from Lakestone.

- 50th Parallel Estate Winery
- O'Rourke's Peak Cellars
- Intrigue Wines
- Gray Monk Estate Winery
- Ex Nihilo Vineyards
- Arrowleaf Cellars
- Blind Tiger Vineyards
- Ancient Hill Winery
- Summerhill Pyramid Winery
- CedarCreek Estate Winery
- Mission Hill Family Estate Winery
- Quails' Gate Estate Winery

For more info check out www.winebc.com



www.lakestoneliving.com

5

OKANAGAN LAKE, BOATING AND BEACHES

Lively marinas, calm bays and isolated beaches make boating on Okanagan Lake a highlight for locals and travelers alike. The lake is 135 km (84 miles) long, stretching north and south from Kelowna. Multiple marinas, yacht clubs, charters and rental companies dot the shoreline in both directions. There is a new boatlaunch at the north end of Wood Lake on the north east corner of the isthmus on Oyama - escape to the turquoise waters of Wood and Kalamalka Lake. There's water recreation of every kind to enjoy including, stand up paddleboards, jet skis, houseboats, canoes, kayaks, power boats, tours and cruises. Need to fuel up? Several marinas on the lake have gas bars with convenience stores.

For more info check out www.tourismkelowna.com www.lakecountry.bc.ca



7

KELOWNA INTERNATIONAL AIRPORT

In 2019, about 2 million passengers arrived at or departed from YLW, making it Canada's 11th busiest airport. Air Canada, Alaska Airlines, Sunwing Airlines and WestJet are among the carriers that fly between Kelowna International Airport and destinations in Canada, the United States and Mexico. Many airlines have made changes to flight schedules and in some cases, suspended service to some destinations temporarily. For current flight schedules and to book, contact the airline.

For more info check out www.ylw.kelowna.ca

8

OKANAGAN GOLF

The golf season in the Okanagan Valley is the envy of Canada. Over 1,900 hours of sun every year makes it one of the longest, and driest, golf seasons in the country. Here are a few courses that are approximately 20 minutes from Lakestone.

- Predator Ridge
- The Rise Golf Course
- Okanagan Golf Club (Bear & Quail)
- Sunset Ranch Golf & Country Club
- Shadow Ridge
- Kelowna Springs
- Kelowna Golf & Country Club
- Mission Creek Golf Club
- The Harvest Golf Club
- Gallagher's Canyon

For more info check out www.okanagangolf.ca

SUMMIT PHASE COMING SOON

We are now finalizing the details for our next lot release

– **THE SUMMIT PHASE.** Please stay tuned for more information to come. Make sure to register to get the latest news and alerts regarding real estate opportunities at Lakestone.

Interested in a homesite in The Summit Phase?

If you have any questions or inquiries regarding our next lot release, please get in touch with our team of experts today. info@lakestoneliving.com

Many families are now calling Lakestone “home”. Here is a list of the neighbourhoods at Lakestone that are now sold out.

WATERSIDE SOLD OUT
BENCHLANDS SOLD OUT
HIGHLANDS NORTH SOLD OUT
VILLAS AT LAKESTONE SOLD OUT
ZARA CONDOS AT LAKESTONE SOLD OUT



EXPLORE THE BEAUTY OF LAKESTONE

WHETHER YOU PREFER TO HIT THE TRAILS, PADDLE ON THE LAKE, OR WATCH A GLORIOUS SUNSET FROM THE LAKE CLUB DECK, THE GOOD LIFE IS RIGHT OUTSIDE YOUR DOOR.

At Lakestone, a beautiful community is budding, while still maintaining over half of the site in its natural state. Enjoy 28.8 kilometers of trails leading from the lakefront to the summit, weaving through approximately 250 acres of preserved natural open space and connecting to the Lake Country trail system

OUR VISION

With 550 acres of land and nearly 300 metres of elevation change from the lake edge to Beacon Park, Lakestone’s location provides uniquely spectacular views.

When the masterplan for Lakestone was developed in 2012, active living was a big part of the promise made to the first home buyers and the community. This is achieved by designing multiple amenities throughout Lakestone that create a community that is well connected, from top to bottom, with the trail system as well as recreation and gathering places available to all owners.

The biggest amenity, however, is the natural one the lake. Lakestone takes full advantage of it offering sweeping lake views from many different vantage points in the community. This, combined with great solar orientation makes Lakestone a highly desirable location.



LAKESTONE AMENITIES

THE LAKE CLUB

This spectacular \$3.5 million facility sets a new standard for amenities, offering a wide range of activities for pleasure-seekers of all varieties. Lakestone's Lake Club has lived up to its vision of being unrivalled in the Okanagan. The Lake Club is the perfect setting to gather with family, meet new neighbours and reconnect with old friends. The views are endless, and the memories created will last a lifetime.



THE FEATURES

- Fully equipped fitness centre
- Swimming pool and two hot tubs
- Kayak and paddleboard storage just steps from the beach
- Outdoor kitchen, BBQ, and entertainment area on the pool deck
- Covered rooftop terrace with fireplace and casual seating
- His and hers change rooms with indoor and outdoor shower facilities
- Direct access to Lakestone Beach & the public dock





WATERSIDE PARK AND BEACH

Steps down the trail from the Lake Club is direct lake access. The beach area features an attractive timber pavilion, picnic tables, and loungers for waterside relaxation. The Lake Club facility features kayak racks and paddleboard storage.

A quiet water area is perfect for a swim, paddle or sail, away from powered watercraft. A community dock 150 metres south of the beach provides those with powered watercraft a location to pick up friends and family for a day on the water.

BENCHLANDS PARK

Opened in summer 2019, the Benchlands park and multi-use sport courts are designed to benefit both owners and the general public alike and the open space is the perfect place to toss a frisbee or walk the dog. Nestled in the heart of the Benchlands neighbourhood, adjacent to the Centre Club, the park offers pickleball, tennis and basketball courts and easy access to the trails that wind throughout the community.

TRAIL SYSTEM

A 28.8 km network of excellent hiking trails runs from the lake shore to Beacon Park, spanning a 300-metre grade. Views from the summit are panoramic. With Duck, Wood and Kalamalka Lakes to the east, and Okanagan Lake to the north, west and south, these vistas are truly unparalleled in the Okanagan Valley.

Small parks situated throughout the trail system provide hikers with the opportunity to catch their breath while taking in the views. A series of trailhead markers at specific entry points serve to orientate hikers so they can navigate specific routes throughout the site.



THE CENTRE CLUB

The Centre Club officially opened for the residents of Lakestone in August of 2022. This centrepiece of the Benchlands neighbourhood is the heart of the Lakestone community. Centre Club is a place to meet your neighbours, create new friendships and stay fit in body and mind.

Features include: a large gym space with top end equipment, a purpose-built yoga/pilates studio, his and hers change rooms, day lockers and a bookable community room for functions and meetings.

Everything opens up onto the pool deck where you can enjoy west-facing lake views from the hot tub or pool.

Adjacent to the Centre Club are tennis courts, pickleball and multi-sport courts. The developer has maintained a space in the building which acts as the information centre and community office.



BEACON PARK

Crowning the Highlands is Beacon Park. This natural area will offer breathtaking views and a place to rest after an exciting hike to the highest point of Lakestone. With its beautiful pavilion, picnic tables and washrooms, this park will provide everything you need for an amazing outing with family and friends and a perfect place to meet your neighbours. It's all part of the Lakestone experience - natural settings, stunning homes and an amazing community vibe.

active lakeside
LIVING

IMAGINE
COMING HOME
TO THE LAKE...
EVERY DAY!

That's the beauty of Lakestone. No other community combines such a stunning landscape with a wealth of desirable

amenities – both within and around it. Owners have access to numerous private and public amenities combined

with all that Lake Country has to offer including wineries, golf courses, numerous lakes and trails and so much more. All

conveniently located just minutes away from downtown Kelowna and the Kelowna International Airport.



LAKESTONE
LIVING



AWARD WINNING LAKESTONE



LAKESTONE HAS BEEN AWARDED THE NATIONAL AWARD FOR COMMUNITY DEVELOPMENT

and was also recognized for one of the Best Sales Centres in Canada at the Canadian Home Builders Association National Awards for Housing Excellence.

The prestigious competition recognizes the best in Canadian new homes and community development with over 700 entries received from coast to coast.

This 'Development of the Year' award acknowledges the strong commitment Macdonald Communities Ltd., Developer of Lakestone, has for creating communities with an active rural lifestyle in an amenity-rich urban environment.

SALES CENTRE

The architecture of the Sales Centre is "contemporary park board", recalling the structures often found in historic parks. An outdoor terrace provides vantage points to all neighborhood amenities while inside guests glean the Developer story and the Masterplan, site influences and infrastructure, lot availability and pricing.



DON ERDELY 1955-2022

IN MEMORIAM

Don Erdely was an intricate part of the Lakestone community. His vision set the wheels in motion for developing the untouched beauty of what is now known as Lakestone.

Don founded Destination Homes in 1987. From 1987 to 2012 he built over 125 homes. In 2012, Don decided to focus exclusively on land development and set his sights on "The Lakes" project, in Lake Country. He joined forces with MacDonalD Communities in 2012 and became vice president of development for them, personally overseeing this fledgling project.

Prior to his passing in April of 2022, Don was the Director of Operations of Lakestone.

His passing left some rather large shoes to fill but MacDonalD Communities continues to keep his vision for this unparalleled waterfront, master-planned community – Lakestone.

LAKESTONE

Lake Country's Hidden Gem.

Macdonald Communities Ltd. are extremely proud of what we've accomplished so far in this amazing development in beautiful Lake Country B.C.

reached and as such, the entire team at Macdonald Communities is excited to provide the DLC with a \$200,000 contribution which will be used for public park projects in the community of Lake Country at large. John Macdonald, the President and COO

at Macdonald Communities says "it's an absolute honour to be able to give back to the community in these very intentional ways and our parks are some



MACDONALD COMMUNITIES MAKES \$200,000 CONTRIBUTION

BIG NEWS for Lake Country park lovers!! As part of our commitment to the creation of parks and parkland, Macdonald Communities (Lakestone's Developer) envisioned the establishment of a fund that would see a certain amount of money allocated to it for every homesite completed in the various phases of the development. The plan calls for the monies to be delivered to the District of Lake Country (DLC) in two instalments triggered by specific milestones over a period of time. The first milestone was officially

of the most gratifying projects for us to complete. Seeing the public and our residents alike enjoying the outdoors with their families and friends is one of the most rewarding aspects of the work we do". A cheque was presented by Marc Leger, Lakestone's Community Manager to DLC's Matt Vader who is the Director of Parks, Recreation and Culture.





CONTINUED SUPPORT FOR FOREST & BACKCOUNTRY CLEANUP EFFORTS

Macdonald Communities Limited (MLP), the Developer of the Lakestone project in Lake Country, are once again thrilled to be supporting the Okanagan Forest Task Force in their effort to clean up and protect the local backcountry. Marc Leger, Community Director at Lakestone, presented a \$10,000 donation to OFTF founder Kane Blake on behalf of company COO John Macdonald and the entire team at MLP.

“It’s such a great cause and to be able to see the immediate and very gratifying results of one of Kane’s big cleanup projects is awesome. His group posts before and after videos of the cleanups on their website so



we can all observe the scale of the dumping and the incredible energy it takes to clean up these huge messes made by very irresponsible people”, says Leger.

The Okanagan Forest Task Force was formed in August 2016 by a group of outdoor enthusiasts who were concerned over the growing epidemic of illegal dumping in our forests, recreational areas and along natural waterways. Last year, OFTF hit the milestone of 500,000 pounds of garbage collected from illegal dump sites in and around the valley.

Leger adds that “Kane’s team do more

than pick up garbage in the bush. They put out abandoned campfires, they dive in the lakes and rivers to remove underwater junk, they report their findings to BC Conservation Service to locate the bad guys and they spend countless hours educating the public on responsible backcountry behaviours”.

To learn more about OFTF and their 2.2K members, visit them at okanaganforesttaskforce.com

CENTRE CLUB GRAND OPENING

Celebration!

The incredible community and residents of Lakestone gathered together recently to celebrate the Centre Club opening!

An afternoon of live music, bbq and tacos, familiar and new faces, and many smiles. Thank you to all the residents and the Macdonald Communities team for making this possible.





NOBA VISION

George Nohynek, B.Eng.
George from Noba Vision Lakeside Homes holds a Bachelor of Engineering degree and has been building custom homes in Lake Country for nearly a decade. His design expertise and his degree of education provide a greater understanding of the entire home structure through every phase of design/build.



DESTINATION CUSTOM HOMES

Travis and Charlotte Erdely are what Destination Homes stands for — building not only beautiful homes, but lasting relationships with happy clients, as well. Destination Custom Homes won best show home under \$500,000 at The Lakes, and for Lakestone, best home over \$1,000,000 and best home under \$1,000,000



RICHMOND CUSTOM HOMES

Josh Richmond President
In addition to his professional success as a Lakestone Preferred Builder Josh is passionate about community contribution. As President of Richmond Custom Homes Ltd, he instils in his team a strong sense of social responsibility, serving as a Big Brother in the “Big Brothers and Sisters” program.



*en***LIGHT***enment*

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Lighting Design – To create a successful balance between lighting, architecture, and the people occupying the space.

1. AESTHETIC is where we focus on the emotional impact of the layers of lighting in the space. It’s where we determine how we want people to feel when they use the space for the function intended.



2. FUNCTION

is where we focus on visually and functionally balancing a room with layers of light to create warmth, drama, and practicality



3. EFFICIENCY is the way we sustainably attain the aesthetic and function. To create a breathtaking lighting layout that is incredibly energy efficient is essential.

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We look forward to building your Okanagan home!



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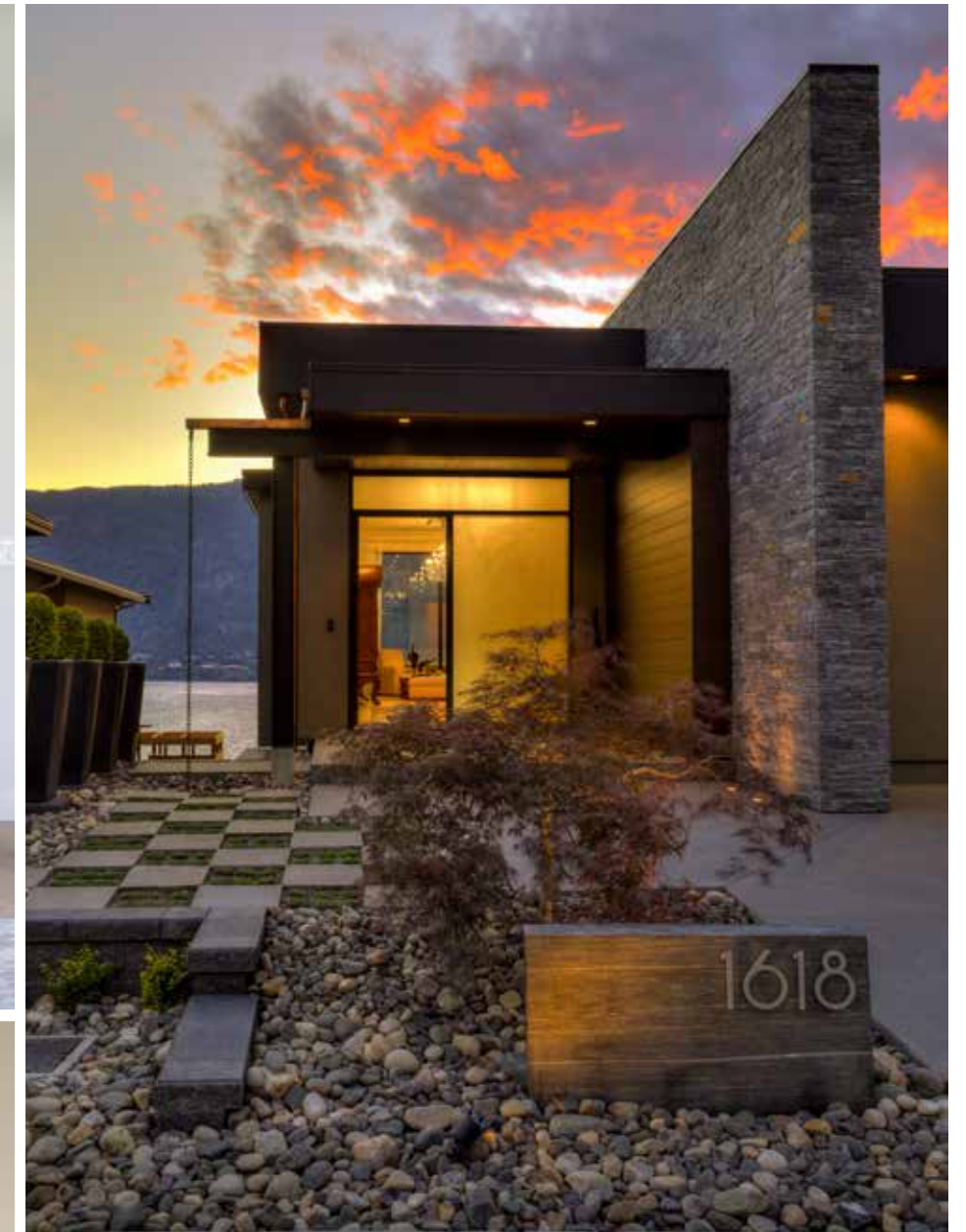


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LAKE COUNTRY | WINE COUNTRY

WINERY CYCLING TOUR STARTING FROM LAKESTONE

RESIDENTS OF LAKESTONE ENJOY A HEALTHY LIFESTYLE FULL OF OUTDOOR ACTIVITIES AVAILABLE FROM THEIR FRONT DOOR. ON THE TOP OF THE ACTIVITIES LIST IS TAKING A TWO-WHEEL TOUR ALONG THE SCENIC SIP TRAIL TO VISIT OUR NEIGHBOURING WINERIES.

Exploring beautiful Lake Country by bike is a unique way to enjoy a fantastic wine touring experience. A self-guided bike tour allows you to enjoy the stunning views and valley at your own pace. This biking loop will take you to six Scenic Sip wineries while biking past orchards and vineyards and enjoying sweeping views of Okanagan Lake, as well as Kalamalka and Wood Lake.

This is a difficult loop with hills so you may want to consider touring with the help of an eBike; you will have a blast while flying up the hills effortlessly! Stop for lunch, dinner or a snack at most of the wineries as part of the fun.

With a casual pace and frequent stops, the emphasis is on enjoying the scenery and discovering local Okanagan wineries along the way. Have fun!

Route Info: Start on Tyndall Road.

- Left onto Camp Rd. Visit Arrowleaf Cellars, Ex Nihilo Vineyards, and Gray Monk Winery.
- Right onto Okanagan Centre Rd. West. Visit O'Rourke's Peak Cellars and Intrigue Wines.
- Right onto Okanagan Centre Rd. East.
- Right onto Davidson Rd.
- Left onto Bond Rd. Visit Blind Tiger Vineyards.
- Right onto Camp Rd.
- Return home to Lakestone via Tyndall Rd.

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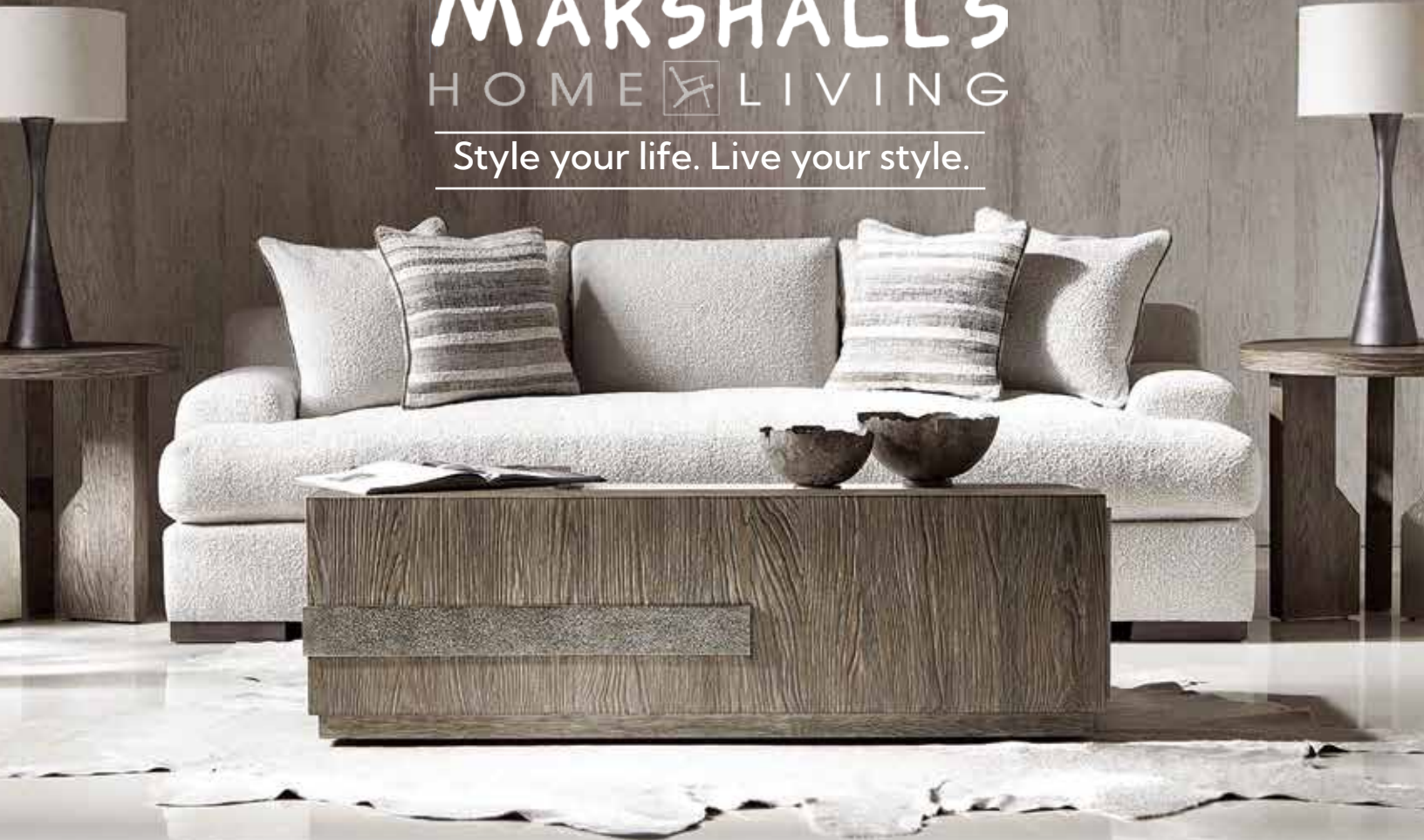


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