

ORION

PEMBERTON BC



ORION Residences

7350 Crabapple Court, Pemberton, BC

homes.innovationbuilding.com/orion

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BUILDING AMENITIES

Views For Days

The east and south sides of the building will have views of majestic Mount Currie, while the west and north facing sides will look to the other mountains of Pemberton, as well as views of the Pemberton Meadows.

Unsurpassed Location

Centrally located in town, Orion will be walking and biking distance to schools, the community hall, the library, shops, public transportation, coffee shops, and restaurants. The property also borders the park and dyke trail system.

Plenty of in-Unit Storage

Many of the units come with an individual garages in the underground parkade, allowing for ample storage of all of your toys. The units have also been designed with large interior storage spaces to maximize living and minimize stress.

Community Garden

Orion includes plans for an onsite community garden – part of a healthy, active and social lifestyle!

Dog, Bike, & Car Wash

A dog, bike, & car wash station will be at the entrance to the parkade so you can clean up before going home and put away a clean bike (and pup!), ready for the next ride.

We know our furry friends are really family.

In-Suite Washer & Dryer

Each Orion unit comes with its own in suite washer and dryer.

GREEN BUILDING FEATURES

Heating & Cooling

- Air-sourced heat pump for primary use.
- Small baseboard heaters with digital thermostats for the coldest days.
- Air-sourced heat pump Air Conditioning
- SunPump hot water system.

Lighting

- Energy saving LED bulbs.
- Large windows & natural light.
- Motion sensor exterior lighting.

Parkade

- Underground parkade built with Insulated Concrete Forms (ICFs).
- HRV Ventilation for moisture removal
- 2 electric car charging stations.

Windows & Insulation

- Oversized, triple pane windows with high placement.
- Increased natural light = reduced need for indoor lighting.
- Double walls add R24 of continuous insulation over building envelope.
- R42 combined actual wall performance.
- R70 Roof Insulation.

Green Roof

- Green roof on Garbage Enclosure.
- Landscaping extends adjacent to the community garden for visual appeal.

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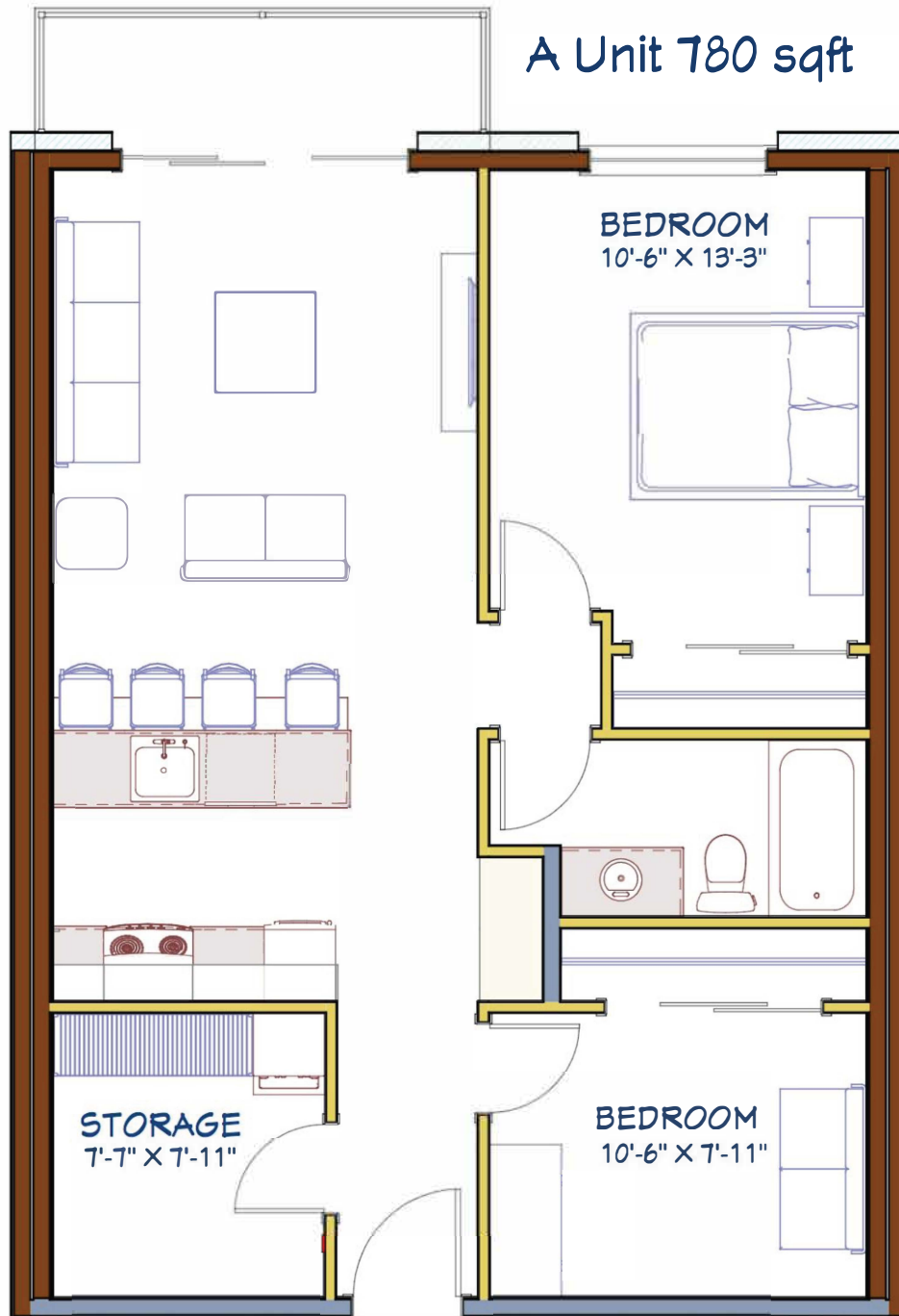
Unit No.	Strata Lot	Unit Type	Bedrooms	Size in ft2	Garage	Carport	List Price	5% Down Payment
203	18	A	2BR	780	G3		\$ 439,900	\$ 23,095
302	32	B	2BR	840	G17		\$ 469,900	\$ 24,670
308	38	H	1BR	713		C45	\$ 379,900	\$ 19,945
310	40	B	2BR	840	G19		\$ 469,900	\$ 24,670
313	43	C	2BR	637		C36	\$ 399,900	\$ 20,995

Available Units

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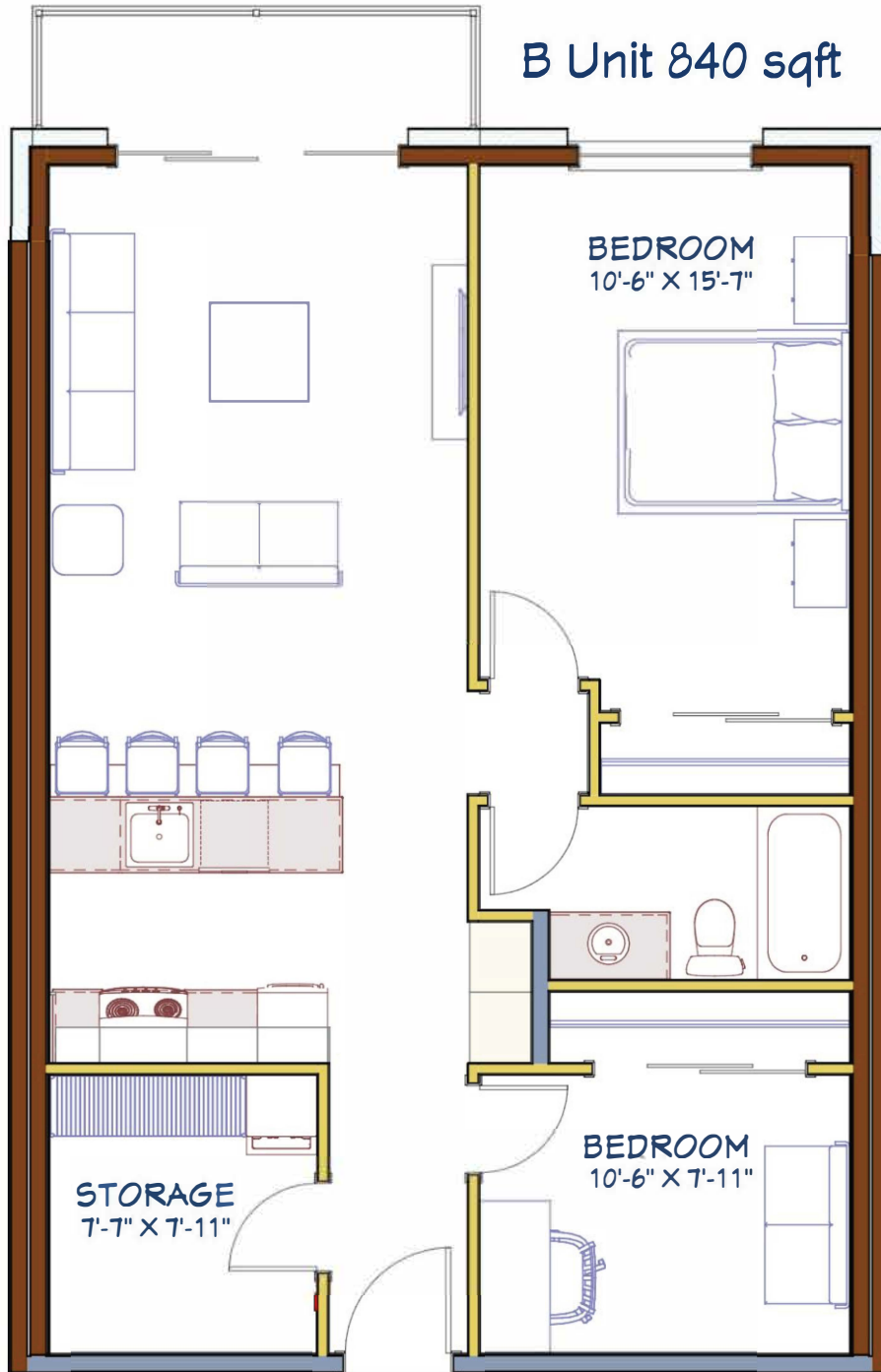
A Unit 780 sqft



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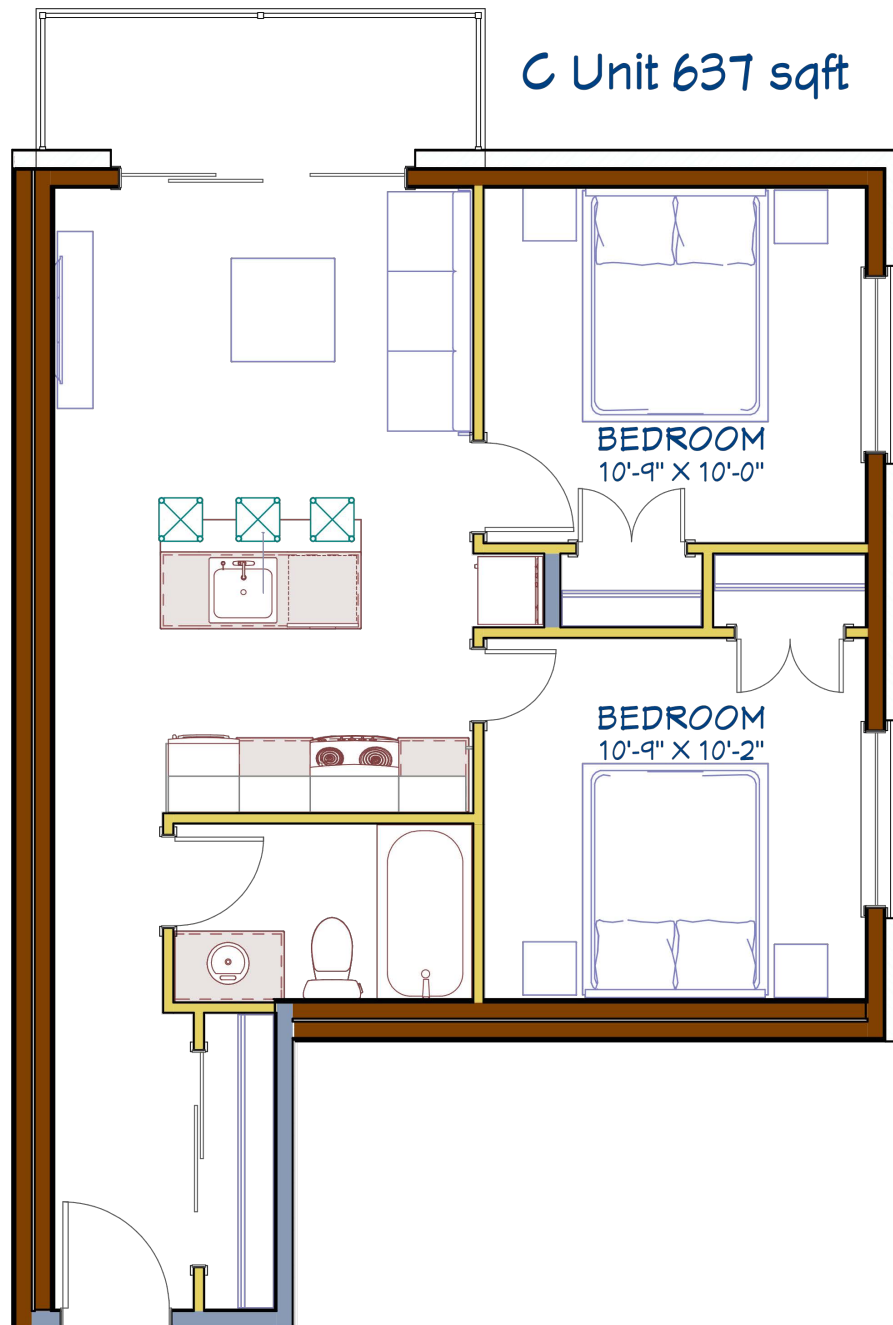
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B Unit 840 sqft



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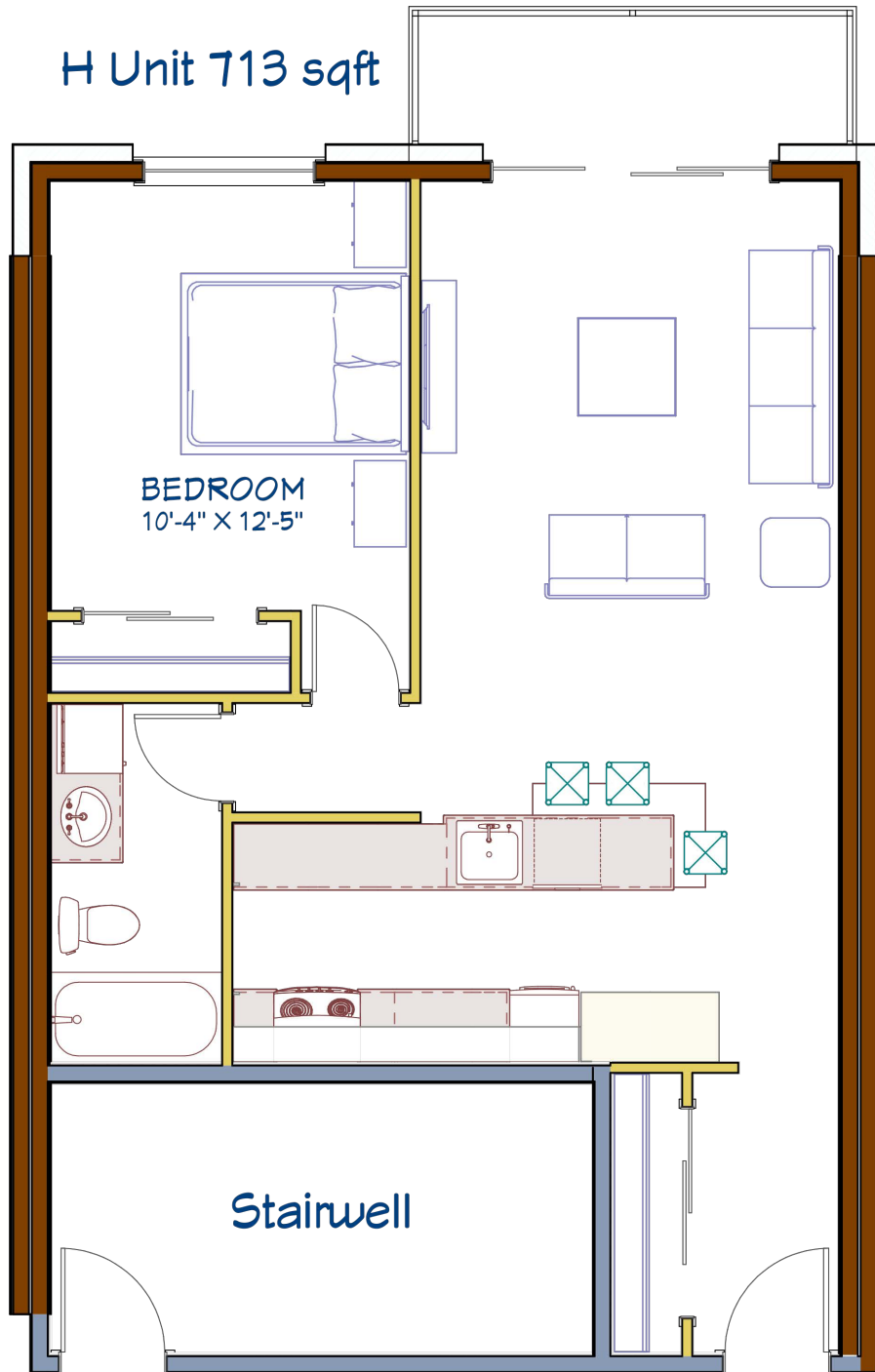
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H Unit 713 sqft



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First Floor

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Second Floor

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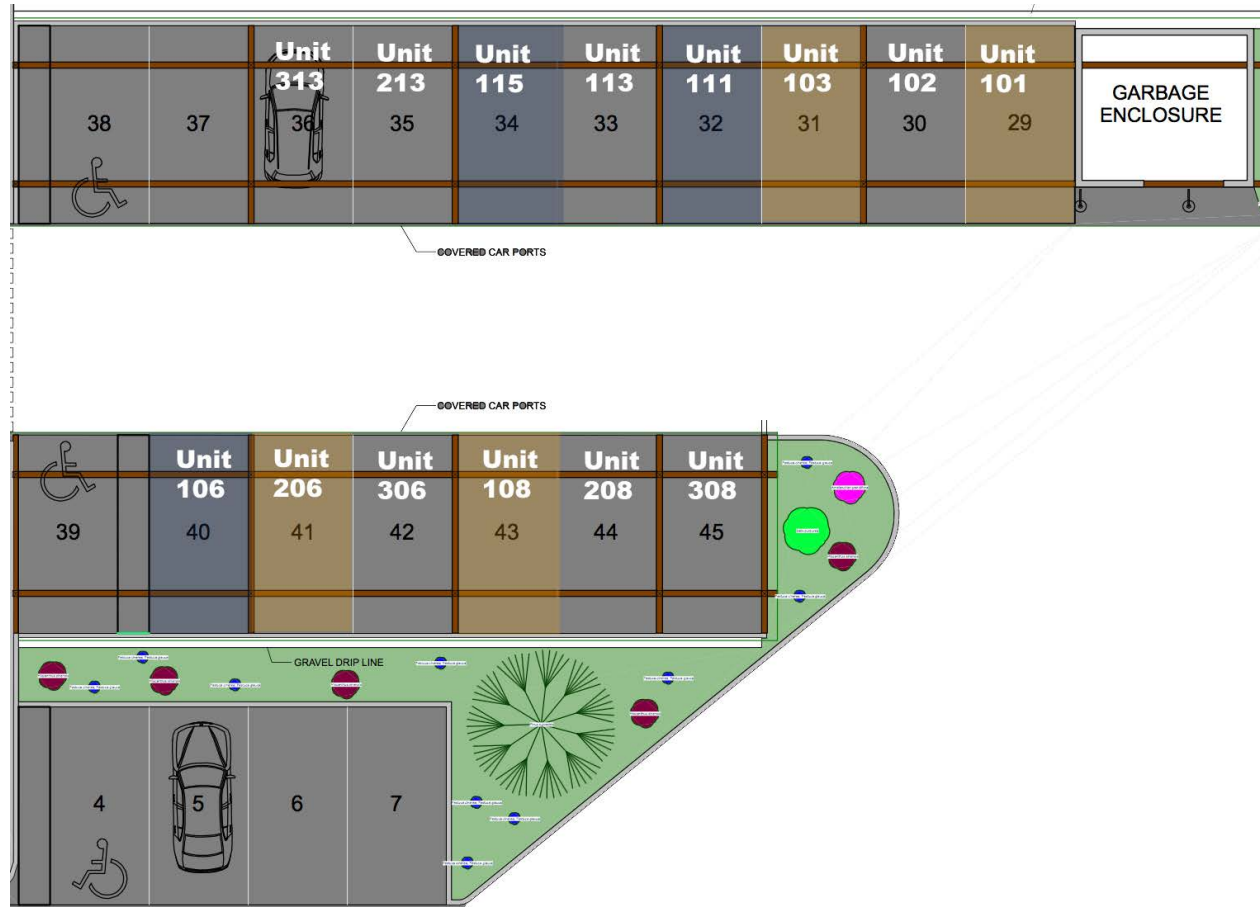
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Third Floor

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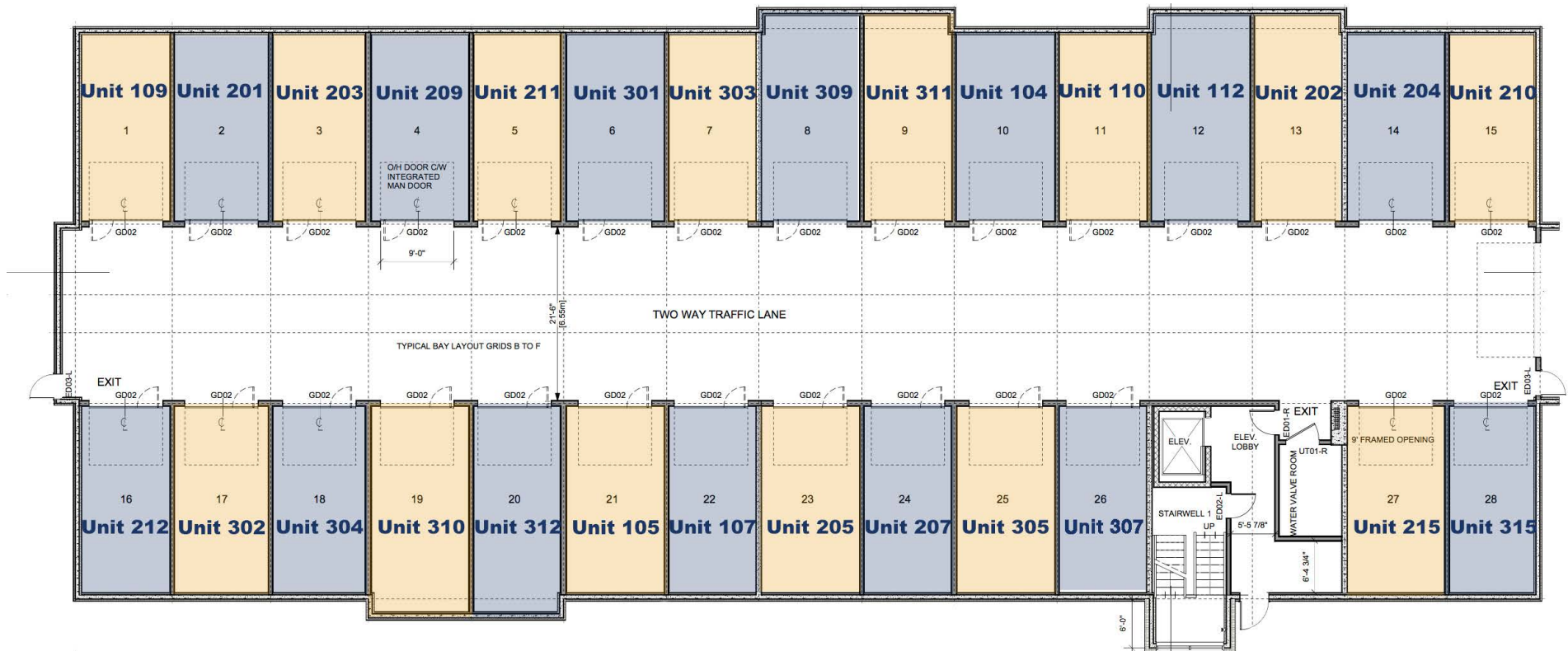
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Carport Parking Layout

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Garage Layout