



SHOW HOME

at McKinley Beach, 3380 Chocolate Lily Lane

250.575.0830 or 250.859.3432

for viewing appointment



WE ARE **LINK** CUSTOM HOMES *We build dreams*

linkcustomhomes.ca

Amber Kronyk

REALTOR®

h e l p i n g y o u i s w h a t w e d o



CONTACT ME

I am here to help with all your real estate needs and questions. Let me know what's on your mind and start a conversation.

HOME VALUATION

For most people, their house is their single biggest investment. Find out how much your investment is worth with a no-obligation market valuation.

FIND YOUR DREAM HOME

If you are in the market for your "Dream Home" then I would love to help. Check out my web site for listings in all price ranges.

Amber Kronyk
REALTOR®
250.859.3432
amber@kronykrealty.ca
www.kronykrealty.ca



ROYAL LEPAGE KELOWNA
#1 – 1890 Cooper Road
Kelowna

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Okanagan, a great place to live.

VISION & VALUE

We create an environment that encourages open communication, transparency, and trust.

WHERE WE BUILD

We build anywhere in the Okanagan.

MCKINLEY BEACH

This beautifully positioned development, on the lake and only minutes from downtown Kelowna and Kelowna International airport.

UPPER MISSION

Situated above Kelowna, our residents wake up every morning to panoramic views of Okanagan Lake, mountains, vineyards and the city below.

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We are here to help guide you through the building process.

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Link Custom Homes has an unparalleled reputation for quality, outstanding workmanship and attention to detail.

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SUPPLIERS AND TRADES

We work with only the best. Check out our suppliers and trades websites for the complete story.



calvin@linkcustomhomes.ca
250-575-0830
Kelowna, British Columbia



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Calvin Link, CET, ASCT



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 Kelowna, British Columbia

CALVIN'S HISTORY...

From a family of hard-working Saskatchewan farmers, Calvin's parents moved to the Okanagan in the early 70's. Born and raised in Kelowna, Calvin is happy to keep his roots planted in his hometown and he is inspired to help others create their own roots in this beautiful city.

CALVIN'S BACKGROUND IN BUILDING...

In his early years, Calvin began working his hands-on approach in the building trades and he worked in Kelowna, Vancouver, and Australia for many years before he chose to enroll in Civil Engineering. After graduation he worked for several years with a local civil engineering consulting firm developing many communities, commercial and government projects.

After several years as an inspector and

“**HOME BUILDING ISN'T JUST WHAT I DO, IT'S MY PASSION**”

consultant, Calvin began to build and develop underground servicing and subdivisions. This eventually led him towards an opportunity as Land Manager for Kettle Valley Development, the first of it's kind in Kelowna with over 1000 single family home sites. Once he completed the final phase of the development, the next logical step for Calvin with his experience, background, and passion for building was to launch Link Custom Homes.

WHERE CALVIN IS WHEN HE'S NOT WORKING...

Calvin loves his community and the Okanagan. He enjoys spending time outdoors and everything the Okanagan's four seasons has to offer. Calvin believes a work-life balance is important and enjoys his downtime spent in the beautiful Okanagan.

WHY LINK CUSTOM HOMES...

“I take pride in the fact that home building isn't just what I do, it's my passion, and I understand that it's not just a house, it's your home. My team and I work diligently with you to create an environment that encourages open communication, transparency, and trust.”

Calvin Link

linkcustomhomes.ca



CABINETS

Norelco Cabinets

Locally owned and operated in the Okanagan for over 44 years. Norelco is known for award winning designs, trusted quality, and exceptional customer service.



norelco cabinets.ca



COUNTERTOPS

FLOFORM KELOWNA

Visit us at our showroom, 1641 Commerce Avenue, Kelowna. There you'll find the latest in premium countertop surfaces, including Quartz, Solid Surface, Laminate and Wood..



floform.com



APPLIANCES

Trail Appliances

Explore our showroom to see what sets us apart. We have a wide selection of kitchen and laundry appliances on display, as well as stunning kitchen vignettes, you can walk through and see up close.



www.trailappliances.com

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WHERE WE BUILD

WE BUILD WHERE YOU WANT

At Link Custom Homes, we build beautifully inspired custom homes with unlimited possibilities on the land that you love. If you don't have property yet, we can even help you find the right land for you. Check out McKinley Beach or The Village at Kettle Valley.

WE ARE **LINK** CUSTOM HOMES *We build dreams*

linkcustomhomes.ca



As many as nine in 10 houses are under-insulated, according to the Energy Star program.

WHAT ABOUT YOURS?

Okanagan Insulation Services provides top-quality products and best-in-the-industry insulation services to residential and commercial clients from Kelowna and surrounding areas. Our experienced installers have served the area since 1979, and we've earned a reputation for reliable work and friendly service. Whether you're looking to upgrade your attic insulation, replace your insulation during a renovation, or install insulation for new construction, we can help! Contact us today to get a free, no-obligation quote.

REBATE ALERT!

Upgrade your attic insulation and your **Fortis/BC Hydro** Home Renovation Rebate Program (HRRP). TYPICAL RETURNS ARE 50% OF THE TOTAL COST!



Unit 108 – 210 Loughheed Road, Kelowna

250.491.5818

info@okinsulation.co or josh@okinsulation.co

www.okinsulation.co

McKinley Beach residents are fast learning the advantages of ‘living the lake life’. Not only is living near water good for your health it also comes hand in hand with a wealth of accessible amenities, at both McKinley Beach and the local surrounding area.

LET'S STAY HOME!

LETS STAY HOME

The McKinley Beach community is the ideal combination of urban living within a rural landscape. With 872 acres of development land, there's no limits to the possibility of this beautiful lakeview location.



COMMUNITY AND SURROUNDING AREA

McKinley Beach is where all the potential and promise of the Okanagan lives. Here are 872 acres of protected indigenous landscape, designated parks and trails, and a kilometre of sunny beach —all made possible by a construction process that carefully considers the existing environment.

MCKINLEY BEACH IS HOME TO MORE

Your house should feel like home. Your neighbourhood should feel like a community.

McKinley Beach is home to a wide range of amenities that define this difference. From the nearby gifts the Okanagan offers, to home-grown comforts like a beachhouse and marina, here is home to everything you need.

AMENITIES

Here's a place where there's room for more, where you can make everyday an adventure. The community has amenities anchored in health and wellness, with plenty more planned. A clubhouse, 92-slip marina, and a sunny beach are all steps from your door.

Nearby nature offers the opportunity to explore over 20 kilometres of biking and hiking trails.

With easy access to so many amenities, car use can be optional.

Beyond that, McKinley Beach provides access to all of the Okanagan's amazing amenities: opportunities to enjoy skiing, rock climbing, and a vineyard are all nearby. Even though the community feels like a world unto itself, it's mere minutes to downtown Kelowna and the international airport.



MCKINLEY
— BEACH —

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for viewing appointment



THE UPPER MISSION.

Nestled into the hills at the south end of Kelowna, the Upper Mission is one of the city’s most popular residential areas. Family-friendly neighbourhoods of newer homes boast incredible views over Okanagan Lake and downtown. Expansive vineyards and excellent hiking trails make the area feel miles from anywhere, but it really lies only 15 minutes from the city centre.

THE SUMMIT AT KETTLE VALLEY

The Summit neighbourhood has arrived and offers the same views you’ve come to expect from Kettle Valley. Each lot at The Summit is large enough to accommodate a spacious home with pool and three-car garage, giving you plenty of room to breathe.

THE HIGHLANDS AT KETTLE VALLEY

Imagine, building your luxurious dream home in a place that is surrounded by a diverse natural hillside landscape with flowing creeks and miles of green space to enjoy a multitude of outdoor activities. Imagine sitting outside under your covered veranda soaking in panoramic views of Okanagan Lake and the mountains beyond.

Kettle Valley Lot Sales
1.800.764.2199
www.kettlevalley.com

TRESTLE RIDGE IN THE UPPER MISSION

When it comes to selecting a residential lot in the esteemed Upper Mission, you can’t get any higher than Trestle Ridge. Here, along the city’s border with the untamed mountain forests beyond, Trestle Ridge offers the final opportunity to build a new home nestled within the slopes and valleys of the south-eastern hills overlooking Okanagan Lake.



Building a home at Trestle Ridge means investing in lifestyle that is truly unique. For those who are inspired by nature, crave proximity to outdoor living yet also enjoy all the comforts of a custom home in a budding, spacious community, Trestle Ridge is ideal. The completed neighbourhood will feature contemporary homes interwoven among creek valleys, tall stands of trees and wild flowers. Over 50% of the development remains protected green or park space

where kids can play safely and wildlife feels welcome.

A mountain terrain means residential lots at Trestle Ridge offer a unique variety of shapes, sizes and orientation. We invite future residents to visit the site, select the ideal property and work with a personally selected architect, designer or builder to ensure their future home meets all expectations. Aim high, set your sights on Trestle Ridge.



Trestle Ridge Lot Sales
250.764.4694
www.trestleridge.ca



LINK CUSTOM HOMES BUILDING EXPERIENCE IS SECOND TO NONE.

Embarking on custom home building has several moving parts. From the very beginning, we desire for you to have a complete understanding of your home's customized building process, while also experiencing the luxury of letting Link Custom Homes take care of the details. We aim to serve, not to overwhelm. Your first steps towards a custom home can be filled with both excitement and uncertainty. At Link Custom Homes, we understand that what you need is a trusted partner and guide. Our experience in custom home building has led us to develop a step-by-step process that will lead you to move-in day and beyond. As you begin your journey with Link Custom Homes, rest assured that the entire process is laid out for you beforehand. We hope that each step you take is as predictable as possible with few surprises along the way.



STEP 1: PLAN
Initial Consultation
Evaluate your Needs
Select a Lot
Create a Budget
Finalize your Ideas
Create your Plan



STEP 2: ORGANIZE
Pre-Construction Meetings
Form a Schedule
Receive Approvals
Apply for Permits



STEP 3: BUILD
Excavation, Foundation
Framing, Roofing
Mechanical
Insulation/ Drywall
Finishing Details
Final Quality Inspections



STEP 4: CLOSE
Orientation
Closing
Follow Up Meeting



STEP 5: ENJOY
Enjoying many years in
your Link Custom Home



WHAT YOU CAN'T SEE IS JUST AS IMPORTANT AS WHAT YOU CAN SEE.

When we began building custom homes we discovered that when people want to build a home they don't always want "Plan A on Lot B"; what they want is the ability to bring their ideas, their lifestyle, their dreams to the building process. Custom homebuilding offers the ability to break away from standard production houses where your choices can be very limited.

Whether building your home on one of our lots or yours, in Kelowna, Vernon or the surrounding areas, we'll make sure the process goes smoothly, professionally and according to plan. Every home we build surpasses the minimum





building code standards to be a healthier, more energy-efficient, comfortable home for you and your family. We combine the most up to date building practices and materials with skilled craftsmen who bring hundreds of years of combined experience to every home we build. When you think of your dream home usually you see the colours, flooring and finishes. But what you can't see behind the walls is just as important: high quality materials used by experienced craftsmen working to exacting standards to create a finished home of exceptional value inside and out.

There are many ways to build a home; we believe that quality and value should never be compromised. When you build with Link Custom Homes you deal with us throughout the process, from initial discussions, through building, finishing and even service after you've moved in.





Our hands-on approach and low overhead allow us to build your home to the highest standards with the best value added. Call Link Custom Homes and tell us about your ideas, your lifestyle and your dreams for your new home so we can help build the perfect home for you. And by the way...Welcome Home.

PEOPLE ARE TALKING ABOUT LINK CUSTOM HOMES.

“ Building a house is a big complicated and expensive affair. We’ve done it 3 times over the years. By far the best experience has been with Link Custom Homes. ”

— Norman, Tibet & Zoe —

“ Calvin is great to work with. We found him to be very honest, ethical and professional. His attention to detail, quality and sticking to the budget is excellent. We appreciated his knowledge about price points and potential return on investments when it came to upgrades. ”

— TN, Kelowna, BC —

“ Every day we enjoy our home and appreciate its surrounding inside and out. If we build again it will be with Calvin Link at Link Custom Homes. ”

— Jones Family, Edmonton, AB —

“ Calvin link built our custom home and did a amazing job! We truly enjoyed building our home using LinkCustom homes as our builder, from planning, design, organizing, budgets, Calvin was there for us helping us with important decisions and making the building process exciting, easier and stress free! ”

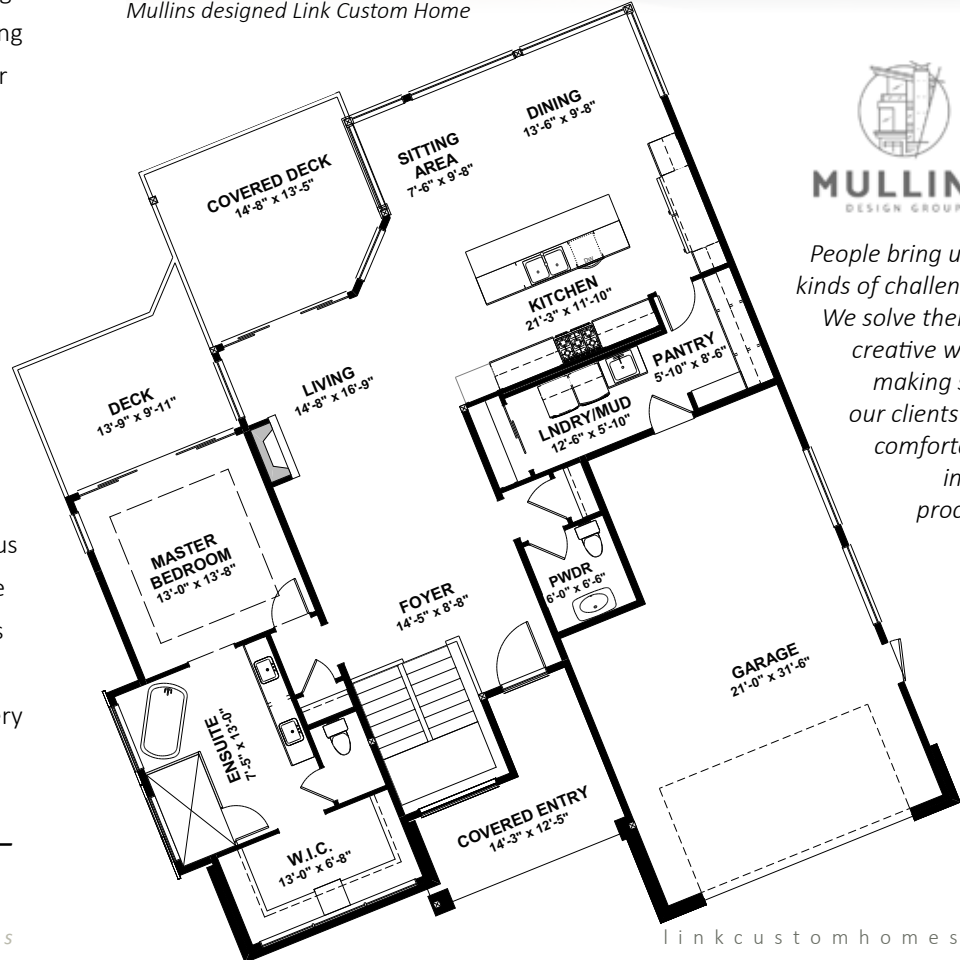
—Angela C. Kelowna, BC—

We are the proud owners of a home constructed by Link Custom Homes. Our experience with Calvin was outstanding. His personality and demeanor was understanding, gentle and kind. He had tremendous patience as we worked through the building of a custom home. He has associated himself with very good trades and suppliers who have a very similar desire to please.

— David Mowbray, Kelowna BC —



Mullins designed Link Custom Home



People bring us all kinds of challenges. We solve them in creative ways, making sure our clients feel comfortable in the process.

linkcustomhomes.ca

WE ARE LINK CUSTOM HOMES We build dreams



WHEN YOU WANT THE BEST FOR YOUR HOUSE, TRUST THE KITCHEN STUDIO



P: 250 864 4091

THE Kitchen STUDIO

1037 Richter St, Kelowna, BC
Email: roblove@shaw.ca
Web: www.kelownakitchenstudio.com

LINK CUSTOM HOMES TRADES & SUPPLIER LIST

Link Custom Homes is recognized for building valuable relationships with our trades and suppliers. From the initial bid to building completion, we respect our subcontractors’ expertise and abilities to assist us in delivering quality work on schedule and at a competitive price. This shared project ownership means a superior project outcome.

APPLIANCES	BUILDING MATERIALS	ELECTRICAL	GARAGE DOORS	LANDSCAPING	ROOFING
Trail Appliances 250.862.3838 cclarke@trailappliances.com tvolden@trailappliances.com www.trailappliances.com	RONA 250.979.3089 cory.walsh@rona.ca www.rona.ca	Sun City Electrical 250.718.8210 suncityelectrical@gmail.com www.suncityelectrical.ca	JP Garage Doors Steel-Craft Authorized Dealer 250.764.8849 jpdoors@shaw.ca www.jpgaragedoors.ca	Gabel Landscaping 250.868.1850 jason@gabellandscaping.ca www.gabellandscaping.ca	Sun Valley Roofing Ltd. 250.765.1900 sun_valley@shaw.ca www.sunvalleyroofingltd.ca
BATH/KITCHEN	CLOSETS/BLINDS	EXTERIORS	GLASS/RAILINGS	LIGHTING	SURVEYING
Baths By Design 250.762.7771 derek@bathsbydesign.net www.bathsbydesign.net	Tailored Living 250.452.9575 lnield@tailoredliving.com www.tailoredliving.com	Avalanche Exteriors Ltd. 250.681.2303 eugenhabermann@yahoo.ca Woody's Stucco Ltd. 250.862.0548 woodysstucco@shaw.ca www.woodysstucco.ca	BC Glass and Railings Brent Chuhaniuk 250.864.1567 brent@bcglass.ca FaceBook bcglass and railings	Pine Lighting P: 250-862-3245 miranda@pinelighting.ca www.pinelighting.ca	Runnalls Denby BC Land Surveyors 250.763.7322 neil@runnallsdenby.com www.runnallsdenby.com
Floorm Countertops Kelowna 250.860.5333 ksales@floform.com www.floform.com	CONCRETE HARDSCAPES Barkman Concrete 778.689.7670 fax 604.949.0321 Brian Nemez B.E.S. (Arch) bnemez@barkmanconcrete.com www.barkmanconcrete.com	EQUIPMENT RENTAL Rise Equipment Rentals Ltd. 250.878.0658 riseequipmentrentals@gmail.com https://rise-equipment-rentals-ltd.business.site	HOME WARRANTY Travelers Canada 604.682.3095 or toll free: 1.800.555.9431 www.travelerscanada.ca	MECHANICAL GT Air Mechanical Service 250.763.2665 greg.fougere@gtsairervices.com www.gtairservices.com	VACUUM SYSTEMS VacuMaid of BC 250.762.9702 vacumaid@shaw.ca www.vacumaidofbc.com
Kelowna Kitchen Studio c 250.864.4091 roblove@shaw.ca www.kelownakitchenstudio.com	DRAFTING & DESIGN CanCadd Imaging Solutions Ltd. 250.860.3425 cadd@cancadd.ca www.cancadd.ca Mullins Drafting & Design Inc. 250.717.3415 mullinsdrafting@shaw.ca www.mullinshomedesigns.ca	FLOORING/TILE Dannburg Flooring 250.762.7337 info@dannburgflooring.com www.dannburgflooring.com	INSULATION/DRYWALL OK Insulation Services 250.491.5818 info@okinsulation.co www.okinsulation.co	PLUMBING Ivy Plumbing Ltd. 250.684.2632 tyler@ivyplumbing.ca www.ivyplumbing.ca	WINDOWS/DOORS Suntec Windows & Doors Inc. 250.718.1771 suntecajib@gmail.com www.andersenwindows.com



AS YOU CREATE YOUR DREAM HOME, DETAILS MATTER. FROM YOUR DOORKNOBS TO CABINETRY TO THE COLOR OF PAINT ON THE WALLS, EACH DECISION CONTRIBUTES TO YOUR HOME’S AMBIANCE.



Flooring and window coverings are two of these important details in home design. Dannburg Flooring in Kelowna has been helping area builders, retailers, and homeowners design these elements for over thirty years.

HOMEOWNERS WHO CHOOSE DANNBURG FLOORING WILL ENJOY THEIR FLOORS FOR YEARS TO COME.




Dannburg Flooring provides a large assortment of flooring to Kelowna contractors and Okanagan Valley homeowners. At our showroom, you will find traditional hardwood, stylish tile, and affordable laminate.

Carefully craft the atmosphere of your home by hand-picking your flooring style from our selection. Then, leave the installation and refinishing to our qualified tradesmen.

ENJOY A WIDE ARRAY OF FLOORING OPTIONS






DANNBURG FLOORING

250.762.7337

340 SPEDDING COURT,
KELOWNA
www.dannburgflooring.com

SHOWROOM HOURS
Mon-Thurs: 9am - 5:30pm
Fri: 9am - 5:00pm
Sat: 10am - 4:00pm
Sun: Closed



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BATHSBYDESIGN.NET

HOURS - Monday to Friday 8:30 to 5 pm

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