



## Location & Architectural Features

- Located in Pandosy Village area Kelowna, a desirable area with access to parks, beaches, trails, wineries and an overabundance of shops and restaurants just a short walk away
- Modern architectural style and colours for exterior and interior
- Hardi-panel & aluminum exterior with concrete and custom metalwork accents
- Modern appealing glass and metal railing
- Expansive private patios and decks
- Energy efficient Low E Durable vinyl windows with screens and security locks
- Engineered floor joist system with acoustical membrane and 1 1/2" gypcrete topping
- Noise reduction sound bars, acoustical insulation and double drywall assemblies are used in construction between floors, party and corridor walls, exceeding standards
- Amenities including exterior dog walk and relaxing seating area
- Bike Storage & Repair Station
- Secure parkade area with over height doorway for trucks and roof rack vehicles
- Secure and private storage lockers for all your storage needs

## Living Areas

- Designer brand, luxury, white-modern finishes
- White Oak, wide plank engineered hardwood flooring in all living spaces, except bedrooms
- Bedrooms feature cozy stain resistant carpeting
- 9 ft ceilings throughout
- Interior walls are painted with warm inviting modern colors
- Tall 7'-0" high quality solid core, sound resistant, smooth panel interior doors
- Gold and black coloured hardware sets on all interior doors
- Tall 7-1/4" square edge baseboards along with modern drywalled returns to all windows and doors. No Casing
- Modern roller-blind window coverings
- In-suite high efficiency, front load stacking washer and dryer

## Kitchen

- Custom made, high quality flat panel Rift Cut White Oak cabinetry with undercabinet lighting
- Gold and Black pull hardware on all cabinetry doors and drawers in kitchen and baths
- High quality 2cm designer quartz countertops including waterfall gable on island
- High quality 2cm designer quartz back splash
- Gold and black single mount stylish faucet
- Large stainless steel undermount kitchen sink
- Kitchen Aid stainless steel appliances including 36" fridge w/water and ice, silent dishwasher, 5 burner electric range and oven, flush mount Panasonic microwave and T-Style floating SS hood fan
- Eating bar on island including electric plug

## Bathrooms

- Modern flat panel walnut and white oak, custom made, high quality floating vanities with undercabinet lighting
- High quality 2cm designer quartz countertops to all vanities including tall 8" stone backsplash
- Modern designer 12'x24" ceramic tile flooring in ensuites and main baths
- Designer lighting and mirrors
- Custom tiled shower with feature wall, 10mm frameless glass enclosure, black slide bar and rain head fixtures
- Custom tiled modern feature wall in hall bath
- Custom tiled modern herring bone blue stone feature wall in powder room
- Gold and black modern faucets and white vessel and undermount sinks

## Energy Efficiency & Security

- Central hot water and common area heating and cooling
- Individual heating and air conditioning controls
- Intercom and security fobs at entrance
- Individual secured storage for each suite
- Pre-wired for cable, phone and internet
- Secured parking, for select suites
- Deadbolt security locks on entry doors
- 6" exterior walls with R-24 insulation and R-50 attic insulation for year round comfort
- Low E vinyl windows and patio doors

*The developer reserves the right to make modifications and changes to building design, specification, features and floor plans. E. & O.E.*