



SPECIFICATIONS + FEATURES

54 carefully crafted studio, 1, and 2 bedroom homes located in the vibrant and historical Cultural District of Downtown Kelowna. **We build** with an emphasis on sustainability, using top quality materials that will stand the test of time and have less of an impact on our planet. **We embody** a commitment to comfort in a modern world, featuring up to 9-foot ceilings as a standard for the Condominium Homes and Urban Townhomes, and boasting up to 11-foot ceiling heights on the sixth floor. We have provided open living areas with large exterior windows, ample outdoor living space and a variety of floor plans that offer tranquil mountain and pleasant city views. **We exemplify** the epitome of modern living. Walk and bike everywhere! Step out your front door and be minutes away from Knox Mountain Park and numerous beach accesses. Complete all your daily errands without the use of a vehicle! Enjoy life in the most vibrant community in Kelowna, be a part of the exciting events and find all the hidden gems your new neighbourhood has to offer. **We are setting the new standard** for downtown urban living.

3 Designer Colour Palette Selections by Materia Interior Design Studio Inc:

BLANC INTERIOR (Standard White)

- Luxury Wide-Plank Vinyl Flooring Throughout the Living, Bedrooms, Kitchen, Dining, + Bathrooms
- Sliding Barn Door Feature with Matte Black Track in Select Units

KITCHEN

- Concrete Inspired Laminate Countertops + Subway Tile Backsplash
- Contemporary Flat Panel Kitchen Cabinets with Soft-Close Hardware + Matte Black Cabinetry Pulls
- Stainless Steel Drop-In Sink with Polished Chrome Single-Lever Faucet + Pull-Down Spray Nozzle
- Island with Modern Satin White Glass Pendant Lighting in Select Units

BATHROOM

- Concrete Inspired Laminate Countertops + Backsplash
- Contemporary Flat Panel Cabinetry with Soft-Close Hardware + Matte Black Cabinetry Pulls
- White Drop-In Sink
- American Standard Toilet

STANDARD FEATURES

- Solid Core Unit Entry Doors
- Hollow Core Finline Contemporary Door Inside Units
- Painted Drywall Finish in Neutral Colour Palettes
- Stacked Large Capacity Front Load Washer + Dryer
- Contemporary Baseboard + Window/Door Trim Package
- Recessed Data, Cable + Power Box in Living Area for TV
- Laser Cut Metal Living Room Feature Wall in Powder Coated Black in the Urban Townhomes
- Samsung Energy Star Rated Stainless Steel Appliance Package: (Upgrade Package Also Available)
 - 30" Three-Door Bottom Freezer Refrigerator
 - 30" Electric Range with Convection Oven
 - 24" Built In Dishwasher
 - 30" Whirlpool Under Cabinet Vent Hood



SPECIFICATIONS + FEATURES CONTINUED

KNOX INTERIOR (Dark Scheme Upgrade)

- Luxury Wide-Plank Vinyl Flooring Throughout the Living, Bedrooms, Kitchen, + Dining
- Striking Geometric Shape Flush Mount Light Fixture in Walk-in Closets + Bedrooms
- Sliding Barn Door feature with Matte Black Track in Select Units

KITCHEN

- Durable, Easy-Care Solid Slab Quartz Countertops
- Vertical Stacked Polished 24"x6" Tile Backsplash
- Two Tone Contemporary Kitchen with Soft-Close Hardware + Matte Black Cabinetry Pulls
- Stainless Steel Sink with Matte Black Single-Lever Faucet + Pull-Down Spray Nozzle
- Island with Modern Smoked Glass Pendant Lighting in Select Units

BATHROOM

- Durable, Easy-Care Solid Slab Black Quartz Countertops
- Contemporary Cabinetry with Soft-Close Hardware + Matte Black Cabinetry Pulls
- White Undermount Sink with Matte Black Faucet
- Stylish Black Mosaic Tile Flooring
- LED Vanity Fixtures
- Full Tile Surround in Tub/Shower, Matte Black Shower Head + Faucet
- Shower Head Upgrade to Hand Held Feature
- Frameless Glass Shower Doors

OPTIONAL UPGRADES

Available for All Interiors

- Engineered Hardwood Flooring
- Wood 'Shiplap' Feature Wall (Painted White) in Living Areas
- Appliance Package Upgrade (See Appliance Package Details)
- Pantry Storage Upgrades in Select Units
- Kitchen Under Cabinet LED Lights

LAUREL INTERIOR (Light Scheme Upgrade)

- Luxury Wide-Plank Vinyl Flooring Throughout the Living, Bedrooms, Kitchen, + Dining
- Striking Geometric Shape Flush Mount Light Fixture in Walk-in Closets + Bedrooms
- Sliding Barn Door Feature with Stainless Steel Track in Select Units

KITCHEN

- Durable, Easy-Care Solid Slab Quartz Countertops
- Hexagon Pattern Tile Backsplash
- Two Tone Contemporary Kitchen with Soft-Close Hardware + Champagne Bronze Cabinetry Pulls
- Stainless Steel Sink with Polished Chrome Single-Lever Faucet + Pull-Down Spray Nozzle
- Island with Modern Glass + Aged Brass Accent Pendant Lighting in Select Units

BATHROOM

- Durable, Easy-Care Solid Slab Marble Inspired Quartz Countertops
- Contemporary Cabinetry with Soft-Close Hardware + Brushed Nickel Cabinetry Pulls
- White Undermount Sink with Polished Chrome Faucet
- White + Grey Marble Pattern 12"x24" Tile Flooring
- LED Vanity Fixtures
- Full Tile Surround in Tub/Shower, Polished Chrome Shower Head + Faucet
- Shower Head Upgrade to Hand Held Feature
- Frameless Glass Shower Doors

- Customized Closet Storage + Organizing Systems
- Tech Package
- Men's + Women's St. Paul Branded Cruiser Bikes
- On Floor Storage Lockers (7 per floor)
- Parkade Storage Lockers (5 total)



SPECIFICATIONS + FEATURES CONTINUED

COMMON AREA FINISHING

- Broadloom Carpet in Corridors
- Hexagon Carpet Tile Accent at Unit Entries
- Sensor Activated LED Lighting
- Outdoor Green Space with Real Grass + Table Tennis Amenity on Second Floor Plaza Level
- Privacy Landscaping and Screening Where Applicable

EXTERIOR

- Low E Glazing Vinyl Windows, Argon Gas Filled
- Engineered Roof System: 60 mil Reflective TPO Roof
- R-22 Batt Insulation, Rain Screen Strapping for Increased R-Value
- Hardie Plank - 20 year Manufacturer's Warranty
- Contemporary Perforated Brick + Concrete Parkade Façade
- Wood Veneer Metal Accent Walls

PARKADE

- 54 Resident Parking Stalls
- 8 Visitor Parking Stalls (Parkade)
- Secure Bike Storage Room
- 2 Motorcycle Parking Stalls
- Over 30% of Parking Stalls are Electric Vehicle Ready

PLUMBING + HEATING

- Vertical PTAC Central Heating + Cooling System Within a Mechanical Closet
- Heat Recovery Ventilator System in All Units for Fresh Air Circulation

SAFETY + SECURITY

- Fob-Only Access to Lobby with Video Surveillance
- Entry Phone Directory
- Fire Suppression Sprinklers in Units + Common Areas
- Fire Panel Monitoring Equipment

NEW HOME WARRANTY

- New Home Warranty Coverage
- 2 Years on Labour + Materials
- 5 Years on Building Envelope
- 10 Years on Structure