

Welcome to Skaha Breeze

- Penticton BC's premier condo development -

Sales Suite: # 403, 3591 Skaha Lake Road Penticton, BC
Local (250) 770-0012 | Fax (250) 770-1108

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Just a stone's throw to the beautiful beach of Skaha Lake

With unsurpassed location this spectacular condominium offers the ideal home to those who want the absolute finest in living environments. Situated directly across from Skaha Lake and set amidst scenic Okanagan landscape, you will be in the heart of summer activities, minutes of world-renowned vineyards, ski hills and golf courses and walking distance of local shops and restaurants. Superb lake view and executive 1 and 2 bedroom homes are available. A location like no other! Skaha Breeze is the only new condominium residence directly across the street from Skaha Lake. Penticton's finest beach is literally at your doorstep! Take in breathtaking views of the lake, beach area and/or first class Okanagan scenery from your private balcony or the exclusive roof top terrace. Stimulating and tranquil... Skaha Breeze offers a lifestyle like no other!

A lovely addition to the city of Penticton landscape, Skaha Breeze is an architecturally stunning creation inside and out and brilliantly reflects the spirit of the Okanagan. Contemporary design compliments the community and showcases the simple beauty of its surroundings.

At Skaha Breeze we are dedicated to providing homeowners with superior living spaces and strive for nothing but excellence. The planning and attention to detail assure the highest quality construction and finish of your home. Innovative floor plans are designed with you in mind and incorporate the refined attributes discerning homeowners would expect. Such attributes include gourmet kitchens, comfortable open living spaces, stimulating design and exquisite finishing's, whichever floor plan you select... comfort, style and luxury awaits you!

**when we say "a stone's throw...."
we are not kidding!**

views from Skaha Breeze





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Our show suite and roof top patio lounge are now open for viewing!

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Drop by **Thursday to Sunday 12-6 pm** or call 250-770-0012 to book a private appointment. Our on-site sales associate will guide you through the project and select suites.

This is a fantastic opportunity for you to view the quality construction, craftsmanship and attention to detail we are so very proud of!

Solid Investment... Penticton has recently been rated as one of Canada's top ten investment cities by REIN (Real Estate Investment Network)..... The REIN findings are based on in-depth research analysis of the latest statistics, economic and social trends, and on the ground reports from REIN's research staff members. It states that over the long term; the economic fundamentals of Penticton will cause real estate property values to dramatically outperform other regions of the province.

Should of, could of, would of... If you have been thinking of making a move, NOW is the time! Traffic through our sales centre has picked up dramatically and savvy buyers are realizing the tremendous value of our suites; don't miss the opportunity to own a home at Skaha Breeze! Mortgage rates are at an all time low, prices are phenomenal and the opportunity to customize your home still exists...this will not last forever! Now is the best time to make your move... wait too long and it may be too late!



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FAQ's

Where is Skaha Breeze?

We are located on the sunny South side of Penticton, British Columbia... directly across the street from Skaha Lake...literally a stone 's throw away! Building addresses; # 3589 & 3591 Skaha lake Road.

What is the expected completion/possession date?

YOU Can Choose your Possession. Minimum of 60 days to choose you colour's and Move IN.

How large is the project/how many units?

Skaha Breeze is an exclusive project consisting of only 30 units in total. Our site is home to two stunning buildings (#3589 & 3591 Skaha Lake Road) with 12 suites in Building One and 18 suites in Building Two.

Are all of the units the same?

No, we have 10 unique floor plans to choose from and 4 finishing package options. Something for everyone!!

Is there parking?

Yes, one parkade stall is included in the purchase of each unit.

Is there storage?

Yes, our floor plans were designed with plenty of in suite storage in mind.

How do I reserve a unit and what is required as a deposit?

Please contact our on site sales representative (250-770-0012) or complete the registration request on the webpage. A 10% deposit is required when the offer to purchase is signed and full payment including applicable taxes and closing costs is due at time of completion.

What taxes are due at time of final payment?

GST (5%) and British Columbia Property Transfer Tax (1% on first \$200,000 plus 2% on the balance over \$200,000) NOTE: Exclusive of any GST rebates

Are pets allowed?

Yes, cats and dogs are welcome. Dogs and cats are not to exceed 15 pounds. Other pets are allowed as long as they do not disturb owners (some restrictions apply to quantity). Please review strata By-laws with sales representative.

What are the strata fees?

The Strata Fee for each unit will differ depending on size and individual requirements.

- Water
- Sewer
- Outside maintenance
- Garbage removal
- Snow removal
- Landscape maintenance
- Common Area Insurance
- Strata Management

What are the property taxes?

Each unit's taxes are based on BC tax authority assessed property value.

Is there an airport nearby?

Yes, the Penticton Regional Airport is only minutes away and provides scheduled daily flights to Vancouver with connecting flights to smaller BC centres and international destinations. There are 92 scheduled flights in and out of the airport every week and is a point of entry for international flights where Canada Customs Services are available. The airport is equipped to accommodate landing of modern commercial jets and turbo-prop aircraft. Several private aviation companies provide charter, rental, flight training services, aircraft repainting, rebuilding and maintenance services.

Other services available at the Airport include: car and truck rental, courier services, etc. Helicopter charters are also available.

PLUS...The Kelowna Airport, (60 min. away) is serviced by two additional national airlines, Westjet and Horizon Air as well as seasonal charter flights to the USA, Mexico and other holiday destinations.

Is there a hospital/medical care nearby?

Yes, Penticton Regional Hospital is located within minutes of Skaha Breeze and provides hospital services to residents of South Okanagan. Services include; Acute Services, Ambulatory care and outpatient clinics as well as Diagnostic/Paramedical services.

Sales Centre 250-770-0012



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AMENITIES & RECREATION

Located in Canada's "All Season Playground", Skaha Breeze provides owners with the opportunity to enjoy world-renowned recreation all year round and literally at your doorstep! Although widely known for its beaches, it is the variety and abundance of other seasonal attractions in and around Penticton that keep people here!

Convenience

Skaha Breeze is located directly across from Skaha Lake, minimizing travel time and parking hassles at the beach! Also conveniently located within walking distance to all amenities imaginable. From grocers, pharmacies and banking to numerous eateries, shops and entertainment.

- Sports/Recreation
- Home to the World's Strongest Man Competition
- Swimming
- Boating, kayaking, canoe, sailing
- Fishing
- Mountain Biking
- Hiking
- Golf
- Skiing (downhill/cross country)
- Snow shoeing
- Snowboarding
- Tobogganing
- Rock climbing
- Scenic horse back riding
- Cultural/Entertainment
- Wine and vineyard tours
- Art Galleries
- Museums

Parks

- Linden Gardeners
- Numerous tours (gold mines, historic sites)
- Theater (dinner, movie, live)

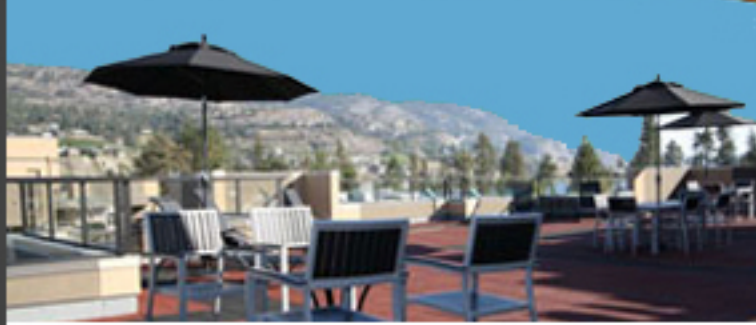
Dining

The fresh ingredients grown through out the Okanagan and the stunning ambience of Penticton has attracted many renowned chefs from around the world. The numerous local eateries feature menus from every ethnicity and showcase local award winning wines, beers and ales. From fine dining in prestigious restaurants and wineries to casual fare offered at fruit stands, brewpubs, family friendly restaurants and take out establishments, Penticton has it all! Great meals, stunning ambience, spectacular views and exceptional service!

Festivals/Fairs

Offering year round events from wine to ale, arts to history, entertainment to sports to traditional celebrations such as Canada Day, Santa Claus Parade, National Aboriginal Day and the world renowned Peach Festival, Penticton has been suitably named "The City of Festivals"

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* to view BUILDING 1 individual floor plans

Avila - 2 Bedroom • 1032 SQ. FT

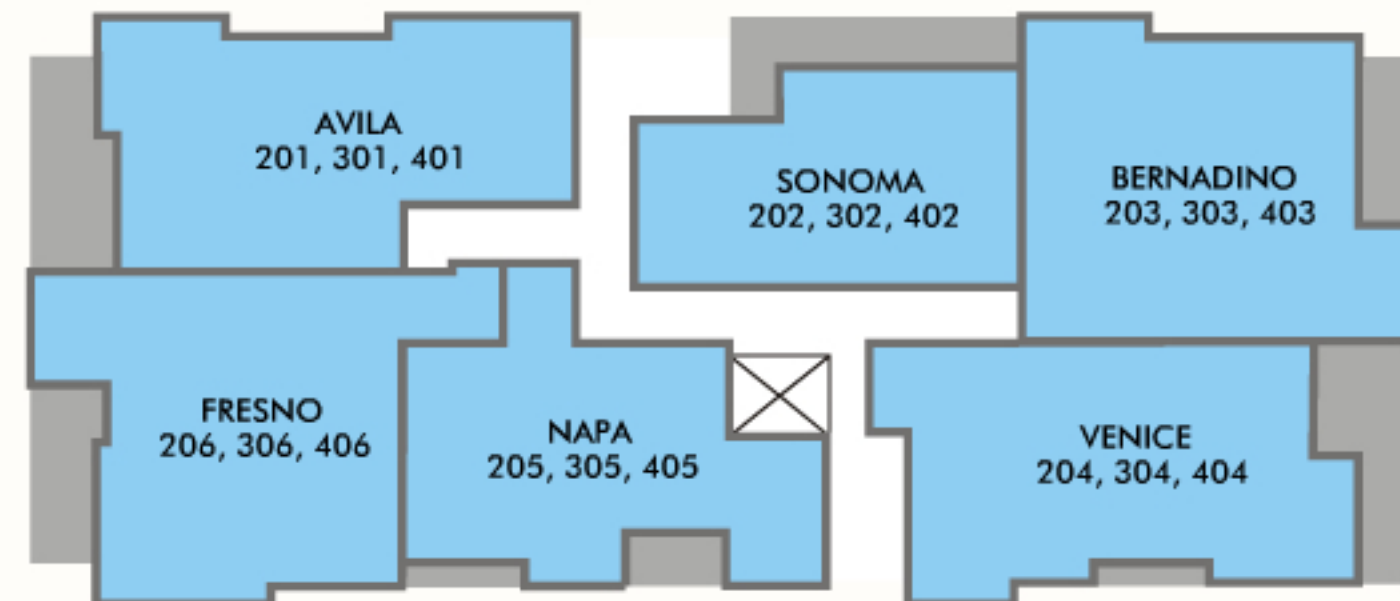
Sonoma - 1 Bedroom • 781 SQ. FT

Bernadino - 2 Bedroom • 1130 SQ. FT

Fresno - 2 Bedroom • 1128 SQ. FT

Napa - 2 Bedroom • 921 SQ. FT

Venice - 2 Bedroom • 1071 SQ. FT



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MESSAGE FROM THE BUILDER

Breeze Properties
Proudly Building Skaha Breeze

Our pledge is to provide for our customers the highest level of quality construction, craftsmanship and service at an affordable price. To establish solid customer relations through customer satisfaction in all areas including timelines, attention to detail and service minded attitudes.

We strive to maintain the highest levels of professionalism, integrity, honesty and fairness in our relationships.

As a community minded builder, we have chosen the best providers within the community for many of our quality interior and exterior finishes.

We look forward to working with you!

BREEZE
PROPERTIES . L t d

STEVE BROWN PRINCIPLE

Steve has over 30 years experience in the construction industry, both as a contractor and developer.

As President and C.E.O of one of Western Canada's largest commercial drywall contracting firms, Gypsum Drywall, with offices in both Calgary and Kelowna, Steve has been involved in well over 10,000 condominium type units.

On the development side, Steve has been, or is currently involved in projects in Kelowna, Peachland, Castlegar and Calgary.

Steve and his family spend their time between their working horse ranch in Dewinton, Alberta and their residence in Kelowna, BC.

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