



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

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BUILDING FEATURES

- One heated, secured and ventilated (enclosed grade level) parking stall per unit
- Breathtaking rooftop patios with great views of Skaha Lake
- Separate secured owner and visitor parking
- Central state of the art elevator (service to all floors & parkade)
- 9' ceilings
- Spacious Polycoat® balconies with glass and aluminum surround and gas bbq hook up
- Comprehensive state of the art fire alarm system with common area fire suppressing sprinklers, in suite smoke detectors and emergency lighting at exits
- Energy efficient, maintenance free windows, jambs and patio doors
- Bright and colour coordinated corridors and common areas
- Professionally designed and landscaped common area Large and brightly lit stairways

ROOF TOP PATIOS

- 2 spacious roof top patios
- Stunning views of Skaha Lake, beach areas and Penticton skyline
- Beautifully designed and landscaped with greenery and seating
- Skillfully laid out for owner enjoyment and relaxation

SECURITY & PARKADE

- Fully secured enclosed parking
- Separate enclosed visitor parking
- 24-hour video surveillance (parkade & entry)
- Secured intercom building entry and video surveillance
- Personal identity proximity card readers at access points
- Comprehensive fire safety system
- Abundant exterior and interior lighting throughout common areas and parkade
- Features 7' clearance allowing for large vehicles
- One parking stall per unit
- Additional parking available for purchase

EXTERIOR & LANDSCAPING

- Professionally designed and landscaped grounds
- Chic architectural design and colour scheme
- Designer Acrylic Stucco finish
- Underground lawn sprinkler system
- Large Polycoat® balconies with glass paneling and aluminum rails
- Gas bbq hook ups on all balconies
- Energy efficient, maintenance free windows & jambs
- Professionally designed roof top patios with stunning views

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CONSTRUCTION FEATURES

QUALITY CONSTRUCTION FEATURES

- Engineered silent floor joist system with gyp-crete topping
- R-20 Fiberglass Batt exterior wall insulation
- R-40 Batt Roof insulation
- Designer Acrylic Stucco Exterior
- Polycoat® balconies with aluminum railings
- Energy efficient, maintenance free windows, jambs and patio doors
- 6 mil vapour barrier
- 9' ceilings
- 3/4" tongue & groove sub-floor

SOUND ATTENUATION FEATURES

- 7lb underlay at carpeted areas
- Silent engineered floor joist system with gyp-crete topping
- R-20 batt insulation between all floors
- 1/2" resilient sound bar
- 2 layer fire rated drywall
- Soundmat under all hard surfaces

TYPICAL DEMISING WALL ASSEMBLY

- One layer 5/8" Type X Gypsum Board
- Two rows of 2"x 4" wood studs on separate plates
- 1 inch air space
- R-12 Insulation on each side (R-24 total)
- 5/8" Type X Gypsum Board

CORRIDOR WALL ASSEMBLY

- 2 Layers of 5/8" Type X Gypsum Board (corridor side)
- 5/8" Type X Gypsum Board (suite side)
- 1/2" Resilient sound bar (corridor side)
- 2"x 6" wood plates with 2"x 4" staggered stud
- 2 rows of R-8 insulation

ELECTRICAL FEATURES

- Dual Cat5-Coaxial receptacles
- Cat5, Cable TV and telephone outlets in all bedrooms and living room (Telephone outlet in Kitchen)
- Pre-wired for under cabinet lighting
- Heated tile flooring in kitchen & bathrooms
- Hard wired smoke alarms in each unit
- Built in data panels in each unit
- Electrical perimeter heating system
- Decora switches

PLUMBING FEATURES

- Air conditioning in each unit
- Teflon coated double compartment undermount kitchen sink and undermount sinks in bathrooms
- Designer pull out spray faucets
- Fire suppressing sprinkler system throughout building and parkade
- Combination soaker tub / shower with full tile surround and glass enclosure
- Gas BBQ outlet on each balcony
- PEX plumbing pipe on domestic watersupply lines

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UNIT FEATURES AND UPGRADES

COMMON AREA INTERIOR FINISHES UNIT

- 5' common corridors
- Textured commercial high traffic carpet with
- 5" wood base throughout common corridors
- Wainscoting
- Decorative finish detail around suite entry
- Flush mounted lobby area mailboxes
- Secured building entry w/ 24-hour video surveillance
- Decorative lighting
- Tiled entryway flooring

UNIT INTERIOR FINISHES

- Innovative & inviting floor plans
- 9' ceilings in all units
- Choice of three designer coordinated colour palettes
- Elegant chamfered vertical drywall corners in suite
- Air conditioning
- Upgraded carpeted floor areas w/ 7lb underlay
- Designer heated tile floor surface in kitchen and baths
- Decorative lighting package
- 2 panel, arch top, paint grade interior doors
- Brushed nickel finish door levers
- One coat primed paint to support paint color
- 2 Finish coats of latex paint
- Fine spantex ceiling finish
- Energy efficient, maintenance free windows, jambs and patio doors
- Pre-finished closet shelving
- Decorative window coverings
- Flat profile 3 1/2" baseboard & 3" casings
- Fire rated solid core suite entry doors with deadbolt, peep hole and spring hinges (matches interior doors)
- Sound attenuation features (see construction features)
- Sliding bi-pass mirrored doors on all closets
- Floor heating system in kitchens & bathrooms

KITCHEN

- Innovative open concept designs
- Designer wood cabinetry
- Granite counter tops
- Teflon coated double compartment sink
- Designer pull out spray faucet
- Brushed nickel hardware
- Decorative light fixtures
- Upgraded heated tile flooring
- Eating/breakfast bars (selected units)
- Tiled back-splash

ENSUITE / BATH

- Superior wood cabinetry
- Granite counter tops
- Designer faucets and fixtures
- Brushed nickel hardware
- Combination soaker tub / shower with full tile surround and glass enclosure
- Upgraded heated tile flooring

APPLIANCES - 7 PIECE

- 30" stainless steel Gas Range
- Full size stainless steel frost free refrigerator
- Built in stainless steel dishwasher
- Built in microwave hood fan (stainless steel)
- Built in wine cooler
- Stacked washer/dryer unit in suite

PROFESSIONALLY COORDINATED UPGRADES

- Electric fireplace
- Under-cabinet lighting
- Upgraded window covering options
- Flooring area upgrades available

WARRANTY

- Warranty provided by Lombard General Insurance Company of Canada HPO (Homeowner Protection Office)
- Warranty includes 10 year structural coverage, 5 year water penetration coverage and 2 full years in house coverage for workmanship and materials

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