

Inspired Green Features Sheet



Life begins with U

ARRIVE

- Sustainable, efficient and forward-thinking architecture by Meiklejohn Architects.
- Architectural theme offers a classic and distinctive "Campus Modern" feel.
- Convenient location, adjacent to UBCO.
- Walking distance to class.
- Only minutes from Kelowna International Airport.
- Rapid Transit Bus Routes connect to most areas of the city.
- Onsite trails and paved pedestrian walkway that link to UBCO, as well as regional hiking and biking trails.
- Okanagan-inspired, water-wise landscaping.
- Common green space for enjoying the outdoors.
- Community garden.
- Circular entry drive with drop off area and conveniently located visitor parking.
- Hilltop setting with valley, forest or campus views.
- Inviting lobby with two storeys of floor to ceiling windows, comfortable seating, stone feature wall, mailboxes and elevator access.
- Modern stairway with glass railing leads to second floor study area.
- Interior access to enclosed underground parking for all homes.
- Contemporary door and pilaster for each home entrance with wall sconce lighting.
- Bike rack for each home located in front of underground parking stall.
- Polished chrome lever door hardware.
- Secure lobby entry with enterphone and FOB access.

LIVE

- Your choice of one bedroom, two bedroom and three bedroom homes ranging from 507 to 1,086 sq ft.
- Large outdoor private balcony or spacious patio (depending on home style).
- Fenced yard for each ground floor home with southern exposure.
- Eco-friendly, easy care, vinyl plank flooring throughout, comprised of up to 50% recycled content.
- Low VOC wall paint for a healthy indoor environment.
- Your choice of two custom colour palettes in "Midnight Mountain" or "Harbour Grey" by the award-winning i3 Design Group.
- Sleek flat-panel doors with satin chrome lever-style hardware.
- Painted wood baseboards throughout.
- Vertical blinds on sliding doors and horizontal blinds on all windows to reduce solar gain.
- Contemporary white rocker light switches.
- Contemporary energy-efficient light fixtures throughout.
- 8 - 9 foot ceilings throughout all homes.
- Covered balconies on most homes to reduce solar heat gain.

STUDY

- Cable and phone lines in each home to allow for Internet access.
- Separate bedrooms for quiet study option.
- Walking distance to UBCO – avoids the hassle of campus parking or public transit.
- Comfortable living spaces for downtime activities.
- Seating area in lobby is a great place for studying.

COOK

- Modern flat-panel square edge cabinetry available in two shades of wood laminate with brushed nickel hardware.
- Contemporary linear and open plan kitchens.
- Brushed nickel overhead track lighting with energy-efficient bulbs.
- Frigidaire Energy Star® stainless steel refrigerator, 18 cu. ft. (most homes).
- Danby Designer, stainless steel high efficiency refrigerator, 9.1 cu. ft. (A plan only).
- Ceran top, self-cleaning, free-standing, stainless steel range by Frigidaire.
- Over the range Samsung microwave oven and hood fan.
- Frigidaire four button, 3-level wash, stainless steel dishwasher.
- Durable laminate countertops with easy care finish.
- Thoughtfully designed kitchens with convenient storage features including stacking bank of drawers, 36" high upper cabinets and full depth cabinet over fridge.
- Double bowl stainless steel sink with polished chrome single-lever pullout spray faucet.
- Bright kitchen lighting includes energy-efficient adjustable halogen track lights, plus pendant lights over island (home specific).

BATHE

- Square edge cabinetry in your choice of two wood tones with brushed nickel hardware.
- Contemporary vanity sink with polished chrome faucet.
- Durable laminate countertops.
- Eco-friendly, easy care, vinyl plank flooring throughout, comprised of up to 50% recycled content.
- Vanity mirror with energy-efficient contemporary lighting.
- Water-saving low flush toilets by evolution2 Flow-Wise.
- Single-lever pressure balanced tub and shower control Moen 'WaterSense' faucet.
- Walk-in shower in second/third bathrooms (depending on home style).
- Polished chrome Moen 'WaterSense' faucet.
- Central hot water system included in strata fee.

COMFORTABLE & SECURE

- Fully secured, brightly lit underground parkade with emergency call buttons for added safety.
- Convenient visitor parking in front of the building.
- Enterphone can conveniently link to your cell phone.
- FOB access for secure entry to lobby.
- Elevator access to all floors. Kone Eco Space elevator that is 60% more energy efficient than hydraulic models.
- Deadbolt lock and door viewer on entry door of each suite.
- Hard-wired smoke detectors.
- Screens on windows and sliding doors for natural ventilation.
- Sprinklers in all homes and common areas for fire safety.
- Cable and telephone outlets in all bedrooms, and living areas.
- Double glazed, low-E windows to optimize energy performance.
- Laundry closet with hook ups for stacking washer and dryer.
- Acoustically-engineered party walls and floors.
- High-efficiency electric Magic-pak heating / cooling units in most homes.
- High efficiency P-Tac heating and cooling unit in A homes.
- Waste recycling and share shelf in garbage room.
- Durable maintenance-free brick and Hardie fibre cement siding exterior. Hardie siding is a sustainable fire resistant siding product comprised of natural and recycled materials.
- Travelers Warranty Insurance including:
 - 2 years of coverage on material and labour
 - 5 years of coverage on building envelope
 - 10 years of coverage on structural defects
- Customer service team dedicated to making life in your new home enjoyable and worry-free.

CREATE YOUR STYLE

Customize your home with these options:

- Optional quartz solid surfacing for kitchen or bathroom countertops.
- Glass tile kitchen backsplash made from recycled content.
- Stacking "low consumption" top-loading washer and dryer.
- Second parking stall if available.

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In a continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans and specifications without notice. All dimensions and sizes are approximate. Refer to the disclosure statement for specific details. E.&O.E. The quality homes at U-One are built by U-One Mission Group Homes Limited Partnership.

