



NOLITA FEATURES

Cultural Design

- Boutique collection of 60 thoughtfully curated homes
- Situated on the charming tree-lined street of Coronation Avenue in Downtown Kelowna
- A selection of studio, one-, and two-bedroom condos
- Limited collection of city style townhomes
- Designed by BlueGreen Architecture, Nolita's thoughtful building design enriches the unique character of its setting

Elegant Interiors

- Every home at Nolita is thoughtfully designed with functionality and livability in mind
- Airy 9' ceilings
- Option of two timeless design schemes that will inspire creativity – *"Bowery"* or *"Mulberry"*
- Roller shades throughout main living areas and bedrooms for privacy
- Elegant White Oak laminate flooring throughout the suite, including the bedrooms
- Closet organizers featuring white melamine shelving with hanging rods
- Ceiling pot lights for soft ambience
- Full size, high efficiency, front loading Samsung washer and dryer in B2-5, C, D & TH plans
- 24" front load Samsung washer and dryer in A & B1 plans
- White melamine shelving in large laundry centres

Contemporary Kitchens

- Modern and functional kitchens designed for everyday living
- Sophisticated flat panel cabinetry wrapped in either a rich charcoal or bright white finish
- Select homes feature a warm oak wrapped island
- Curated modern open shelving for both style and ease
- Integrated pulls and soft close cabinetry
- Timeless quartz countertop with an optional cascade waterfall finish
- Featured tile backsplash for a dynamic appearance
- Optional quartz backsplash brought to full height for a seamless look and easy cleaning
- Chic, high arch black faucet and deep, stainless steel undermount sink
- Samsung appliance package including:
 - 32" counter depth French door refrigerator in stainless steel in B, C, D & TH plans and a 24" stainless steel refrigerator with bottom freezer in A plans
 - 24" ultra-quiet digital touch dishwasher (18" in A plans)
 - 30" slide-in stainless steel electric range
 - Low-profile over-the-range microwave in stainless steel in A, B3-5, & C1-2 plans. All other homes will feature an ultra slim Elica hood fan and a Panasonic undercounter microwave with trim kit
 - Optional wine fridge in select homes

407-1708 Dolphin Ave. • Kelowna, BC • V1Y 9S4 • info@nolita.ca • Nolita.ca

FIFTH | **AVE**
PROPERTIES

This is not an offering for sale and such an offering can only be made after filing a disclosure statement.
The developer reserves the right to modify or make substitutes to the building design, specifications and floorplans should they be necessary. Renderings, views, and layouts are for illustration purposes only. Sales powered by MLA Canada Realty. E.&O.E.

BC **Condos & Homes**

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NOLITA

Tranquil Bathrooms

- Soft close, flat panel cabinetry in warm oak
- Quartz countertops and backsplash with a sleek undermount sinks
- Large-scale 12x24" ceramic tile flooring and 4x12" tile pattern featured in the shower/tub surrounds
- Acrylic shower base in ensuite
- Showers with tempered glass doors and black metal trim
- Black faucets, shower rods and details such as shower door handles, towel hooks and bars
- Modern high-efficiently dual flush toilets
- Optional NuHeat in-floor heating

Exceptional Comforts

- 1Valet Smart Building Technology including:
 - Smart Entry Systems with parcel scanning, facial recognition entry, video calling & SMS guest entry.
 - 1Valet app featuring keyless entry, package delivery notifications, and front entry notifications
 - Smart locker integration
- Hidden ceiling mounted heating and air-conditioning system
- Wiring for high bandwidth fibre optic to support high-speed TV and Internet
- Spacious balconies to entertain and unwind
- Safe and secure parkade equipped with EV ready stalls & ample bike storage
- B, C, D & TH plan homes include parking.
- A limited number of additional parking stalls available for purchase
- Secure storage lockers available

Charming Neighbourhood

- Located in Kelowna's vibrant Cultural District
- Enjoy the convenience of Nolita's proximity to urban amenities
- Steps away from an abundance of shops, restaurants, beaches, and parks
- Excellent walk, bike and transit score
- 5-minute walk to the future downtown UBCO campus
- 15-minute drive to Kelowna International Airport

Resident Amenities

- Stunning Art Deco inspired lobby with a stylish seating area
- Outdoor terrace lounge exclusive to residents
- Dedicated dog area for pets to run and play
- Lounge seating, dining tables and firepits for social gatherings
- Outdoor barbeque station perfect for entertaining guest

Peace of Mind

- A proud collaboration between Fifth Avenue Properties and their team of partners.
- Over 30 years of trusted excellence in real estate design and development
- Advanced FOB system for convenient access into the building, parkade, common areas and storage
- A comprehensive 2-5-10 New Home Warranty Program
 - 2-year coverage on material and labour
 - 5-year coverage on building envelop
 - 10-year coverage on structural deficiencies
- In-home smoke detectors, carbon monoxide monitors and sprinkler systems
- MLA Complete's customer care team provides regular communication to purchasers throughout their home-buying journey

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