

## LOT 23

107 Sendero Crescent  
Penticton, BC

**\$575,000**

INCL GST



Front Elevation

## Vida Series

Our Vida homes are not to be missed, priced at half of what you might expect. These are ready for whatever path your life might take: a growing family, easing into retirement, or seeking the joy of a simplified day-to-day. As open-concept two-level ranchers (Master on main), they offer the possibility of single-floor living, but with the added flexibility of space below for kid's rooms, hobbies, guests—whatever suits your life right now. Enjoy the privacy, generous square footage and garden space of a detached home, at affordable townhome prices.

4 BEDROOMS

3 BATHROOMS

2328 SQFT

FEATURES Freehold lot, alley access, single-car garage, private yard, quiet road.

*Nine homes  
ready to build*

*Sendero Canyon reserves the right to make any plan changes without notice. Final dimensions and square footage are approximate.*

**Quality homes for a quality life.**

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Sendero  
AT PENTICTON  
Canyon

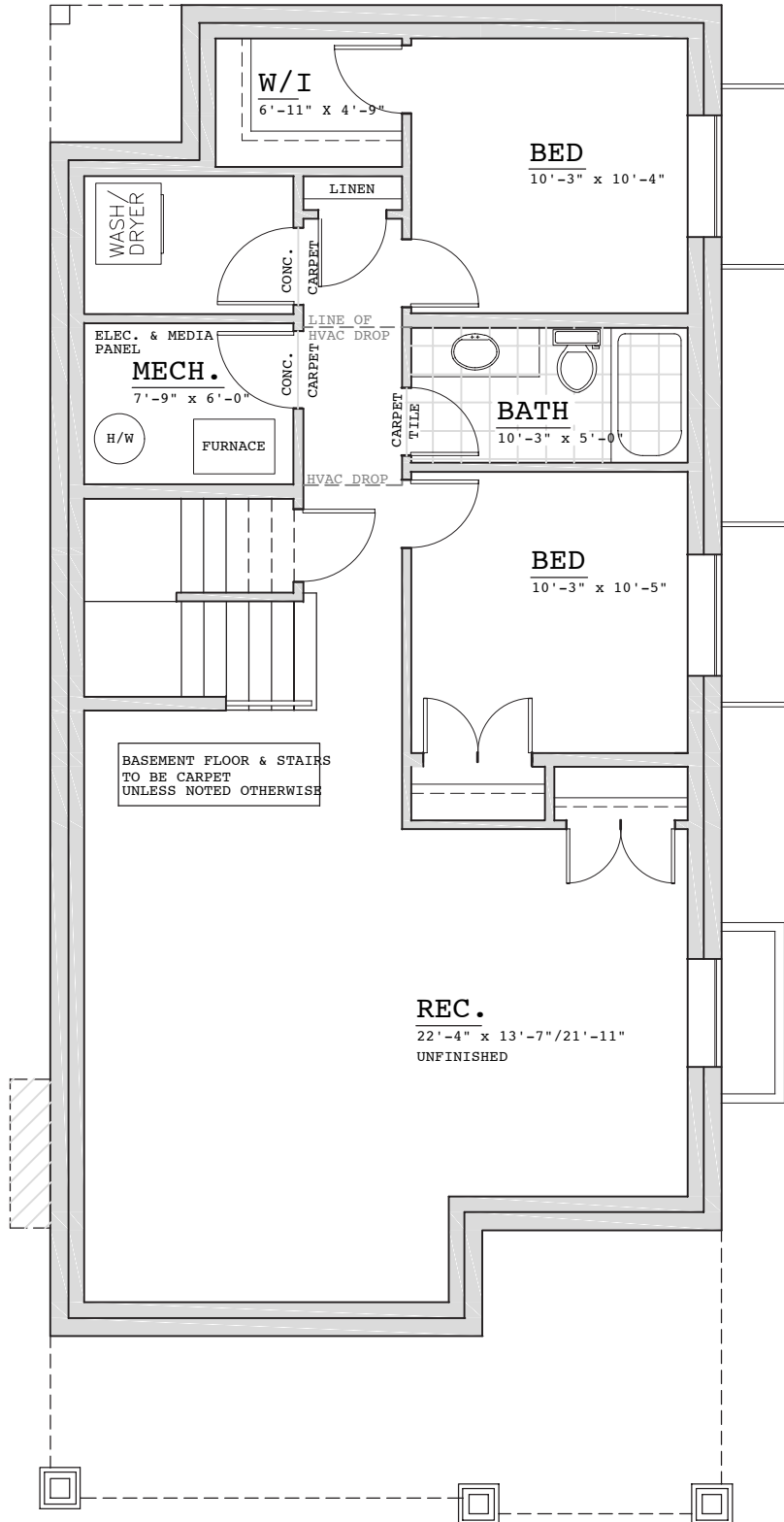
**LOT 23**

**Vida Series | BASEMENT FLOOR PLAN**



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Flexible extra space: kid's rooms, guest rooms, room to play!

Basement  
1164 sqft

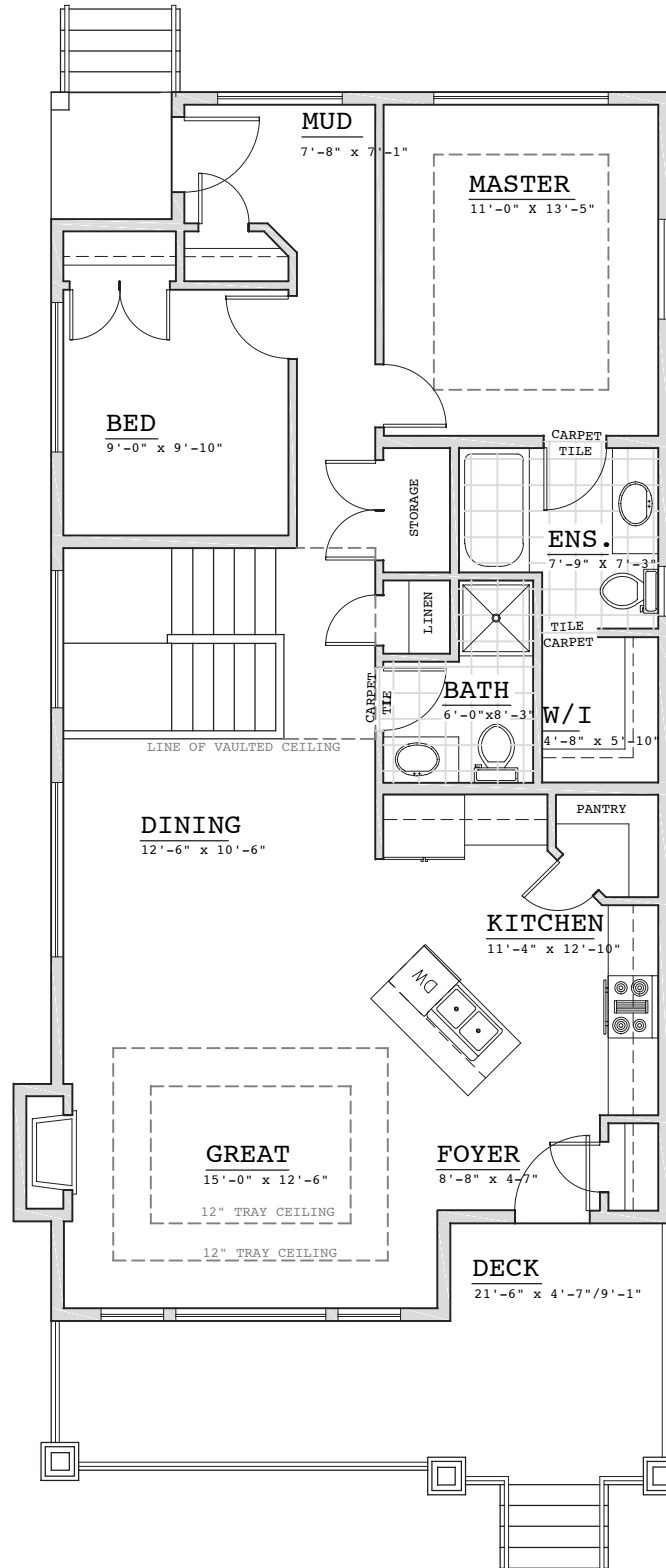
LOT 23

Vida Series | MAIN FLOOR PLAN

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Master on the main floor. The best of Rancher living and then some.

Main Floor  
1164 sqft

# Vida Series | STANDARD FEATURES



## CONSTRUCTION STANDARDS

2/5/10 year New Home Warranty by Travelers Warranty Canada  
2x6 at 24" centre wall construction for all exterior walls  
Engineered floor joist system  
R20 insulation at walls, R40 in attic  
IKO Limited Life Time Warranty Class A Architectural roof shingles in Cambridge Dual Black  
Cultured Stone, the preferred name in stone  
Rough in security wiring  
95% high-efficiency forced air gas furnace  
Air conditioning  
40 gal electric water heater  
125 amp electrical panel  
Smoke detectors and carbon monoxide detectors per BC building codes

## EXTERIOR

Fiber cement exterior  
Energy Star Gienow Windows complete with screens  
Window wells in galvanized metal where applicable  
Fiber Glass exterior doors  
Wayne Dalton 5120 Sonoma Panel Steel Insulated Overhead Garage Door complete with belt drive opener and remotes  
Stamped concrete front driveway & front sidewalk from entry to driveway  
All concrete front edge of home to the rear of the lot will be broom finished  
Low maintenance landscape complete with irrigation.  
Allowance of \$4,500. Slopes remain untouched. Sides of the home will be rock cover.  
Aluminum 1.5" wide picket railing at decks as required for BCBC  
Unfinished attached garage (ceiling drywalled, untaped).  
Attic ready to receive insulation as an option.  
Detached garage interior unfinished  
Gas BBQ box to deck or patio

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*These standard specifications are subject to change and should be used as a guide.*

## KITCHEN & BATH

Kohler plumbing fixtures including tubs, combo tubs, showers & pedestal sinks at powder room  
Bathroom accessories by Kohler, 1 towel bar & 1 toilet paper holder for each bathroom and ensuites  
Chrome framed shower door at combo/tub shower & shower stalls only  
Shaker stained birch or white parc beaded kitchen cabinetry with satin nickel hardware, 36" upper kitchen cabinets and soft-close hardware.  
Quartz counter tops in main kitchen  
Under mount double sink in kitchen  
Designer selected tile for kitchen and bath backsplashes  
Plastic laminate counter tops in all bathrooms & suite kitchens (if appl.)  
Four LED pot lights in kitchen with pendants at island • Kitchen garbarator  
Appliance Entry SS package for home: w/d, OTR microwave, electric freestanding range, 33" fridge & d/w; chosen by builder or \$4,000 credit

## INTERIOR

Three colour schemes to choose from  
Designer selected laminate, carpet and tile throughout  
34" Natural gas fireplace  
Satin nickel light fixture package  
Electrical rough-in for future ceiling fan or light fixture in family room  
Trim lined windows complete with flat stock casing  
Flat stock casing at all doors and baseboards  
9' main floor ceiling height, 8' elsewhere  
3'6" high concrete floor crawl space where applicable  
Wire shelving in closets, three in pantry or linen  
Satin nickel door hardware  
Textured ceilings  
3' high pony wall capped at stairs  
Central Vac roughed in - finished areas  
Under stairs and mechanical room left unfinished  
Basement or lower level of a basement entry home is unfinished