



## WE BUILD TO A HIGHER STANDARD

### CONSTRUCTION STANDARDS

- 2x6 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
- Rough in central vacuum
- \*One 95% high-efficiency forced air gas furnace and one air conditioner
- \*One high-efficiency gas water heater
- \*One 200 amp electrical panel and one hydro meter per house.
- Smoke detectors and carbon monoxide detectors per BC building codes

### EXTERIOR

- Fiber cement exterior
- Energy Star Plygem Windows complete with screens and trim lined with flat stock casing
- Window wells in timber, where applicable
- Fiber Glass exterior doors
- Wayne Dalton 5120 Sonoma Panel Steel Insulated Overhead Garage Door complete with belt drive opener and remotes (no windows)
- Stamped concrete front driveway & front sidewalk from entry to driveway (where applicable)
- All concrete front edge of home to the rear of the lot are broom finished
- Black exterior coach lights (some pot lites may be used as well)
- Low maintenance landscape. Max allowance of \$8,000. for R1 and R2 lots toward irrigation, retaining walls, grass, plants & landscaping etc.,
- Aluminum 1.5" wide picket railing at decks as required for BCBC
- Unfinished attached garage (ceiling drywalled, untaped; attic uninsulated, but ready for insulation as an option)
- One gas BBQ box for deck or patio

### KITCHEN & BATH

- Kohler plumbing fixtures including tubs, combo tub/showers & pedestal sinks at powder room
- Bathroom accessories by Kohler, 1 towel bar & 1 toilet paper holder for each bathroom and ensuite
- 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. Suite: White Parc Beaded cabinet doors, 30" uppers with no crown.
- Quartz counter tops in main kitchen
- Under-mount double sink and garburator in main kitchen
- Water supply to main kitchen refrigerator
- Designer selected tile for kitchen and bath backsplashes
- Plastic laminate counter tops in bathrooms & suite kitchens (if applicable)
- Four LED pot lights in kitchen with pendants at island
- Appliance package is a base max. \$4,000 (add \$2,000 if there is a secondary suite)
- Gas line roughed-in to main kitchen

### INTERIOR

- Three colour schemes to choose from
- Designer selected laminate, carpet and tile throughout
- One 34" Natural gas fireplace
- Satin nickel light fixture package
- Electrical rough-in for a ceiling fan or light fixture in living room
- Flat stock casing at all doors and baseboards
- 9' main floor ceiling height, 8' elsewhere; 3'6" crawl space where applicable
- Walk-in closets in main bedrooms
- Wire shelving in closets, three in pantry or linen
- Satin nickel door hardware
- Textured ceilings
- 3' high pony wall capped at stairs
- Mechanical room left unfinished

# 1064 SYER ROAD PENTICTON, BC

## \$750,000

*GST applicable on the purchase price, qualified purchasers will be exempt from the Property Transfer Tax*

■ R2 | PHASE 1 LOT 119

### SQ FT

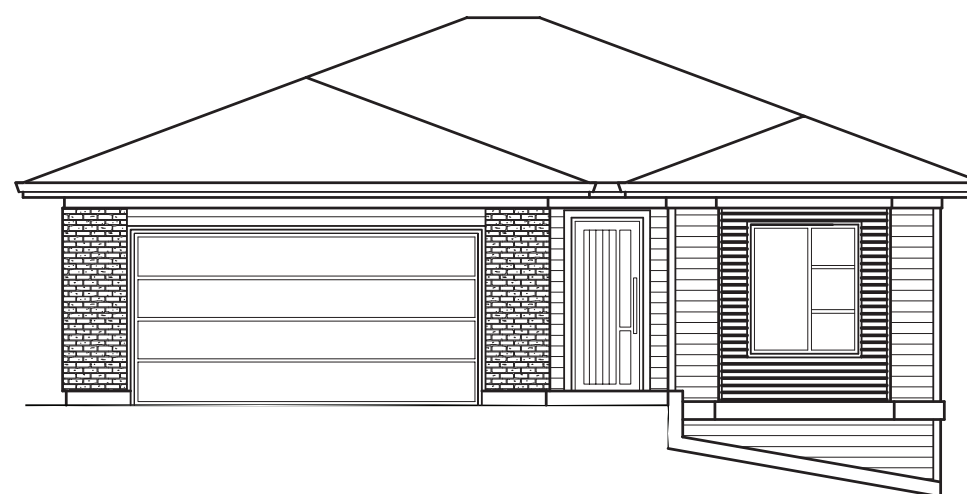
- LOWER: 1271 SQFT
- MAIN: 1260 SQFT
- GARAGE: 467 SQFT
- TOTAL INTERIOR: 2531 SQFT
- LOT: 5028 SQFT

### BEDROOMS 3

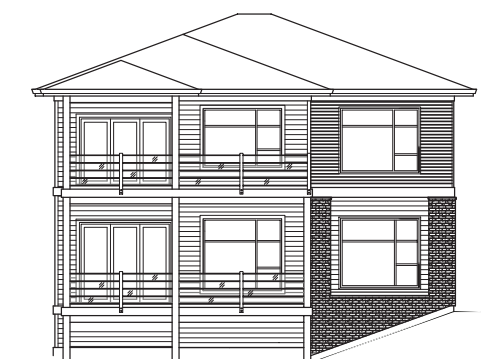
### BATHROOMS 3

### FEATURES

- ATTACHED DOUBLE GARAGE
- FREEHOLD LOT
- LARGE PARTIALLY COVERED DECK
- FULL WALK-OUT BASEMENT
- PRIVATE BACKYARD
- LANDSCAPING AND APPLIANCES INCL.



FRONT



REAR ELEVATION

### Master-on-main, two-level rancher with walk-out basement and plenty of flexible space

Every Sendero Canyon home currently performs at **Step 3 efficiency in the Energy Step Code**, BC's newest and most stringent home efficiency standard. We're building to tomorrow's standards to ensure your Sendero Canyon investment is solid, and remains high-performing for generations.



Each home is also protected with a comprehensive **2/5/10 Year New Home Warranty by Travelers Warranty Canada.**

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

*\*supplies both home and secondary suite if applicable*

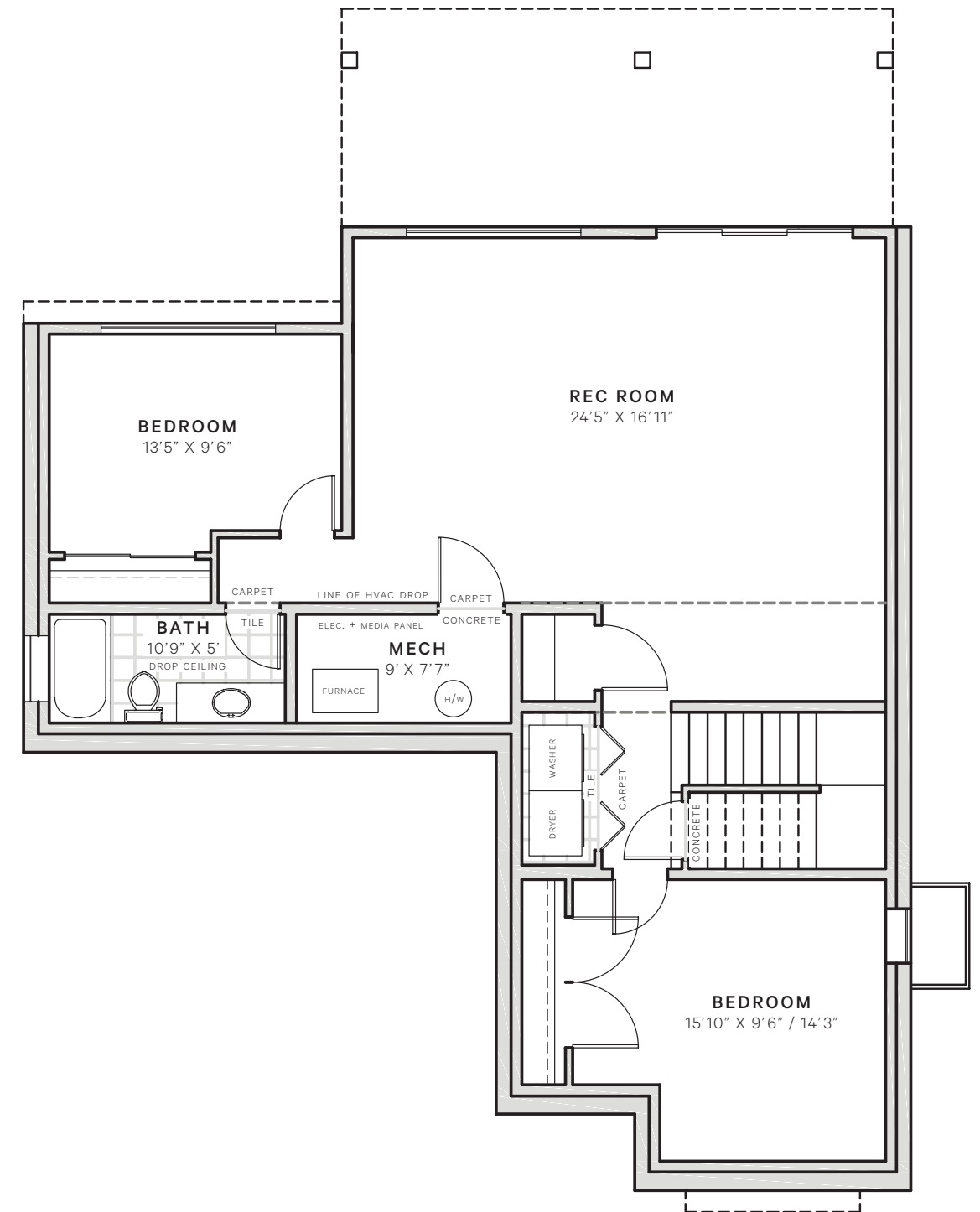
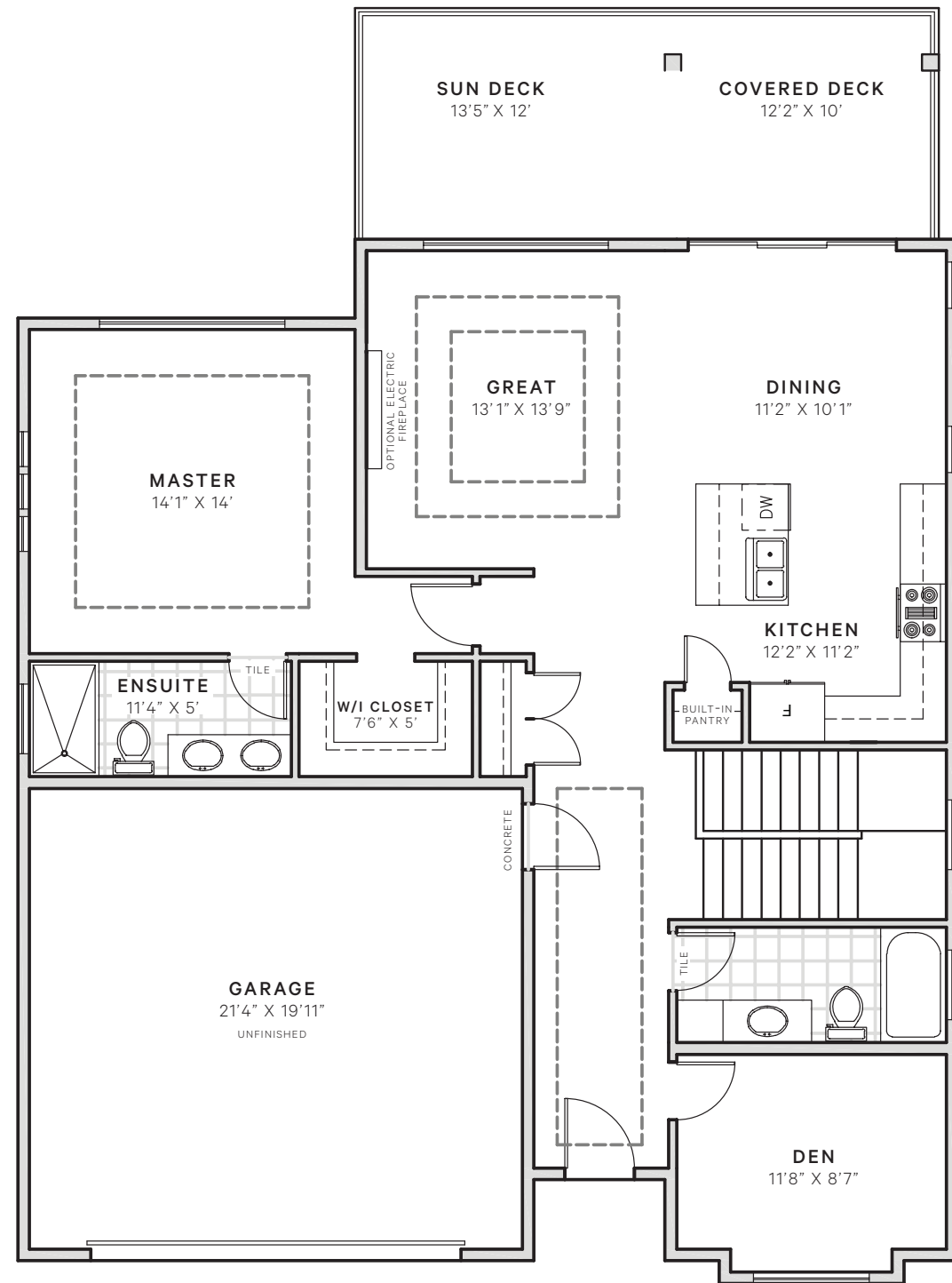
AZURA MANAGEMENT CORP. [AZURAMANAGEMENT.COM](http://AZURAMANAGEMENT.COM)

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



[SENDEROCANYON.CA](http://SENDEROCANYON.CA)





MAIN

Living space  
1260 sqft

Garage  
467 sqft

Master on main with ensuite  
and walk-in closet, large partially  
covered deck

LOWER

Living space  
1271 sqft

Walk out to the private backyard from the  
spacious rec room. Two additional bedrooms  
for friends, family or hobbies!