



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

1106 SYER ROAD PENTICTON, BC

\$1,950,000 LOT 128 (A)

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

THE SYER COLLECTION A limited edition of three iconic luxury homes at the very top of Sendero Canyon—a truly elevated Okanagan Living experience. **1106 Syer** features 3 bedrooms, 5 bathrooms and an incredible outdoor living space. The elegant finishing's inside and out will simply take your breath away. Soak in panoramic views of the city while you relax poolside. Main floor features open concept living and dining, and gracious floor-to-ceiling sliding doors to the patio for the perfect indoor-outdoor entertainment experience. The home is situated perfectly on the lot for maximum privacy.

SQ FT

LOWER: 1552 SQFT
 MAIN: 1672 SQFT
 GARAGE: 704 SQFT
 TOTAL INTERIOR: 2742 SQFT
 LOT SIZE: 0.23 ACRES

BEDROOMS 3

BATHROOMS 5

FEATURES

- ELEVATED LOT WITH PANORAMIC VIEW
- THREE-CAR GARAGE
- PRIVATE POOL
- PRIVATE BACKYARD
- MODERNIST DESIGN

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*

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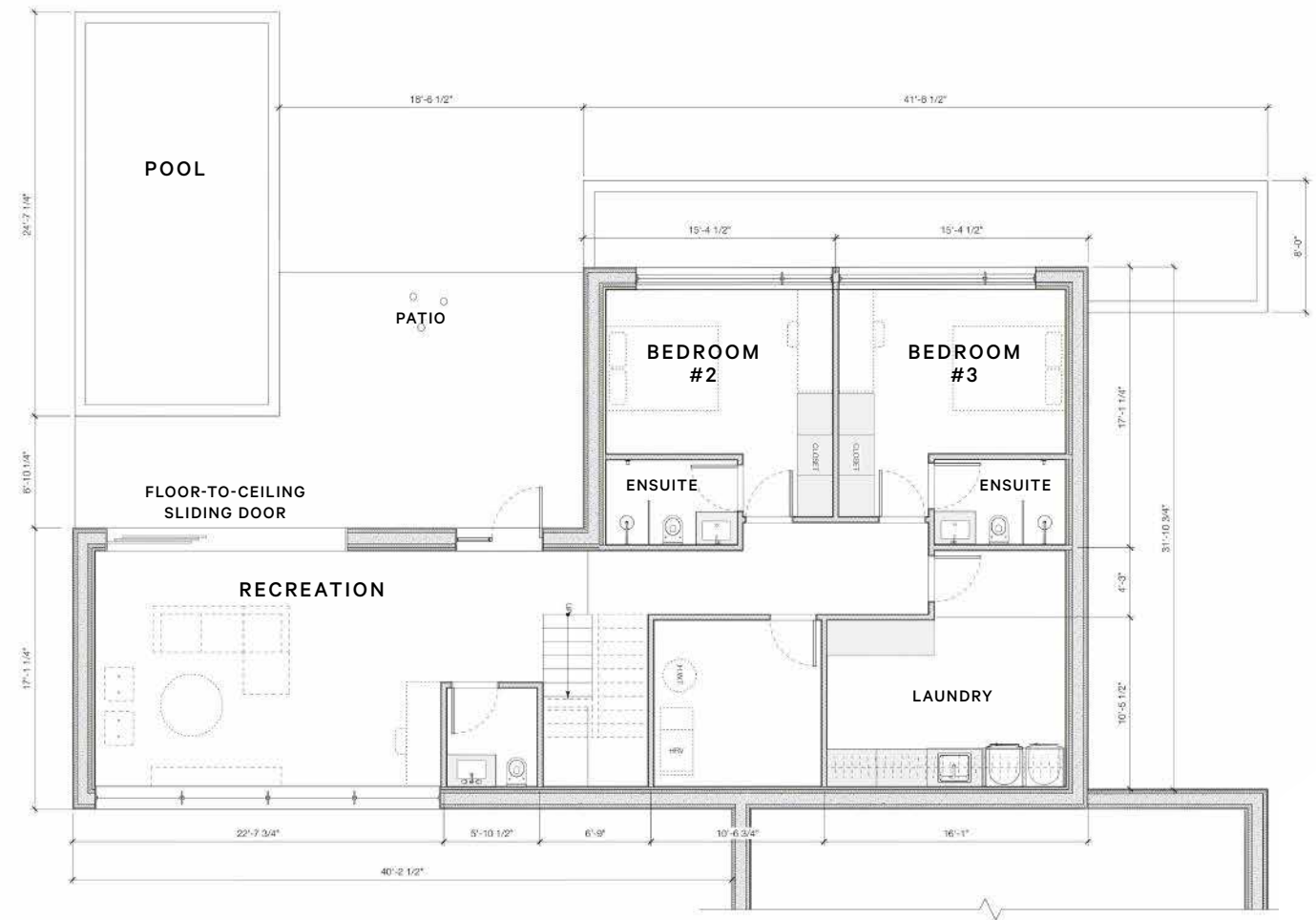
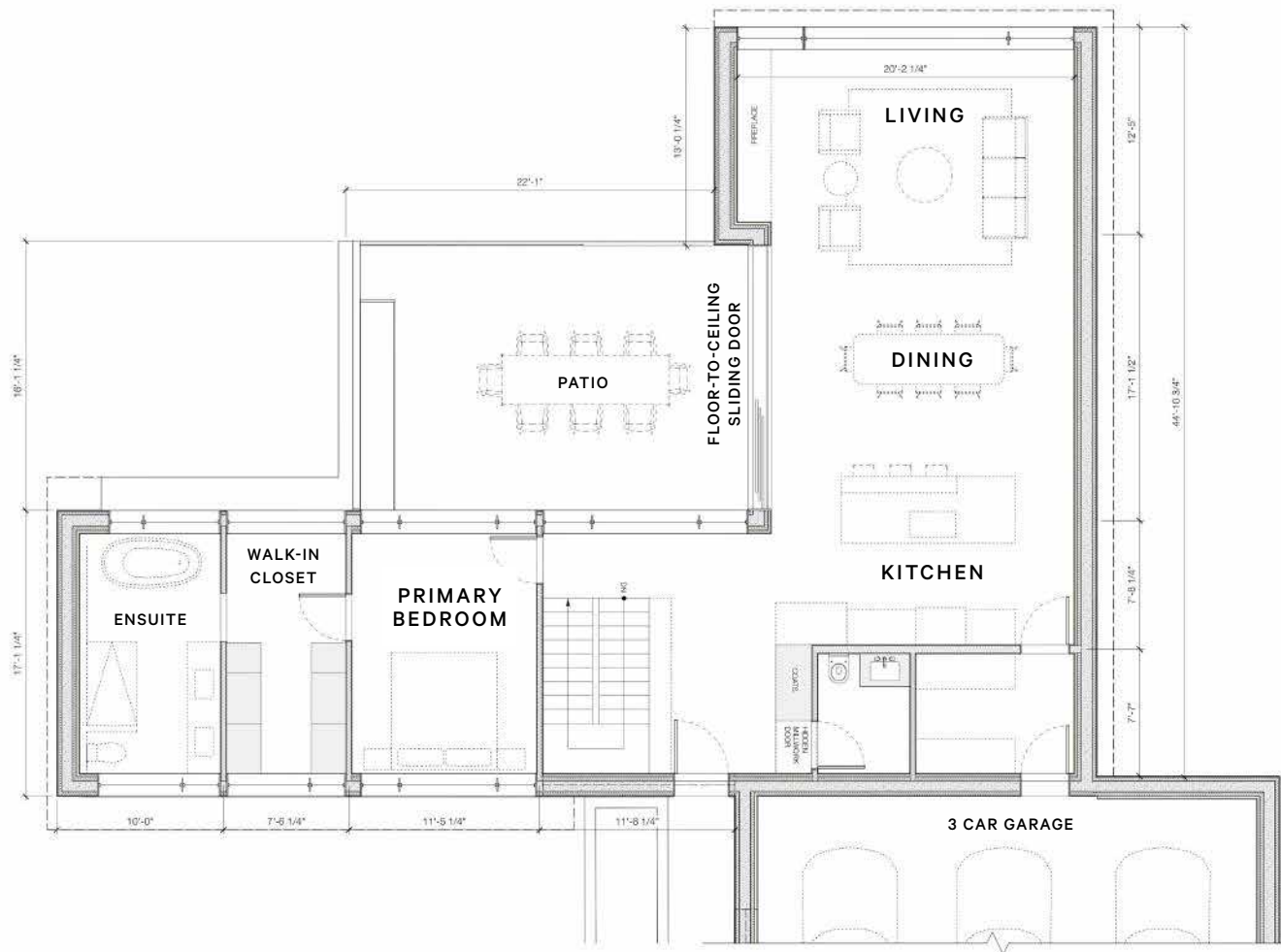


Sendero Canyon reserves the right to make any plan changes without notice. Final dimensions and square footage are approximate.



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MAIN

Living space
1672 sqft

Garage
700 sqft

Open plan living and dining,
floor-to-ceiling patio doors. Primary
bedroom on main.

LOWER

Living space
1552 sqft

Two bedrooms, laundry room, and
additional flex space