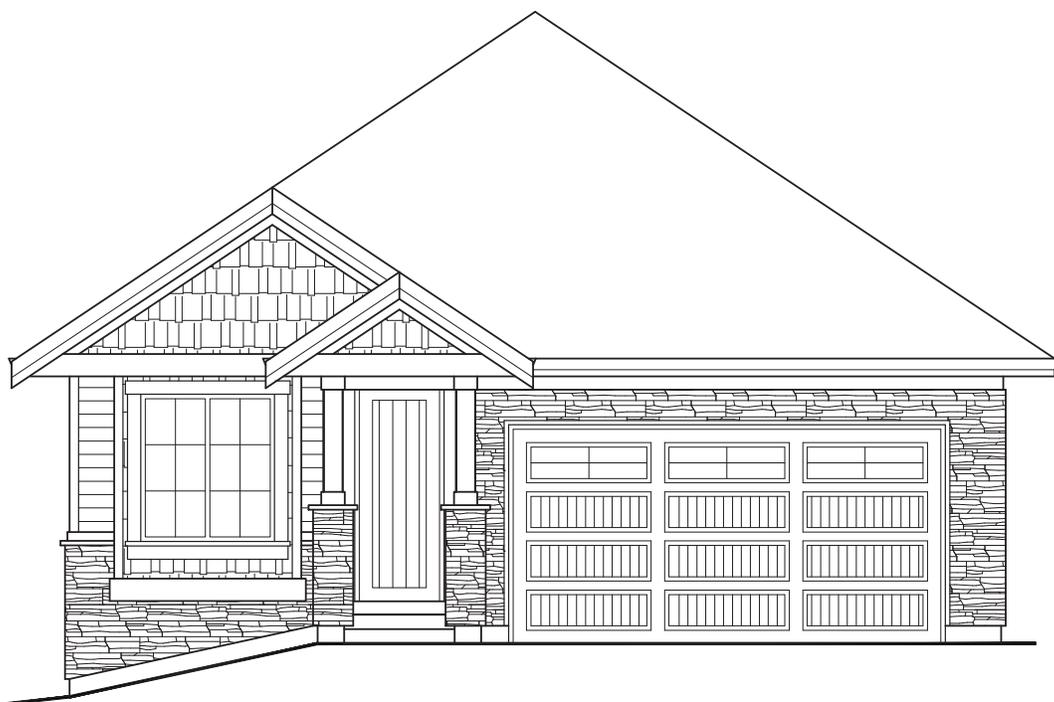


LOT 17

112 Sendero Crescent
Penticton, BC

\$570,000

INCL GST



Front Elevation

Ventura Series

For those who live by the motto "Less is More", these single-level homes are ideal: spacious open-plan layouts with the serenity of a private outdoor garden—all the ease of condo living without compromising on space or having to live by strata rules. You've refined your life to this point. Time to sit back and look forward to blissfully simple living.

2 BEDROOMS

2 BATHROOMS

1,681 SQFT:

1,230 SQFT LIVING

451 SQFT GARAGE

FEATURES Freehold lot, double-car garage, private yard, quiet road.

Five 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.

f t o SENDEROCANYON.CA

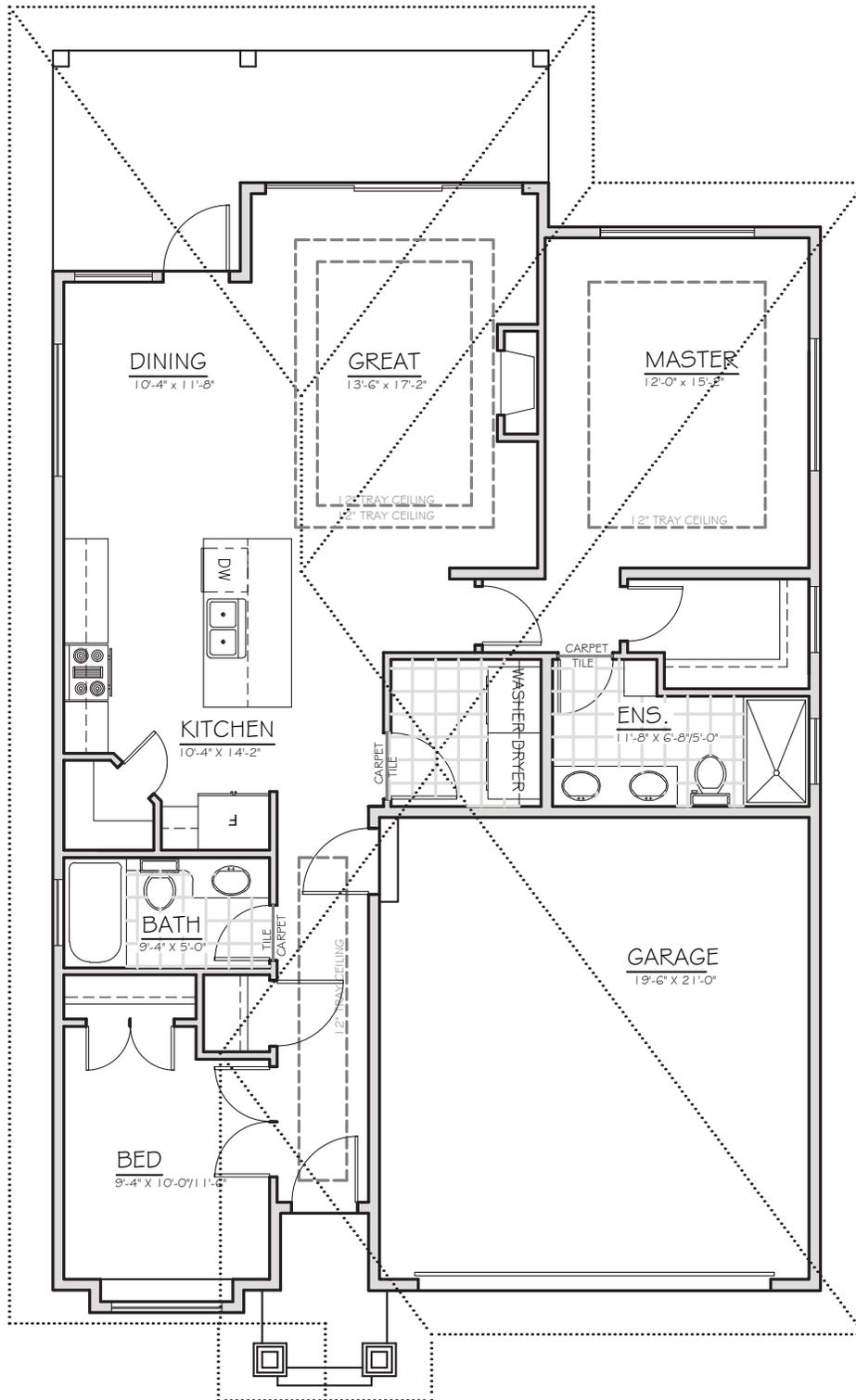
Sendero
AT PENTICTON
Canyon

LOT 17

Ventura Series | FLOOR PLAN

Sendero
AT PENTICTON
Canyon

112
Sendero
Crescent
Penticton,
BC



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

Master on the main floor.
Rancher living at its finest.

1,230 sqft living + 451 sqft garage = 1,681 sqft

SENDERO CANYON 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

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

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