

Sendero Canyon

AT PENTICTON

LOT 24

109 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

2390 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.

f t o SENDEROCANYON.CA

Sendero
AT PENTICTON
Canyon

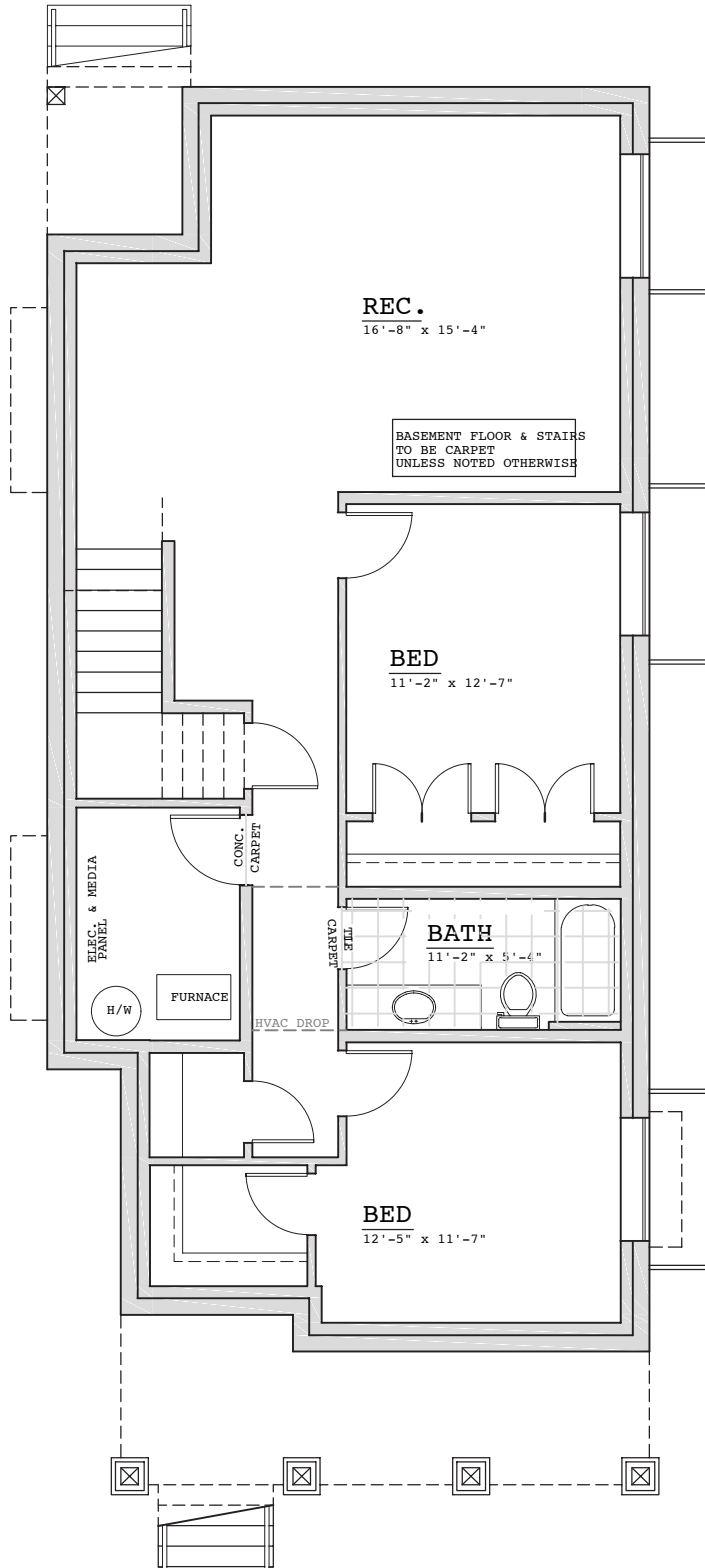
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Vida Series | BASEMENT FLOOR PLAN



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

Basement
1184 sqft

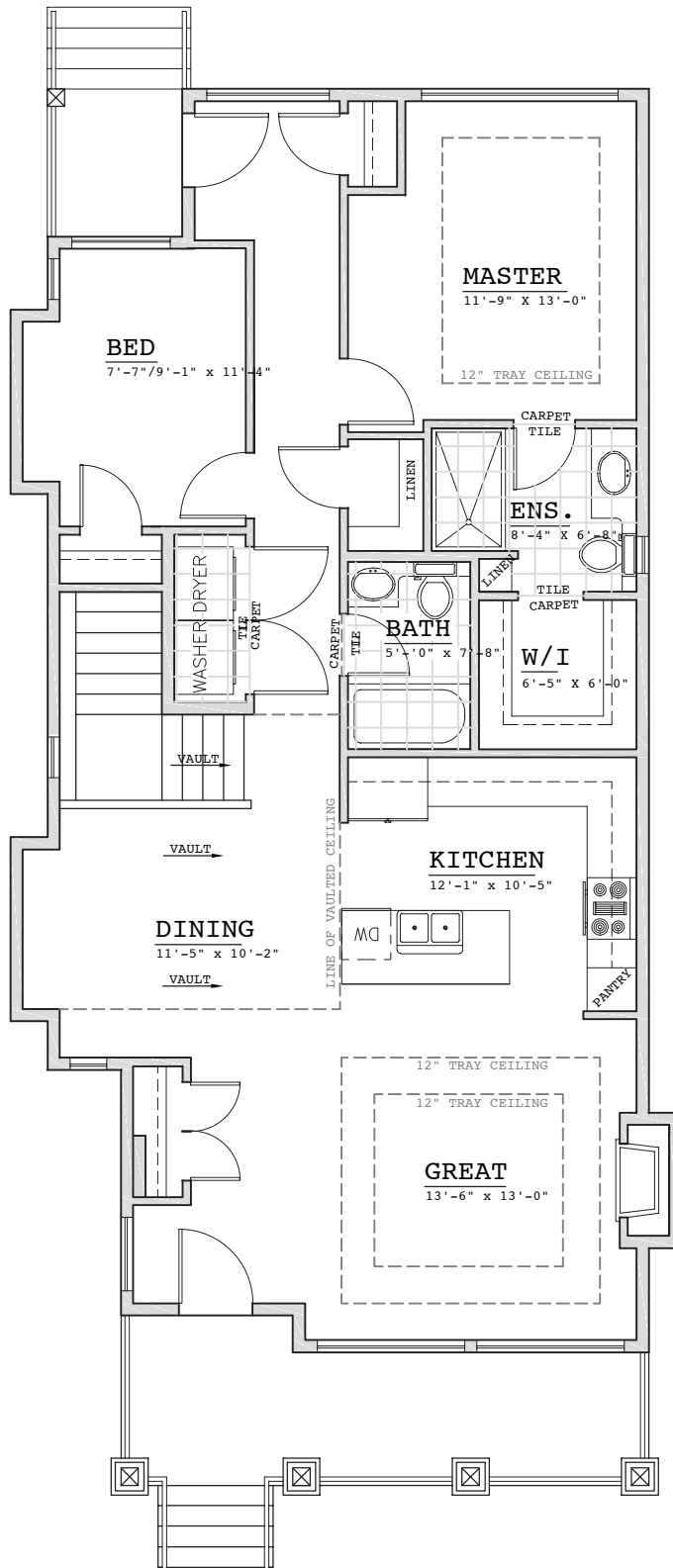
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Vida Series | MAIN FLOOR PLAN



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

Main Floor
1206 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

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 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.
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