



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

\$725,000

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

■ R2 | PHASE 1 LOT 119

SQ FT

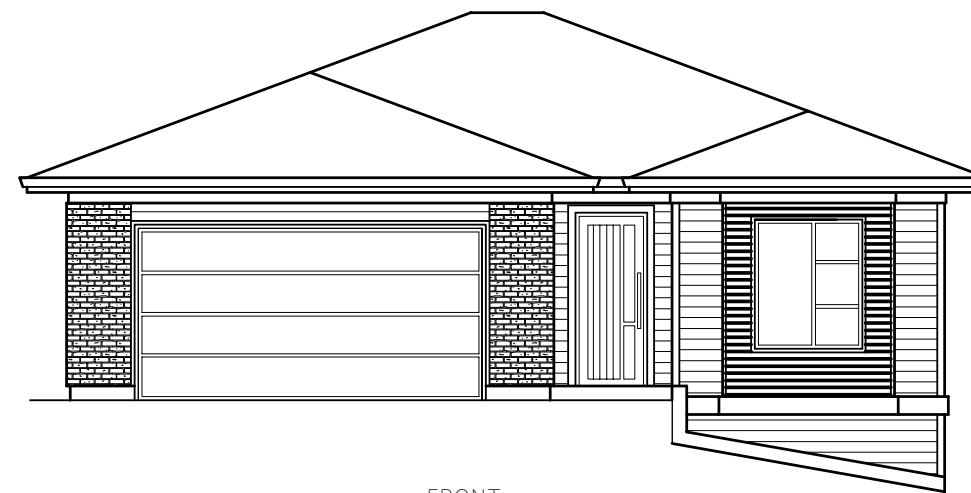
- LOWER: 1271 SQFT
- MAIN: 1260 SQFT
- GARAGE: 467 SQFT
- TOTAL INTERIOR: 2531 SQFT
- LOT: 5028 SQFT

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*

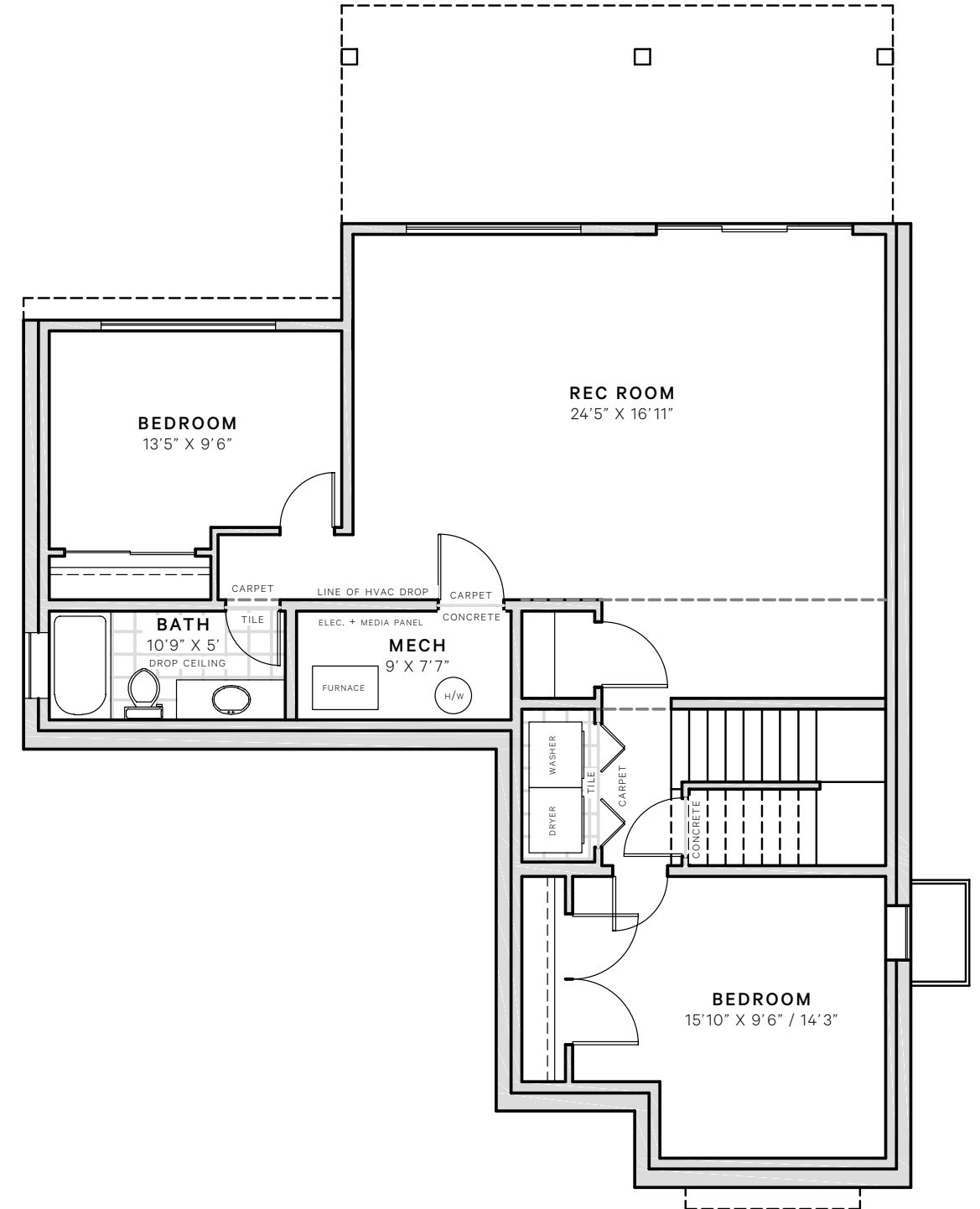
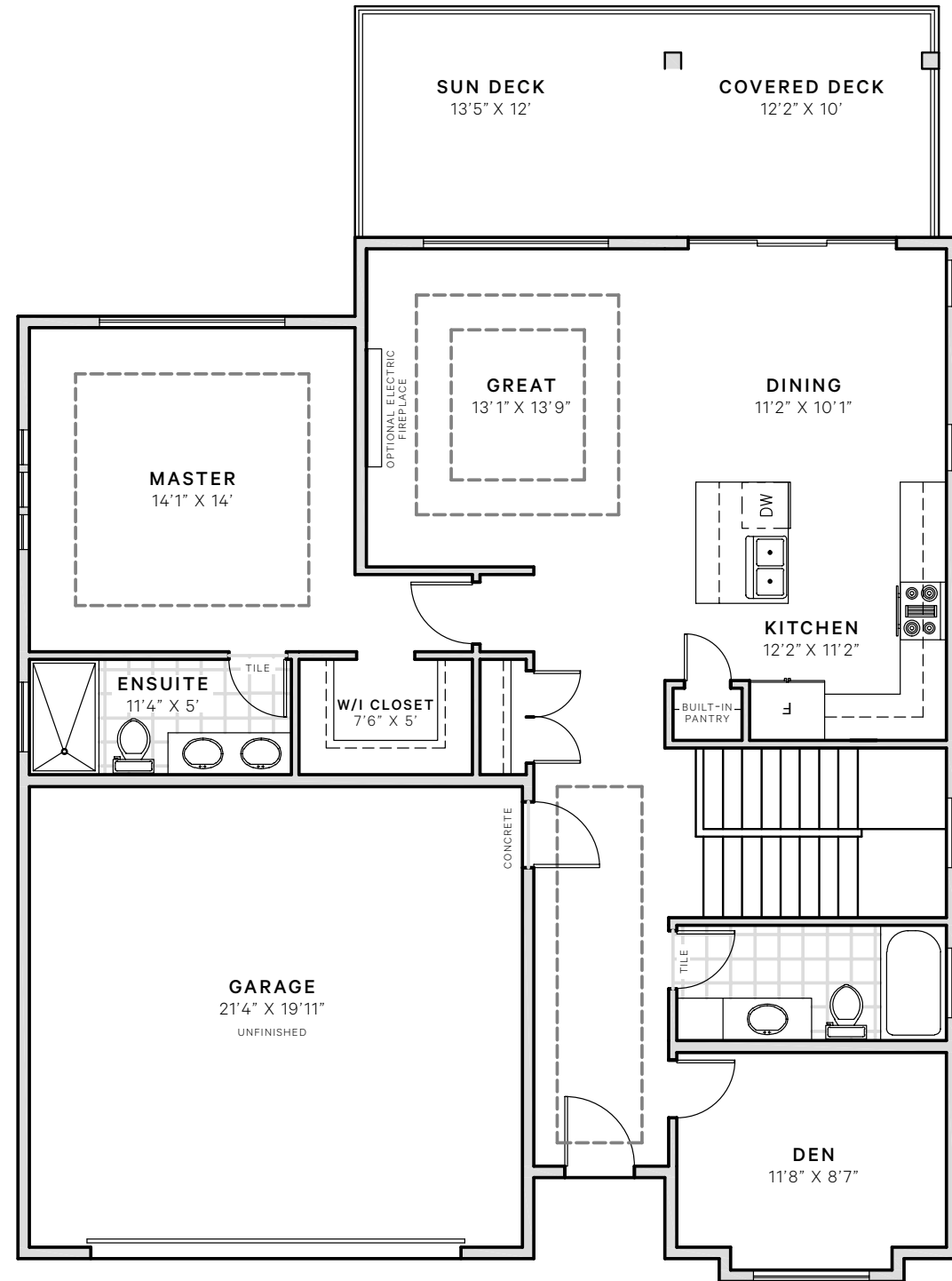
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Sendero Canyon reserves the right to make any plan changes without notice. Final dimensions and square footage are approximate.



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!