



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

129 SENDERO CRESCENT PENTICTON, BC

\$699,900

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

■ R2 | PHASE 3 LOT 34

SQ FT

- LOWER: 1274 SQFT
- MAIN: 1230 SQFT
- GARAGE: 438.5 SQFT
- TOTAL INTERIOR: 2489 SQFT
- LOT: 4643 SQFT

BEDROOMS 4

BATHROOMS 3

FEATURES

- ATTACHED DOUBLE GARAGE
- FREEHOLD LOT
- FULL WALKOUT BASEMENT
- OPTIONAL 2 BEDROOM SUITE
- PRIVATE BACKYARD
- LANDSCAPING AND APPLIANCES INCL.



Master-on-main, two-level rancher with walkout basement and optional 2-bdrm suite

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.

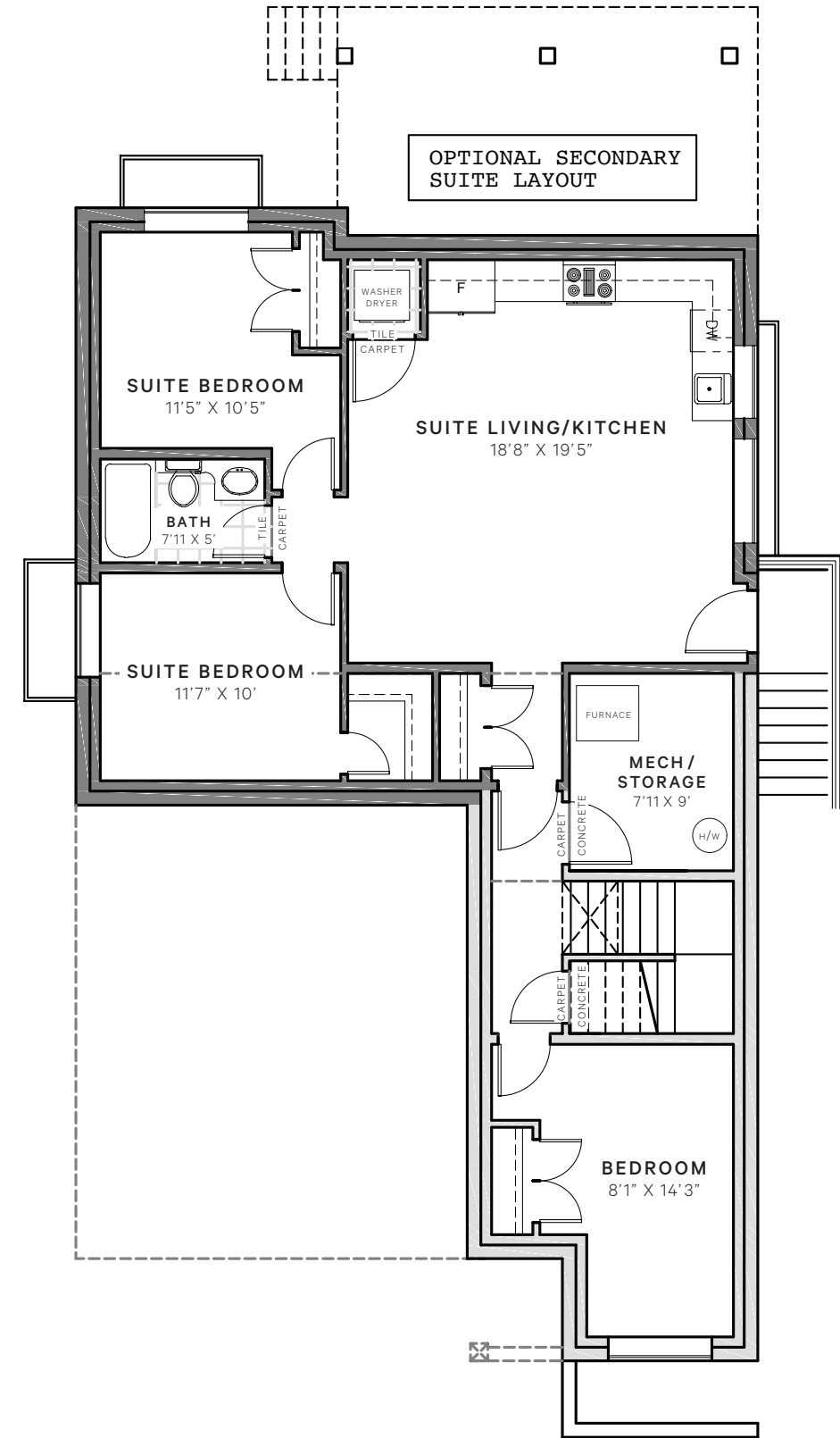
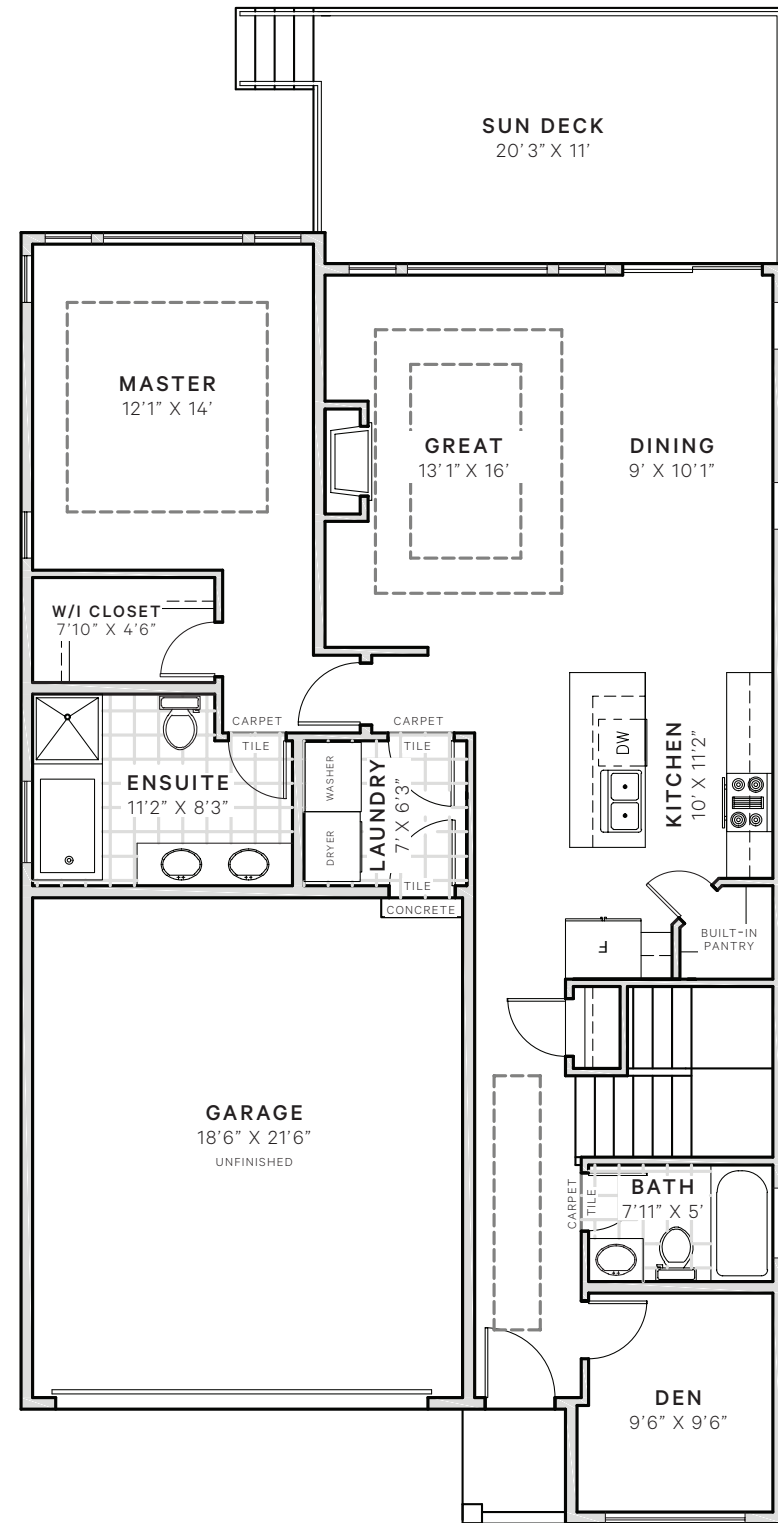
**supplies both home and secondary suite if applicable*

AZURA MANAGEMENT CORP. AZURAMANAGEMENT.COM

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
1230 sqft

Garage
438.5 sqft

Master on main with
ensuite and walk-in closet

LOWER

Rental suite
860 sqft

Main home
414 sqft

Income potential while retaining
flexible space for the main home.