



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

1112 SYER ROAD PENTICTON, BC

\$2,250,000

 LOT 129 (B)

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. **1112 Syer** features 3 bedrooms, 5 bathrooms and an incredible outdoor living space. The elegant finishings inside and out are second to none. Soak in panoramic views of the city from expansive walls of windows. Main floor features open concept living and dining, and the primary bedroom suite. Below holds additional bedrooms, a media room, and floor-to-ceiling glass patio doors to the walk-out deck and hot tub. The home is situated perfectly on the lot for maximum privacy.

SQ FT

LOWER: 1642 SQFT

MAIN: 1899 SQFT

GARAGE: 704 SQFT

TOTAL INTERIOR: 3541 SQFT

LOT SIZE: 0.279 ACRES

BEDROOMS 3

BATHROOMS 5

FEATURES

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



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



SENDEROCANYON.CA



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.

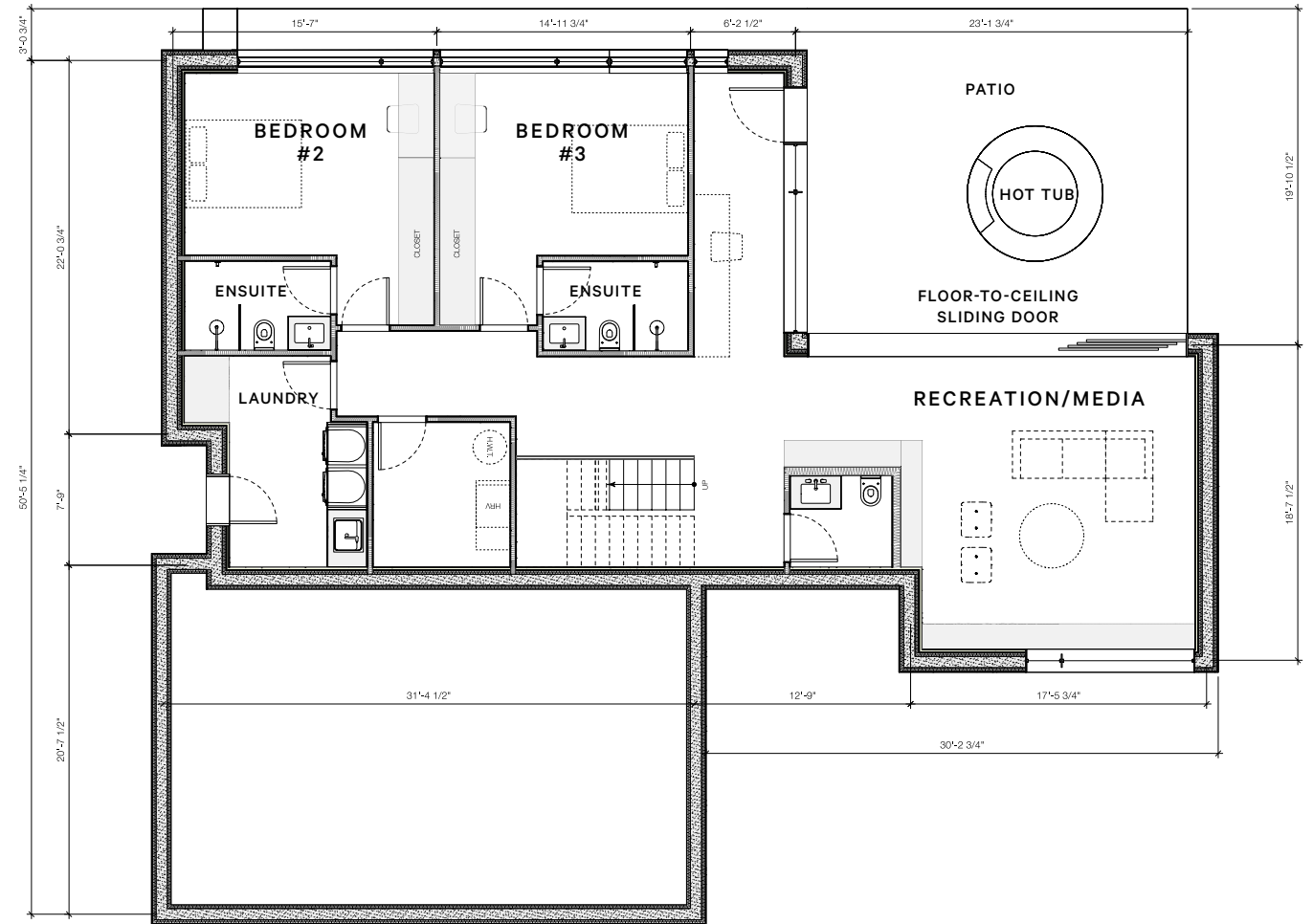
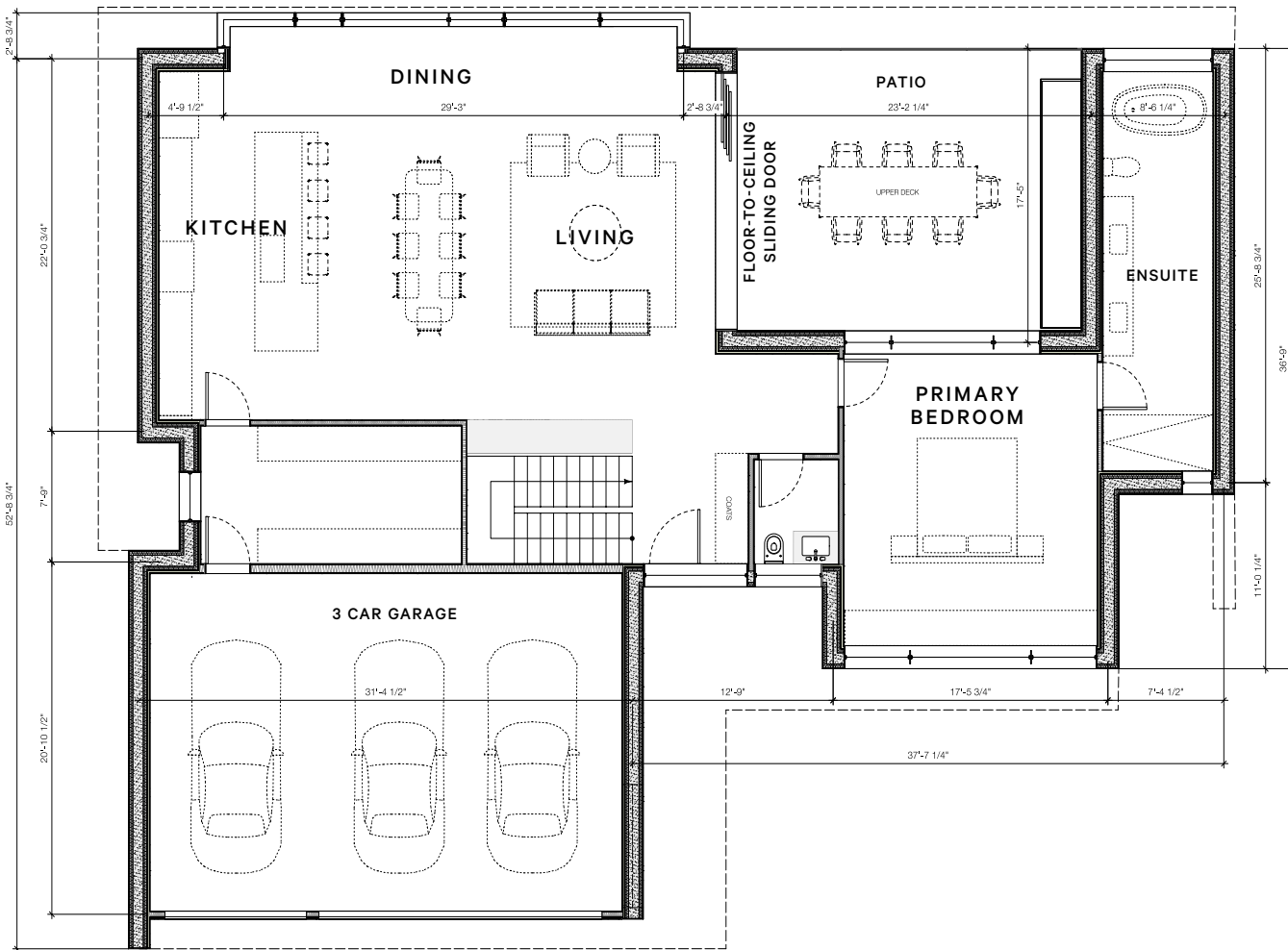


Each home is also protected with a comprehensive **2/5/10 Year New Home Warranty by Travelers Warranty Canada.**

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



MAIN

Living space
1899 sqft

Garage
704 sqft

Open plan living and dining.
Primary bedroom on main.

LOWER

Living space
1642 sqft

Two bedrooms, laundry room, media room and walk
out to hot tub through floor-to-ceiling sliders.