

## The Location

- Less than 1 km from Okanagan Lake Bridge
- 3 km to Kelowna City Park
- 3.5 km to Downtown Kelowna
- 4.1 km to Kelowna Hospital
- Separated multi-use path direct to Downtown Kelowna

## Project Amenities

- Quiet location with little traffic noise
- Spectacular lake views from rooftop patios
- Waterfront with sandy beach
- Beach Pavilion with playground, beach volleyball and pickle ball court, and dock
- 5,800 sq. ft. Amenity Centre with swimming pool, hot tub, and exercise facility

## Stylish Exteriors

- Distinctive modern architecture
- All homes include a +/- 400 sq. ft. rooftop patio with spectacular views of Okanagan Lake and Kelowna. Roof decks are designed to accommodate hot tubs
- Large modern style dual glazed Low-E and argon filled windows
- Design and rough-ins have been completed to accommodate a hot-tub location
- Exterior finishes combine Hardi horizontal siding, Metal Proboard and Hardi Panel Soffit and Fascia
- Single-lite fiberglass front entry door
- Modern satin nickel front door handle with Weiser smart lock dead bolts

- Metal framed railings with glass on entertainment sized balconies
- Landscaped and irrigated yards
- Double garages with door opener

## Exceptional Interiors

- Two professional interior designer colour schemes to choose from
- Faux wood beams on the ceiling of the living area
- Bright and open floorplans with flexible living / dining room layouts
- "A" & "B" units to have 9 ft ceilings on all of the levels
- "D" & "E" units to have 9 ft ceilings on the basement and upper level with 10 ft ceilings on the main floor
- Elegant linear gas fireplace in each home
- Vinyl plank flooring in the entry, basement, living and dining room, kitchen, stairs and bedrooms
- Ceramic tile flooring in bathrooms and laundry area
- Spacious walk-in closet in master bedrooms
- Flat stock trims throughout the home and 5" baseboards throughout

## Gourmet Kitchens

- Quartz countertops with tile backsplash
- Plenty of storage and counter space
- Large islands with 11" overhangs to create bar seating
- Stainless steel appliance package includes: 30" slide-in all gas range and low profile hood fan, counter depth French door refrigerator with ice-maker and drawer freezer, dishwasher with hidden top control buttons and built-in 24" microwave
- Sophisticated flat-panel cabinetry in designer finishes

- Stylish and energy efficient recessed lighting in kitchen and dining room ceilings
- Beautiful pendant lighting over kitchen island
- Double stainless steel under mount sink with single lever 3-function pulldown spray head with touch controls

## Luxurious Bathrooms

- Modern flat-panel cabinetry
- Spa-like ensuite with glass enclosed and ceramic tile shower and double vanity sinks
- Chrome faucets and matching bath hardware
- Full-length vanity mirrors
- Main bathroom bathtub is a 5 ft tub/shower one-piece unit

## For Peace of Mind and Convenience

- Homes heated and cooled with ground source geothermal
- Front loading washer & dryer
- Energy saving on-demand, gas-fired hot water tank
- Wired for Internet, television and telephone
- Hard-wired smoke detectors, carbon monoxide detector and sprinkler systems installed in each unit and alarmed individually
- Visitor parking throughout site for guests
- All homes will include an HPO approved 2-5-10 New HOME Warranty provided by WBI Home Warranty
- Built by a reputable developer with almost 50 years of experience and over 20,000 completed homes



**Shelter Bay**

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