

BRENTVIEW

— *Developments* —

770 ARGYLE



About Argyle St.

This bright, modern 1,485 square foot townhouse is finished with 3 bedrooms and 2.5 baths. These homes are located within walking distance of local coffee shops, breweries, Okanagan Lake, and the hustle and bustle of Penticton's downtown core!

Modern black finishes, warm whites, grays and wood tones complete the interior. These three story townhouses each have a spacious garage on the lower level. Kitchen, dining room, living room and a large outdoor deck complete the main floor. The third floor consists of the 3 bedrooms, a primary ensuite, 1 full bathroom and a laundry closet.

This is not an offering for sale, but solely an information package.

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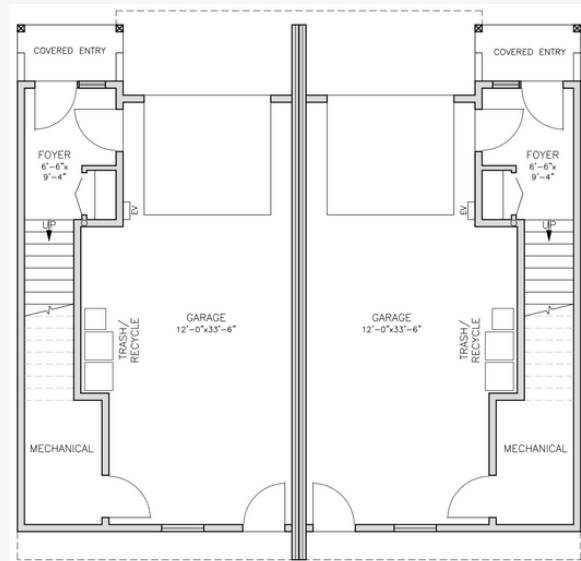
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FLOOR PLANS

LOWER FLOOR

Each unit has its own private entrance. Complete with a single car garage, entry closet & access to the spacious, fenced backyard. Each garage comes pre wired for an electric car charger!

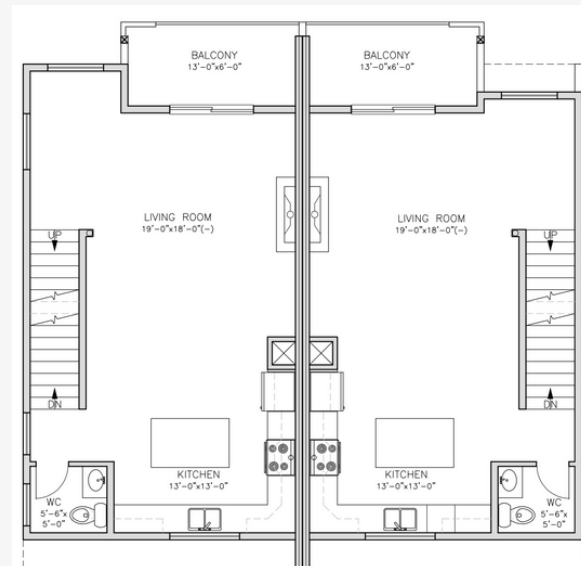
Typical Lower Floor Plan - 553 sqft (enclosed)



MAIN FLOOR

An open-concept main floor showcases a luxury kitchen with an upgraded appliance package and beautiful quartz counters. The living room features an electric fireplace by Dimplex. The large slider patio door lets in lots of natural light, and leads you to the large deck with room for a bbq and ample seating.

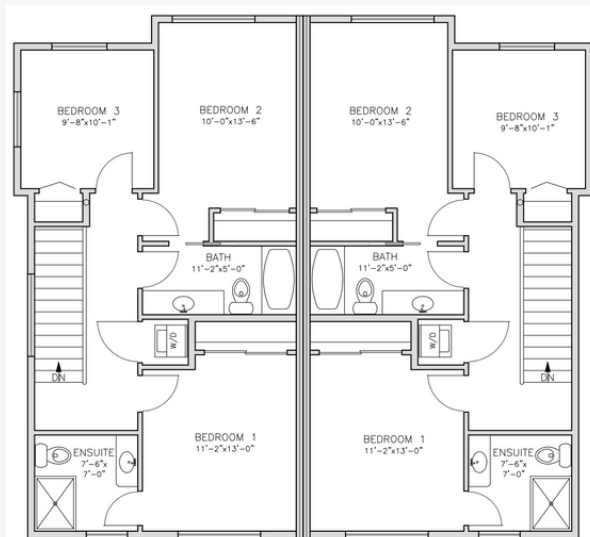
Typical Main Floor Plan - 642 sqft



UPPER FLOOR

The primary bedroom is complete with an ensuite, that includes a tiled shower. The upper floor features 2 other bedrooms, a main bathroom complete with tub shower and a large vanity. A convenient full sized stacked washer and dryer are accessible from all bedrooms

Typical Upper Floor Plan - 753 sqft



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EXTERIOR FINISHES

EXTERIOR

JAMES HARDIE

Pearl Gray is a light neutral that comes straight from the softest colours in nature, like sand and seashells. Evening Blue is a striking shade of blue that works with nearly any style architecture and neighbourhood. Together these colours work to create a timeless exterior.



PEARL GRAY



EVENING BLUE

BLACK RUNDLE



ELDORADO STONE

The classic elegance and intricate detail of small stones with the durability and resilience comparable to natural stone.

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EXTERIOR RENDERS



Located in the central part of Penticton, these homes are amongst many new and historical homes that make up this family friendly neighbourhood.



Minutes away from the downtown core and only a 15 minute walk to Okanagan Lake, there is something special that appeals to everyone!



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INTERIOR FINISHES



Interior



Flooring

CARPET

The Wildwood Valley series from Shaw features a small geometric pattern in a tonal coloration. Steel Beam is a warm gray with speckles of variation of the colour throughout, increasing the longevity of the appearance.

LUXURY VINYL PLANK

There is a reason we continue to rely on Floortek through multiple builds in both single and multi-family applications. It's quality has proven consistent and our trade supplier partners warranty the product locally.

Upon entering the home, luxury vinyl plank is showcased throughout the entire home. Warm, neutral tones in the flooring compliments any style or furnishing. A light gray vinyl tile resembles a concrete flooring keeping in touch with the modern contemporary added stylings of the home.



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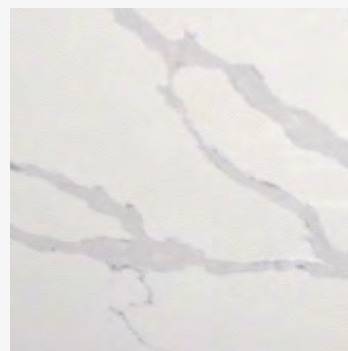
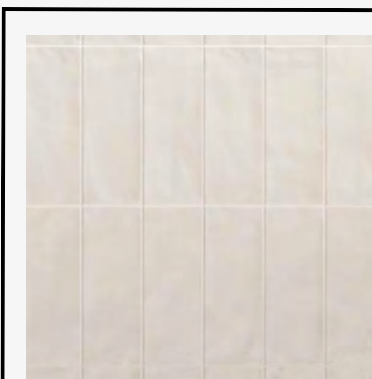
INTERIOR FINISHES



COZY, CONTEMPORARY, CLEAN, SIMPLE, AND COMFORTING

With a thoughtful mind, these homes were designed for an optimal indoor and outdoor living experience. A large patio slider door and a fully covered deck are located just off of the living room. An open concept main floor creates direct linear traffic flow from the kitchen through the dining room to the covered deck.

White Dove painted walls with an accent of Revere Pewter are warm and inviting. The complimentary light gray cabinets and stunning quartz countertops will pair well with any fabrics and furnishings making this home customizable for your liking.



APPLIANCE PACKAGE

Appliances can be expensive to replace, so you'll be glad to know stainless steel appliances are made to last. They are highly durable and resistant to damage, making them the perfect choice if you want to make a lasting investment in your kitchen.



Stainless Steel

Stainless steel is odor resistant. It won't matter how much garlic you use in your cooking. Your appliances won't pick up that odor, and that means it won't linger in your kitchen.



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PLUMBING FIXTURES



PLUMBING

Matte black is undeniably a confident colour choice that creates a striking, sharp, dramatic effect. Yet, it can also be seamlessly added to simplify and complement your decor. This neutral colour contrasts well with many other colours particularly white, grey, and gold.



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LIGHTING FIXTURES

LIGHTING CREATES THE AMBIENCE

Sleek lines & curves make up the lighting in 770 Argyle. A mix of contemporary and modern farmhouse. All of the lighting is designer selected in conjunction with the space that it is being held in.

The Alora Rubio flush mount foyer fixture sets the tone from the moment you open the door.

Complimentary to Rubio, comes the Arcadia pendant, a timeless lighting design without all the frills and adds to the overall contemporary flare. These lights are dimmable and pair well with the mood.

Keeping with timeless design, the Canarm Pax vanity light washes the room with ample working light.



HOME WARRANTY

General

- 2/5/10 Year New Home Warranty from Travellers Guarantee Company of Canada
- ICF construction
- Professionally Designed Finishing Packages
- Complete Warranty and Maintenance Manual for your home

Exterior

- Hardie Plank exterior finishing
- Double glazed Energy Star Low E Argon filled vinyl windows
- Xeriscape low maintenance landscaping with multi zoned irrigation system
- Common green space
- Outdoor natural gas BBQ connection
- Outside water taps

Interior

- Ceiling height 9 feet on main and upper floors
- Extra sound insulation
- TGI Engineered Silent floor system
- 60 gallon electric hot water tank
- Rough in plumbing for central vacuum system
- Rough in security wiring
- LED lighting package including pot lights
- Full appliance package including fridge, electric range, over the range microwave, dishwasher, washer & dryer
- Rheem high efficiency natural gas furnace
- HRV System
- Dimplex XL50 Electric Fireplace
- All Blinds supplied by Brentview
- Designer selected products throughout
- Primary suite completed with 3pc ensuite

Kitchen & Bath

- Riobel faucets, shower fixtures, and Kohler comfort height toilets
- Under mount sinks in all bathrooms
- Quartz counter tops in kitchen and bathrooms
- Tiled backsplashes in kitchen and bathrooms
- Tiled showers with easy clean fibreglass bases
- Custom design cabinets in kitchen and bathrooms