

## SOUTHGATE

PANDOSY VILLAGE

### LOVE WHERE YOU LIVE

- An intimate collection of 19 premier residences in one of Kelowna's most sought-after neighbourhoods - Pandosy Village
- Built by Worman Homes, with timeless elegance and modern innovation in mind
- Southgate presents brick exteriors with siding and concrete board detailing
- Each residence offers outdoor living space on a private balcony with access to natural gas
- Patios look over the beautiful Pandosy village or Okanagan Lake
- Private and secured underground parking (included for all units excluding unit 103, 202 & 206)
- Residences will feature sound barrier walls and ceilings. Walls are IPW and floors are F4 - exceeding sound barrier requirements
- Residences have a 2-5-10 year warranty with shingles having a 25-year limited warranty
- Deadbolt locks in every home
- Secure and restricted building entry and elevator access

### THROUGHOUT THE HOMES

- Select between light or dark designer colour palettes by Forme Interior Design Inc.
- Luxury vinyl plank flooring as the main flooring within the one and two bedroom residences  
*Available upgrades to wood flooring throughout and/or carpets in bedrooms*
- 9' ceilings throughout all living spaces and bedrooms
- Flat painted ceiling with recessed pot lights
- All windows are Low E and sliding doors are vinyl
- Outdoor patios are vinyl deck membrane
- Stacked Samsung Smartcare washer and dryer system included in one and two bedroom residences
- Front load washer and front load dryer with steam cycles for penthouse residences

- All residences feature a roller shade system in white with stainless steel chains
- Undermount satin single kitchen sink with chrome pull-down kitchen faucet
- LED low profile slim lighting throughout open concept living space
- 5-light linear chandelier above dining space in Chrome

### KITCHENS

- Open concept kitchen with a countertop island designed for bar stool seating. Ideal for entertaining, breakfast seating or meal preparation
- Kitchen features under cabinet lighting with your choice of soft close white matte shaker style cabinets or modern flat panel cabinets  
*Choose between Crofton handle or Hitch Modern Pull hardware for cabinets*
- Enjoy your patio with views of Kelowna's iconic Pandosy Village or Okanagan Lake, just off the open concept indoor living space,
- Luxury, stain resistant vinyl flooring throughout
- Undermount stainless steel sink
- Sleek quartz countertop and matching backsplash both with a beautiful Carrera marble inspired finish

#### One Bedroom Residences Include:

- 30-inch freestanding stainless steel KitchenAid gas range
- 30-inch bottom-mount KitchenAid refrigerator in stainless steel
- 24-inch KitchenAid built-in 5 cycle tall tub dishwasher in stainless steel
- Stainless steel microwave hood combination with electronic touch controls

#### Two Bedroom Residences Include:

- 36-inch KitchenAid french door refrigerator in stainless steel
- 30-inch KitchenAid 5 burner front control gas convection range with baking drawer
- 30 inch under cabinet range hood in stainless steel
- 24-inch KitchenAid built-in dishwasher in stainless steel
- 21 ¾ inch countertop convection microwave oven

#### Penthouse Residences Include:

- 36-inch KitchenAid french door refrigerator in stainless steel
- 30-inch KitchenAid 5 burner front control gas convection range with baking drawer
- 46 DBA Dishwasher with third level rack and Printshield finish
- 21 ¾ inch countertop convection microwave oven
- 30 inch under cabinet range hood in stainless steel

### BATHROOMS

- Slip away to your luxury spa-like bathroom that features quartz counter-tops and chrome fixtures, oversized showers and bathtubs in several units
- Bathrooms feature white matte shaker style cabinets or modern flat panel cabinets
- Duel shower/bath combination with chrome shower head and faucet
- Tempered frameless glass shower doors with chrome handles
- Mirrors feature polished edges
- Under the counter lavatory basin in porcelain
- Toto Aquia IV close couple toilet
- 3-light vanity in light chrome complements the marble look and luxury features throughout

### ENSUITE BATHROOM

- Select residences feature an ensuite bathroom off the master bedroom
- Ensuite bathrooms feature quartz counter-tops, double sinks and your choice of white matte shaker style cabinets or modern flat panel cabinets
- Enjoy a walk in shower with chrome shower head and faucet, and Carrara marble inspired porcelain from floor to ceiling
- Tempered frameless glass shower doors with chrome handles
- Mirrors feature polished edges
- Under mount sink
- Toto Aquia IV close couple toilet
- Features a chrome wall sconce that brings light to the unique features the Southgate ensuite