

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 KitchenAid 5 burner front control gas convection range with baking drawer
- 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
- 36-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