

Specifications + Features

At Cawston, each modern and stylish home is consciously minimal and thoughtfully designed to make efficient use of space. Environmentally-friendly choices were made throughout, and high-end finishings come standard, allowing the quality of the finishes to speak for themselves. Let your new home be the perfect backdrop for your unique (life)style.

Committed to comfort in a modern world, Cawston features standard ceiling heights up to 11' on the main floor, 10' on floor 6, and 9' on floors 2-5. Living areas include large windows and ample outdoor living space with tranquil mountain and pleasant city views.

Two colour palettes are offered for Cawston, **Blanc** and **Onyx**; professionally designed by Materia Interior Design. Blanc, the light palette, features bright and timeless white cabinetry and Onyx, the dark palette, features sleek matte black cabinetry. The interior finishes for both palettes include neutral walls, light hardwood, complimentary wood accents, and balanced LED lighting throughout to offer an inviting atmosphere and harmonious design.

HOMES

- Engineered oak hardwood flooring throughout the entry, living, bedrooms, closets, kitchen, and dining
- Combination of pot lights and pendant lighting
- Sliding barn door with matte black track in select homes
- Sliding glazed room dividers for Studio A Plans
- White roller shade window coverings in bedrooms
- Recessed cable and power box in living area for TV
- Stacked washer and dryer included in every home
- Painted drywall finish in neutral colour palettes
- Contemporary baseboard, window, and door trim
- Hollow core contemporary interior doors with black hardware and solid core entry doors
- Spacious balconies for outdoor living
- Convenient outdoor storage for select B and C plans
- Pet-friendly; no height or weight restrictions

KITCHENS

- Concrete inspired quartz countertops
- 4" x 16" white subway tile backsplash
- Contemporary flat-panel cabinetry in your choice of Blanc (white) or Onyx (matte black) with soft-close hardware, paired with matte black cabinet pulls
- Matte black hardware and cabinet pulls
- Stainless steel double bowl undermount sink, Studios to have a single bowl
- Matte black single-lever faucet and pull-down nozzle
- Island with modern pendant lighting in select homes
- Stainless steel appliance package including a bottom freezer refrigerator, built-in dishwasher, electric range with convection oven, and under cabinet vent hood

Note: to maximize space and reduce energy requirements for smaller homes, smaller appliances, including washer and dryers, have been specifically selected (refer to floor plans for appliance sizing)

BATHROOMS

- Concrete inspired quartz countertops
- Large 12" x 24" charcoal grey tile flooring
- Contemporary flat-panel cabinetry in your choice of Blanc (white) or Onyx (matte black) with soft-close hardware, paired with matte black cabinet pulls
- Drop-in bathtub with tiled walls to ceiling - the Blanc palette includes 4" x 16" white subway tile and the Onyx palette includes 12" x 24" charcoal grey tile
- Fiberglass shower base with tiled walls to ceiling - the Blanc palette includes 4" x 16" white subway tile and the Onyx palette includes 12" x 24" charcoal grey tile with glazed shower doors (2-Bed Homes)
- Matte black accessories and shower door hardware
- White undermount sink
- American Standard elongated toilet
- Back-lit LED mirror, powder rooms to have pendant lighting and a standard (non back-lit LED) mirror

UPGRADES

- Custom closet organizers for bedroom and entry closets and shelving for pantry, linen and laundry spaces
- On-floor and alternate floor storage lockers
- Parking stalls available to purchase for Plans A, B, and C and parking stall upgrade from a regular size stall to a large stall available for the remaining plans (limited availability for both)
- Live/Work suite upgrade: complete bathroom and kitchen with cabinetry, flooring, and appliances to match main home finishings

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LOCATION

- Downtown Kelowna's Cultural District
- Walking distance to the Okanagan Lake boardwalk, restaurants, cafes, fitness studios, shops, and other services
- Walk Score® of 72 and Bike Score® of 99

AMENITIES

- Secure bike storage room with bike washing station
- Main floor co-working space and private meeting room

BUILDING INTERIOR

- Broadloom carpet in corridors
- Sensor-activated LED lighting
- Ductless quiet indoor operation wall unit for heating and air conditioning in each main area: living, studio space, and bedroom(s)
- The flex space in each Live/Work home to have a separate hot water tank, electrical panel, and heating & cooling system in all Plans I and J

BUILDING EXTERIOR

- Privacy landscaping and screening where applicable
- Low-E, argon gas-filled, glazed vinyl windows
- 60 mil engineered reflective TPO roof system
- R-22 batt insulation
- HardiePlank® siding with 20-year manufacturer's warranty
- Contemporary perforated brick and metal cladding
- Woodtone accents throughout

SAFETY + SECURITY

- Fob-only access to lobby with video surveillance
- Entry phone directory
- Fire suppression sprinklers in homes, on Floors 2-6 patios, outdoor storage, and common areas
- Fire panel monitoring equipment

SERVICE

- Developer Representative available for support after occupancy
- Digital homeowner manual for easy reference
- Travelers New Home Warranty Coverage:
 - 2 years on labour and materials
 - 5 years on building envelope
 - 10 years on structure

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