

# 143 GREEN



## About Green Ave.

This bright, modern 1,500 square foot townhouse is finished with 3 bedrooms and 2.5 baths. These homes are located within walking distance of local coffee shops, parks, Skaha Lake, and Penticton's best schools!

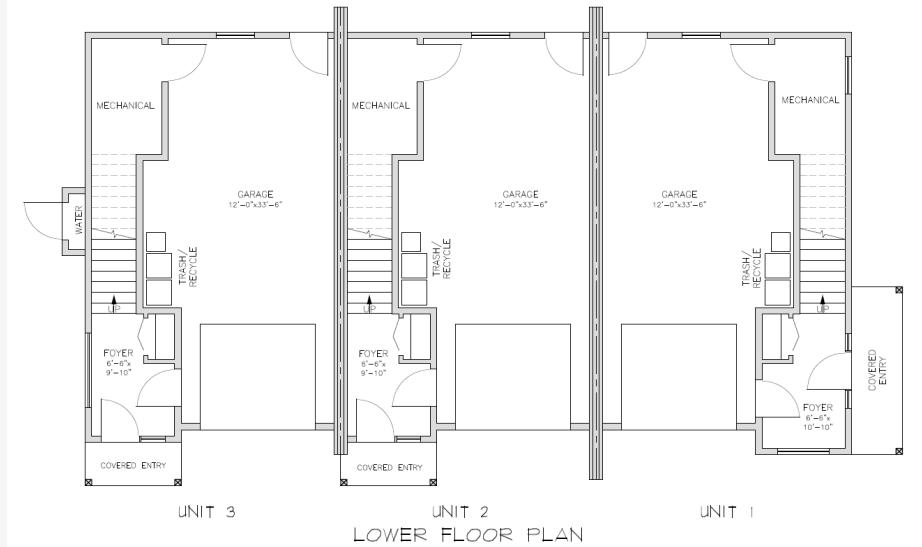
Modern black finishes, warm whites, grays and wood tones complete the interior. These three story townhouses each have a spacious garage on the lower level. Kitchen, dining room, living room and a large outdoor deck complete the main floor. The third floor consists of the 3 bedrooms, a primary ensuite,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

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

## BLDG A 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!

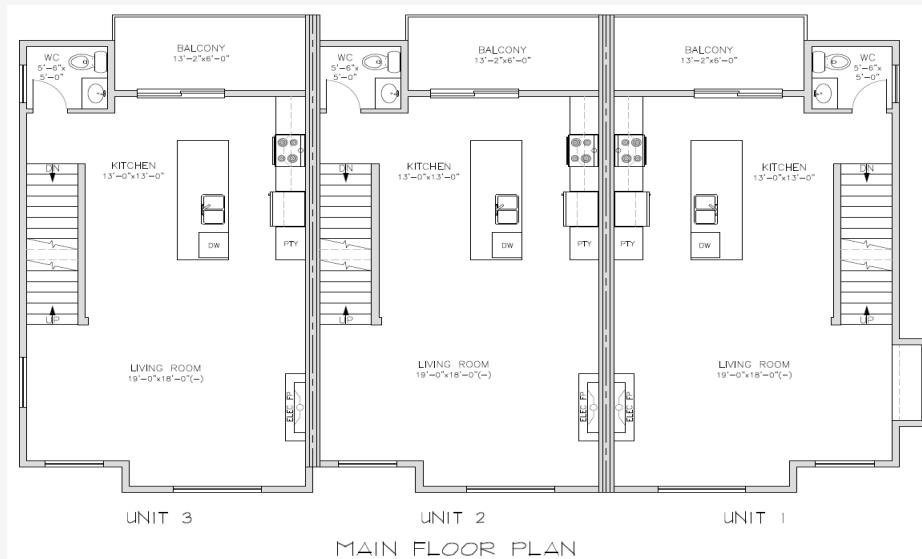
Typical Lower Floor Plan - 620 sqft (enclosed)



## 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.

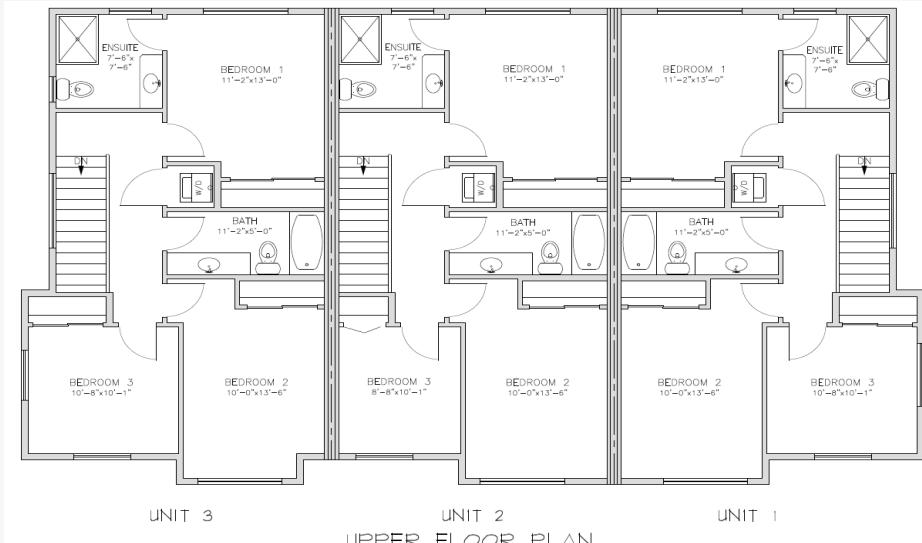
Typical Main Floor Plan - 652 sqft



## 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



# BRENTVIEW

143 GREEN

## Developments

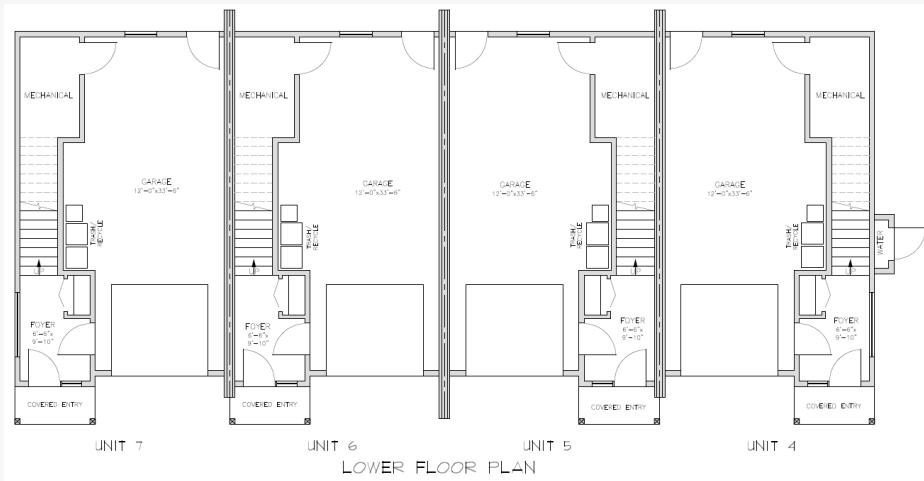
## FLOOR PLANS

# BLDG B

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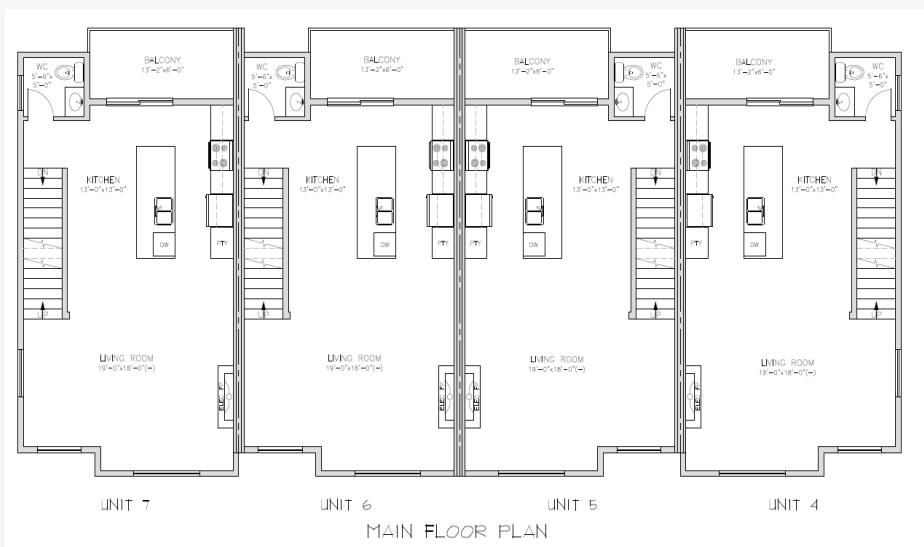
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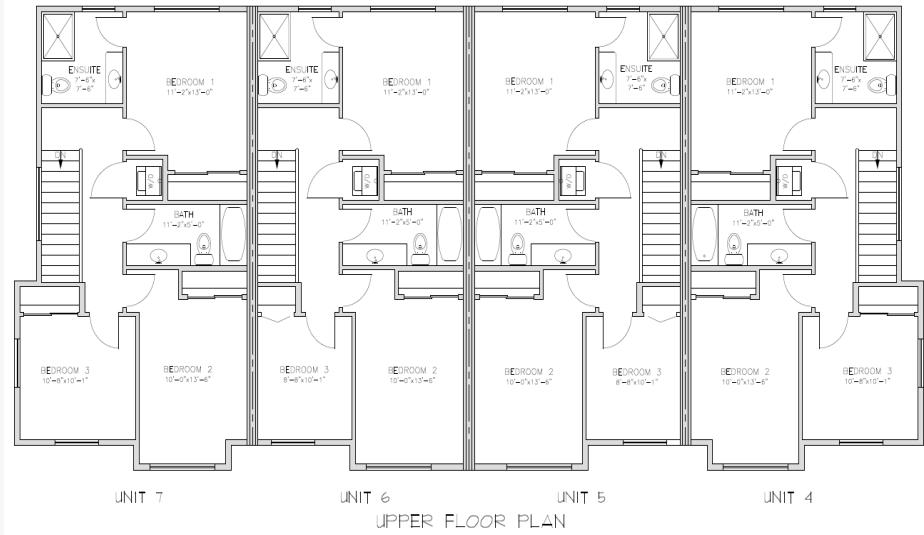
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# EXTERIOR

## JAMES HARDIE

Iron Gray is a dark neutral that comes straight from the rock faces in nature, and goes well with black accents. Arctic White comes from snowcapped mountains and the first flakes of winter. This pure white is always the prettiest. Whether for the body of a home, or as an accent color alongside darker hues, classic white always has a place



IRON GRAY



ARCTIC WHITE

# BRENTVIEW

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— *Developments* —

EXTERIOR RENDERS



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



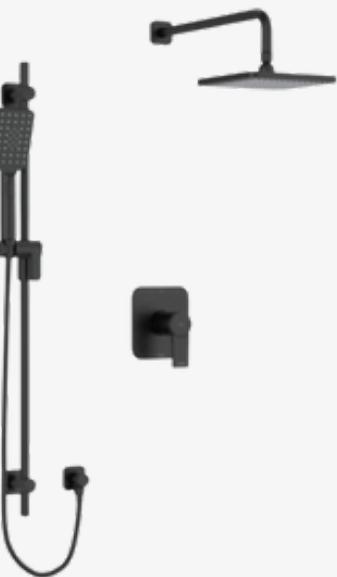
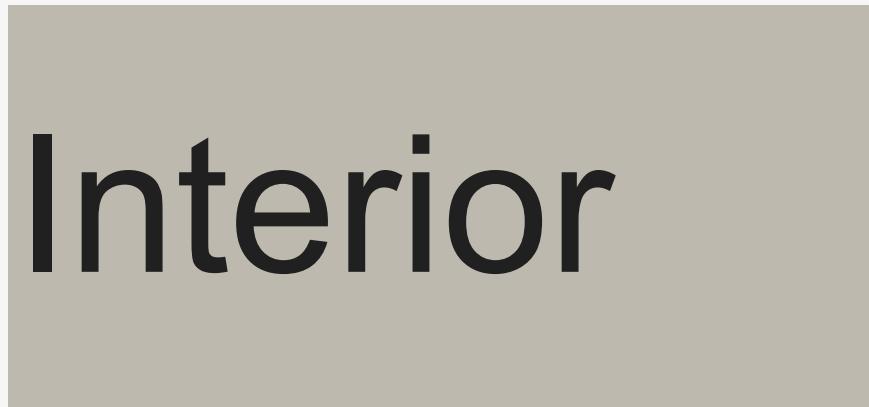
Minutes away from the best schools and only a 10 minute walk to Skaha Lake, this property location is something special and appeals to everyone!

# BRENTVIEW

*Developments*

143 GREEN

INTERIOR FINISHES



# Flooring

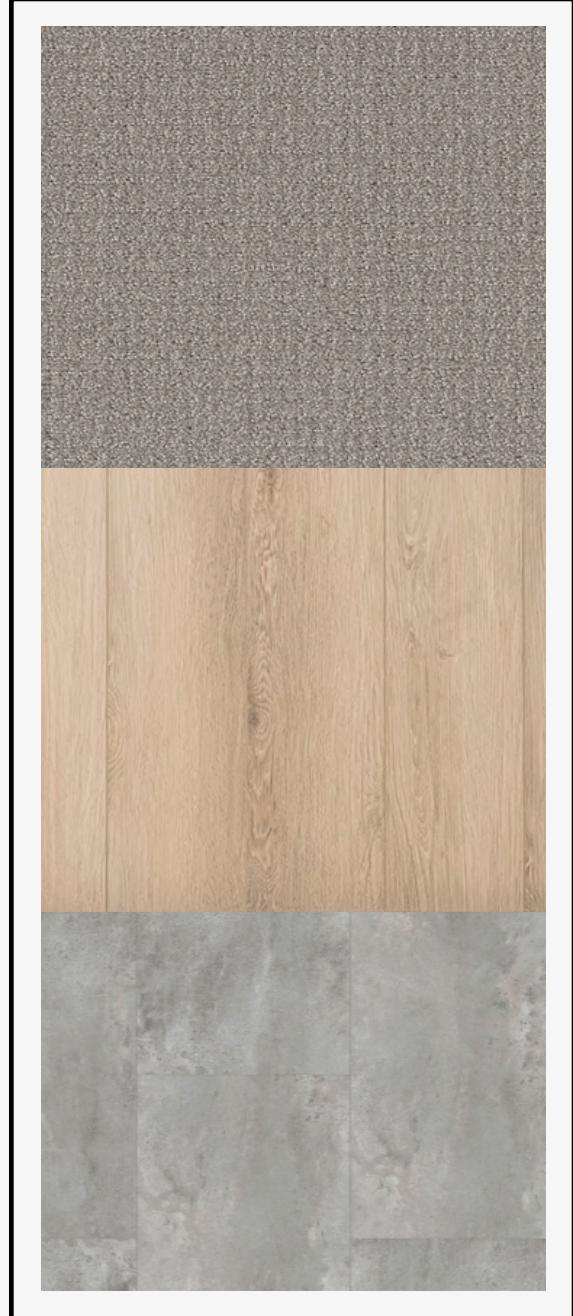
## CARPET

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.



# BRENTVIEW

143 GREEN

— *Developments* —

INTERIOR FINISHES

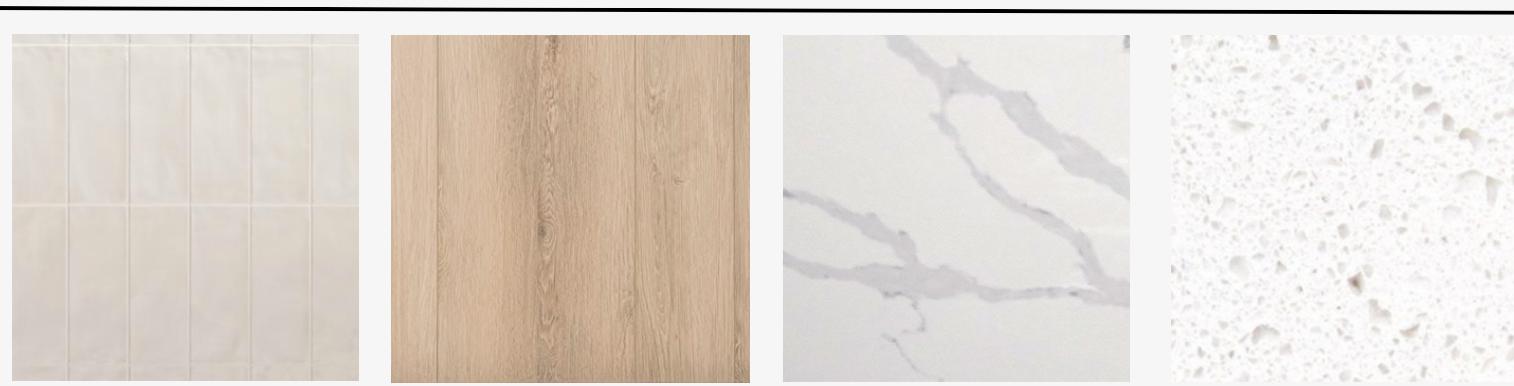


## COZY, CONTEMPORARY, CLEAN, SIMPLE, AND COMFORTING



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.

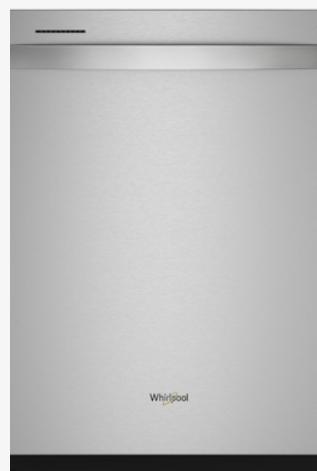


# APPLIANCE PACKAGE

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.



# 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.



# LIGHTING CREATES THE AMBIENCE

Sleek lines & curves make up the lighting in 143 Green. 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 Francesca flush mount foyer fixture sets the tone from the moment you open the door.

Complimentary to Francesca, 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 Maxim Lateral 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