

FEATURES & AMENITIES TOWER 1



Water Street by the Park offers quality fixtures, features, and style, in two designer colour schemes by i3 Design, created to highlight your décor and furnishing choices. Elevated touches like marbled porcelain tile, KOHLER chrome fixtures, luxury vinyl plank flooring, and European style kitchens with Fulgor Milano appliance packages for elevated living in downtown Kelowna.

LOCATION to make you love where you live

A three-tower development of contemporary 1, 2, and 3 bedroom with den homes, adjacent to City Park and overlooking Okanagan Lake, with a convenient location boasting an impressive 95 Walk Score* and 98 Bike Score*, surrounded by dining, shopping, services and recreational options. Tower 1 will consist of 24 storeys, Tower 2 will be 42 storeys making it the tallest tower in the British Columbia Interior to date, and Tower 3 will complete the development with 28 storeys.

ARCHITECTURE designed to enhance and inspire

From award-winning Ciccozzi Architecture, Water Street by the Park enriches the downtown community with a unique design including a Skybridge linking the towers to communal amenities. Commercial spaces on the lower levels of the development will enhance the vibrance of the surrounding neighbourhood and quality reinforced concrete construction will make Water Street by the Park a permanent landmark on the Kelowna skyline.

BUILDING AMENITIES for elevated living

The Deck at Water Street by the Park, with a 6th floor location accessible from all towers, offers everything you need for the extraordinary Kelowna lifestyle including a heated pool, hot tubs, community green space and barbeque area, pet-friendly features, entertainment options, a full fitness centre, and co-working space. Added touches like an onsite Water Street by the Park Community Coordinator, bike storage for every home, and fob-accessed above ground parking, designated parcel delivery areas, and floor exclusive elevator access make life easy and secure for residents.

INTERIORS & OUTDOOR LIVING created to complement incredible views

All homes offer open floorplans with 9-foot standard ceiling heights (excluding the Diamond Collection) and oversized windows designed to maximize city, valley, and lake views. The large private terraces are ready for barbequing outfitted with a gas bib to make for easy entertaining and seamless indoor/outdoor living.

Select from two designer colour schemes:

ORCHARD: A soft palette inspired by the colours of spring

- Light Acacia colour scheme with upper and lower cabinets, kitchen island, and ensuite bathroom vanities
- Attractive, waterproof and durable, luxury vinyl plank flooring in oak tone throughout
- Matte beige, marbled porcelain tile in entrance and primary/ensuite bath

PARK: A modern palette inspired by a downtown aesthetic

- Dark Portland Ash Black colour scheme includes upper and lower cabinets, kitchen island, and ensuite bathroom vanities
- Attractive, waterproof and durable, luxury vinyl plank flooring in smokey grey tone throughout
- Matte silver polish, marbled porcelain tile in entrance and primary/ensuite bath

DIAMOND COLLECTION the height of downtown living

For those seeking a higher level of luxury, the Diamond Collection is an exclusive selection of homes for an elevated living experience, created for many to admire, but only a select few to possess. Diamond Collection homes include all the exceptional Water Street by the Park features and amenities, with the following additions:

- Best available Water Street by the Park city, valley, and Okanagan Lake views
- Built-in wine fridge
- NuHeat flooring in bathrooms
- Over-height windows and 10' ceilings with penthouse residences reaching 12'



The material provided herein is for general information purposes only and is not intended to depict as-built construction designs. The developer reserves the right in its sole discretion to make modifications or changes to building design, floorplans, specifications, finishes, features, prices, materials, equipment (including appliances) and dimensions. Dimensions are approximate and have been calculated from preliminary survey measurements. Actual final dimensions of construction may vary from those set out herein. As reverse, flipped and/or mirrored plans occur throughout the development please see architectural plans if this is material to your decision to purchase. Please see disclosure statement for specific offering details. E&OE.

*Walk Score and Bike Score as of March 21, 2021.

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KITCHEN & APPLIANCES to bring the best of local Kelowna ingredients to your table

In all homes

European style kitchens with premium stainless steel Fulgor Milano Appliance package featuring:

- Fully Integrated ENERGY STAR refrigerators with bottom mount freezer
- Fulgor Milano high performance electric ovens and gas ranges
- Ultra-quiet Fulgor Milano 24" dishwasher with custom integrated panel
- Sleek brushed nickel appliance pulls
- Concealed stainless steel slide-out hood fan
- 3cm quartz Caesarstone countertops in Organic White
- Matching Caesarstone full-height backsplash
- Undermounted stainless steel single basin sink with modern rectangular styling
- Polished chrome KOHLER faucet
- Under cabinet lighting
- Soft-close cabinet and drawers
- Built-in Panasonic Microwave
- Whirlpool frontload full-size stackable washer and dryer

1 bedroom and 1 bedroom plus den homes

- Feature size-efficient, integrated stainless steel appliance package and sinks to maximize floorplans
- Fully integrated Fulgor Milano 24" refrigerator with bottom freezer
- Fulgor Milano 24" 4-burner gas range and electric touch control oven

2 and 3 bedroom plus den homes

- Fully integrated 30" Fulgor Milano refrigerator with bottom freezer
- Fulgor Milano high-performance 30" stainless steel wall oven
- 5 burner 30" Fulgor Milano gas range

BATHROOMS that offer a private sanctuary in the heart of the city

- Sleek KOHLER polished chrome fixtures
- Efficient dual flush toilets
- Wall-to-wall frameless mounted vanity mirror with medicine cabinet
- Frameless shower surround featuring chrome hardware
- White skirted tub with contemporary rectangular design
- Modern white undermount rectangular sinks
- Shower walls and tub surround in marbled porcelain tile
- Secondary baths feature porcelain tile in ivory matte or steel matte flooring and white gloss subway tile in shower/bath combo

STORAGE to easily organize your life

- Master suite closet organizers in white melamine featuring double rods, drawers, and shelving
- Entryway closet with hanging space
- Linen and laundry closets with shelving
- Organized closet spaces in second bedrooms

WINDOW COVERINGS that reveal stunning views or create a cozy retreat

- Attractive white roller shades throughout main living spaces
- White roller shades in bedrooms complete with blackout fabric

LIGHTING to stylishly spotlight your home

- Sleek recessed pot-lighting throughout
- LED strip lighting under kitchen and bath cabinets

ADDITIONS for the extras you will love

- Wired TELUS PureFibre 5G network, Canada's fastest secure internet on a direct 100% fibre optic connection, offering speeds of up to 1,500 Mbps to download and 940 Mbps to upload
- Quiet, efficient, and sustainable heating and cooling in every home with Variable Refrigerant Volume and Energy Recovery Ventilator systems, to provide exceptional climate control and ventilation with high-efficiency providing clean and fresh air into your home
- MERV 13 filter for superior indoor air quality and comfort
- Two high-speed elevators in Towers 1 & 3 and three high-speed elevators in Tower 2
- Fire sprinklers in all homes and common areas
- Convenient recycling and garbage disposal room

WARRANTIES to own with confidence

Water Street by the Park is complete with comprehensive new home warranty protection from Travelers Insurance Company of Canada including:

- 2 Year Material Warranty
- 5 Year Building Envelope Warranty
- 10 Year Structural Defects Warranty