



SKYVIEW

SUMMER LAND

PREVIEW PACKAGE

March 2024

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A Fulfilling Lifestyle Community

Let loose and start an exciting new chapter. Skyview soon to become one of the most desirable places to live in the Southern Okanagan. A vibrant lifestyle destination in the charming community of Summerland, surrounded by nature and connected to the convenience of modern city life.

Skyview Summerland is a modern collection of 40 thoughtfully-designed 3-bedroom townhomes that each have large private rooftop patios. Each home includes a two-car garage that's wired for EV charging to meet the green electrified generation.





A Rooftop Retreat

Discover a community of contemporary designed homes. Expansive windows punctuate the façade of light & dark greys that's highlighted by clean black lines, the design allows for a private patio that stretches across the full width and length of each townhome.

So whether you need more space, less space or simply something to call your very own you'll discover a home that compliments your lifestyle.



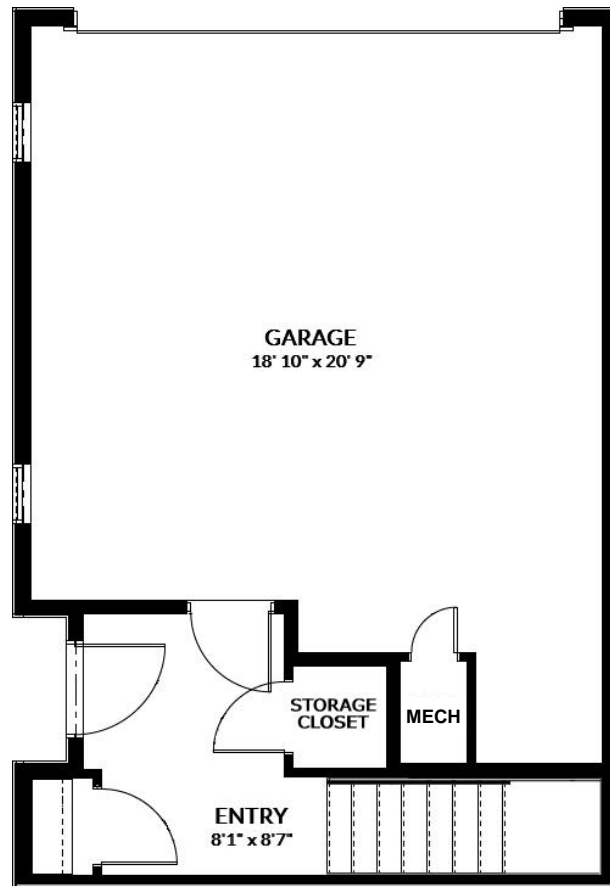
A Fresh Take on Living

Skyview offers a tranquil lifestyle amongst sun drenched hills, vineyards, orchards all backdropped by Okanagan Lake. Where the dream of being close to the city yet far enough away to leave the hustle, bustle and aggravation behind is treasured. Living at Skyview puts you along the connection between Penticton and Kelowna making it possible for you to be living that desired easygoing life and still close to all your needs. Skyview is comfortably nestled into the heart of one of Summerland's existing residential neighbourhoods that's in prime position to take full advantage of the parks, shops and services of a much desirable community.

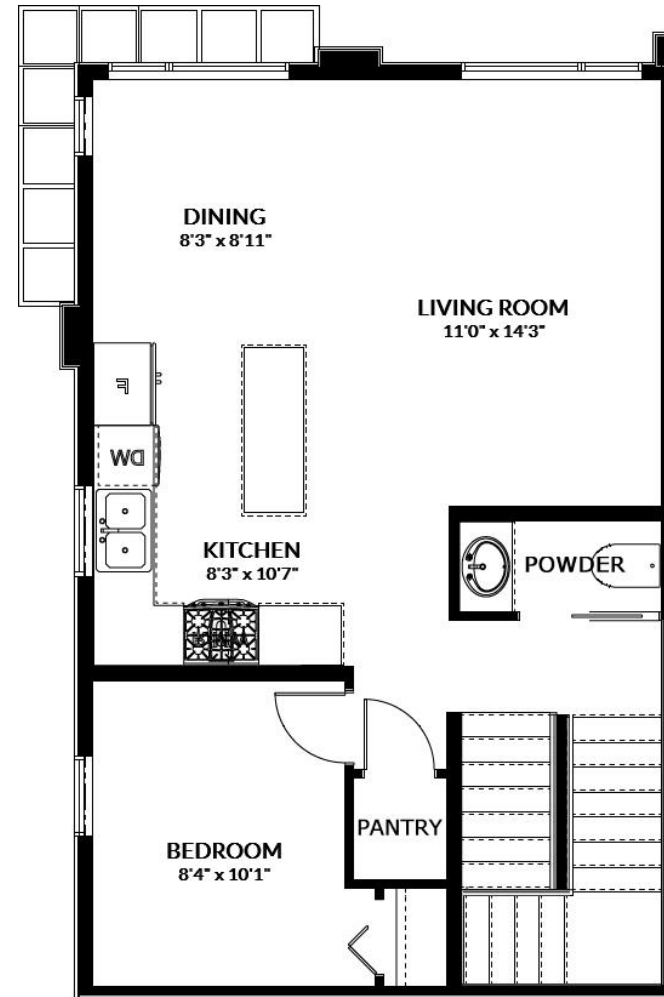
An aerial photograph of a white motorboat moving across a lake, leaving a large white wake. A person is wakeboarding behind the boat, connected by a blue rope. Several people are on the boat, and the water is a deep blue-green color.

By the Lake.

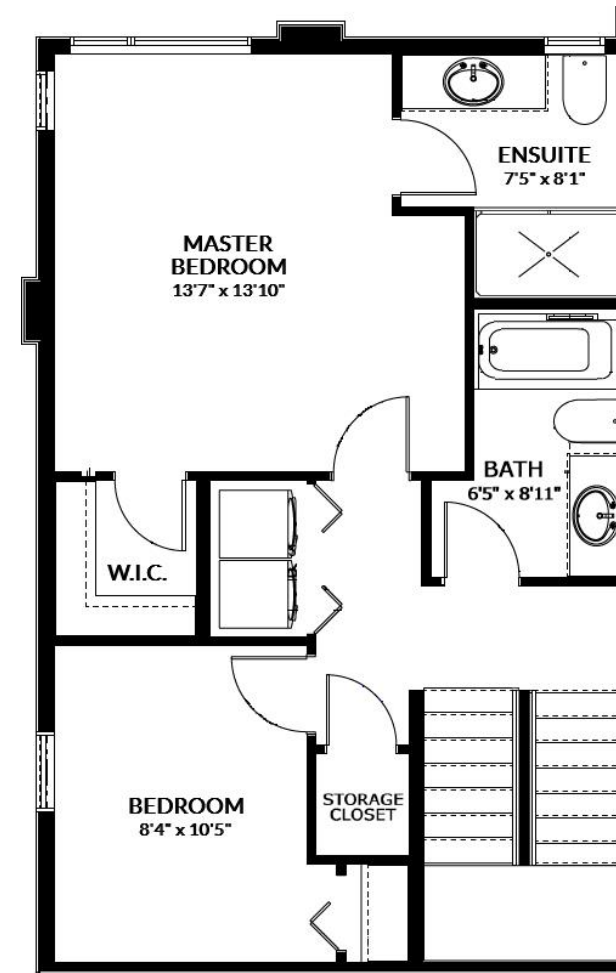
Okanagan Lake is the centre of all the action in the Spring & Summer. Lots of activities that all ages can enjoy. Whether it be just relaxing at the multiple local beaches, taking part in the action going on at the floating waterpark, partake in paddleboard yoga, join the local sailing community and compete, cruising along the lake in your boat with friends & family or ride a wakeboard behind it instead. Whatever activity you prefer expect to have a good time.



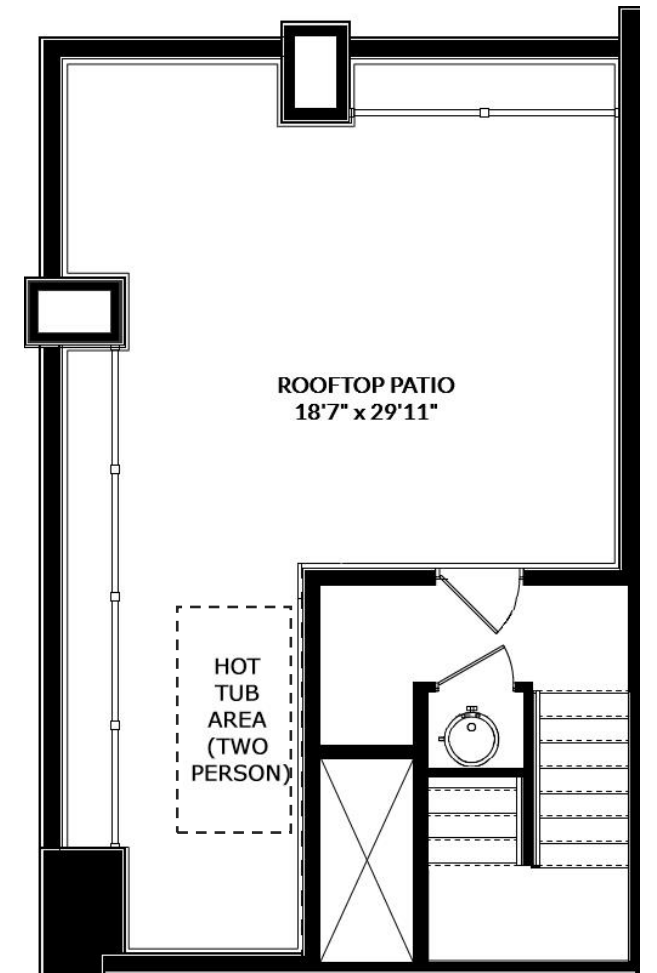
M A I N



S E C O N D



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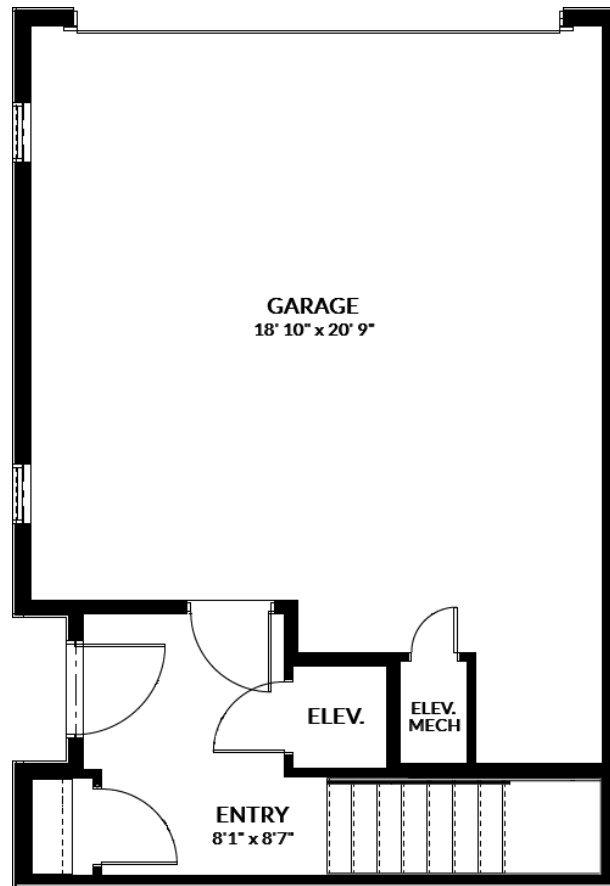


R O O F T O P

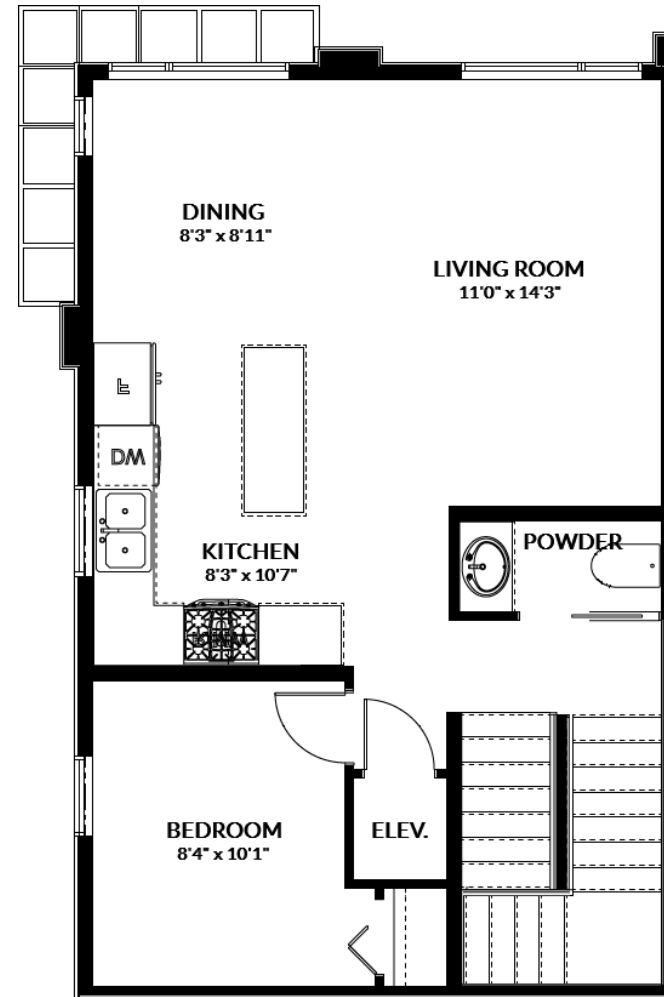
Main Flr:	Second Flr:	Third & Fourth Flr:	Rooftop Patio:	Garage:	Total Finished:	Total Useable:
171 ft ²	589 ft ²	740 ft ²	470 ft ²	409 ft ²	1,500 ft ²	2,379 ft ²

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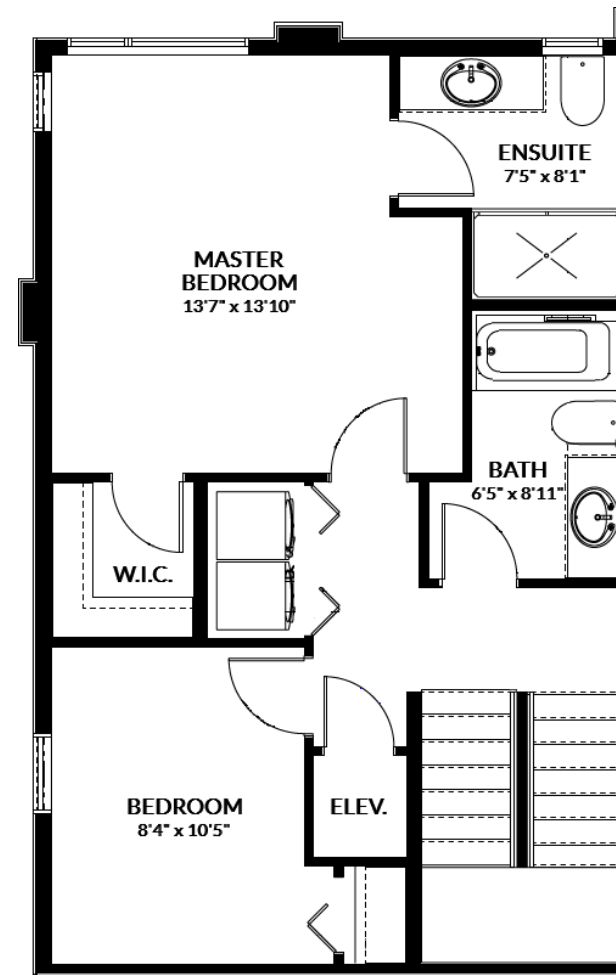
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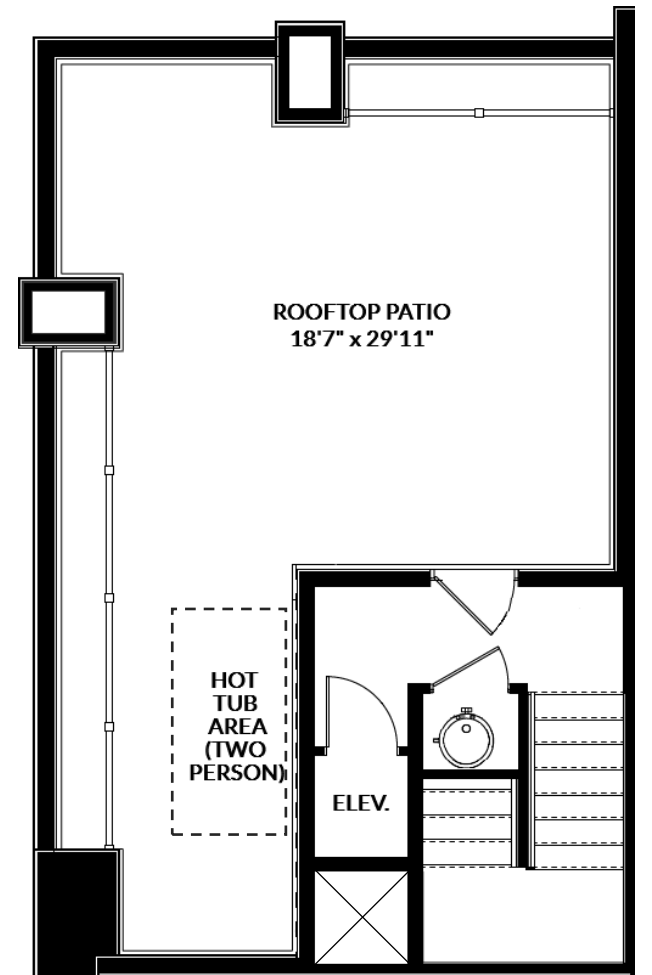
M A I N



S E C O N D



T H I R D



R O O F T O P

Main Flr: 171 ft ²	Second Flr: 589 ft ²	Third & Fourth Flr: 740 ft ²	Rooftop Patio: 470 ft ²	Garage: 409 ft ²	Total Finished: 1,500 ft ²	Total Useable: 2,379 ft ²
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Rendering depicted with optional extra quartz waterfall countertop.

Space & Style

Whether you're downsizing, resizing or just getting started, our distinctive homes feature spectacular fixtures and finishing touches. Like quartz countertops with integral backsplash that showcase how design can improve livability, over-height ceilings, stainless steel modern appliances, and a thoughtful floorplan that maximizes efficiency and enhances entertainment.





Features

DESIGN & LIVING

- Bright & airy floor plans with 9 foot ceilings designed for comfortable living and spacious master bedrooms for ultimate relaxation
- Select from two refined colour palettes: Dusk and Dawn
- All homes have 470 ft² private rooftop patios that are structurally upgraded to support a hot tub. See floor plan for hot tub location
- Premium wide-plank RevWood flooring throughout main floor
- Expansive glazing for maximum natural light combined with modern roller shades to provide privacy in all living areas.
- Garages have pre-wired power for electric vehicle ready Level 2 charging to help with emission reductions
- Energy efficient lighting and Energy Star windows, dishwasher and clothes washer to help with energy conservation
- Pre-wired for high-speed internet and digital cable access
- Side-by-side front-loading, energy efficient, full-size Whirlpool washer and dryer
- Mere minutes from the green space of Memorial Park, Summerland Aquatic & Fitness Centre and Summerland Arena

BATHROOMS

- Modern design porcelain floor tiles provide contemporary yet timeless feel
- Flat-panel vanity cabinets in 'Cancun White' throughout
- Polished quartz countertops with under-mount rectangle white sinks in all bathrooms
- Contemporary matte black plumbing package
- Large clean-edge vanity mirror with overhead light fixture in all bathrooms
- Luxurious master ensuite showers with modern, frameless glass-panel swing door and tile trim surround
- Deep Kohler 'Hytec' soaker tub-shower in main bathrooms with tile trim

KITCHENS

- Custom flat-panel cabinetry with soft-closing doors and drawers
- All cabinets finished with sleek matte black hardware
- Polished composite quartz countertops with integral slab backsplash
- Full size sleek designer kitchen appliances to cook & entertain
 - **Whirlpool** 33" stainless steel side-by-side refrigerator
 - **Whirlpool** 30" 4-burner ceramic glass cooktop electric range
 - **Whirlpool** 24" dishwasher with 3rd loading rack
- Single-lever matte black kitchen faucet with integral pull-down spray nozzle
- Designer-selected undermount stainless steel kitchen sink

STORAGE SOLUTIONS

- Walk-in-Closet part of each master bedroom with closet organizers in white melamine
- Entryway closet with hanging space
- Laundry closets with laminate counter and shelving
- Organized closet space in second and third bedrooms
- Ground-floor storage room for larger belongings

WARRANTY AND SECURITY

- Comprehensive warranty protection by Pacific Home Warranty
 - 2 years warranty for materials
 - 5 years warranty for building envelope
 - 10 years warranty for structural defects
- Private secure bike storage for every home
- Fully finished secure two-car garage with 16x8 auto overhead door
- State-of-the-art fire protected buildings
 - Fully sprinklered in all homes
 - Hardwired smoke detectors in all homes

UPGRADES

- Kitchen under-cabinet lighting (Price: \$2000)
- Electric fireplace in living area (Price: \$9,000)
- Kitchen island waterfall countertop end gables (Price: \$4200)
- Customize laundry & closet millwork (TBD with supplier)
- Electric powered 4-level Elevator (\$40,000)

Prices don't include applicable taxes.

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Start Exploring
YOUR HOME'S DESIGNED FEATURES

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Neighbourhood

1



2



3



Nature & Recreation

The South Okanagan has over thirteen golf courses for all skill levels, hundreds of hiking & cycling trails to explore, local recreational sports clubs and gardening societies that are all family friendly. In the winter there is nearby Apex Mountain and the Nordic Centre is where you can explore downhill skiing, tobogganing or cross-country skiing during the winter. An endless array of fun and exciting outdoor recreation activities to take part in that are nearby Skyview.

Arts & Culture

A supportive community for creative adventures. The visual arts have been explored from the early 1950s in Summerland. Plenty of musicians live in Summerland and some are quite famous and very talented, adding to the fabric of the community. These pursuits are brought together at the annual Ryga Arts Festival inspired by George Ryga, one of Canada's greatest writers, whose been honoured by Queen Elizabeth the Second.

Shopping & Dining

A great part about living in Summerland is the walkability to Shopping & Dining. Multiple boutique restaurants dot the urban core of Summerland creating space for the community to congregate and share. The place has a welcoming and colourful personality, that makes you feel like you belong. Prominent eateries are Zias Stonehouse Restaurant, Peacock's Perch Neighbourhood Pub, and the lakeside SYC Boathouse Bar and Grill. Each dining experience offering a taste of the Okanagan.

The Great Outdoors.

A major perk of living in the Southern Okanagan is enjoying the outdoor lifestyle. Within walking distance of Skvview are plenty of outdoor amenities and sports facilities. Giants Head Mountain, Mount Conkle and Cartwright Mountain are favorites for local hikers and mountain bikers. Those seeking more adventure or just wish to relax while camping can travel further in to mother nature by ATV in the summer or snowmobile in the winter. Overlanding is another great option as there are many forestry roads that lead to great off-grid campsites.





FAMILY & YOUTH FRIENDLY COMMUNITY

Summerland's strong sense of community shows through all the family friendly recreation facilities. To name a few: aquatic center, curling rink, tennis and pickleball courts, 2 golf courses, yacht club and The Summerland Youth Centre.



Discover.

DOWNTOWN DISTRICT

- 1 Summerland Curling Club
- 2 Summerland Hockey Arena
- 3 Crossfit South Okanagan
- 4 Summerland Aquatic & Fitness Centre
- 5 Summerland Badminton Club
- 6 Zias Stonehouse
- 7 The Beanery Café
- 8 Country Café
- 9 Just Delicious Japanese Bistro
- 10 Prima Pizza & Chicken
- 11 Second Home Café & Grill
- 12 Yaki's Pizza & Subs
- 13 Indian Bistro & Pizza

WATERFRONT

- 1 Summerland Yacht Club
- 2 Okanagan Beach Rentals
- 3 SWR Boat Rentals
- 4 Sun-Oka Provincial Park & Beach
- 5 Powell Beach
- 6 Gordon Beggs Rotary Beach
- 7 Crescent Beach
- 8 Peach Orchard Beach & Water Park
- 9 Shaunessy Cove
- 10 South Okanagan Sailing Association
- 11 Lakeshore Racquets Club

WINERIES

- 1 Summerland Estate Winery
- 2 Giant Head Estate Winery
- 3 Summergate Winery
- 4 Lightning Rock Winery
- 5 Sumac Ridge Estate Winery
- 6 Sage Hills Estate Winery & Vineyard
- 7 Sleeping Giant Fruit Winery
- 8 Heaven's Gate Estate Winery
- 9 Dirty Laundry Vineyard
- 10 Thornhaven Estate Winery

CRAFT BEER & CIDER DISTILLERIES

- 1 Dominion Cider Co.
- 2 NOMAD Cider
- 3 Summerland Heritage Cider Co.
- 4 Millionaires' Row Cider Co.
- 5 Alchemist Distiller
- 6 Detonate Brewing

GOLF COURSES

- 1 Summerland Golf & Country Club
- 2 Sumac Ridge Golf & Country Club
- 3 Pine Hills Golf Club
- 4 Wow Golf Club
- 5 Doc's Golf Centre
- 6 Penticton Golf & Country Club
- 7 Skaha Meadows Golf Course
- 8 St. Andrews by the Lake
- 9 Twin Lakes Golf Course

DAY TRIPS

- 1 Kettle Valley Steam Train
- 2 Hoodoo Adventure Company
- 3 Float Penticton
- 4 Loco Landing Adventure Park
- 5 Roll N Stone Fun Centre

FESTIVALS & COMMUNITY EVENTS

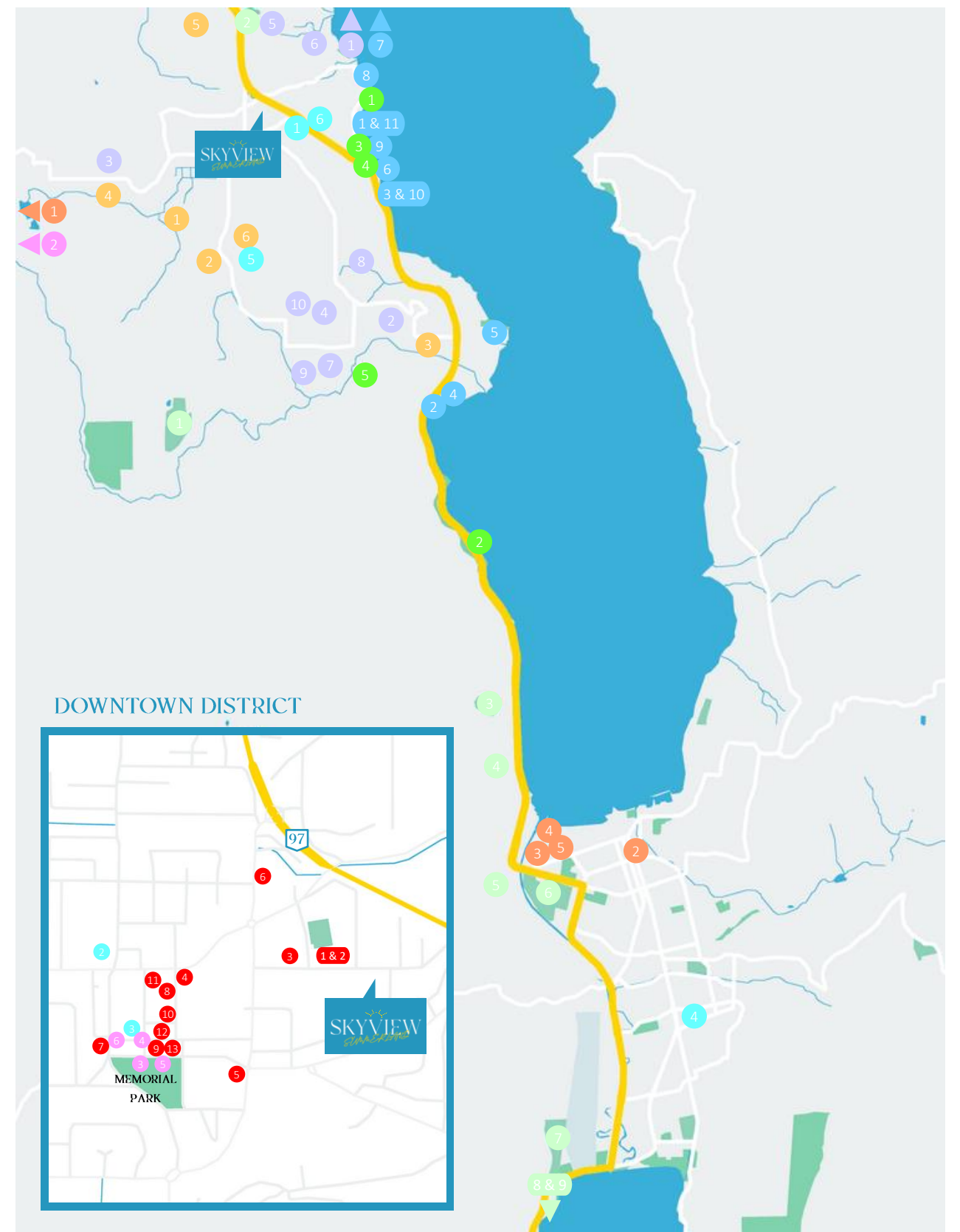
- 1 The Ryga Festival (Aug)
- 2 Summerland Rodeo Grounds (Mar-Oct)
- 3 Endless Summer Show & Shine (Sep)
- 4 Summerland Farmer's Market (Jun-Sep)
- 5 Action Fest (Jun)
- 6 Light-Up Summerland (Nov)

GROCERIES

- 1 IGA
- 2 Nesters Market
- 3 True Grain Breads
- 4 Real Canadian Superstore
- 5 Ogopogo Meats & Sausages
- 6 McConnell's Fruit Market & Orchard

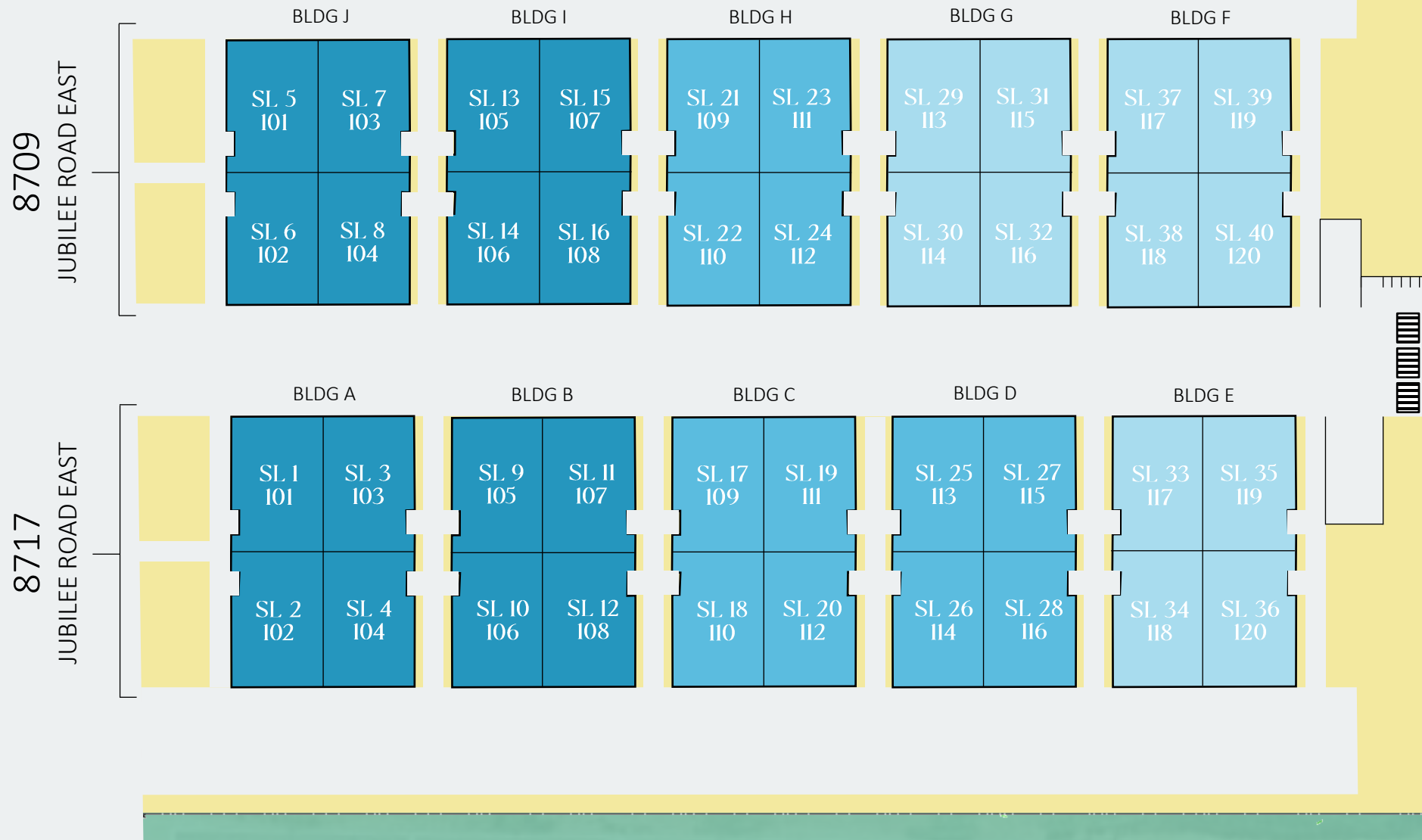
PARKS, BEACHES & TRAILS

- 1 Lakeshore Pathway
- 2 Kickinnee Provincial Park
- 3 Kinsmen Park
- 4 Beaver Park
- 5 Summerland Ornamental Gardens



PHASE 1
 PHASE 2
 PHASE 3

Site Plan



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Wardman Developments Corp.

A well-established professional residential developer & builder with a history spanning over 40 years. Having a passionate pursuit for creating affordable multi-family communities that offer functional homes, but also reflect attractive styling. The company is an advocate for manufactured housing, that it knows helps reduce material waste and delivery times, important qualities for these modern times, while also being a type of construction that is more rigorously inspected than conventional builds for greater accuracy.

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