



# NOLITA

## NOLITA FEATURES

### Cultural Design

- Boutique collection of 60 thoughtfully curated homes
- Situated on the charming tree-lined street of Coronation Avenue in Downtown Kelowna
- A selection of studio, one-, and two-bedroom condos
- Limited collection of city style townhomes
- Designed by BlueGreen Architecture, Nolita's thoughtful building design enriches the unique character of its setting

### Elegant Interiors

- Every home at Nolita is thoughtfully designed with functionality and livability in mind
- Airy 9' ceilings
- Option of two timeless design schemes that will inspire creativity - "Bowery" or "Mulberry"
- Roller shades throughout main living areas and bedrooms for privacy
- Elegant White Oak laminate flooring throughout the suite, including the bedrooms
- Closet organizers featuring white melamine shelving with hanging rods
- Ceiling pot lights for soft ambience
- Full size, high efficiency, front loading Samsung washer and dryer in B2-5, C, D & TH plans
- 24" front load Samsung washer and dryer in A & B1 plans
- White melamine shelving in large laundry centres

### Contemporary Kitchens

- Modern and functional kitchens designed for everyday living
- Sophisticated flat panel cabinetry wrapped in either a rich charcoal or bright white finish
- Select homes feature a warm oak wrapped island
- Curated modern open shelving for both style and ease
- Integrated pulls and soft close cabinetry
- Timeless quartz countertop with an optional cascade waterfall finish
- Featured tile backsplash for a dynamic appearance
- Optional quartz backsplash brought to full height for a seamless look and easy cleaning
- Chic, high arch black faucet and deep, stainless steel undermount sink
- Samsung appliance package including:
  - 32" counter depth French door refrigerator in stainless steel in B, C, D & TH plans and a 24" stainless steel refrigerator with bottom freezer in A plans
  - 24" ultra-quiet digital touch dishwasher (18" in A plans)
  - 30" slide-in stainless steel electric range
  - Low-profile over-the-range microwave in stainless steel in A, B3-5, & C1-2 plans. All other homes will feature an ultra slim Elica hood fan and a Panasonic undercounter microwave with trim kit
  - Optional wine fridge in select homes

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## Tranquil Bathrooms

- Soft close, flat panel cabinetry in warm oak
- Quartz countertops and backsplash with a sleek undermount sinks
- Large-scale 12x24" ceramic tile flooring and 4x12" tile pattern featured in the shower/tub surrounds
- Acrylic shower base in ensuite
- Showers with tempered glass doors and black metal trim
- Black faucets, shower rods and details such as shower door handles, towel hooks and bars
- Modern high-efficiently dual flush toilets
- Optional NuHeat in-floor heating

## Exceptional Comforts

- 1Valet Smart Building Technology including:
  - Smart Entry Systems with parcel scanning, facial recognition entry, video calling & SMS guest entry.
  - 1Valet app featuring keyless entry, package delivery notifications, and front entry notifications
  - Smart locker integration
- Hidden ceiling mounted heating and air-conditioning system
- Wiring for high bandwidth fibre optic to support high-speed TV and Internet
- Spacious balconies to entertain and unwind
- Safe and secure parkade equipped with EV ready stalls & ample bike storage
- B, C, D & TH plan homes include parking.
- A limited number of additional parking stalls available for purchase
- Secure storage lockers available

## Charming Neighbourhood

- Located in Kelowna's vibrant Cultural District
- Enjoy the convenience of Nolita's proximity to urban amenities
- Steps away from an abundance of shops, restaurants, beaches, and parks
- Excellent walk, bike and transit score
- 5-minute walk to the future downtown UBCO campus
- 15-minute drive to Kelowna International Airport

## Resident Amenities

- Stunning Art Deco inspired lobby with a stylish seating area
- Outdoor terrace lounge exclusive to residents
- Dedicated dog area for pets to run and play
- Lounge seating, dining tables and firepits for social gatherings
- Outdoor barbeque station perfect for entertaining guest

## Peace of Mind

- A proud collaboration between Fifth Avenue Properties and their team of partners.
- Over 30 years of trusted excellence in real estate design and development
- Advanced FOB system for convenient access into the building, parkade, common areas and storage
- A comprehensive 2-5-10 New Home Warranty Program
  - 2-year coverage on material and labour
  - 5-year coverage on building envelop
  - 10-year coverage on structural deficiencies
- In-home smoke detectors, carbon monoxide monitors and sprinkler systems
- MLA Complete's customer care team provides regular communication to purchasers throughout their home-buying journey

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