



CABAN

PANDOSY VILLAGE. GYRO BEACH.





AN URBAN RETREAT IN THE MAKING

Cressey is bringing a new benchmark icon to Kelowna with Caban. The BC developer envisioned a project that highlighted the city and natural surroundings: direct placement beachside and enough space to create a collection of upscale homes with indoor and outdoor appeal. Caban catalyzed that vision, bringing to life a one-of-a-kind building connected to Okanagan Lake and the neighbourhood—through its use of architecture, design, and access to the beachfront.

CRESSEY CRAFTED

For over 50 years, Cressey has built exceptional properties with a focus on quality craftsmanship rooted in integrity. The family run business is a leader in innovative design and liveable efficiency, building thoughtfully designed homes emphasizing form, function and beauty.

More than just a development company, the award-winning Cressey creates landmark homes in established and emerging neighbourhoods shaping thriving communities and delivering confidence in value and design.

At Cressey, every detail of a project is meticulously considered and executed by the in-house development and construction team. From inception through to completion, Cressey is dedicated to building your home, as if it was their own.



1) When will sales begin?

We are targeting sales for Caban to begin in late August /early September 2021.

2) When will construction begin?

Construction of both residential buildings at Caban will commence in early 2022.

4) When will Caban be complete?

We estimate the completion of the project to be in early 2024.

5) Who is the Developer?

The developer of Caban is the renowned BC builder Cressey. For over 50 years, Cressey has built exceptional properties with a focus on quality craftsmanship rooted in integrity. The family-run business is a leader in innovative design and liveable efficiency, building thoughtfully designed homes emphasizing form, function and beauty.

6) What amenities will Caban offer?

Caban is the ultimate in resort-style living with exceptional outdoor living spaces and amenities. Nestled in between the two low-rise buildings overlooking Okanagan Lake is an incredible terrace featuring the following amenities:

- Exceptional 25+ metre private infinity lap pool and hot tub
- Pool house with kitchen amenities, television and ample seating

- Private cabanas with built-in seating and hand-cast concrete fire tables
- Himalayan salt sauna with seating for 10
- Connected to the terrace is an expansive light-filled fitness centre with over 2,000 square feet of space featuring change rooms, free weights, treadmills, elliptical, exercise bikes, and workout stations to stream the latest fitness classes

7) What homes and floorplan features are available at Caban by Cressey?

Caban features 120 suites and 7 townhomes over six floors with solid concrete construction, superior design and elevated finishings. The project elegantly intertwines indoor and outdoor living while maintaining a timeless aesthetic.

8) What can residents expect for finishings at Caban?

Exceptional craftsmanship is reflected in the elegant finishes at Caban. Each home celebrates the pleasures of life on the beach with two natural colour schemes curated by Insight Design Group. Finishes include:

- Epicurean kitchens with professional style JennAir appliances
- Spacious 36" French door refrigerator

- 36" Gas range for two-bedroom homes and 30" for one-bedroom homes
- Appliances feature diamond etched handle and brushed brass knob collar detailing
- Italian handmade cabinetry and millwork
- Generous 9'6" ceiling heights
- Oversized windows
- Quartz countertops in kitchens and bathrooms

9) Where is Caban located?

Caban exudes resort-style living in one of the most sought-after locations in Kelowna at Lakeshore Road and Richter Street. The residential oasis is situated steps away from the coveted Gyro Beach on Okanagan Lake and at the doorstep of the much desired Pandosy Village. At Caban, the location and neighbourhood epitomize the ideal Kelowna lifestyle with the beach, gourmet grocers, artisan wine shops, breweries, and restaurants a short and scenic stroll away.

**10) Will parking be included with each home?**

Yes, each residence will come with a minimum of 1 parking stall. Penthouses with 2 bedrooms come with 2 parking stalls and our townhomes have a generous sized enclosed private garage with room for 2 vehicles.

11) Are extra parking stalls available for purchase?

Additional parking stalls will be available for purchase.

12) Are storage and bike lockers available for purchase?

Yes, a limited number of storage lockers will be available for purchase.

The building has ample bike storage with three secured rooms accessible to residents.

13) Will Caban allow assignments?

Caban buyers will be able to assign their contract of purchase and sale with builder approval at an assignment fee of 2% plus a \$750 administration fee & GST.

Please note: Assignments require the written approval of the developer and will only be considered once Caban is 100% sold out.

14) Are pets permitted?

Two pets will be permitted per residence.

15) What is the deposit amount required to purchase at Caban?**Initial deposit:**

\$10,000 at the time of signing the contract

Second Deposit:

10% within 7 days (less \$10,000)

Third Deposit:

5% at 180 days

Fourth Deposit:

5% at 365 days

(Foreign buyers must pay a total deposit of 30%)

16) Are rentals permitted at Caban?

Rentals are permitted with restrictions per the City of Kelowna C9 zoning bylaws.

17) When will the Caban sales gallery be open for appointments?

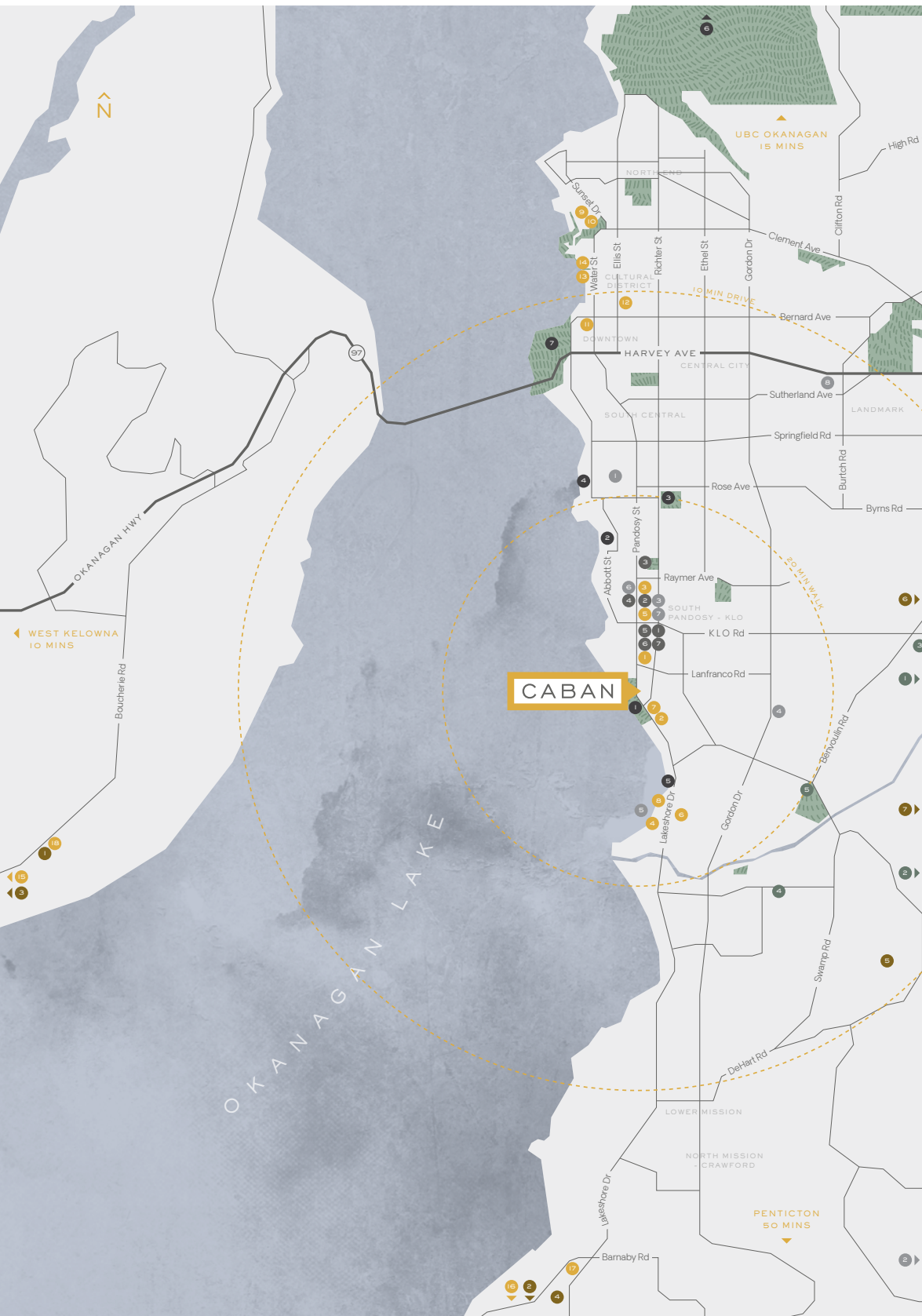
The sales gallery will open in early September.

18) Will there be commercial space at Caban?

There will be eight retail units in the building. At this time, the businesses that will operate at Caban have not been confirmed.

19) If I am not from Kelowna, how can I view Caban by Cressey?

Our sales team will be offering a variety of virtual viewing options, including realtor and purchaser webinars and one on one virtual tour appointments.



● **FOOD & DRINK**

1. The Fixx Cafe
2. Diner Deluxe - The Shore
3. Marmalade Cat Cafe
4. Hotel Eldorado
5. Momo Sushi Mission
6. Basil & Mint
7. Shore Line Brewing Co.
8. SmackDAB
9. Waterfront Wines Restaurant
10. Bouchons Bistro
11. Raudz Regional Table
12. La Bussola Restaurant
13. Cactus Club Cafe
14. Kelowna Yacht Club
15. Terrace Restaurant - Mission Hill Winery
16. Home Block - Cedar Creek Winery
17. Summerhill Pyramid Bistro
18. Old Vines at Quails Gate Winery

● **LIFESTYLE**

1. Kelowna General Hospital
2. Big White Ski Resort
3. Kelowna Cycle
4. Lavender and Lace Floral Farm
5. Eldorado Marina
6. Modo Yoga
7. OrangeTheory Fitness
8. F45

● **WINERIES**

1. Quails' Gate
2. CedarCreek
3. Mission Hill
4. Summerhill
5. Tantalus
6. Kitsch Wines
7. The View Winery

● **GOLF COURSES**

1. The Harvest Golf Club
2. Gallagher's Canyon Golf & Country Club
3. Mission Creek Golf Club
4. Michaelbrook Ranch Golf Club
5. Kelowna Driving Range

● **PARKS**

1. Gyro Beach
2. Kinsmen Park
3. Cameron Park
4. Strathcona Park
5. Rotary Beach Park
6. Knox Mountain Park
7. City Park

● **SHOPPING**

1. Urban Fare
2. Lakeview Market
3. The Flour Bean
4. Bean Scene
5. Starbucks
6. Mission Park Shopping Centre
7. Mission Creek Wine Cellars

WHERE LIFESTYLE
AND LOCATION INTERSECT