



ADVANCED PREVIEW BROCHURE

There's So Much More
to Love at Sokana





So Vibrant. So Central. So Okanagan. So You.

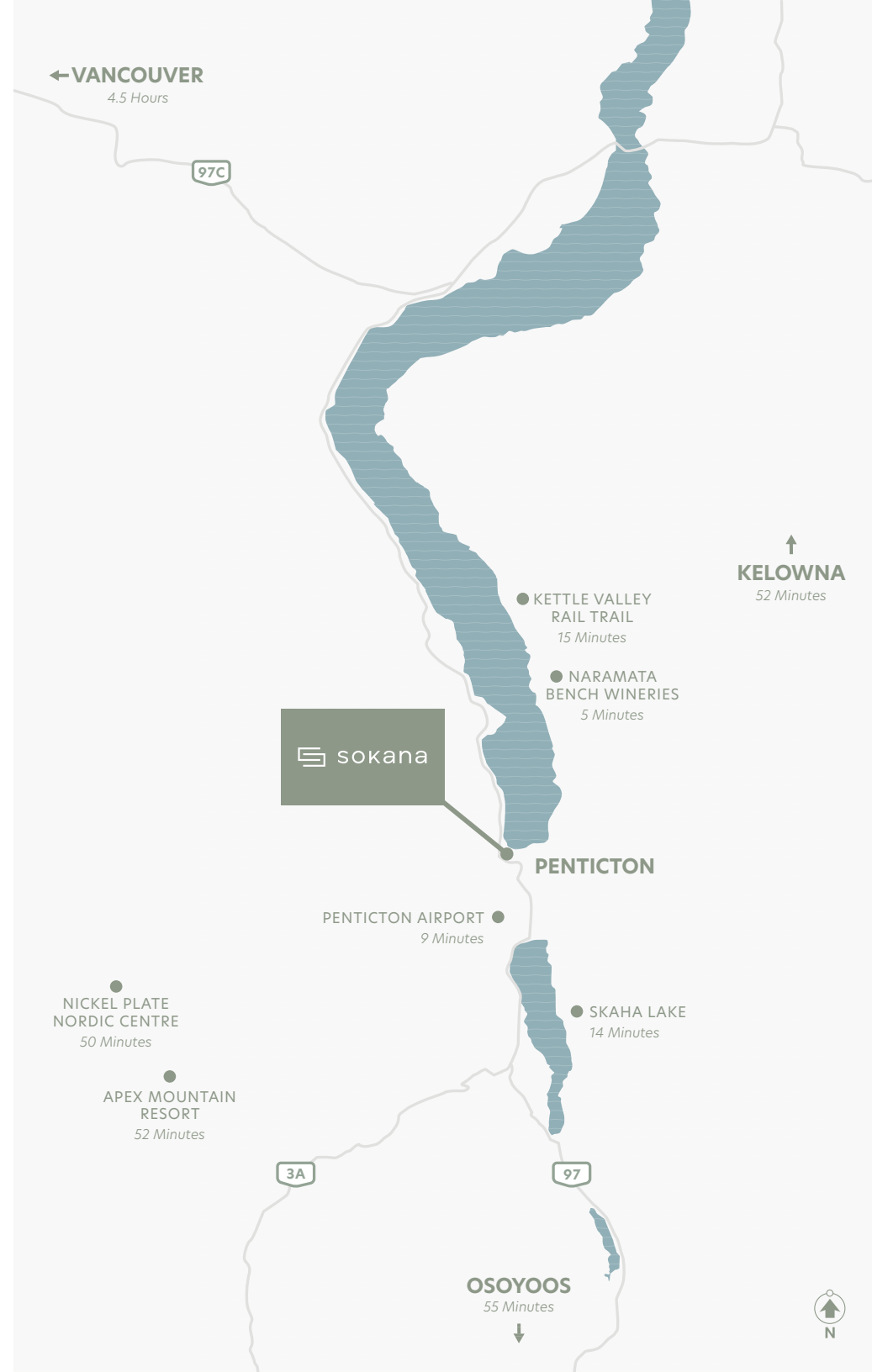
Re-imagine Okanagan living at Sokana, a contemporary riverside community in the heart of Penticton. Walk, cycle, play, is the vibe here, thanks to Sokana's lifestyle amenities and super-central, minutes-from-everything location — bordering Riverside Village and Penticton Channel. Just minutes from your doorstep, reach the city's ever-growing culinary and craft brewery scene,

soft sand beaches and epic lake-life adventures. Take a short drive to discover the award-winning boutique wineries, distilleries and restaurants that stretch across Naramata Bench, the jewel of the Okanagan Valley wine country. Explore farther, to hike the Skaha Bluffs, bike the Kettle Valley Rail Trail, and float the Penticton Channel. There's so much to love living at Sokana.

Your Gateway to the South Okanagan

EVERYTHING YOU NEED, SO CLOSE TO HOME

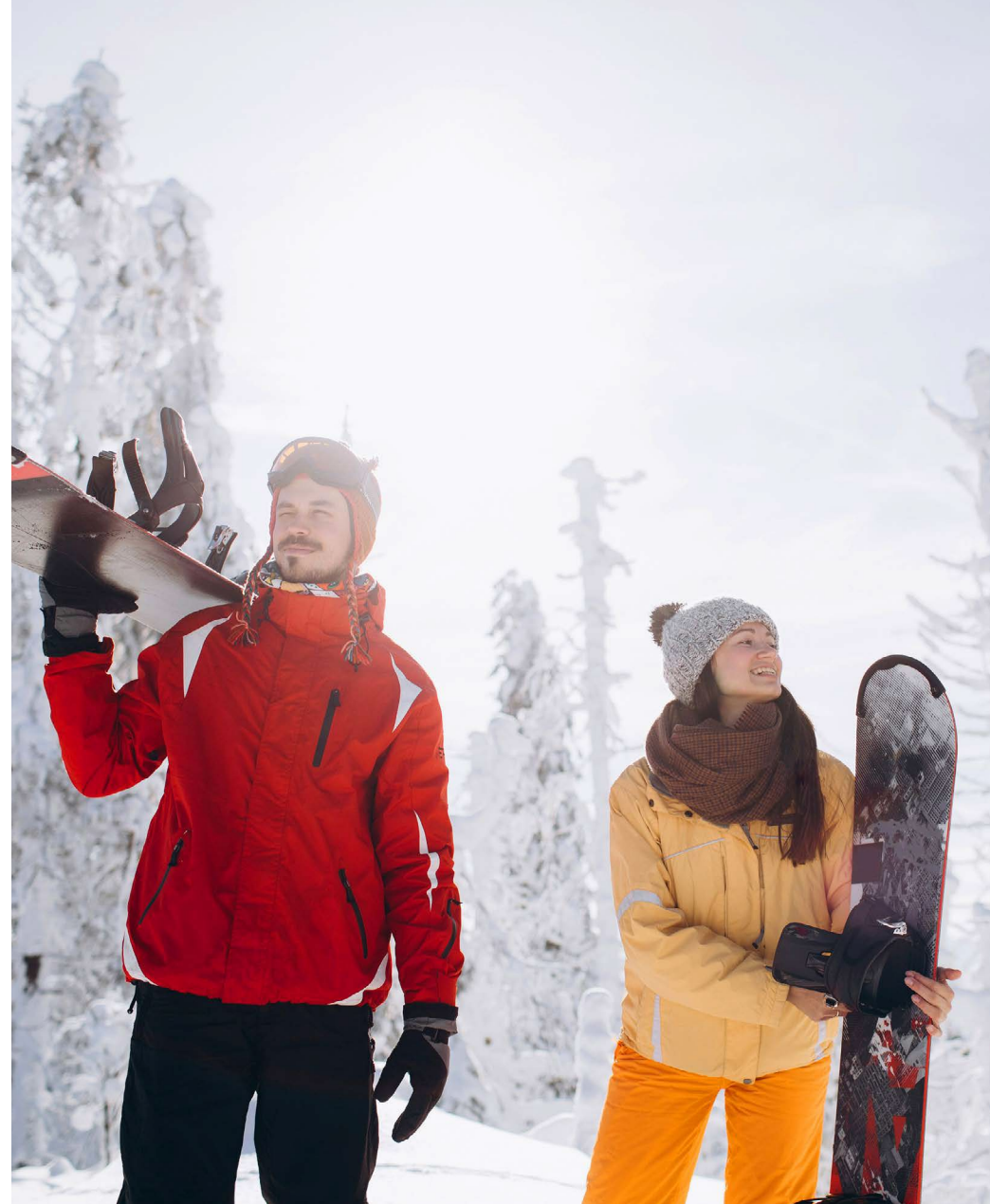
Consider Sokana your gateway to the South Okanagan. Close to home, you'll find quaint, small-town vibes and all the perks of big-city living, including exciting restaurants, brewpubs and beaches, as well as the Naramata Bench's 40-plus award-winning wineries just minutes away. Experience the outdoors by biking the Kettle Valley Rail Trail, teeing off at world-class golf courses throughout the South Okanagan, and spending sunny days on Skaha and Okanagan lakes. Venture to nearby Osoyoos and Oliver to explore the wine trail or Kelowna to access the services and amenities of the Interior's largest city. In the winter, drive to Apex Mountain Resort and the Nickel Plate Nordic Centre for cross-country and downhill skiing.





SPRING AND SUMMER DELIGHTS

As one of only two cities in the world set between two lakes, Penticton is a beacon of natural beauty brimming with recreation and adventure in the spring and summer. With Sokana as your home base, spend long, lazy days floating down the channel, biking the scenic Kettle Valley Rail Trail, or paddleboarding on Skaha and Okanagan lakes. Spend warm evenings wandering the boardwalk along Lakeshore Drive, dining on lively patios, or watching the sunset cast its red and gold hues over the lake.



FALL AND WINTER FUN

Penticton's desert climate makes for delightfully temperate falls and winters. Golf at one of the 26 acclaimed courses or explore over 40 award-winning wineries and lake view restaurants populating the Naramata Bench. In the winter, head to Apex Mountain Resort for untouched champagne powder, or to Nickel Plate Nordic Centre for cross-country skiing and snowshoeing.

So Central

From Sokana, you can walk or bike to downtown, the beach, picturesque wineries, the Kettle Valley Rail Trail, and Riverside Village for your daily conveniences. Minutes from your door, you'll find world-class medical facilities as well as an energetic learning community at the Penticton campus of Okanagan College. Hop into the car for a short road trip to nearby ski resorts, the high-energy vibes of Kelowna, or the warm desert adventures found in Osoyoos.

As if there wasn't already so much to love, the City of Penticton has greenlighted a redevelopment strategy for North Gateway in the city's northwest corner. With the goal of designing Penticton's first 15-minute neighbourhood, plans feature brand-new multi-use paths and tree-lined streets, hotels, entertainment, recreation amenities, and boutique shops.



RESTAURANTS

- 1 Salty's Beach House
- 2 Elma
- 3 Loki's Garage
- 4 KOYA Penticton
- 5 BRODO Kitchen
- 6 Hooded Merganser Restaurant
- 7 Pizzeria Tratto Napoletana
- 8 Theo's Restaurant
- 9 The Bench Market
- 10 The Nest
- 11 Edo Japan Grill & Sushi
- 12 The Black Antler
- 13 Sociale Enoteca Ristorante
- 14 Cambo Beach Restaurant
- 15 The Station Public House
- 16 Sushi Heaven
- 17 The Vault Bar & Grill
- 18 Tequila Vallarta Restaurante Mexicano
- 19 Lachi

BREW PUBS & WINERIES

- 1 Cannery Brewing
- 2 Yellow Dog Brewing
- 3 Neighbourhood Brewing
- 4 Slackwater Brewing
- 5 Highway 97 Brewing Company
- 6 TIME Winery & Kitchen
- 7 Evolve Cellars

SHOP & SERVICES

- 1 Penticton Farmer's Market
- 2 The Book Shop
- 3 Wayne & Freda Coffee Shop
- 4 Tickleberry's Downtown Ice Cream
- 5 Heiress Salon & Boutique
- 6 Three Wishes Clothing Boutique
- 7 Arcadia Modern Home
- 8 Penticton Physiotherapy & IMS Clinic
- 9 Penticton Art Gallery
- 10 Riverside Village
 - T-Bones Fresh Meat Market
 - South Okanagan Animal Care Centre
 - Pharmasave Riverside Penticton
 - Quality Greens Farm Market
 - COBS Bread
 - Booster Juice
 - Riverside Liquor Store
 - Starbucks
 - A&W
- 11 Penticton Regional Hospital
- 12 Safeway Penticton
- 13 IGA Penticton
- 14 Penticton Public Library
- 15 Foodland Market
- 16 Charmaine Nails & Spa
- 17 BC Wine Information Centre
- 18 Bank of Montreal

RECREATION & ENTERTAINMENT

- 1 Skaha Lake
- 2 Riverside Walk Along the Channel
- 3 Penticton Yacht Club & Marina
- 4 Rotary Park
- 5 South Okanagan Event Centre
- 6 Penticton Community Centre
- 7 Reflections Yoga Studio & School
- 8 Penticton Lakeside Resort & Conference Centre
- 9 Penticton Trade & Convention Centre
- 10 Penticton Curling Club
- 11 Penticton Golf & Country Club
- 12 Kettle Valley Rail Trail
- 13 Peach City Indoor Pickleball Club
- 14 PURE Gym Penticton
- 15 Penticton Bike Rentals
- 16 Penticton Ikeda Japanese Gardens
- 17 Cleland Community Theatre
- 18 Okanagan Hockey Group
- 19 Peach Park
- 20 Kiwanis Walking Pier
- 21 SS Sicamous Marine Heritage Society

SCHOOLS

- 1 Okanagan College (Penticton Campus)
- 2 Queen's Park Elementary
- 3 Penticton Secondary

A Welcoming Oasis



COZY AND CONTEMPORARY

Warm and inviting, Sokana's architecture was inspired by the temperate climate of the South Okanagan and the commanding bluffs surrounding Penticton. Lush green spaces and tree-fringed pathways enhance the modern streetscape, with a pedestrian breezeway connecting the community to the shops at Riverside Village next door.



Penticton's Most Exciting New Community

Taking full advantage of the South Okanagan's endless hours of sunshine and warm temperatures, Sokana's resort-inspired amenities encourage alfresco gatherings from dawn to dusk. Whether meeting up with friends at the outdoor lounge, relaxing with a book poolside, practicing yoga on the lawn, or working out in the fitness centre, Sokana is Penticton's most exciting new community offering the best amenities in the city.





ENTICING AMENITIES FOR DAYS OF PLAY

Lounge on the sundeck, prepare an outdoor feast at the community barbecues or play a game of cornhole or bocce with friends and neighbours. Finish your day by relaxing fireside from sunset through starlight.



POOL DAY, EVERYDAY

Every day is a holiday at Sokana's resort-inspired pool, where you can alternate between tackling laps and basking in the Okanagan sunshine. The nearby hot tub is a welcome haven after long days of work and play.



READY TO BREAK A SWEAT?

Get your heart pumping at Sokana's state-of-the-art fitness centre, where you're free to work on your best self. You can also switch it up and break a sweat at the outdoor fitness and yoga area - a breath of fresh air on warmer days.



GATHER AT THE GRILL

Break bread with your neighbours at Sokana's community alfresco barbecue area, where friends new and old gather to grill in the sunshine. Dine by the cozy firepits for the best seat in the house – from here, you have a front-row view of the iconic Okanagan sunsets.



RETREAT TO ZEN-INSPIRED INTERIORS

Sokana's innovative home collection encompasses modern studios, bright one-bedroom plans, and spacious two and three-bedroom residences with large, covered decks that encourage outdoor living. The community's contemporary interiors are presented in two designer-selected colour palettes, pairing a captivating balance of warm white or grey hues with natural wood tones.



Sandstone

SUBTLE AND SOOTHING

Perfectly capturing the leisurely lifestyle of Sokana, Sandstone is inspired by Penticton's tranquil lakes and warm sands. The palette is bright, airy and warm, evoking a calming mood that complements the minimalist Scandinavian approach seen in the kitchen's solid cabinet panels and warm wood accents, and the bathroom's subtle tonal shifts.





Slate

BOLD AND BEAUTIFUL

Soft, moody and cooler in tone, Slate was inspired by the smooth pebbles and glassy waters that populate Penticton's tranquil landscape. The palette's refined sophistication can be seen in the depth of the kitchen's quartz countertops, and the sedimentary stone tiles in the spa-inspired bathroom.

So Many Reasons to Love Sokana



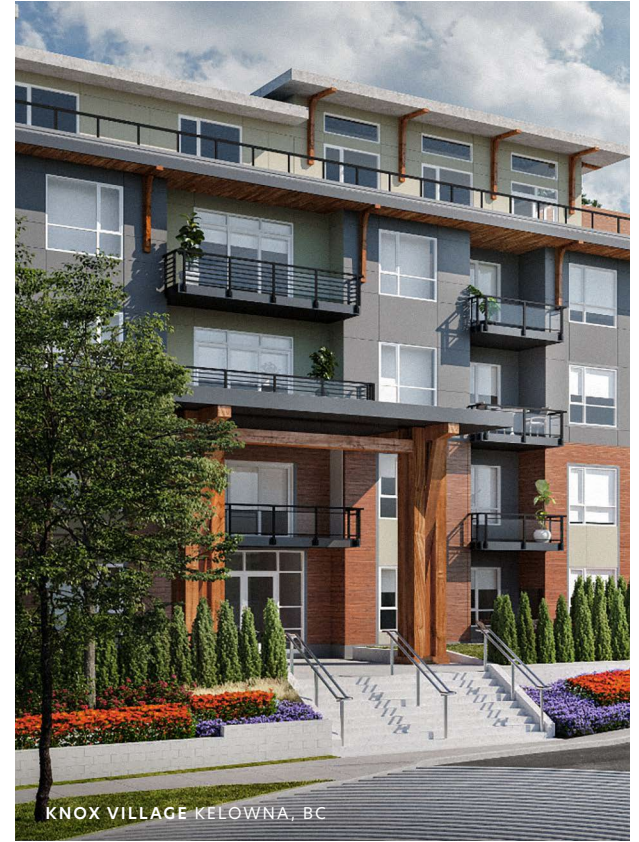
- So close to everything you need – step outside and explore the Okanagan’s year-round amusements, whether it’s the sandy beaches of Okanagan and Skaha lakes, 26 local golf courses, two ski resorts, or 40-plus wineries minutes from your door.
- Bask in over 2,000 hours of sunshine per year – the South Okanagan is renowned for having the warmest weather in Canada.
- The world-renowned Naramata Bench is a 5-minute drive away, leading you to 40+ award-winning wineries and restaurants with spectacular lake views.
- Enjoy the quaint, tranquil vibes of a small community with big city amenities.
- Walk or bike ride to Penticton’s major attractions, including soft sand beaches, riverside pathways, and a trendy brewery and restaurant scene.
- Access western Canadian cities with a regional airport just minutes away, an international airport within an hour’s drive, and a newly renovated hospital close by.
- Enjoy the best building amenities in the South Okanagan, including an outdoor pool and hot tub, community barbecues, lounge area with firepits, greenspace for yoga and games, a well-equipped fitness centre, and so much more!
- Rest easy knowing Sokana was built by local award-winning developer and builder Kerkhoff, which has earned an acclaimed reputation for excellence, innovation, and integrity, with over 50 years of experience.



ONE WATER STREET KELOWNA, BC



LAKEHOUSE SUMMERLAND, BC



KNOX VILLAGE KELOWNA, BC

QUALITY, INNOVATIVE CRAFTSMANSHIP

Sokana is another quality Kerkhoff community. As the longstanding, award-winning developer's first residential offering in Penticton, Sokana will be constructed with the exacting standards on which Kerkhoff has carefully built a reputation for the last 50 years. From building its first home in Chilliwack in 1968, to One Water Street, the landmark development in downtown Kelowna, Kerkhoff has garnered a solid and respected reputation for industry-leading excellence, innovation and integrity.



We Develop.
We Build.



kerkhoff.ca

Best Amenities in Penticton



- A. GREEN SPACE & PUTTING GREEN
- B. COWORKING SPACES
- C. SHARED KITCHEN / LOUNGE

- 1. YOGA / FLEX SPACE
- 2. PING PONG / CORNHOLE GAMES
- 3. ALFRESCO BBQ AREA

- 4. OUTDOOR POOL
- 5. HOT TUB
- 6. LOUNGE AREA WITH FIRE PITS

- 7. GREEN SPACE
- 8. FITNESS CENTRE

Features & Finishes



So Central

- Reimagine Okanagan living at Sokana, a contemporary riverside community in the heart of Penticton
- Just minutes from your doorstep, reach the city's ever-growing culinary and craft brewery scene, soft sand beaches, and Riverside Village for all your daily conveniences including:
 - T-Bones Fresh Meat Market
 - South Okanagan Animal Care Centre
 - Pharmasave Riverside Penticton
 - Quality Greens Farm Market
 - COBS Bread
 - Booster Juice
 - Riverside Liquor Store
 - Starbucks
 - A&W
- Quaint, small-town vibes harmonize with outdoor fun at Sokana, including the Kettle Valley Rail Trail, world-class golfing throughout the South Okanagan, and water sports on Skaha and Okanagan lakes
- Take full advantage of the Penticton's endless hours of sunshine and warm temperatures with Sokana's resort-inspired amenities, including an outdoor pool and hot tub, an alfresco barbecue area, lounge seating with firepits, green space for yoga, coworking spaces, a well-equipped fitness center and more
- A short drive to the Naramata Bench's 40-plus award-winning wineries and lake view restaurants

So Contemporary

- Warm and inviting, Sokana's architecture was inspired by the temperate climate of the South Okanagan and the commanding bluffs surrounding Penticton
- Outside, lush greenspaces and tree-fringed pathways enhance Sokana's Okanagan-modern architecture, with a pedestrian breezeway connecting the community to the shops at Riverside Village next door

So Thoughtful

- Keep your bicycle secure and maintained with underground bike storage and convenient bike tune-up and wash stations in the parkade
- Convenient same-floor storage lockers and secure enclosed parking allow you to access your belongings with ease
- EV-capable car charging available
- Efficient heating and air conditioning system to keep you cool in the summer and warm in the winter

So Welcoming

- Contemporary designed interiors feature two sophisticated colour palette's, Sandstone and Slate, pairing a captivating balance of warm white or grey hues with natural wood tones
- Stylish entry door with polished chrome hardware
- Premium and durable, luxury vinyl plank flooring
- Airy ceilings throughout
- Elegant chrome lighting and hardware
- Sleek energy-efficient LED lighting
- Stacked front load washer and dryer with wrinkle release technology
- Sleek roller shade blinds for optimal lighting
- Oversized double glaze windows

So Functional

- Gourmet kitchens with large islands, perfect for entertaining friends and family
- Polished quartz countertops and large format tile backsplash
- Wood grain two-tone flat panel cabinetry
- Undermount sink and polished chrome faucet with a pull-down handle
- Under-cabinet kitchen lighting with recessed pot lights
- Sleek chrome hardware

- Well-appointed Samsung stainless-steel appliances include:
 - Electrical slide-in range
 - Professional low profile over the range microwave/hood fan
 - Energy efficient dishwasher
 - Full height energy efficient fridge with bottom freezer

So Serene

- Spa-inspired bathrooms feature a floating wood grain vanity with flat panel cabinetry in select bathrooms
- Contemporary 12 x 24 matte tile flooring
- Sleek quartz countertops
- Recessed pot lights
- Elegant chrome hardware
- Soaker tub and, in larger homes, a convenient walk-in shower in the ensuite
- Dual flush toilet with soft close seat

So Secure

- 2-5-10 year new home warranty with Travelers
- Entire building secured with cameras and FOB access
- The Kerkhoff Advantage:
 - The developer/builder has earned an acclaimed reputation for excellence, innovation, and integrity, with over 50 years of experience



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In our continuing effort to improve and maintain the high standard of the Sokana development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on surveyor measurements and unit entitlement. As reverse, flipped, and/or mirrored plans occur throughout the development please see architectural plans for unit layout if material to your decision to purchase. Illustrations, renderings, vignettes, and marketing materials provided are an artist's concept and are intended as a general reference only, not to be relied upon as they are subject to change without prior notice. Please ask one of the helpful sales staff to reference the most recent set of architectural construction drawings for the most up to date dimensions, layouts, and other details. Please refer to disclosure statement for specific offering details. E. & O. E. Sales and Marketing provided by Fifth Avenue Real Estate Marketing Ltd. fifthave.ca