



<b>ADDRESS</b>	PC Address: 1102 Burnaby Avenue, Penticton, BC. Phase Two: 270 Riverside Drive, Penticton, BC.
<b>AMENITIES</b>	Pool, hot tub, BBQ area, putting green, co-working space, fitness facility in each building, social kitchen and lounge.
<b>APPLIANCES</b>	Well-appointed Samsung stainless steel appliances include: electric slide-in range, professional low profile over the range microwave/hood fan, energy efficient dishwasher, full height energy efficient fridge with bottom freezer.
<b>ASSIGNMENT FEE</b>	3% Assignment fee + \$1,800 administration fee.
<b>CEILING HEIGHT</b>	9' throughout the home.
<b>COLOUR SCHEME</b>	Sandstone: lighter option. Slate: darker option.
<b>DEPOSIT STRUCTURE</b>	A 15% deposit is required. Within 7 days of the vendor's acceptance, 10% of the purchase price must be paid. An additional 5% deposit of the purchase price is due 30 days after the vendor has finalized the financing arrangements.
<b>EST. COMPLETION</b>	Phase 2: Spring/Summer 2028.
<b>LIGHTING</b>	Sleek and efficient LED lighting through your home with under cabinet kitchen lighting and recessed pot lights.
<b>PARKING</b>	Most homes come with one parking stall. Please ask your sales manager for more details.
<b>PETS</b>	Owners are allowed to have up to two pets. Either two dogs, or two cats, or one of each.
<b>RENTAL</b>	Long term rentals are allowed with a minimum stay of 30 days.
<b>STRATA FEES</b>	Approximately \$0.52 cents per sq/ft per month.
<b>WARRANTY PROVIDER</b>	2-5-10 year new home warranty with Travellers.



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](http://fifthave.ca)