

GLENPARK ROW II

FEATURES

PROJECT HIGHLIGHTS

- 77 Townhomes in Kelowna's desirable North Glenmore by trusted VanMar Developments and VanMar Construction.
- Expertly planned three-level townhomes boast three bedrooms plus a den, 2.5 bathrooms, a gated front yard and a private garage.
- Each home boasts a versatile den on the first floor with a window, closet and pony wall. *Option to upgrade the den to a fourth bedroom or home office.*
- Choose from 6 floorplans, each with private parking for 2 vehicles. The A-series floor plans feature double side-by-side garages, while B & C-series floor plans feature single garages and driveway parking for a second vehicle.
- All homes come equipped to support electric vehicle charging. *An optional plug-in-ready upgrade is available.*
- Comprehensive 2-5-10 year New Home Warranty coverage.



EXTERIORS

- Urban tastemaker meets rustic rural for a fresh take on contemporary design by RLA Architects Inc.
- Visually pleasing architecture of pitched roofs, complementary coloured ship-lap siding, and various window expressions create distinct separation within Townhome Rows.
- Superior HardiePanel and HardiePlank siding in stylish vertical and horizontal combinations are attractive yet durable.
- Front doors saturated in rich red Benjamin Moore "Caliente" await your arrival and feature a modern vertical window.
- The perfect blend of indoor/outdoor living with a gated front yard and private patio off the kitchen with gas BBQ connection.
- Tree-lined internal walkways, communal mew courtyards, green spaces and children's playground create a friendly and livable community for all demographics.

INTERIOR

- Choose from 2 designer colour palettes: the light and refreshing Relax palette or the dark and comforting Retreat palette, and a selection of optional upgrades curated by Outpost Design.
- Ambient lighting package includes ceiling pot lights, kitchen island dome pendants, flush-mount lighting and sconces. *Under-cabinet lighting package upgrade available for kitchen uppers and master bath toe kick.*
- Energy-efficient central heating and cooling system for optimal air quality and comfort
- Acoustically treated party wall with sound barrier and fire safety rating.
- Longwearing carpet on the stairs and upper floor provide warmth, comfort and are wear and stain resistant – perfect for kids and pets!
- Textured woodgrain European wide plank luxury laminate flooring on the lower and main level floors. *Option to upgrade to laminate flooring throughout.*
- Whirlpool ENERGY STAR certified front load washer and dryer are conveniently located on the bedroom level.
- Low E, energy-efficient, double glazed vinyl windows welcome ample natural light into the homes.
- White wire shelving in all closets for increased storage and organization. *Built-in primary bedroom walk-in closet organizer available as an upgrade.*
- 2" wood-inspired white blinds offer increased privacy throughout the homes.

KITCHENS

- Open concept modern farmhouse kitchen with large island providing seating for up to 6 guests. Perfect for meal preparation and entertaining.
- Soft-close, high-pressure laminate cabinets feature a solid colour and woodgrain finish for a stylish, two-tone design.
- Display your favourite Okanagan wine varietals in the 9-bottle wine rack feature above the vertical pantry.
- A matte hexagon tile backsplash complements the non-porous and durable polished quartz countertops.
- The stainless-steel, double under-mount sink and a matte black Moen arch pulldown faucet complete the modern farmhouse aesthetic.
- Whirlpool 30" French door refrigerator with exterior water dispenser.
- Whirlpool 30" front control gas range with cast-iron grates, Frozen-Bake™ technology, and SpeedHeat™ burners.
- Whirlpool 24" large capacity fingerprint-resistant stainless-steel dishwasher.
- 30" Broan undercabinet hood fan with whisper-quiet blower ensures a peaceful cooking experience.
- Under-counter Panasonic stainless steel microwave oven with Inverter® Turbo Defrost.
- *Kitchenaid appliance package upgrade available.*
- *Danby designer 38-bottle capacity wine cooler available as an optional upgrade.*

BATHROOMS

Primary Ensuite

- Add a touch of luxury to your morning routine with the floating woodgrain vanity featuring a custom mirror surround and soft-close cabinet drawers and doors.
- Luxurious polished quartz countertop and backsplash, dual under-mount sinks and Moen arc double-lever faucets complete the spa-inspired vanity.
- Spa-like marble glazed porcelain tiles cover the ensuite floors and the semi-frameless glass enclosure shower walls to the ceiling.
- Align Chrome Moentrol® fixed 7" diameter spray rain showerhead.
- *Adjustable Moen handheld showerhead and 10" rain shower head combo upgrade available.*
- *Heated flooring is available as an upgrade.*

Main bathroom

- Floating woodgrain vanity with soft close cabinet doors, quartz counters and backsplash with Kohler under-mount sink and Moen single handle chrome faucet.
- Industrial-inspired porcelain tiled floors in white Matte (Relax) or Silver Matte (Retreat) colour options.
- The Tub/Shower combination is easy to clean, integrated with shelves and features a white subway-inspired tile surround.
- High-efficiency toilets with elongated ErgoHeight™ bowl in all bathrooms.

Powder Room

- Conveniently located on the main floor, the powder room is finished with Benjamin Moore paint in Blue Grass and a stylish arch mirror above the Duravit wall-mount sink.

COMMUNITY

- Family-friendly and livable community located within walking distance to Little Owl Academy, North Glenmore Elementary and Dr. Knox Middle school.
- Urban amenities at your door-step. Located within walking distance to Glenpark Village, Brandt's Creek Crossing shopping, Save-on-Foods, IGA, Shoppers Drug Mart, various restaurants and cafes, doctor and dentist offices, a veterinary clinic and more.
- Located directly across from the Glenmore Recreation Park, sports fields and dog park.
- Enjoy the views of the adjacent Agricultural Land Reserve with the rustic charm of North Glenmore Orchards.
- Located within close proximity to everything!
 - 10 minutes to Downtown Kelowna & Lake Okanagan
 - 10 minutes to UBCO & Kelowna International Airport via John-Hindle Drive