

OKANAGAN URBAN

AT NEW HEIGHTS

INTRODUCING THE
PENTHOUSE COLLECTION

ONE

WATER
STREET

WELCOME TO THE PENTHOUSE COLLECTION AT ONE WATER STREET.

The Penthouse Collection is an exclusive, limited offering of grand floor plans and refined home specifications not available to the general public.

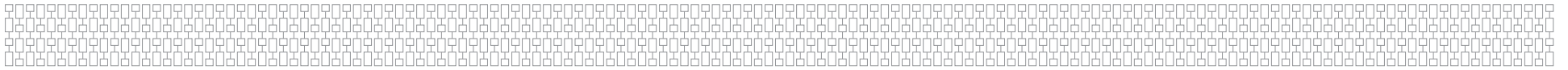
While we recognize that One Water Street is a place for the people, this collection of homes are the highest standard of finishings offered and presented only to our most discerning clientele.



Rendering is an artistic representation only.

THE ALLURE OF A VIBRANT STREETSCAPE FOR ALL TO ENJOY

An immersive, intergenerational urban experience unfolds as you approach ONE Water Street. An attractive blend of retail, verdant landscaping, and notable architecture forms a dynamic character for both residents and the public. All are invited to stroll through the Shoppes and socialize in the courtyard on the pedestrian-friendly streetscape. Enjoy dinner with friends in a trendy restaurant or grab a coffee on your way to the beach. Your home is a community. Continue to your intimate entrance. A stylish and welcoming home. From here, amenities exclusive to residents await.





SUBLIME INTERIORS BRING THE OUTSIDE IN

Your home is a prominent form on the skyline – visible to all who enter the city. From your windows and outdoor living spaces, gaze across a vista you can't believe is yours. ONE Water Street is designed to accentuate lake views from all homes. Watch the sun sneak behind the mountains and follow the movements of the lake. Your view will continue to captivate throughout the seasons and years.

"We were guided by the natural beauty of the Okanagan vineyards and orchards and inspired by the colour palette of the local landscape. The concept of organic design has been incorporated throughout the penthouses. These penthouse are outfitted to create a luxurious experience and respite from modern day life. The spacious kitchens are designed with the region's culinary delights in mind while the bathrooms offer a spa-like oasis to relax and recharge. Modern details like bright chrome faucets are combined with a variety of natural patterns which can be seen in the wide-plank wood floor, stone pattern porcelain floor tiles and quartz countertops, to create this style we call Okanagan Urban. Ultimately, the living spaces at ONE Water Street are all about luxury and function."

JUDY HENDERSON, RID, BID PRINCIPAL, INSIDE DESIGN STUDIO



HARVEST SCHEME



OKANAGAN URBAN INSPIRED HOMES

The Penthouses at ONE Water Street make a statement with simplicity. Envisioned by Inside Design Studio, one of Canada's leading firms specializing in condominium design, interiors are a contemporary take on lake-side living. The flexible, open spaces are saturated with natural light from the expansive windows, and offer a choice of three different colour palettes: the light blossom scheme, the darker orchard scheme, or the upgraded harvest scheme, featuring a contrast of light and dark tones. Modern kitchens are designed to impeccably accommodate both day-to-day living and entertaining. The collection of stainless steel appliances, flat-panel cabinetry, and premium countertops combine to convey effortless style. Layouts are intelligent to create functional work spaces and maximize storage.



AT HOME IN A BEAUTIFUL RETREAT

Bedrooms and bathrooms invite you to indulge in complete relaxation. Sink into a spa-inspired ensuite morning and night, with floor tiles that climb the walls and refreshing showers or bathtubs. The spacious, highly functional design taps in to what luxury should feel like.



HARVEST SCHEME

1 **JENN-AIR GOURMET STAINLESS 42" WIDE CABINET DEPTH FRENCH DOOR REFRIGERATOR**

- Counter Depth Design
- TriSensor™ Electronic Climate Control
- Glide-out Freezer Drawer with SmoothClose™ Drawer Track System
- Adjustable Humidity-Controlled Crisper Drawers
- Temperature-controlled Gourmet Bay™ drawer with self-opening lid
- Produce Preserver
- Internal Water Dispenser
- Automatic Ice Maker with Storage Bin
- LED Interior Lighting
- Adjustable Glass Shelves with Spill Shield Technology
- Automatic Adaptive Defrost
- Max Cold option

2 **JENN-AIR GOURMET STAINLESS 36" WIDE 6 BURNER GAS COOKTOP**

- 20,000 BTU Dual-Stacked PowerBurner
- Single Point Electronic Ignition and Flame-Sensing™ Re-ignition
- 6,000 BTU Simmer Burner with Melt Cap
- Low-Profile Design
- Brass Burners with Removable Base
- White LED Burner Indicator

3 **STAINLESS 30" MICROWAVE/WALL OVEN WITH MULTIMODE CONVECTION**

Multimode® Convection System

Three radiant elements provide consistent heat on every rack for evenly browned, perfectly cooked dishes.

4.3 Inch Full-Color Menu-Driven LCD Display

This highly interactive, full color LCD control panel features menu-driven controls to guide you in selecting cooking options, such as temperature and cooking mode.

Speed-Cook

The Speed-Cook feature combines the speed of microwaving with the precision of convection cooking and broiling. It helps you achieve oven-quality results up to three times faster than conventional cooking methods.



4 **JENN-AIR GOURMET STAINLESS TRIFECTA™
STAINLESS DISHWASHER WITH EURO HANDLE**

- 14 place settings
- TriFecta™ Wash System
- Upper and lower racks with UltraGlide rails
- Multi-point LED theater lighting
- Waterlock™ flood protection technology
- Sensor wash cycle with ClearScan™ turbidity sensor
- SteamFinish option
- Precision Dry® option
- Add dish indicator light
- Hidden capacitive touch controls
- 6 wash cycles
- Culinary caddy
- Exterior cycle indicator
- Light item & stemware clips
- Refresh/rinse cycle
- Sliding tines
- SaniRinse® option
- Delay start
- Stainless steel tub
- Energy STAR® qualified



5 **36" WIDE ELITE SERIES HOODFAN**

- High efficiency single centrifugal blower with resilient anti-vibration motor mounts
- Lights and blower turn On or OFF either automatically by opening or closing the sliding drawer of the hood or manually according to the position of the switches.
- Top-mounted 3-speed slide control.
- Halogen lighting
- Compact blower housing – permits use of cabinet shelf space
- Dishwasher-safe professional type Micromesh filters
- 300 cfm



6 WHIRLPOOL FRONT LOAD WASHER

- 4.8 cubic foot capacity
- 8 cycles including Quick Wash
- 4 options including Delay Wash
- 3 soil level selections
- 4 temperature selections
- Adaptive Wash system with automatic load size sensing technology
- Stainless steel drum
- Optimal vibration control
- Energy Star qualified

6



7 WHIRLPOOL 7.4 CU.FT VENTLESS HEAT PUMP DRYER WITH CLOSET-DEPTH FIT

- 7.4 cubic foot capacity
- 7 cycles including Quick Dry
- 4 options including Eco Boost
- 4 temperature selections
- 3 dryness level selections
- Advanced moisture sensing
- Cycle indicator with digital time remaining
- Feedback status indicators
- Tap touch controls with memory
- Estimated time remaining LED display
- Single Swipe lint screen
- Energy Star Qualified

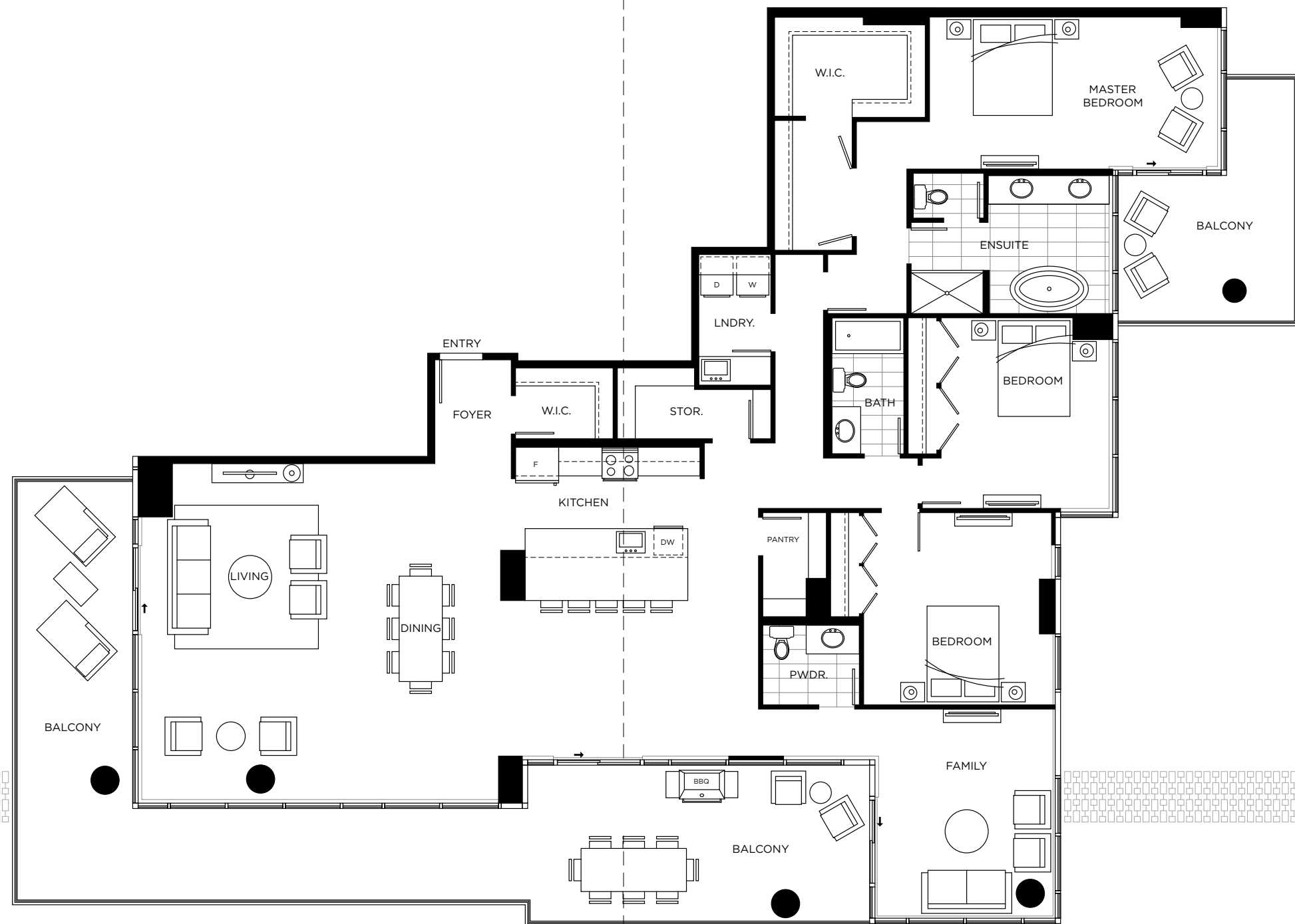
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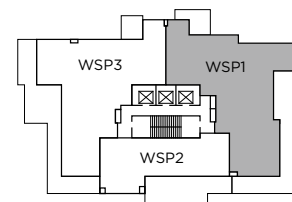
WSP1

3 BEDROOM + FAMILY, 2.5 BATH
INTERIOR 2,617 SQ. FT.
EXTERIOR 884 SQ. FT.
TOTAL 3,501 SQ. FT.

ONE
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LEVELS 26-28



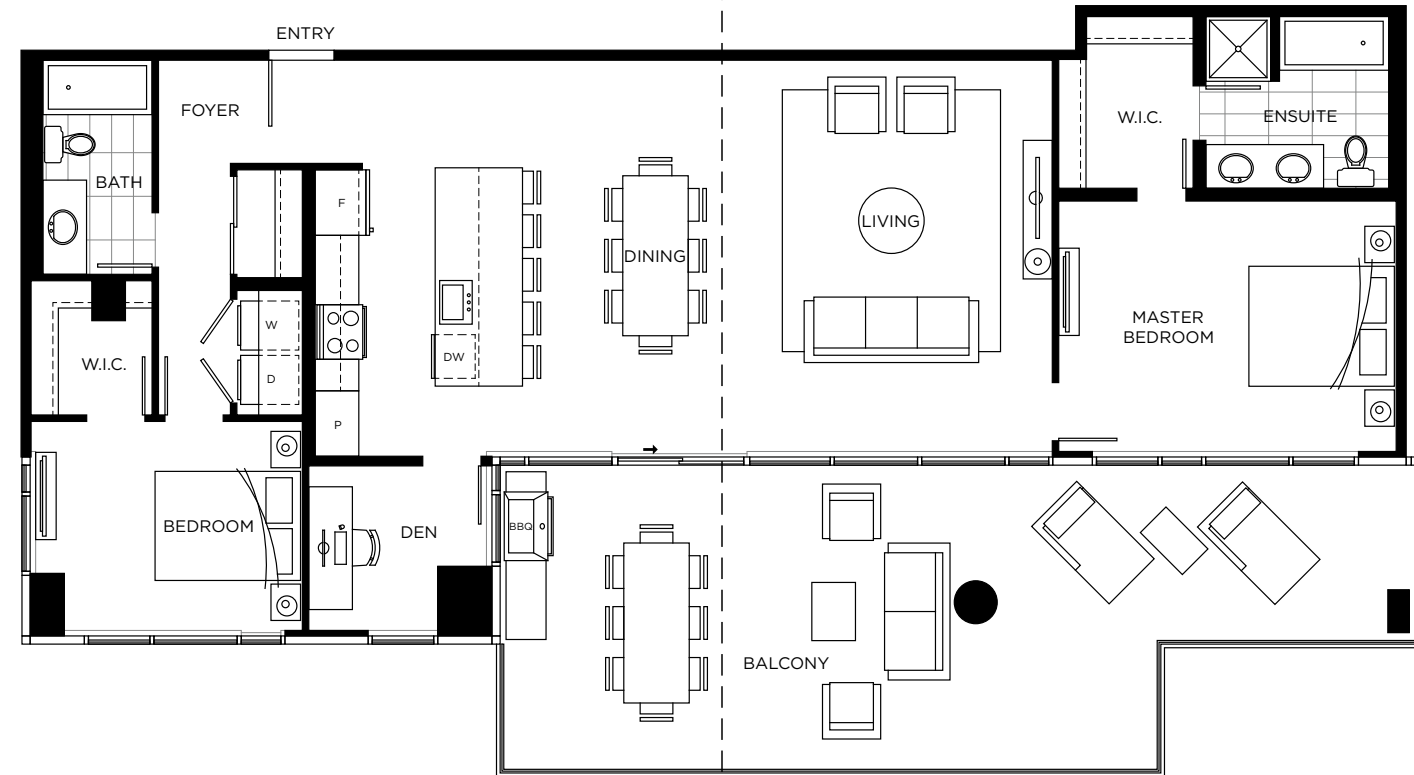
WEST TOWER

In our continuing effort to improve and maintain the high standards of One Water Street development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent for delivery or development. All dimensions and sizes are approximate and based on architectural measurements. All drawings are prepared and for general reference only. Please see the disclaimer statement for more details. E&O.E.

WSP2

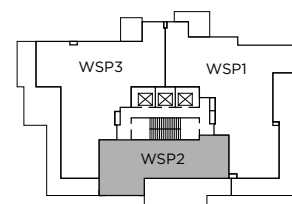
2 BEDROOM + DEN, 2 BATH
 INTERIOR 1,390 SQ. FT.
 EXTERIOR 541 SQ. FT.
 TOTAL 1,931 SQ. FT.

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WEST TOWER

LEVELS 26-28

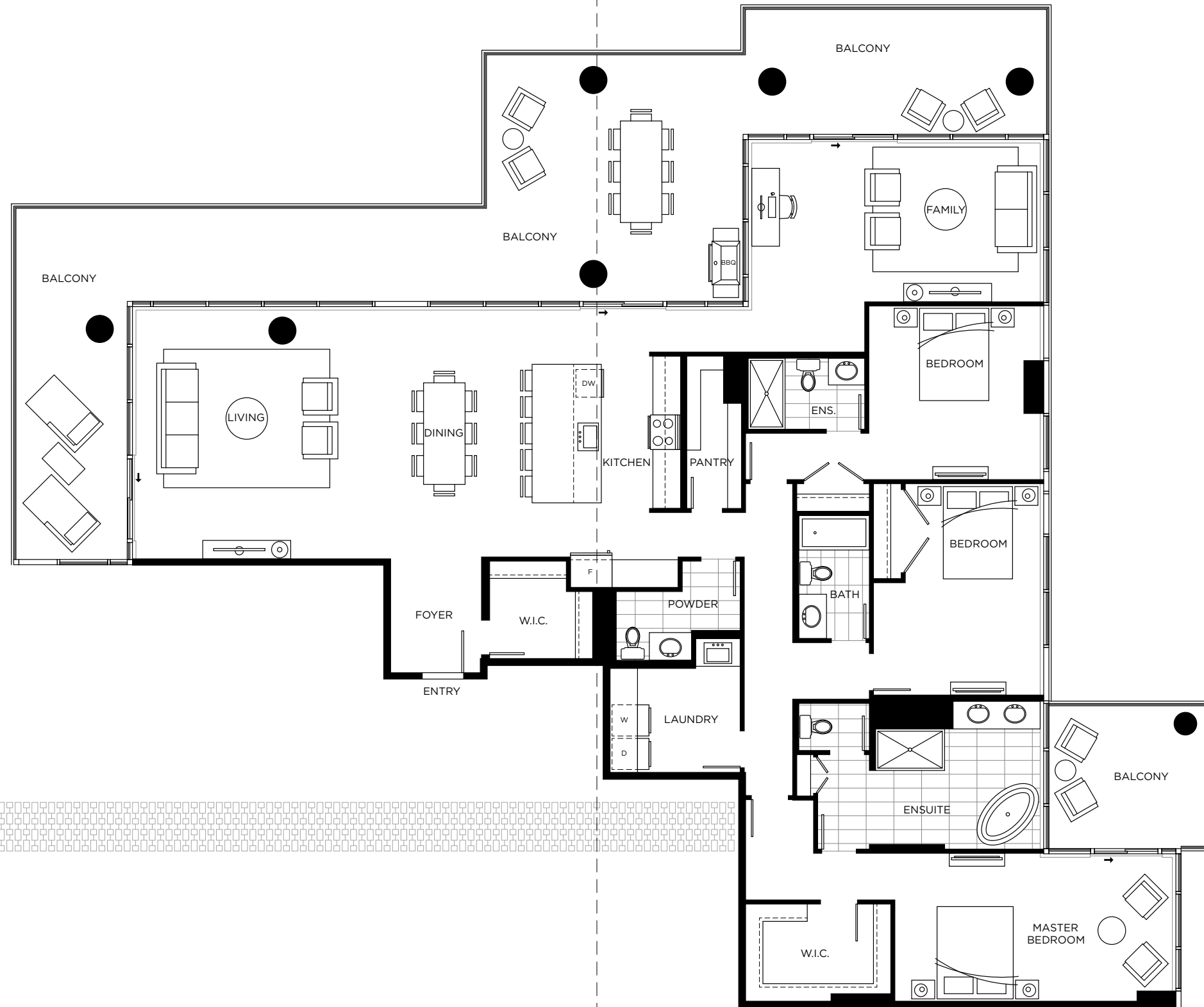


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WSP3

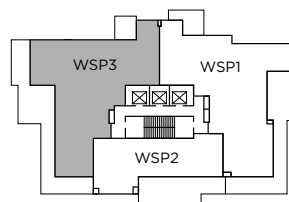
3 BEDROOM + FAMILY, 3.5 BATH
INTERIOR 2,580 SQ. FT.
EXTERIOR 1,086 SQ. FT.
TOTAL 3,666 SQ. FT.

ONE
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WEST TOWER

LEVELS 26-28



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A POWERFUL COLLABORATION WORLD-CLASS STANDARDS



Private Residence, Vancouver, British Columbia



McKinley Beach, Kelowna, British Columbia



1151 Sunset Drive, Kelowna, British Columbia



National Music Centre, Calgary, Alberta



At Inside Design Studio Inc., the team is fluent in the language of modern interior design and architecture.

Led by award-winning designer Judy Henderson, this full-service interior design firm creates interior spaces that are functional, sustainable, and inspiring. The Inside Design Studio Inc. (IDSI) team is responsive to the needs and values that shape each project. Working closely with their clients, IDSI has transformed interior spaces ranging from commercial buildings, hotels, restaurants, and spas to dream homes and urban condos.

www.insidedesignstudio.com



A leading real estate developer since 1977, North American Development Group (NADG) possesses a rich local and international history, offering development expertise and industry knowledge to a variety of markets.

NADG is attuned to how people want to live, and expertly design living and retail experiences that align with desired lifestyles.

www.nadg.com



With nearly 50 years of forward-thinking experience, Kerkhoff is known for their elevated sense of reliability and integrity. Applying their expertise to projects in BC and around the world, Kerkhoff changes skylines and builds landmarks.

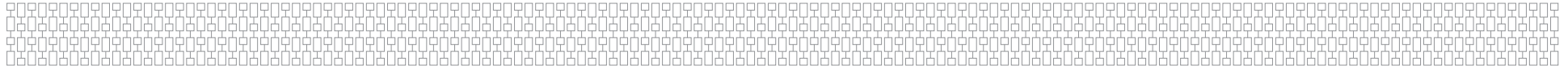
www.kerkhoff.ca



Known for using collaborative community-minded thinking to design buildings that are distinctive and distinguished, Kasian Architecture has been recognized by New York's Interior Design Magazine as one of the top 100 architecture firms in the world. Among Kasian's many designs, some of the best-known ones in western Canada are the National Music Centre in Calgary, the Jim Pattison Outpatient Care & Surgery in Surrey, the Porsche Centre in Vancouver, Surrey City Hall, and the Canada Line rapid transit station at Vancouver International Airport (YVR). Other notable buildings designed by Kasian in Kelowna include the Arts and Science Centre, the Charles E. Fipke Centre for Innovative Research, and the Kelowna RCMP Headquarters.

www.kasian.com

SMART HOME PACKAGES



Enjoy state-of-the-art home automation that places you on the cutting edge of system control. Starwatch offers touch-screen control systems that allow unprecedented control and design that allows you to manage your in-home systems from a user-friendly interface that displays important information.

- Multi-room climate control: Easily programmable control of your thermostat either directly from your home or remotely.
- Security: Automation can help keep what's important to you safe. Feel secure with locks that can be monitored and managed from any home or remotely via internet.
- Multi-room audio: Multi-room audio is designed to deliver crystal-clear sound throughout your home and all controlled from one place. Listen to different music in different rooms at different volumes all from one, easy to use system.
- Lighting: Automated lighting systems can be used for creating moods throughout a home, saves money on energy costs and provides security.

GOLD PACKAGE INCLUDED WITH PURCHASE (\$16,500 VALUE)

Includes:

- High fidelity (HIFI) audio in the living room and master bedroom
- Lighting upgrade equipped with lighting controls, scene pads and smart motion module for kitchen, two (2) bathrooms, and two (2) bedrooms. Additional areas available at an additional cost to the purchaser.
- In suite motion sensor for programmable automatic lighting
- 10" smart home interactive touch screen for easy music streaming and control
- Smart door lock for easy access*
- Smart home thermostat for easy programming and control*
- Smart home APP for smart phone or tablets
- Smart home remote control
- Control on one client supplied source (Cable, Telus/Shaw box, etc) and Television* Remote capability available

SMART SHADING (OPTIONAL UPGRADE: \$22,300 - \$57,800)

Upgrade your beautiful new home with a smart motorized shading throughout. The award winning, sophisticated design of QMotion window coverings combines contemporary energy efficiency and engineering, paired with the latest in high-tech home automation. From the world's narrowest operated roller shades, QMotion shades have the tightest tolerance in the industry. QMotion is the only automated window treatment company in the marketing offering a patented manual override feature, allowing our products to be operated by hand, remote or with a smart device – an industry exclusive.

Includes:

Living Area and Bedroom Shading

- Remote control
- Remote control of your entire home with an app
- Custom programming
- Black out shades available
- Optional program to open or close at dusk or dawn, or your choice of timing
- Enjoy a great night's sleep
- Engraved keypads available with Gold lighting control Package

*For more information about Smart Home Technology visit: www.starwatchav.com Product videos available at: www.control4.com/videos

*Smart Home Packages are offered by Third Party Starwatch Audio Video. The developer assumes no responsibility for Third Party products and services. For specific information about the product/service offering, please contact a Starwatch Representative at 250-717-0022 or info@starwatchav.com

ONE WATER STREET

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ONEWATERSTREET.CA



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