LIVE

Situated within Kelowna's Mission District right in the heart of the most desirable, developing urban area, Gyro Beach Townhomes is in the perfect location to meet all your lifestyle needs. Within walking distance there's just about everything you could imagine. Along the Pandosy Center promenade, you'll find rows of boutique shopping, coffee shops and diverse restaurants. Young or old, you can gain your education just down the street at Okanagan College, or have the children attend one of many local schools within walking distance. Whether you need to send off a package at the post office, pick up some groceries, do some banking, visit the dentist or grab your prescriptions, it's all just minutes away.

PLAY

The city of Kelowna is a place surrounded by beautiful landscapes, with the heart of the city breathing life and adventure. Whether you prefer strolling along the waterfront boardwalk or the Mission Creek walkway, hiking the hills of the Valley, swinging a club at one of many golf courses, skiing the slopes of Big White or cruisin' along the vast open lake on your boat, Kelowna has a wide variety of activities for you to enjoy.

RELAX

Everyone needs a time of relaxation and at Gyro Beach Townhomes the resort get away is right at your door step. Open your door take a walk and rest on the beautiful beaches of Okanagan Lake. Or if you would rather stay in, poor a glass of wine and relax on top of the rooftop patio of your very own home to take in a breathtaking sunset. Alternatively, the Okanagan offers a wide variety of spas and resorts within the surrounding area for a mini getaway. There are also several delectable wineries in close proximity making your relaxing time a tasteful experience. So much beauty and serenity all around you here at Gyro Beach Townhomes to put your body in the perfect restful & rejuvenated state.

Gyro Beach TOWNHOMES

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There are over **100 stores and businesses** within walking distance from **Gyro Beach Townhomes.** Only a few are represented on this map.

Gyro Beach TOWNHOMES
www.gyrobeach.ca

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August 2014

Specialty Features

Gyro Beach TOWNHOMES

Location, Location, Location

- Fabulous location in the heart of the trendy Lower Mission District, across from Gyro Beach
- Outstanding amenities within 5 min walking distance that include; shopping, groceries, restaurants, dentists, doctor clinics, all major banks, boutique stores, and much more
- All schooling levels from 1st grade to university are within 10~15 min waling distance
- Located on Lakeshore Road, one of the City's major pedestrian, cycling linking networks

Building Design

- Taking advantage of this fabulous location, an outdoor living experience on a private rooftop patio is a must, this design provides a unique extended living area
- Thoughtfully set back from street front to create a privacy buffer incorporating; retaining walls, private sidewalk, fencing with gated entrances for privacy and street appeal landscaping
- Fronting boulevard sidewalks completed and landscaped to City's network specifications
- City zoning allows some units to be used as home based businesses, these 5 units are strategically located for ease of access and have separate entrances.
- Some end units have raised ceilings, raised rooftop patios and larger windows on upper level creating bookend features for the complex.

Exterior Design

- Elegant contemporary style and trendy color selection
- Unique quality materials, acrylic stucco, engineered composite wood siding
- Strategic lighting for property and building enhancement
- Lush, low maintenance drought tolerant landscaping
- Beautifully landscaped gated main courtyard entry, with trellis & seating feature
- Private courtyard amenity to sit, relax or play with the family
- Elevated courtyard arbor screening and perimeter fencing for privacy
- Convenient guest parking for your family and friends
- Multiple bicycle racks for quick and easy access

Interior Design

- Contemporary open design living area with 9ft ceilings throughout the main level
- Extra high ceiling and door at front entrance for a unique spacious welcome
- Large boastful windows bringing natural light throughout the entire house
- Every master bedroom features an elegant en-suite
- Spacious walk-in closets off master to comfortably fit both his and her clothing
- Bedroom level laundry closet with hook ups for stacking washer and dryer
- Above standard finishing and features included with every unit.
- Choice of three color pallets with designer chosen materials
- Pre-wired for; alarm, smart home security, internet, & TV completely up to rooftop patio
- Additional conduit for future installation for fiber optics
- Convenient gas connections for BBQ on main deck, rooftop patio, kitchen gas stove/oven rough in and gas dryer rough in.
- High efficiency gas forced air furnace and high efficiency gas water heater
- Central forced air condtiioning throughout

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Rooftop Patio

- Deck finished with exotic natural hard wood panels on leveling pedestals for ease of access for servicing below deck surface.
- Full height staircase with windowed entry door and rooftop storage room
- Wood timber trellis at stair tower for sun shading
- Glass railings for entire patio with 5ft obscure panels between units for privacy
- Gas outlet for BBQ connection for those sunset dinners
- Water hose connection to conveniently clean the patio or water plants

Garage

- Two or three car garages fully insulated for year round weather protection
- Superior 8ft high doors to accommodate vehicles with ski / luggage racks
- Electric door opener, gear drive Jackshaft model for maximum ceiling clearance
- Separate exterior garage entrance for alternative garage & house access
- Extra space for storing sports equipment, bikes, personal belongings & tools etc.

Upgrade Options and Packages

- Material choices, cabinets, hardwood flooring and granite countertops
- Kitchen appliance package; Bosch package or gas range or induction
- Under counter built-in wine fridge
- Bathroom porcelain tile option, main or ensuite
- Bathroom in-floor heating option, main or ensuite
- Built-in central vacuum system
- Window blind coverings
- Rooftop wetbar includes; sink, cabinet, fridge & roll up door
- Elevator - 4 storey residential (from garage to rooftop patio)
- Garage 4 post vehicle hoist

The developer reserves the right to substitute the same or better quality should the products no longer be available. E & OE

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Inclusive Features

Gyro Beach TOWNHOMES

Interior

- Contemporary open design living area with 9ft ceilings throughout the main level
- Extra high ceiling and door at front entrance for a unique spacious welcome
- Large boastful windows bringing natural light throughout the entire house
- Every master bedroom features an elegant en-suite
- Spacious walk-in closets off master to comfortably fit both his and her clothing
- Bedroom level laundry closet with hook ups for stacking washer and dryer
- Above standard finishing and features included with every unit.
- Choice of three color pallets with designer chosen materials

Bathrooms

- Contemporary under mount rectangular lavatory in all bathrooms
- Beautiful wall mount chrome low flow single lever Italian classic faucets throughout all bathrooms
- Convenient one piece bath/shower combination in main bathroom
- En-suite includes elegant frameless clear glass sliding shower
- Low consumption, insulted tank for sound reduction porcelain water closet

Kitchen

- Elegant double bowl 8 inch deep undermount granite composite sink
- Beautiful chrome low flow single lever Italian classic faucets
- Adjustable European style chrome hinges
- Soft close drawer slides with quality ball bearing slides for pan drawers
- 6" tubular chrome design handles for cabinets and drawers
- Built in under counter wood finished wine storage rack
- Your choice of two different colored 3/4" quartz manufactured countertop
- Your choice of three different styled laminate finish cabinets
- Contemporary styled linear glass/quartz/stone stripped back splash

Appliances

- All Stainless Steel appliances including:
- Kitchenaid French door refrigerator with ice and water dispenser
- Kitchenaid Ceran top self clean range
- Kitchenaid built in dishwasher
- Kitchenaid combination range hood / 2.0 cu. ft. microwave
- Conveniently installed Central Vacuum rough in with vacpan

Finishing

- White 3 ½" profile door and window trim casing & 5" profile baseboard trim
- Contemporary white panel hollow core doors with 3 hinges
- Contemporary white panel hollow core bi-fold closet doors
- Chrome knurled handle with a tubular lever design
- 2 scheme high performance prime plus general paint, with two coat finish
- White 2' faux wood blinds throughout the house
- Front door keyless entry lock

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Flooring

- Main floor includes your choice of three different color engineered laminate 4 inch wide planks with 5 mil wear surface
- Entry to home includes natural slate 12" x 12" tiles
- Upper floor and stairs your choice of three different color loop nylon carpet with 7/16" chip foam underlay
- Bathroom floors include 12" x 24" porcelain tiles

Lighting & Electrical

- Elegant Essex series brushed nickel/chrome half opal glass lights
- Dinning area 3 light chandelier, island 5 ½" pendants c/w dimmers
- LED pot lighting for under kitchen cabinet and ceiling
- Main entry staircase lighting
- Pre-wired for alarm and smart home security
- Pre-wired for internet and TV cable complete to rooftop patio
- Additional conduit for future installation for fiber optics

Heating & Air Conditioning

- 92% high efficiency forced air gas furnace
- 90% high efficiency gas water heater
- Central forced air conditioning
- Decorative registers on main floor and plastic registers elsewhere
- Convenient gas connections for BBQ on main deck, rooftop patio, kitchen gas stove/oven rough in and gas dryer rough in.

Garage

- Two or three car garages fully insulated for year round weather protection
- Superior 8ft high doors to accommodate vehicles with ski / luggage racks
- Electric door opener, gear drive Jackshaft model for maximum ceiling clearance
- Separate exterior garage entrance for alternative garage & house access
- Extra space for storing sports equipment, bikes, personal belongings & tools etc.

Rooftop Patio

- Deck finished with exotic natural hard wood panels on leveling pedestals for ease of access for servicing below deck surface.
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GYRO BEACH TOWNHOMES
PRICE LIST

UNIT #	FLOORPLAN NAME	BED	BATH	DEN	HOME BIZ	EXTRA FEATURE	ELEVATOR OPTION	Kitchen DECK	PATIO SQ.FT*	SQ. FT *	PRICE *
17	Shore	2	2			End unit with extended kitchen	yes		565	1425	$599,000
18	Sail	3	2 1/2			**SOLD**		yes	580	1514	**SOLD**
19	Stone	2	2				yes		575	1399	$575,000
20	Sail	3	2 1/2					yes	580	1514	$599,000
21	Sunrise R	3	2 1/2	yes	yes	raised ceiling master bed/deck	yes	yes	690	1915	$775,000
22	Sunrise	3	2 1/2	yes	yes	raised ceiling master bed/deck	yes	yes	690	1915	$775,000
23	Sail R	3	2 1/2					yes	580	1514	$615,000
24	Stone R	2	2				yes		575	1399	$565,000
25	Splash	2	2 1/2	yes				yes	565	1478	$630,000
26	Sunset	3	2 1/2	yes		**SOLD**	yes	yes	700	1601	**SOLD**
27	Shell	2	2				yes		570	1481	$615,000
28	Sunrise R	3	2 1/2	yes	yes	raised ceiling master bed/deck	yes	yes	690	1915	$799,000

* Sq. Ft and Prices are approximate and are custom to change without notice
* All prices are exclusive of GST
* Prices are subject to change after every few sales

October 1st, 2014

Gyro Beach TOWNHOMES

The developer reserves the right to make changes and modifications. Pricing and promotions are subject to change by the builder without notice. This is not an offering for sale. Any such offering can only be made by way of disclosure statement. E. & O.E.

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