

# GLENPARK ROW

## Features

### PROJECT OVERVIEW

- 52 community-inspired townhomes in desirable North Glenmore
- Urban tastemaker and rural rustic come together for a fresh take on contemporary design by RLA Architects Inc
- Front doors saturated in rich red Benjamin Moore "Caliente" await your arrival and feature a modern vertical window
- Superior HardiePanel and HardiePlank siding in stylish vertical and horizontal combinations are attractive yet durable
- Unique pitch roofing featuring Timberline shingles that offer safety and strength
- Expansive windows throughout the home invite natural light to brighten each day and enhance exterior character with stylish black outlines
- Embrace outdoor living with a private patio off the kitchen and a gated front yard space
- A double garage for each home offers vehicle security and increased storage options
- Each home boasts a flex room with pony wall off the garage to increase your living space options. *Bedroom or office conversion options available as an upgrade*
- Comprehensive 2-5-10 year New Home Warranty coverage

### KITCHEN

- Open concept kitchen with an island designed for bar stool seating is ideal for entertaining or meal preparation
- Adjacent to the kitchen, a generous patio with a natural gas connection makes outdoor cooking convenient
- European-style vertical grain slab cabinet doors are timeless and on trend in a neutral palette
- Sleek quartz countertops balance luxury and practicality with an easy-clean finish
- White tile backsplash in an eye-catching brick pattern complimented with charcoal grout lines
- Stainless steel double bowl undermount sink with sleek black single lever pull-down faucet
- Whirlpool 29.5" stainless steel French door refrigerator with exterior water dispenser
- Whirlpool 30" front control gas range with cast-iron grates, FrozenBake™ technology, and SpeedHeat™ burners
- Whirlpool 24" stainless steel dishwasher with Adaptive Wash Technology™
- 30" Broan undercabinet hood fan with whisper-quiet blower for a peaceful cooking experience
- Family size Panasonic stainless steel microwave oven with Inverter® Turbo Defrost
- Vintage-modern pendant lighting makes a statement over the kitchen island
- Store your favorite Okanagan varietals with the built-in wine rack. *Upgrade option is a designer 38-bottle capacity wine fridge by Danby*

### INTERIORS

- Select from two designer colour palettes and custom upgrade options by Laura Vroom Design
- Acoustically treated party wall with sound barrier and fire safety rating
- Energy efficient central heating and cooling system for optimal air quality and comfort
- Textured, brushed-finish woodgrain laminate flooring (lower and main floor) inspired by nature
- Plush, longwearing, and stain resistant carpet with soft cushion underpad (top floor and upper stairs)
- Whirlpool ENERGY STAR certified front load washer and dryer on bedroom level
- Low E, energy efficient, double glazed vinyl windows
- White wire shelving in all closets for increased storage and organization. *Built-in master bedroom walk-in closet organizer available as an upgrade*
- 2" blinds in white wood-inspired finish offer increased privacy and shade covering

### BATHROOM

- Floating vanity with rectangular dual undermount sinks by Kohler with chrome Moen single-lever faucet in master ensuite
- Exquisite marble porcelain tiles cover the ensuite floor and continue along the walls of the semi-frameless glass enclosure shower. *Heated flooring available as an upgrade*
- Main bath features durable charcoal floor tiles in a brick pattern alignment with a white, easy-clean tub enclosure
- Luxury, non-porous, and stain resistant natural quartz countertops in all bathrooms and quartz backsplash in main bathroom and ensuite
- High efficiency toilets with elongated ErgoHeight™ bowl in all bathrooms
- Modern European-style wall mount basin by Duravit in powder room

### COMMUNITY & LIFESTYLE

- Professionally managed and pristinely landscaped yards and walkways set the tone for tranquility without the need for personal maintenance
- Abundant community park space provides a comfortable atmosphere to spend leisure time and interact with neighbours
- Urban convenience at your doorstep. Take a short walk from home to grab a Starbucks coffee, stock up on groceries at Save On Foods or IGA, savour local eateries, and check off your daily to-do list
- Enjoy leisurely strolls and bike rides down tree-lined trails and let the kids and pets explore the abundance of nearby parks, sports fields, and playgrounds, including the future-planned Glenmore Recreation Park
- Convenient proximity to schools and daycare facilities including Dr Knox Middle School, North Glenmore Elementary, and Little Owl Academy
- Located just 10 minutes from both Downtown Kelowna and the Airport/University hub