

# SOMERSET HEIGHTS

## EFFORTLESS LIVING

- Nestled in a lakeside setting with convenient access to Peachland's charming village.
- Minutes away from daily conveniences, waterfront walks and tranquil beaches.
- Spacious three-storey townhomes spanning up to 2,136 square feet with functional floorplans and premium finishes.
- Airy 9'6" ceilings add extra light throughout.
- A convenient elevator servicing all floors.

## LAKESIDE LIFESTYLE

- Perched on the highland, with breathtaking views of the lake and access to the charming village below, including 11 kilometres of public waterfront.
- A short walk or bike ride to local cafes, farmer's markets, and village amenities like the park, community centre, and marina.
- Centrally located, a 20-minute drive to Kelowna and 30 minutes to Penticton.

## ELEGANT EXTERIORS

- Each home includes two-car parking and its own private garage.
- Enjoy seamless cooking and entertaining with an outdoor gas barbecue hook-up conveniently located on the deck, just off the kitchen and living area.
- Professionally managed, landscaped yards and walkways provide tranquility and freedom.
- Contemporary exterior design with stylish yet durable and low-maintenance materials.
- Expansive windows to maximize the stunning lake views while featuring energy efficient LOW-E Argon glass.

## REFINED INTERIORS

- Choose from three designer colour schemes to personalize your home: Modern, Classic, or Chic.
- A secluded primary bedroom on the top floor, boasting a private patio with unobstructed views of the Okanagan Lake.
- Engineered hardwood flooring on main floor living areas, and stain-resistant carpet with soft cushion underlay in bedrooms.
- Whirlpool front-load washer and dryer conveniently located on the bedroom level.
- Convenient powder room on the living level featuring an elegant floating vanity and under-cabinet lighting.
- Closet shelving for organization, with a built-in walk-in-closet organizer in the primary bedroom.

## STUNNING KITCHEN

- A spacious, open-concept kitchen built with home chefs in mind, including a centre island designed for entertaining and meal preparation.
- Timeless, flat-panel cabinetry with a contemporary, two-toned finish for added elegance.
- Under-mount cabinet LED lighting for ambiance and practicality.
- Sleek quartz countertops with an easy-to-clean finish.
- Ceramic tile backsplash for a modern touch.
- Double-basin Silgranit undermount sink paired with a sleek, single-lever pull-down faucet.
- Plumbing fixtures and cabinetry hardware complementary to the chosen colour palette, in either a chrome or matte-black finish.
- Modern pendant lighting over the kitchen island.
- Stylish stainless steel appliance package including:
  - KitchenAid 30" gas stove with electric oven
  - KitchenAid french-door refrigerator with filtered water dispenser
  - KitchenAid 24" dishwasher
  - Concealed Faber hood fan
- Panasonic built-in Microwave Oven with trim kit.

## TRANQUIL BATHROOM

- Elegant 12x24' porcelain tile flooring.
- Floating vanity and mirror, complimented with LED under-lighting. Primary ensuite boasts dual sinks for extra personal space.
- Vanities feature undermount sinks with Moen single-lever faucets.
- Plumbing fixtures and bathroom hardware complementary to the chosen colour palette, in either a chrome or matte-black finish.
- Spacious 66' alcove bathtub in the main bathroom for at-home spa nights.
- A fully-tiled walk-in shower enclosed in glass for a seamless appearance, equipped with a soothing rain shower head, a versatile hand wand, and built-in bench & wall niche in the primary ensuite.
- Heated flooring in the primary ensuite for added comfort.
- Luxury, stain-resistant natural quartz countertops and backsplash in all bathrooms.
- Elongated, comfort-height touchless flush toilet with soft-closing seat in all bathrooms.

## ENHANCEMENTS

- Hardwood flooring throughout the home, extending seamlessly to the staircase.
- Wellness option for either a plunge pool or luxury hot tub on the primary balcony.
- Upgraded kitchen package featuring extended quartz backsplash and integrated appliances for a sleek, seamless look in the heart of the home.
- A modern outdoor kitchen, featuring a built-in barbecue and ice well for elegant entertaining.
- A sleek and convenient KitchenAid stainless steel beverage centre integrated into the kitchen island.
- 3-door slider in the primary level.

## SAFETY & COMFORT

- Homes are prewired for security, with CAT6 and USB ports in every room.
- Emphasis on fire protection with hard-line fire system connections, premier sprinkler systems, and fire-resistant exterior materials.
- Acoustically treated party wall with sound barrier and fire safety rating for peace of mind.
- Energy-efficient central heating and cooling system ensures optimal comfort any time of year.
- Comprehensive coverage with a 2-5-10-year New Home Warranty.