

MOVE-IN READY

3 BED / 3 BATH HOMES
FROM \$575,000 PLUS GST

CHERRYLAND LIVING AT 460 Conklin



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Cherryland affordability starts at 460 Conklin

It's rare that great location and price come together. Enter 460 Conklin—six townhomes offering a chance for families to put down roots in Cherryland, one of Penticton's most charming and sought-after neighbourhoods.

Built by **Azura**, with their proven local track record for quality (Sendero Gate, Sendero Canyon, Riverside), each home features:

 **3 BEDROOMS**

 **3 FULL BATHROOMS**

 **OPEN CONCEPT LIVING**

 **MINIMUM 20SQFT OF STORAGE**

 **2 PARKING SPOTS**

 **2/5/10 YEAR NEW HOME WARRANTY BY TRAVELERS CANADA**



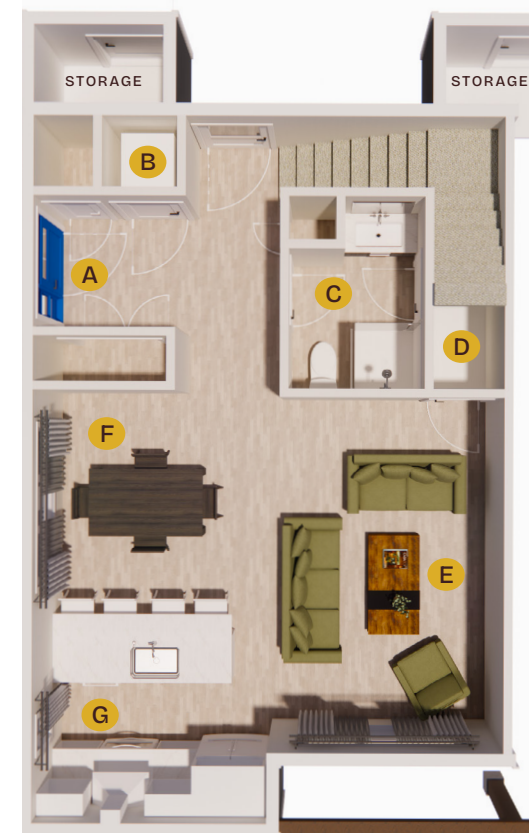
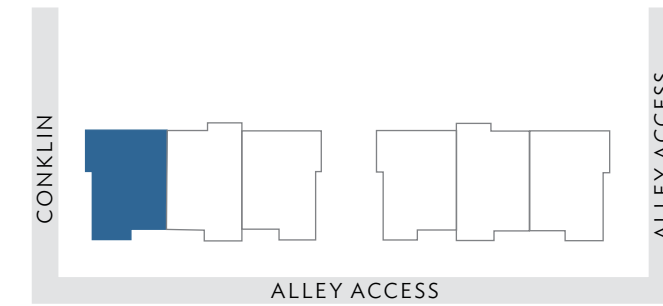
Good walls make good neighbours

Party walls create complete separation between units, so that there are no connecting surfaces for sound to travel between.



Unit 101

460 CONKLIN



MAIN

- A** ENTRY
- B** LAUNDRY
- C** MAIN BATH 5'9"X8'
- D** MECHANICAL
- E** LIVING ROOM 10'X15'
- F** DINING ROOM 10'X8'8"
- G** KITCHEN 9'11"X9'10"

UPPER

- H** PRIMARY BEDROOM 10'3"X11'
- I** ENSUITE BATH 7'9"X8'3"
- J** WALK-IN CLOSET
- K** UPPER BATH 10'4"X5'
- L** BEDROOM 1 9'2"X9'2"
- M** BEDROOM 2 10'4"X9'5"

MAIN LEVEL
600 sq ft
+20 sq ft storage

UPPER LEVEL
624 sq ft

TOTAL
1244 sq ft

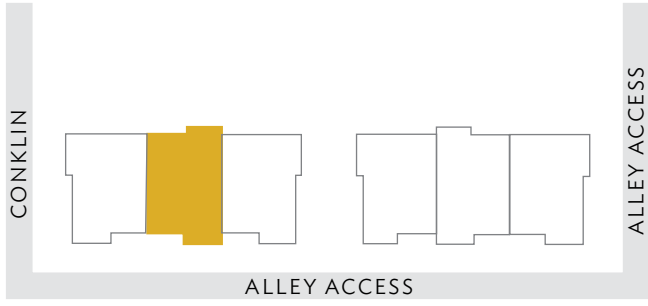
📞 604-536-7333

✉ INFO@460CONKLIN.COM

🗨 460CONKLIN.COM

Specifications are subject to change and should be used as a guide, not as part of contract or warranty.

Unit 102



Unit 103

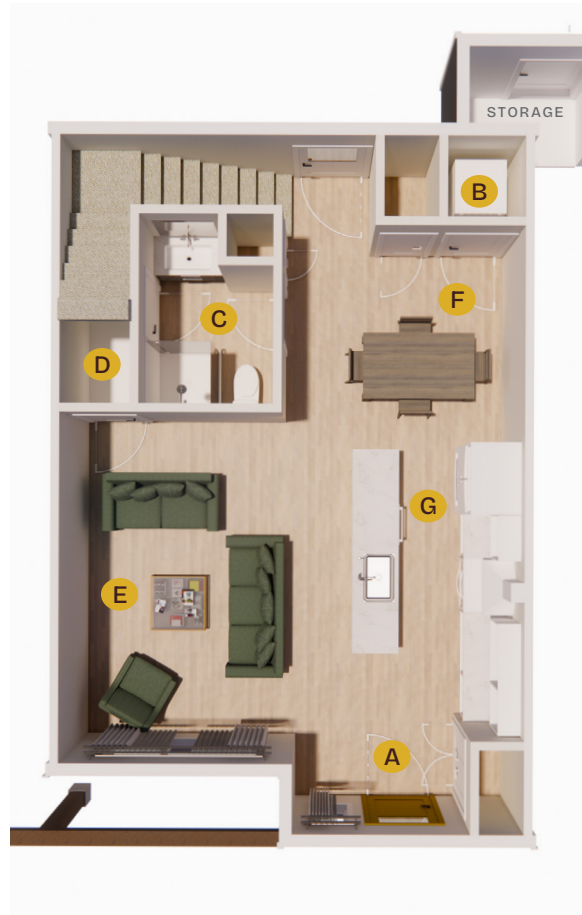


MAIN

- A** ENTRY
- B** LAUNDRY
- C** MAIN BATH 10'4"X5'
- D** MECHANICAL
- E** LIVING ROOM 10'X15'
- F** DINING ROOM 10'5"X9'
- G** KITCHEN 9'11"X12'8"

UPPER

- H** PRIMARY BEDROOM 8'10"X13'6"
- I** ENSUITE BATH 7'9"X8'3"
- J** WALK-IN CLOSET
- K** UPPER BATH 10'4"X5'
- L** BEDROOM 1 9'2"X9'2"
- M** BEDROOM 2 10'4"X9'5"



MAIN LEVEL
609 sq ft
 +20 sq ft storage



UPPER LEVEL
628 sq ft

TOTAL
1257 sq ft

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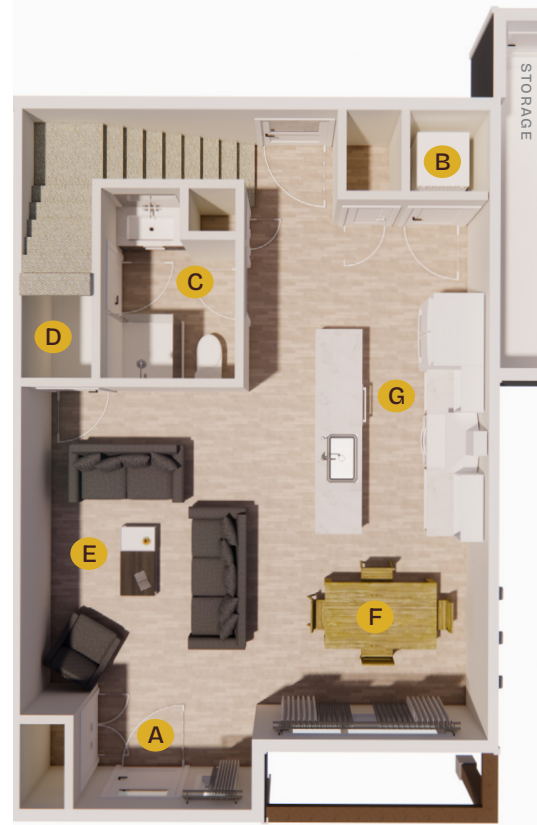
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MAIN LEVEL
602 sq ft
 +65 sq ft storage



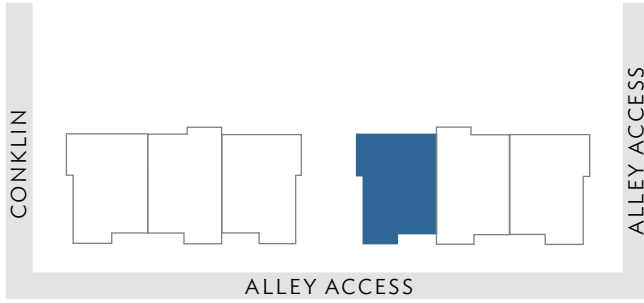
UPPER LEVEL
621 sq ft

TOTAL
1288 sq ft

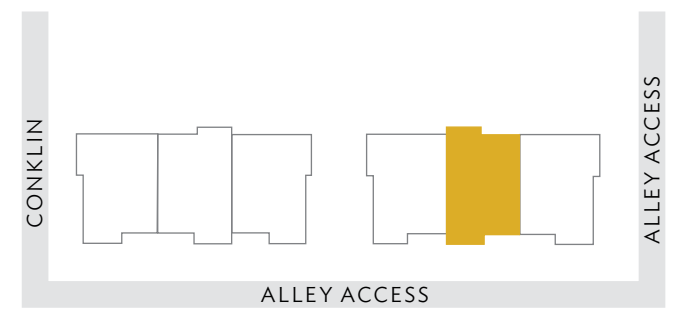
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Unit 104



Unit 105



MAIN

- A** ENTRY
- B** LAUNDRY
- C** MAIN BATH 5'9"X8'
- D** MECHANICAL
- E** LIVING ROOM 10'X15'
- F** DINING ROOM 10'5"X9'
- G** KITCHEN 9'11"X12'8"



UPPER

- H** PRIMARY BEDROOM 10'4"X11'
- I** ENSUITE BATH 7'9"X8'3"
- J** WALK-IN CLOSET
- K** UPPER BATH 10'4"X5'
- L** BEDROOM 1 9'2"X9'2"
- M** BEDROOM 2 10'4"X9'5"



MAIN LEVEL
603 sq ft
 +65 sq ft storage

UPPER LEVEL
621 sq ft

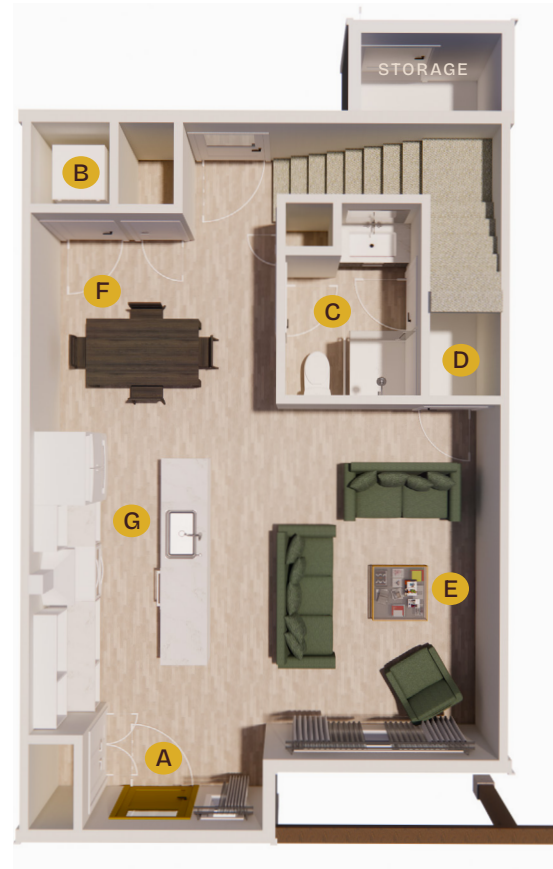
TOTAL
1289 sq ft

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MAIN

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- B** LAUNDRY
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- D** MECHANICAL
- E** LIVING ROOM 10'X15'
- F** DINING ROOM 10'5"X9'
- G** KITCHEN 9'11"X12'8"



UPPER

- H** PRIMARY BEDROOM 8'10"X13'6"
- I** ENSUITE BATH 7'9"X8'3"
- J** WALK-IN CLOSET
- K** UPPER BATH 10'4"X5'
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- M** BEDROOM 2 10'4"X9'5"



MAIN LEVEL
609 sq ft
 +20 sq ft storage

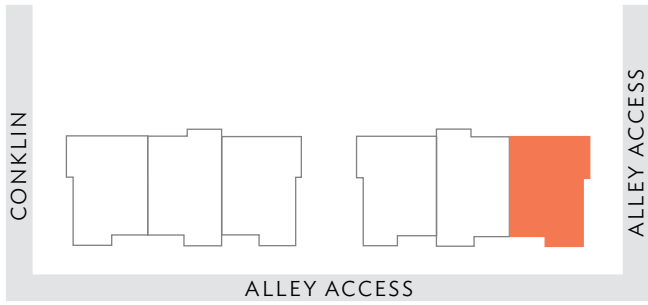
UPPER LEVEL
628 sq ft

TOTAL
1257 sq ft

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Unit 106



MAIN

- A** ENTRY
- B** LAUNDRY
- C** MAIN BATH 5'9"X8'
- D** MECHANICAL
- E** LIVING ROOM 10'X15'
- F** DINING ROOM 10'5"X9'
- G** KITCHEN 9'11"X12'8"



UPPER

- H** PRIMARY BEDROOM 10'4"X11'
- I** ENSUITE BATH 7'9"X8'3"
- J** WALK-IN CLOSET
- K** UPPER BATH 10'4"X5'
- L** BEDROOM 1 9'2"X9'2"
- M** BEDROOM 2 10'4"X9'5"

MAIN LEVEL
601 sq ft
+20 sq ft storage

UPPER LEVEL
623 sq ft

TOTAL
1244 sq ft

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AZURA MANAGEMENT (KELOWNA) CORP. | THIS IS NOT AN OFFERING FOR SALE WHICH CAN ONLY BE MADE WITH A DISCLOSURE STATEMENT. E&O.E.

Finishing touches

Azura's quality home construction comes complete with a high standard of interior finishings.



LUDINGTON 32" UNDERMOUNT SINGLE BOWL SINK WITH ACCESSORIES | **STERLING PLUMBING**



CRUE PRIMARY PULL DOWN KITCHEN FAUCET - POLISHED CHROME | **KOHLER**



ALTER SERIES LED POTLIGHTS, 4.75" | **DALS**



FLAT PANEL CABINETS, GREGIO PINE



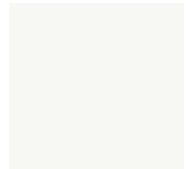
1.3 CU. FT. OVER-THE-RANGE MICROWAVE, EASYCLEAN® | **LG**



23 CU.FT.REFRIGERATOR, FRENCH DOORS | **LG**



3X6" TEXTURE GLOSS TILE BACKSPLASH, | **MONOPOLE**



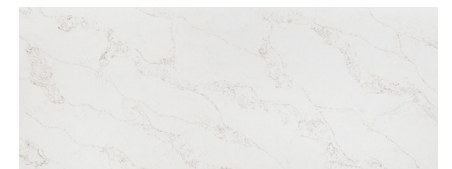
SIMPLY WHITE WALLS | **BENJAMIN MOORE**



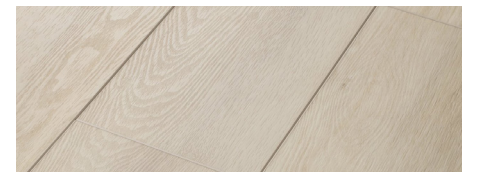
6.3 CU.FT. SMART WI-FI ENABLED ELECTRIC RANGE, EASYCLEAN® | **LG**



FRONT CONTROL DISHWASHER, SENSECLEAN™ | **LG**



QUARTZ COUNTER, GOLDEN SKY | **CAESARSTONE**



VINYL PLANK FLOOR, PASSEDENA OAK | **CORETEC**

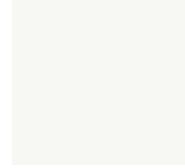
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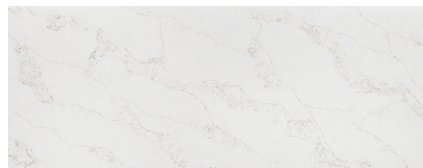
ALL BATHS



3X6" TEXTURE GLOSS TILE (MAIN SHOWER WALLS, UPPER TUB & SHOWER BORDERS) | **MONOPOLE**



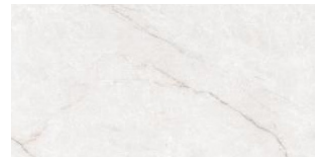
SIMPLY WHITE WALLS | **BENJAMIN MOORE**



QUARTZ COUNTER, GOLDEN SKY | **CAESARSTONE**



FLAT PANEL CABINETS, GREGIO PINE



12X24" FLOOR TILE (UPPER BATH FLOORS, MAIN BATH SHOWER WALL AND TRIM), MATTE FINISH, BLANCO | **AZUVI**



HINT SINGLE HANDLE LAVATORY FAUCET | **KOHLER**



UNDERMOUNT BASIN, 19 1/4" INCH | **DURAVIT**



MILO CHROME AND OPAL GLASS 3-LIGHT, 100W | **CANARM**



TRANSITIONAL C SERIES 24" TOWEL BAR | **AMERICAN STANDARD**



DURASTYLE BASIC ONE-PIECE TOILET | **DURAVIT**



TRANSITIONAL C SERIES TOILET PAPER HOLDER | **AMERICAN STANDARD**



TRANSITIONAL C SERIES TOWEL RING | **AMERICAN STANDARD**

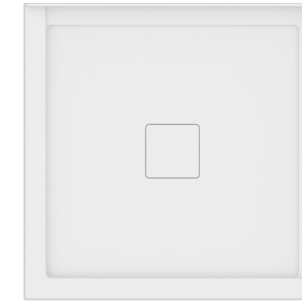
MAIN BATH



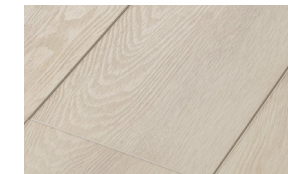
GS PRESSURE BALANCE KIT | **RIOBEL**



VERNIS 24" BLEND WALLBAR SET | **HANSGROHE-AXOR**



ROUGE SHOWER BASE 36X36 | **PRODUITS NEPTUNE**



VINYL PLANK FLOOR, PASSEDENA OAK | **CORETEC**

UPPER BATH

BATHCOVE 1 PIECE TUB SHOWER | **HYTEC**



ENSUITE



GS TUB & SHOWER KIT | **RIOBEL**



GS SHOWER TRIM | **RIOBEL**



BARRETT™ 5' SHOWER WITH LEFT-HAND SEAT | **HYTEC**

A coat of fresh white throughout

We've chosen Benjamin Moore Simply White as a foundation for the entire interior palette. Enjoy the serene neutrality, or use it as a jumping off point!

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DOORS

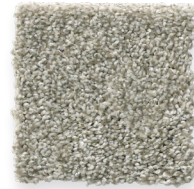
DENMAN
PROFILE SLAB
DOORS



MILAN DOOR HARDWARE,
BLACK | **WEISER**



UPPER FLOOR



TEXTURED NYLON
CARPET IN LONDON
FOG | **SHAW FLOORS**

LIVING ROOM OPTIONS

HENLEE
PENDANT, 15.75"
60W TYPE A |
CANARM



AUBRIE ROPE
SHADE PENDANT,
20", 3X60W
TYPE A | **CANARM**



A selection of
stylish pendants
to light up your
evening meals.

*Listed dimensions are
shade widths.*

GENERAL LIGHTING



LOW PROFILE ROUND LED
FLUSH MOUNT, 10 INCH |
CANARM



DUFFY OUTDOOR
LIGHT | **CANARM**



LED DISK, 15 INCH
| **CANARM**



LED DISK, 11 INCH
| **CANARM**

LAUNDRY

7.4 CU.FT.
FRONT LOAD
DRYER | **LG**



5.2 CU.FT.
FRONT LOAD
WASHER | **LG**



DEXTER FAUX
WOOD PENDANT,
15.75", 4X60W
TYPE A | **CANARM**



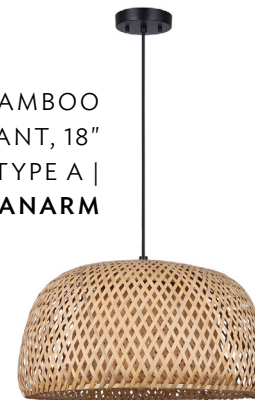
HARLYN REAL
WOOD AND
WHITE PENDANT,
14.5" 60W TYPE A |
CANARM



DEVI MACRAME
PENDANT, 24"
3X40W | **CANARM**



SARIEL BAMBOO
PENDANT, 18"
60W TYPE A |
CANARM



OPTIONAL FEATURE

ZEPHYR CEILING FAN
52" | **MODERN FORMS**



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BUILDING STANDARDS

2/5/10 YEAR NEW HOME WARRANTY
BY TRAVELERS CANADA

BUILT TO BC BUILDING CODE MINIMUM
STEP 3 METHOD

We model all homes using a Hot 2000 program that exceeds the BC Building Code for energy efficiency. Air tests done at final stages of construction verify the air tightness of each unit.

9' CEILINGS ON BOTH LEVELS

CLOSETS INCLUDE WIRE SHELVING

INSULATION: R20 IN HOUSE WALLS;
R60 IN ATTICS
Per BC Building Code and the Performance Path method.

WALL CONSTRUCTION

2x6 @16" center for all exterior walls
Party walls between units (separate wall framing that is also insulated)

ENGINEERED FLOOR JOIST SYSTEM

SOUND INSULATION IN BATHROOM WALLS

HEATED TILE FLOOR IN UPPER BATHROOMS
Controlled via Nuheat home programmable thermostat.

HIGH-EFFICIENCY DUCTLESS SPLIT HEAT PUMP
Heating and cooling on both floors, with heads at each bedroom and one on main floor.

ELECTRIC 75GAL HOT WATER HEATER

SECONDARY ELECTRIC FAN FORCE HEATER
AT REAR DOOR

HEAT RECOVERY VENTILATOR (HRV)
POSH controls in each bathroom, and complete with a 1kw pre-heater.

200 AMP ELECTRICAL PANEL

HARDIE FIBER CEMENT EXTERIOR

ASPHALT CLASS A SHINGLE ROOFING

VINYL EXTERIOR WINDOWS BY PLYGEM
Complete with screens.

FIBERGLASS EXTERIOR DOORS BY PLYGEM

CONCRETE PARKING PADS AT HOME ENTRANCES
With one additional visitor stall per home.

ELECTRIC VEHICLE ROUGH-INS FOR EV CHARGER

LOW MAINTENANCE IRRIGATED LANDSCAPING

SMOKE & CO2 DETECTORS

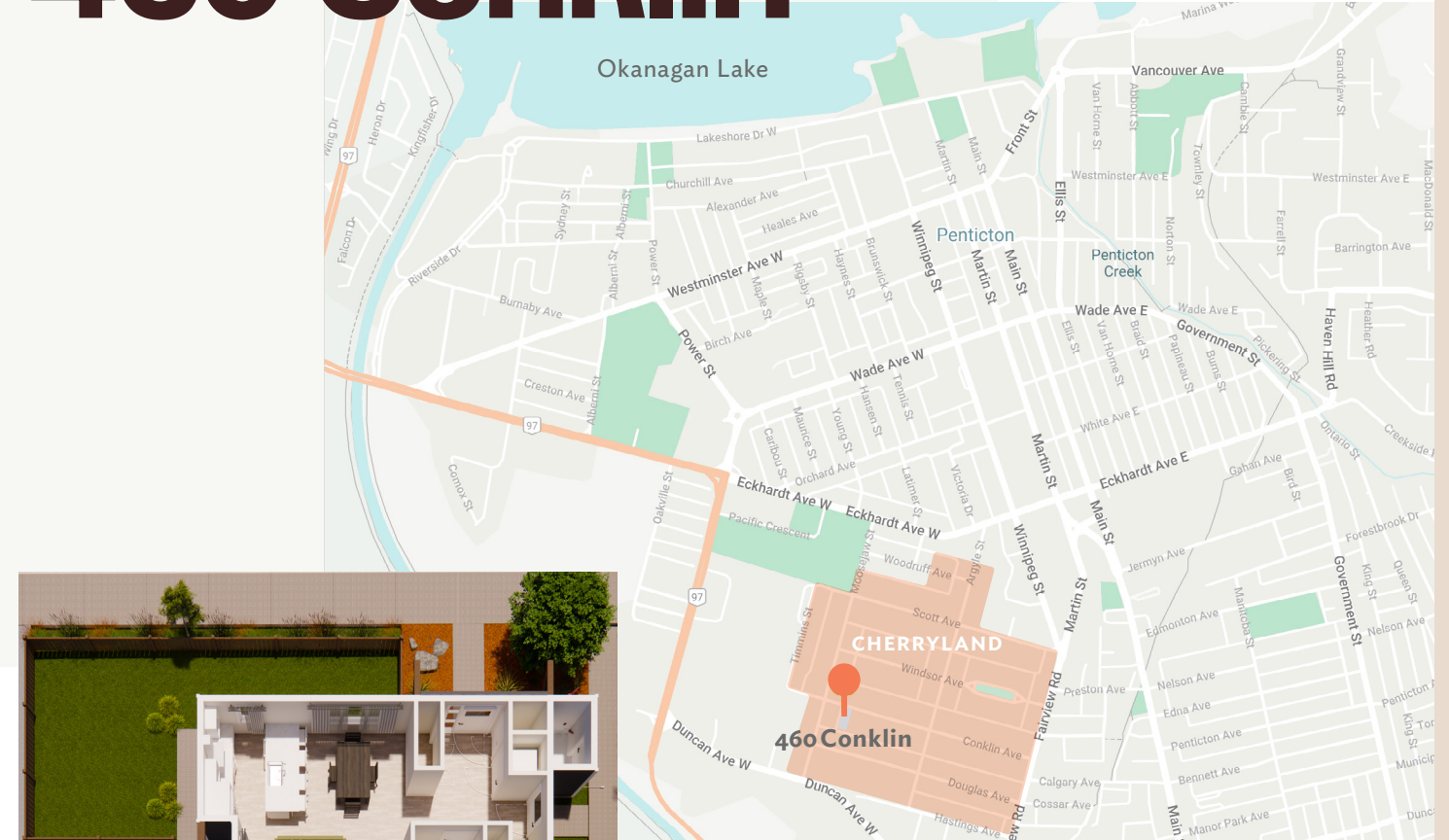
EXTERIOR STORAGE FOR BIKES, SPORTS
EQUIPMENT, ETC.

PATIO SPACE AT REAR ENTRIES;
FENCED YARDS AT FRONT ENTRIES

TRAVELERS



Cherryland within reach at 460 Conklin



The comforts of a charming
neighbourhood and being close to
everything you need, at a price you
can afford.

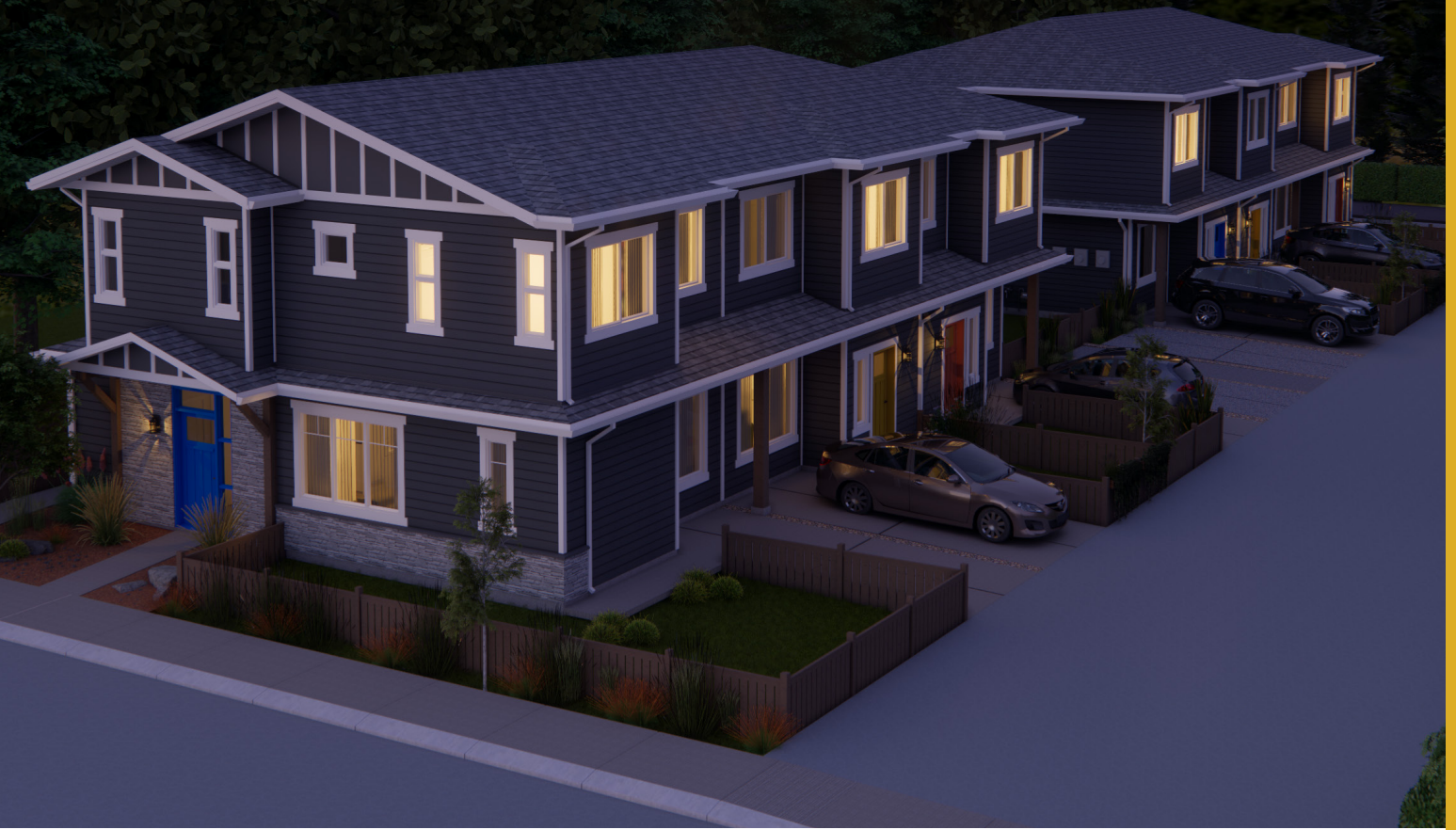
Okanagan Lake beach
Windsor Park
Penticton Community Centre
Public transit
Local shops, restaurants and breweries
Excellent schools

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CHERRYLAND LIVING AT 460 Conklin



BUILDING EXCELLENCE

Azura Management Corp. has been in the business of developing and building both single- and multi-family homes and communities for over 25 years in British Columbia, with the last decade focussing on Penticton. Azura has earned an impeccable reputation through the quality, design, efficiency and planning it has brought to each project.



azuramanagement.com

Cherryland Living awaits!
Please get in touch for
details and availability.

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