

# ONE

## WATER STREET



JANE HOFFMAN  
REALTY

**WEST TOWER**  
**FLOOR PLANS I, J, K**  
**#1305, #1404, #1504, #2205, #2403**

1181 Sunset Drive, Kelowna  
Presented by Gregory Dusik, *Personal Real Estate Corp.*



# *Elegant* living experience is articulated with *remarkable views* and *striking interiors*.

Jane Hoffman Realty is proud to present the final brand new residences at ONE Water Street. Admire the astonishing colours of the sunrise and sunset from a generously sized deck. Refined interiors with 9' ceilings speak to the meticulous level of detail that has been dedicated to the spaces throughout.



2 BED



1 DEN/FLEX



2 BATH

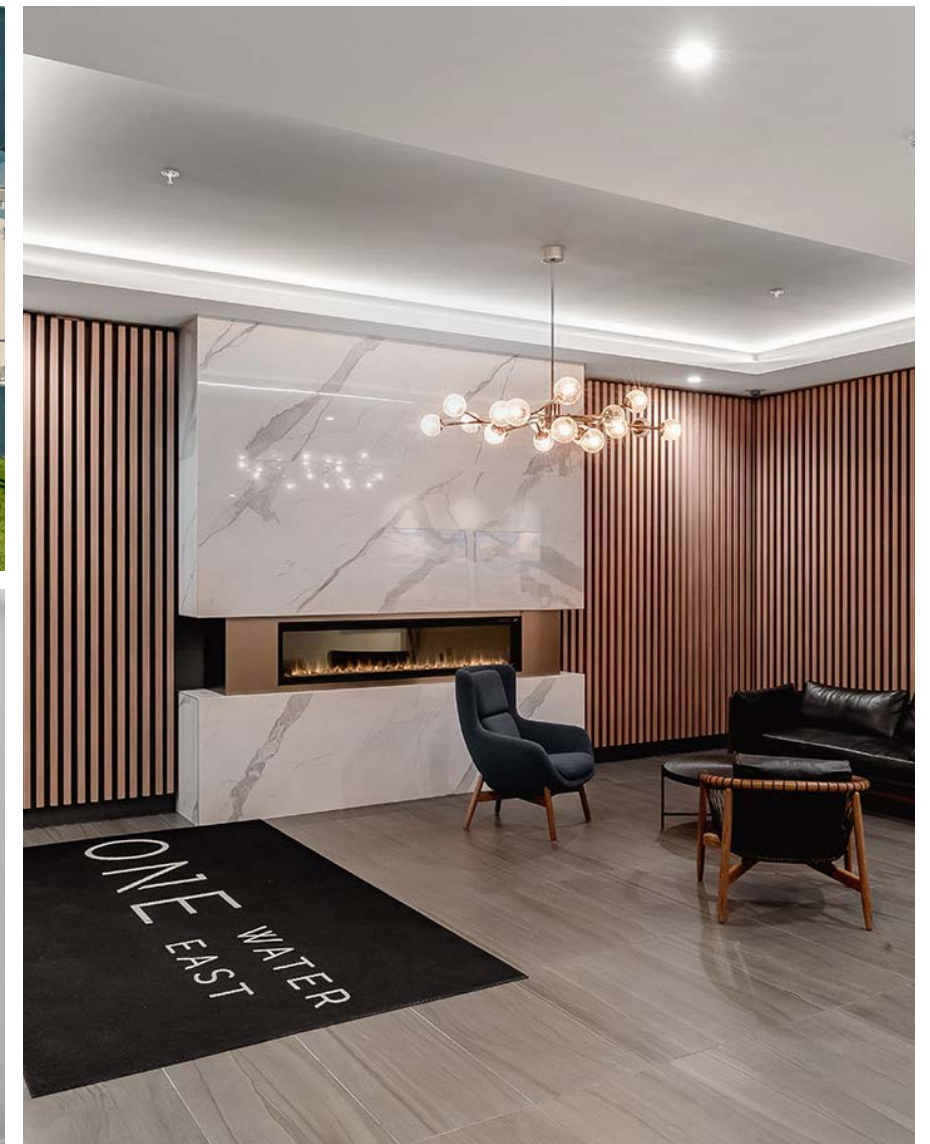


985-1,311 SF

## HIGHLIGHTS

- Spanning windows to take advantage of the captivating lake views and surrounding mountains and city
- Over-sized balconies extend your outdoor living space
- Concrete and glass tower with contemporary colour accents
- Beautifully-appointed lobby and mail room
- Pedestrian-friendly community with restaurants, recreation, entertainment, Okanagan Lake, and shopping just outside your door
- Natural gas outlet for a barbeque

*Residences are currently marketed on the MLS with Unit #1305 MLS® #10278829, Unit #1404 MLS® #10278830, Unit #1504 MLS® #10278832, Unit #2205 MLS® #10278827, Unit #2403 MLS® #10278828.*





# Condominium Features

## INTERIORS

- Curated interiors by Inside Design Studio
- 9' Ceilings
- Plank engineered hardwood flooring throughout the main living areas including kitchen and bedrooms
- Tiles in bathrooms
- Contemporary baseboard and window / door trim package
- Pot lights in select locations throughout
- Stacking or side-by-side front-load, Energy Star rated washer and condensing dryer
- Central air conditioning

## KITCHENS

- Large-scale quartz countertops with sleek waterfall chef islands
- Contemporary flat-panel cabinetry, complete with full-height upper cabinets and built-in wine storage
- Contemporary under-mount stainless steel sinks
- Kitchen Aid gourmet stainless steel appliance package:
  - » 30" slide-in gas range or 30" slide-in, dual-fuel gas range, both with Broan slim-line integrated hood fan
  - » 20.0 cu.ft. Energy Star rated French door refrigerator with interior water dispenser
  - » High temperature, ultra-quiet dishwasher
  - » Built-in convection microwave (offered in larger homes)

## BATHROOMS

- Spa-inspired ensuites and luxurious bathrooms feature cabinetry and vanities to match the kitchens
- Large-format tile flooring with walk in shower in ensuites
- Minimalist fixtures with under-mount sink
- Polished chrome faucets and shower heads
- Tiled tub/shower surrounds
- Tub/shower combo in main bath, shower in ensuite

## PEACE OF MIND

- Fob-only access lobby with video surveillance, plus enter phone with security camera at lobby
- Gated parking & car wash station
- Electric vehicle charging stations



- Storage lockers for each home
- Secure bike storage, includes boardwalk / beach cruiser lock-up outside East Tower lobby
- 2-5-10 Year Warranty provided by Travelers Guarantee and backed by Kerkhoff Construction's experienced and friendly post-sale customer service team

## THE SHOPPES

- A selection of retail along the ONE Water Street streetscape – only steps from your door
- Conveniences may include a cafe and bistro, boutiques, or other essential and professional services

# I



#1404 & #1504

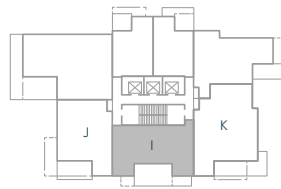
**2 BEDROOM + FLEX, 2 BATH**

INTERIOR 1,084 Sq. Ft.

EXTERIOR 235-369 Sq. Ft.

TOTAL 1,319-1,453 Sq. Ft.

LEVEL 11 - 23

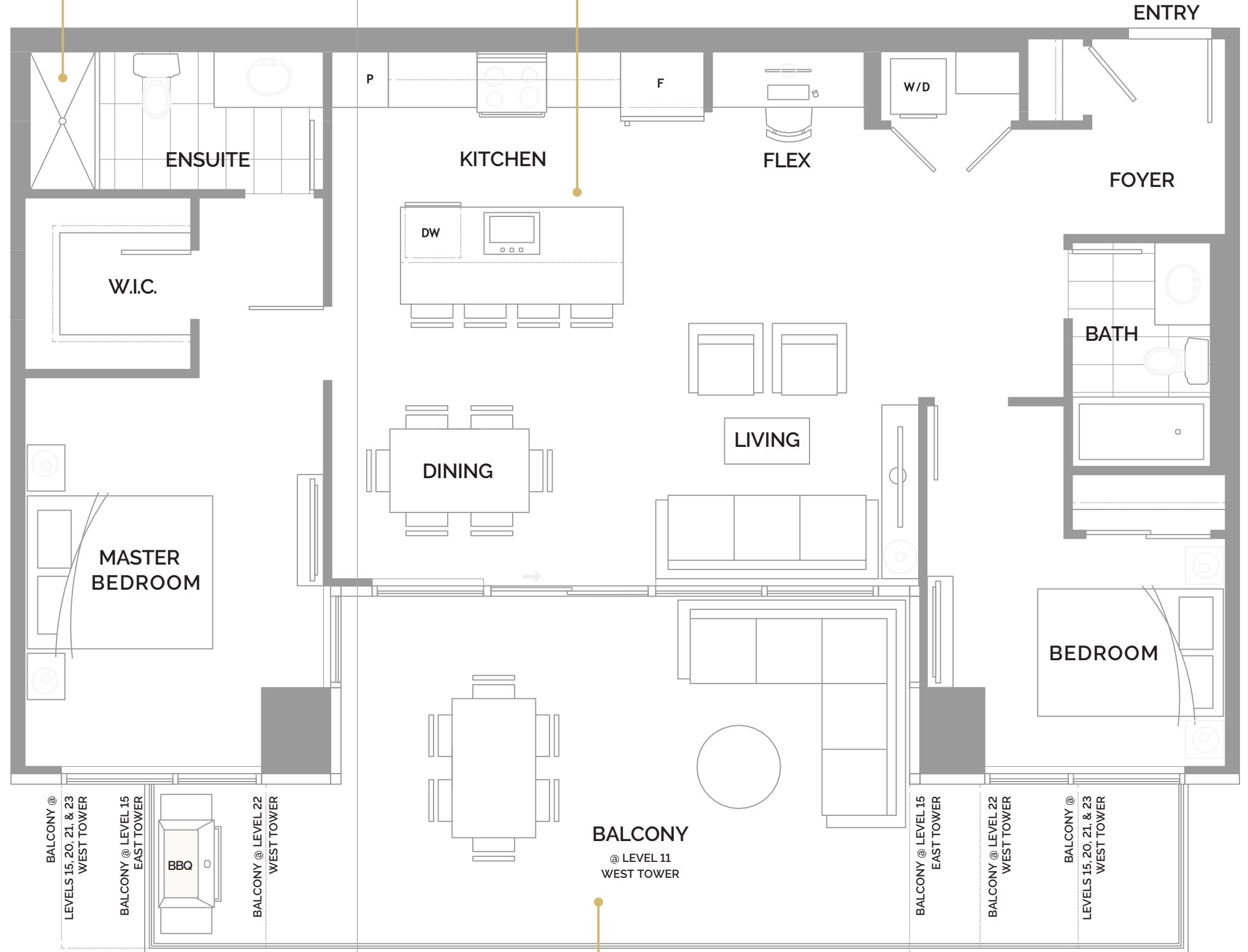


EAST & WEST TOWER



FULL-LENGTH  
WALK-IN SHOWER

OPEN-CONCEPT KITCHEN WITH  
WATERFALL ISLAND FEATURE AND  
BUILT-IN WINE STORAGE



SPACIOUS OUTDOOR LIVING SPACE  
OVERLOOKING THE LAKE, CITY, AND  
MOUNTAINS WITH GAS BBQ HOOK UP

ONE WATER STREET

In our continuing effort to improve and maintain the high standard 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 or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on architectural measurements. As reverse, mirrored and/or flipped plans occur throughout the development please see architectural plans if material to your decision to purchase. E.&O.E.

# J

#1305 & #2205

**2 BEDROOM + FLEX, 2 BATH**

INTERIOR 985 SQ. FT.

EXTERIOR 271-344 SQ. FT.

TOTAL 1,256-1,329 SQ. FT.

LEVEL 11 - 25

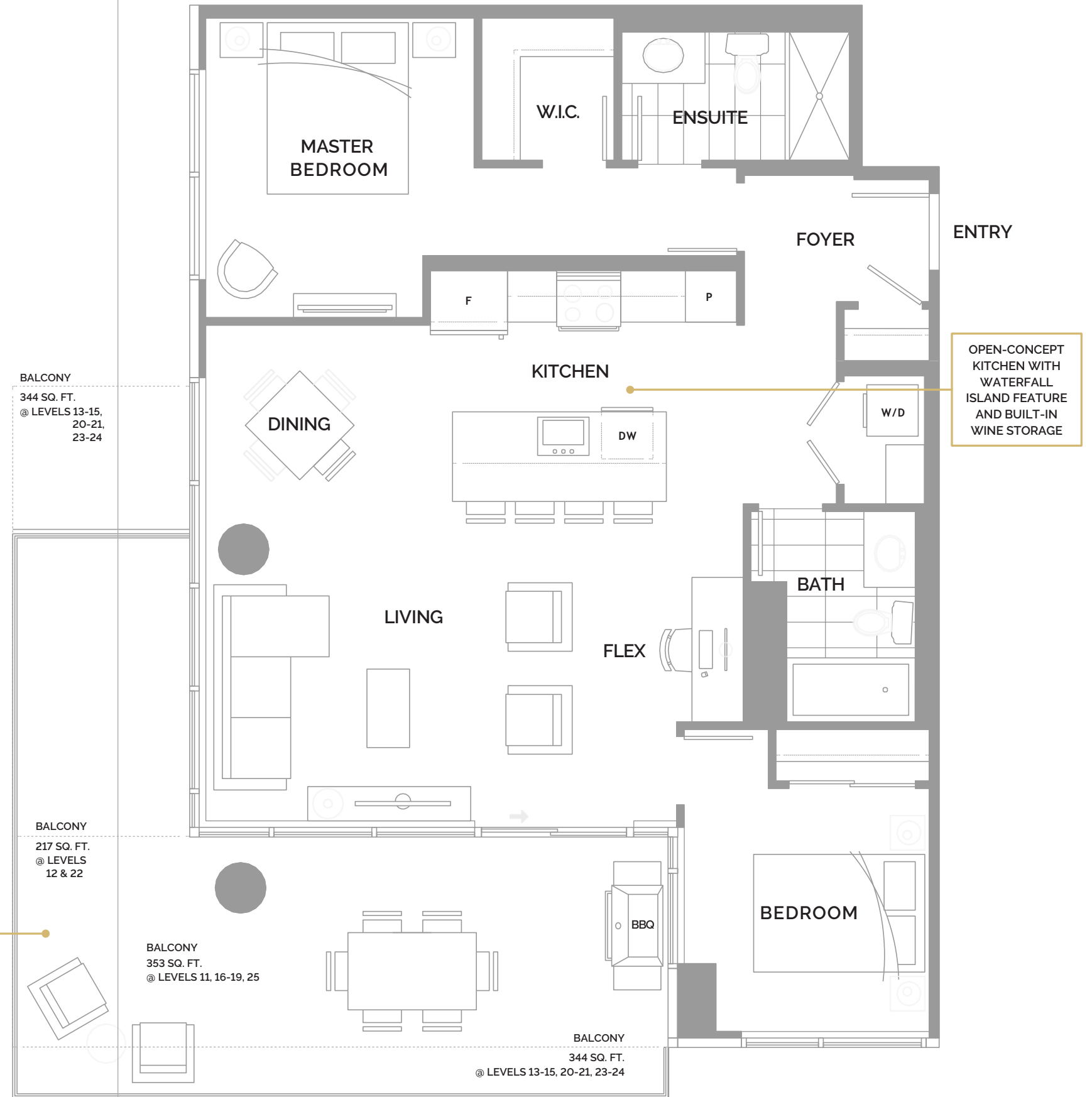


EAST & WEST TOWER



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# K



#2403

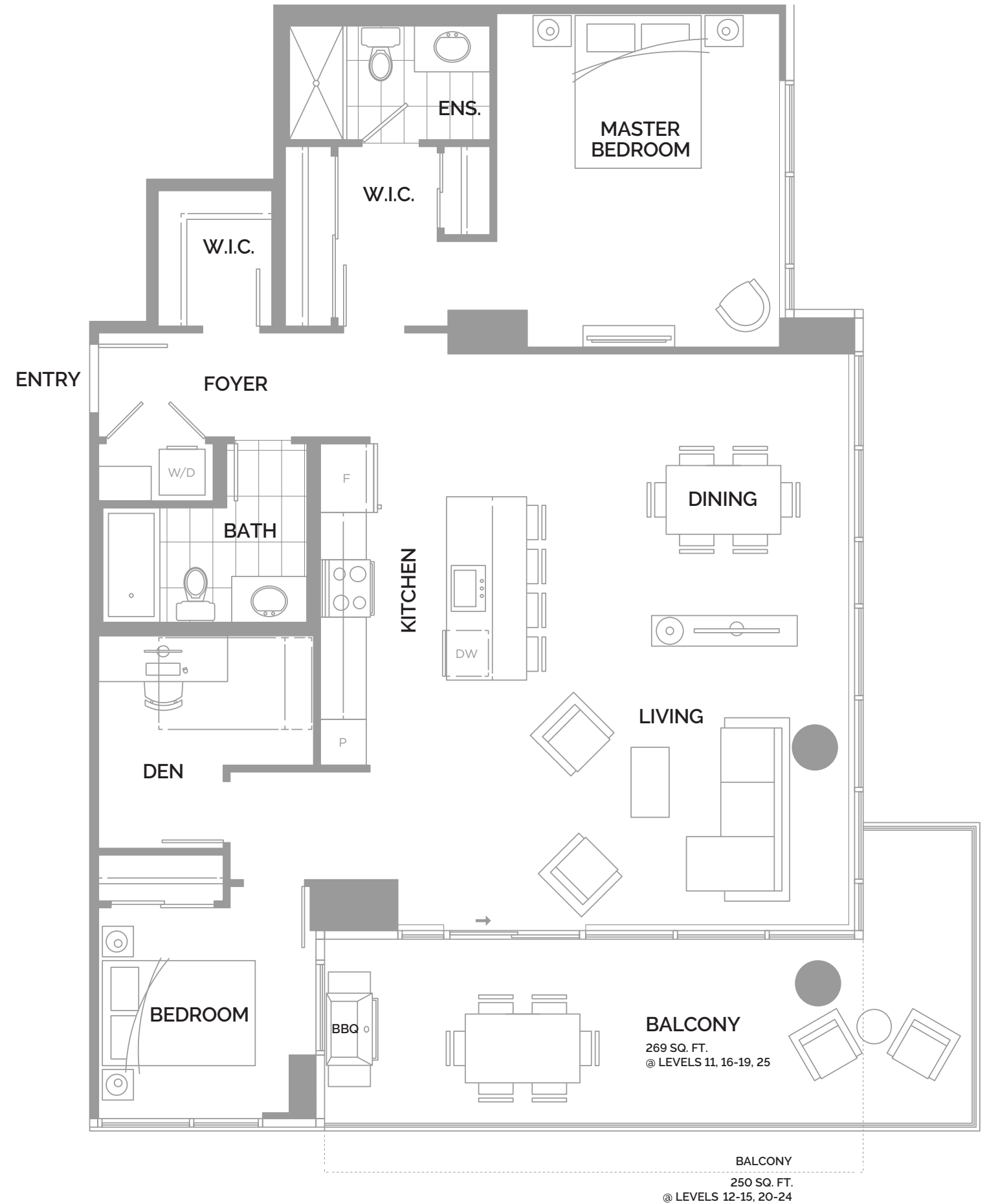
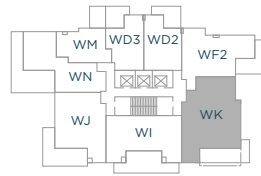
**2 BEDROOM + DEN, 2 BATH**

INTERIOR 1,311 SQ. FT.

EXTERIOR 250 SQ. FT.

TOTAL 1,561 SQ. FT.

LEVELS 11 - 25



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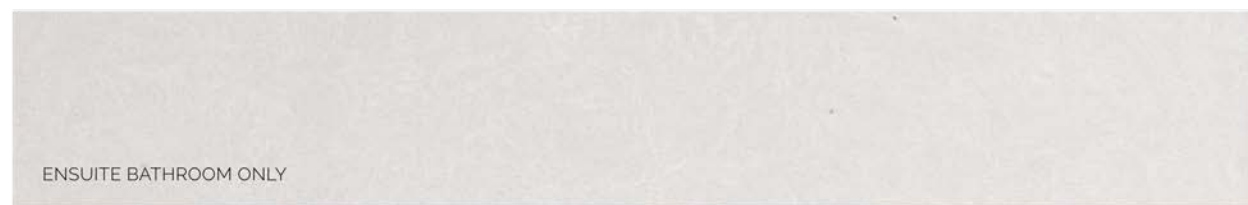
**BALCONY**  
269 SQ. FT.  
@ LEVELS 11, 16-19, 25

**BALCONY**  
250 SQ. FT.  
@ LEVELS 12-15, 20-24



# Vine Colour Palette

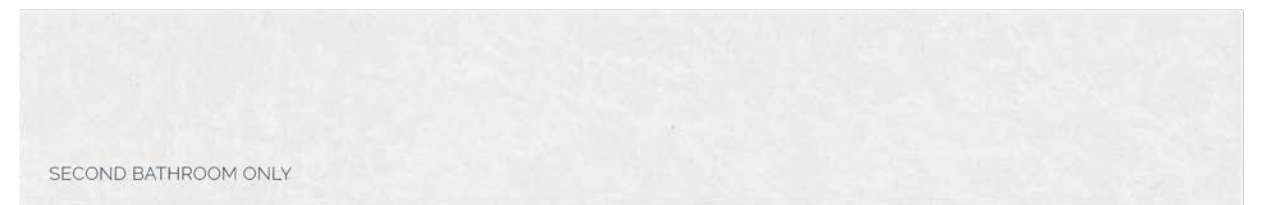
#1305, #1404, #2205, #2403



# Harvest Colour Palette

#1504

Upgraded with shelving in the laundry room & textured melamine shelving in the primary bedroom closet, and Cambria Quartz in the kitchen & ensuite.







VINE PALETTE | FLOOR PLAN J



HARVEST PALETTE | FLOOR PLAN I, #1504



VINE PALETTE | FLOOR PLAN J



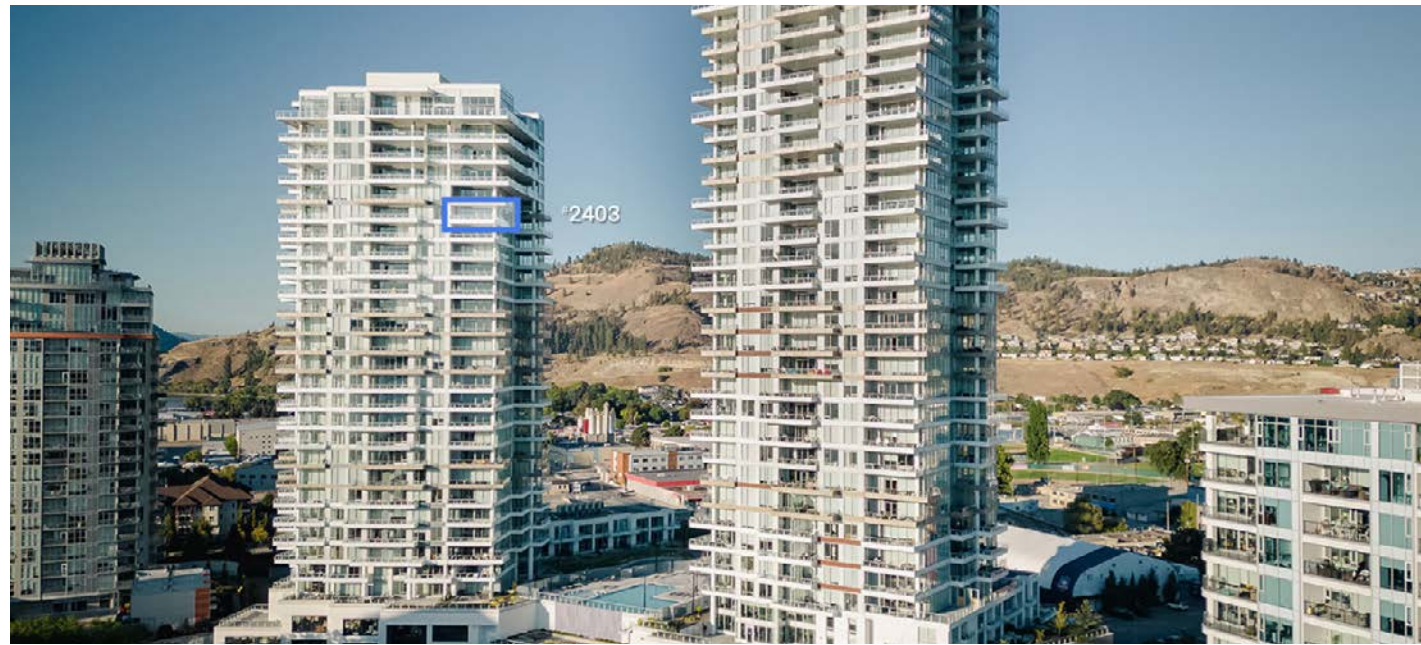
BEDROOM



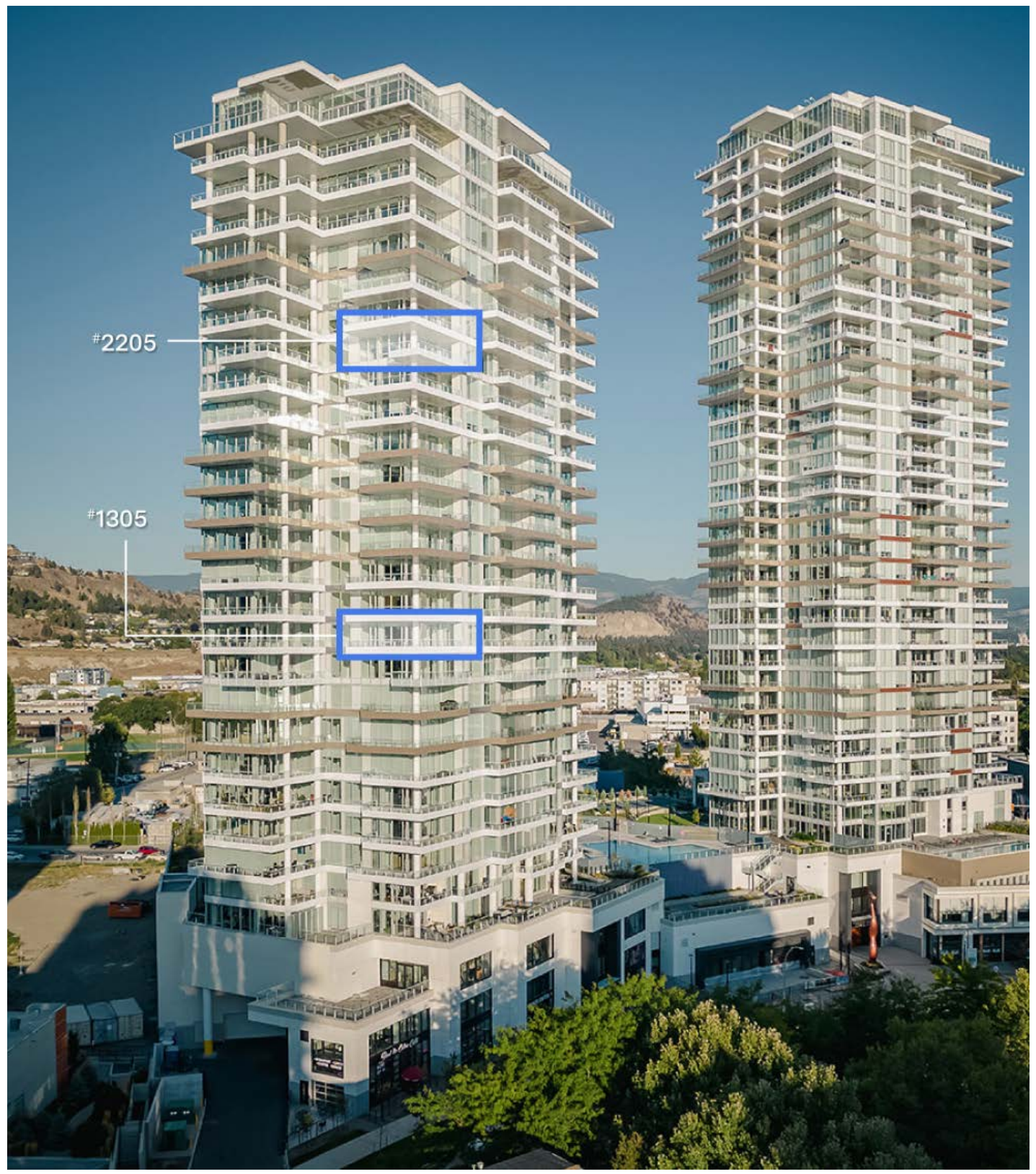
*Floor Plan I*



*Floor Plan K*



*Floor Plan J*





#1305 & #2205 SE-facing *Terrace Views*



#1305 & #2205 SW-facing *Terrace Views*



#1404 & #1504 *Terrace Views*



#2403 *Terrace Views*







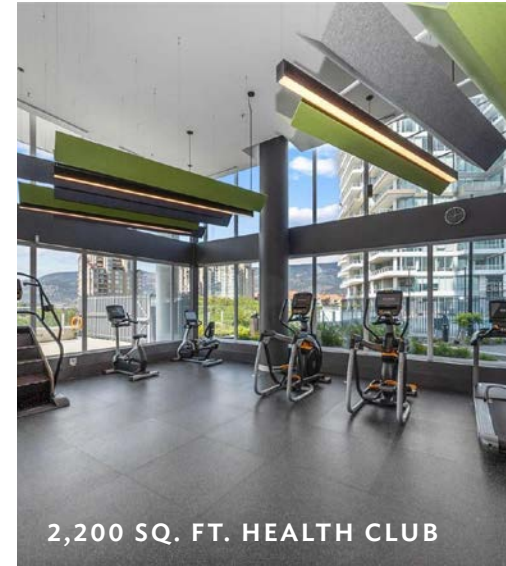
“THE BENCH”

# Building *Amenities*

*The Bench* will draw you outdoors year-round with its collection of enviable features extending across the fourth-floor podium overlooking the lake. The landscaped 1.3-acre amenity oasis is comprised of two impressive swimming pools, oversized hot tub, a pickleball court, outdoor seating with fire pit enclaves, a dog park, and so much more.

## RESORT-STYLE AMENITIES AT THE BENCH

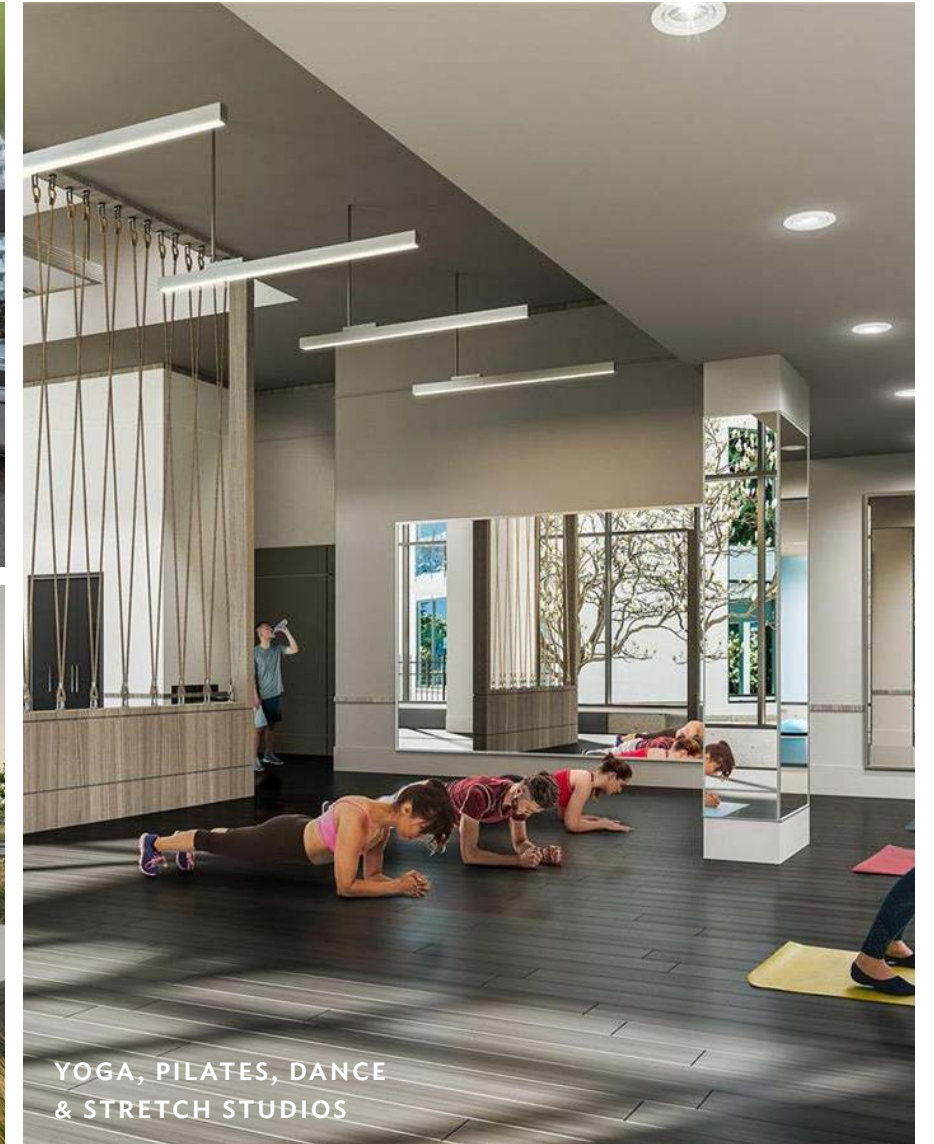
- Outdoor patio with tables and couches for dining and entertainment
- Two swimming pools – lap pool and family pool
- Expansive hot tub
- Large private health club featuring fully equipped gym and yoga studio
- Dog Park
- Barbecue and outdoor picnic areas
- Fire pit enclaves
- Pickleball court
- East Tower features a business centre with 2 private offices, a kitchenette, WiFi access and a washroom
- Reservable 1,500 sq. ft. multi-purpose amenity room



2,200 SQ. FT. HEALTH CLUB



BBQ & PICNIC AREAS



YOGA, PILATES, DANCE & STRETCH STUDIOS



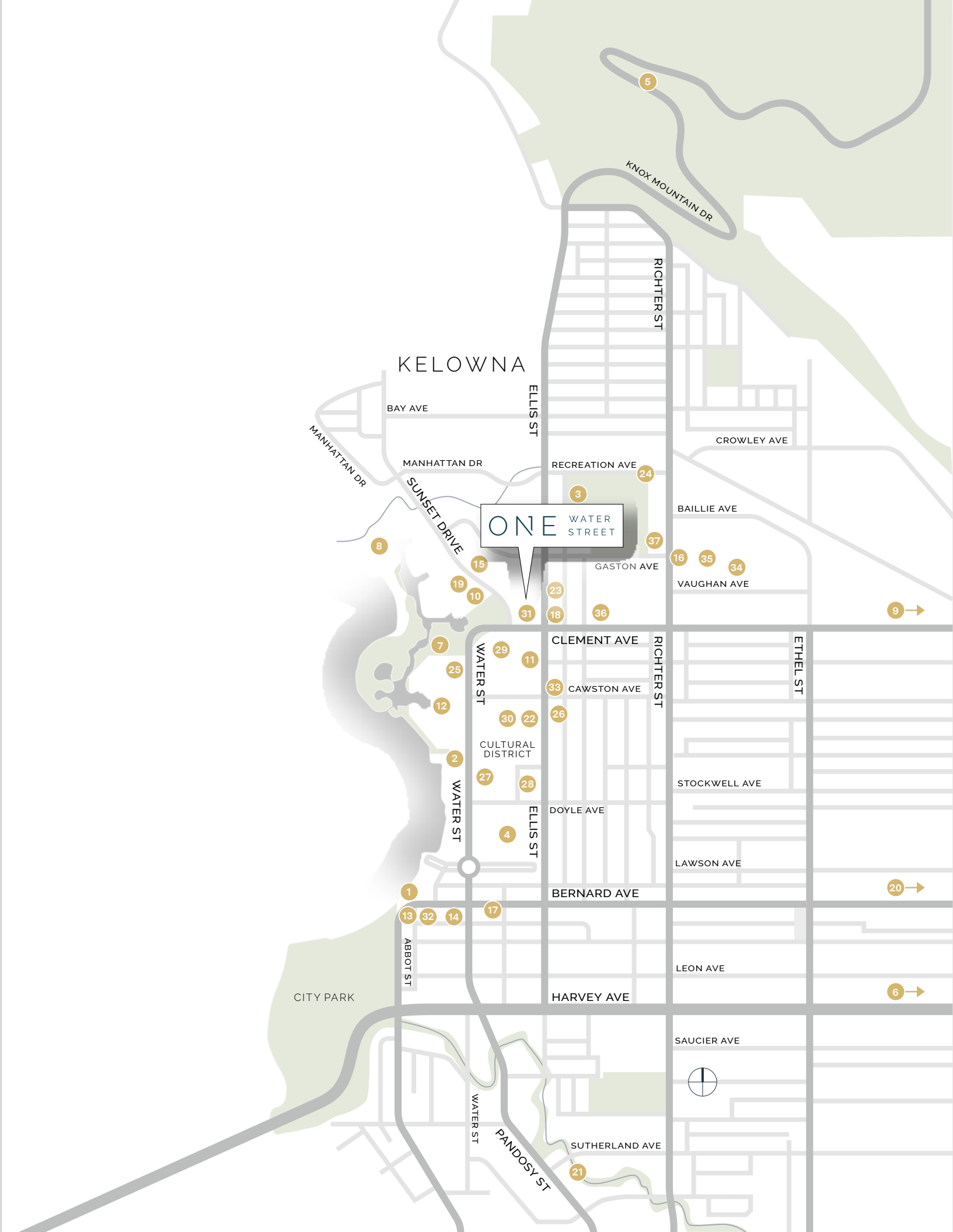
LAP POOL



# A Nexus of Downtown Life

Only steps from the shores of Okanagan Lake and the picturesque lawns of Waterfront Park, ONE Water Street is positioned between Kelowna's animated, pedestrian-friendly Cultural and Entertainment District and the residential neighbourhood of Sunset Drive.

- |  |   |
|--|---|
| <b>1</b> Downtown Marina Kelowna   | <b>20</b> Shoppers Drug Mart                    |
| <b>2</b> Kelowna Yacht Club & Cactus Club Cafe                                 | <b>21</b> Pandosy Shopping Area                 |
| <b>3</b> Kelowna Curling Club  | <b>22</b> BC Wine Museum & Laurel Packing House |
| <b>4</b> Kasugai Japanese Gardens  | <b>23</b> Central Kitchen + Bar                 |
| <b>5</b> Knox Mountain Park  | <b>24</b> Elks Stadium                          |
| <b>6</b> Parkinson Recreation Park   | <b>25</b> Lake City Casino Kelowna              |
| <b>7</b> Waterfront Park   | <b>26</b> Kelowna Art Gallery                   |
| <b>8</b> Rotary Marsh Bird Sanctuary   | <b>27</b> Kelowna Community Theatre             |
| <b>9</b> Kelowna Golf & Country Club   | <b>28</b> Okanagan Regional Library             |
| <b>10</b> Bouchons Bistro  | <b>29</b> Prospera Place                        |
| <b>11</b> BNA Brewing Co.  | <b>30</b> Rotary Centre for the Arts            |
| <b>12</b> Delta Grand Okanagan Resort, and OAK + CRU Social Kitchen & Wine Bar | <b>31</b> Erika Jane Restaurant                 |
| <b>13</b> Earls Kitchen + Bar  | <b>32</b> Okanagan Spirits Distillery           |
| <b>14</b> Raudz  | <b>33</b> Bliss Bakery                          |
| <b>15</b> Soul de Cuba Cafe  | <b>34</b> Rustic Reel Brewing                   |
| <b>16</b> Sandhill Wines   | <b>35</b> Gneiss Climbing                       |
| <b>17</b> Deville Coffee   | <b>36</b> Metro Liquor                          |
| <b>18</b> Train Station Pub  | <b>37</b> Kelowna Badminton Club                |
| <b>19</b> Waterfront Wines Restaurant & Wine Bar                               |   |







**PROUDLY PRESENTED BY**



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**VIEW ALL ONE WATER STREET  
LISTINGS BY KERKHOFF**

[JaneHoffman.com/One-Water-Street](http://JaneHoffman.com/One-Water-Street)

Add'l. info at: [OneWaterStreet.ca](http://OneWaterStreet.ca)

