

# ONE

## WATER STREET



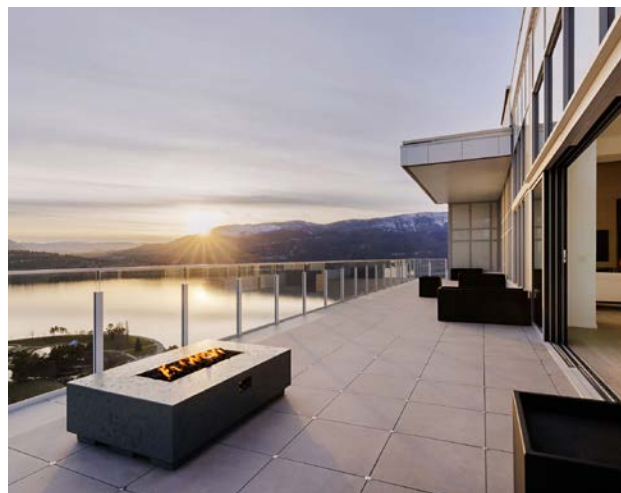
JANE HOFFMAN  
REALTY

**WEST TOWER**  
**PENTHOUSE 2 • #2901**

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

# Extraordinary penthouses featuring *unobstructed* Okanagan Lake views.

Jane Hoffman Realty is proud to present the final brand new residences at ONE Water Street. Purposefully designed to make the most of Kelowna's vistas and natural light, enjoy captivating 360° panoramic views through large spanning bay windows, offering unparalleled sights of the city, lake, and mountain scape.



3 BED



3.5 BATH

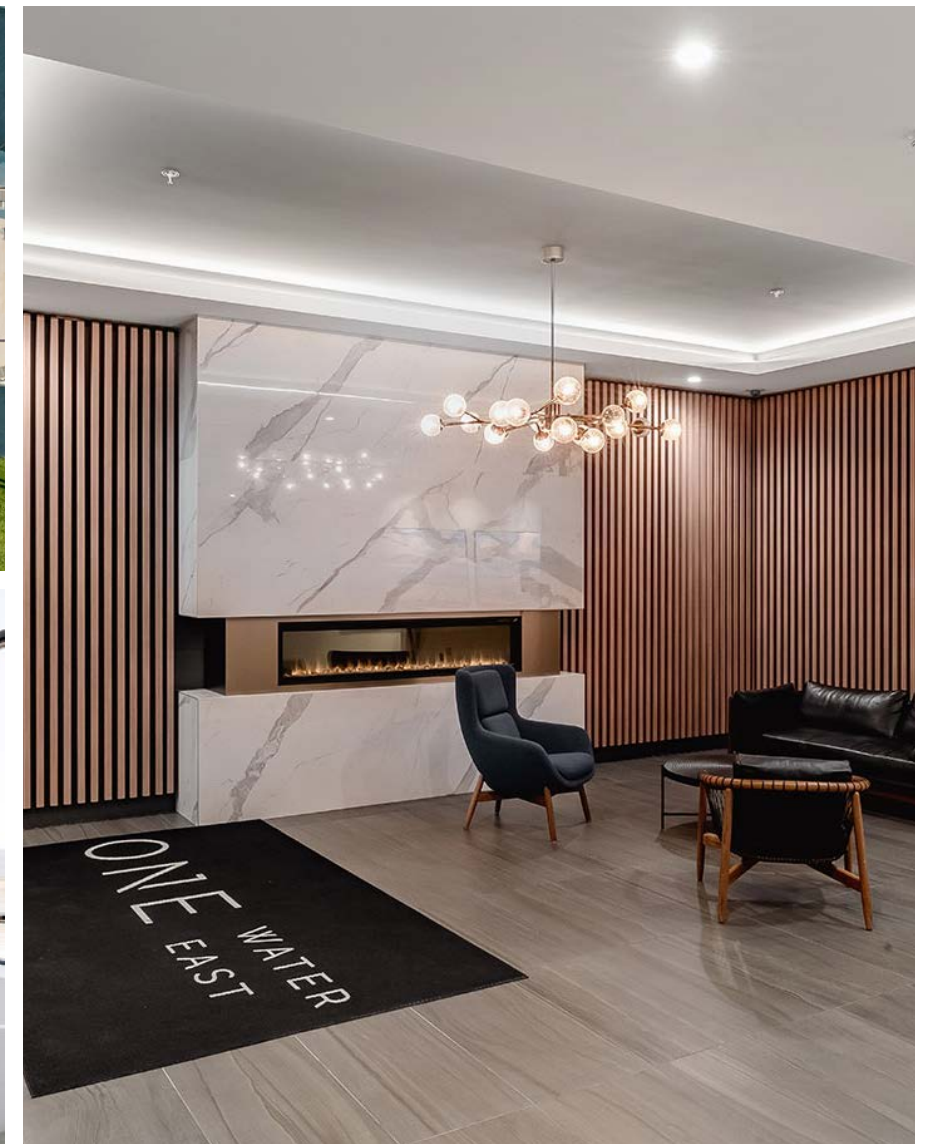


2,466 INT. SF

## HIGHLIGHTS

- Encompassing half the 29th floor
- Large spanning windows to take advantage of the captivating 360-degree city, lake, and mountain views
- 3 sprawling private terraces and private courtyard complete with 8-person Beachcomber hot tub totaling over 2,500 sq. ft. of outdoor space towering over the Okanagan
- Seamless transition from indoor to outdoor living through 16 ft retractable glass door
- Fully equipped outdoor kitchen with natural gas hookups for barbecues and heaters
- Smart Home technology package included

*Residences are currently marketed on the MLS with Unit #2901 MLS® #10302686*



# Penthouse Features

## INTERIORS

- Carefully selected interiors curated and styled by *Materia Interior Design Studio*
- 13.6' ceilings
- Hardwood floors in the dining, master bedroom, and office, with stunning herringbone hardwood detail in the living and kitchen areas for a sophisticated touch
- Polished dolomite tiling in ensuite for lasting luxury
- Full height integrated wine storage display to showcase the fruits of the local vines
- Contemporary baseboard and window/door trim package
- Automated roller shades with blackout blinds in the bedrooms
- Cove LED lighting in all bedrooms and bathrooms
- Fully equipped laundry room with storage, single-basin sink, and Stacking Miele Washer/Dryer

## KITCHEN

- Impressive, over-sized kitchen island with stylish waterfall feature
- Timeless Dekton Quartz backsplash
- Contemporary flat grey cabinetry with satin finish
- Undermount Silgranit single-basin sinks with pull-down faucet
- Butler pantry off the kitchen
- Premium stainless steel appliance package:
  - » 36" Sub-Zero designer over and under refrigerator and freezer with ice maker
  - » 30" Wolf built-in oven with Dual VertiCross™ convection system and multiple cooking modes 30" Wolf speed oven with microwave, convection, and broil technologies
  - » 36" Wolf 5-burner gas cooktop includes 2-burner wok grate
  - » 34" Wolf hood fan with up to 600 CFM
  - » Fully integrated Asko Dishwasher with 15 place settings

## PRIMARY SUITE

- Spa-inspired primary ensuite is the ultimate Okanagan retreat
- Polished marble flooring with floor-to-ceiling shower surround
- Modern, matte black fixtures including soothing waterfall shower head and contemporary wall-mounted faucets and toilet
- Stunning free-standing soaker tub with spanning lake views
- Private wrap around master terrace
- Walk-in closet



## SPA-INSPIRED BATHROOMS

- Stunning tile detail with polished tile flooring throughout
- High touch polished chrome fixtures for a modern and sophisticated look
- Full-size walk-in showers in all ensuites

## 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
- West Tower Penthouses come with 3 parking stalls
- Private storage locker
- 2-5-10 Year Warranty provided by Travelers
- Guarantee and backed by Kerkhoff Construction's experienced and friendly post-sale customer service team

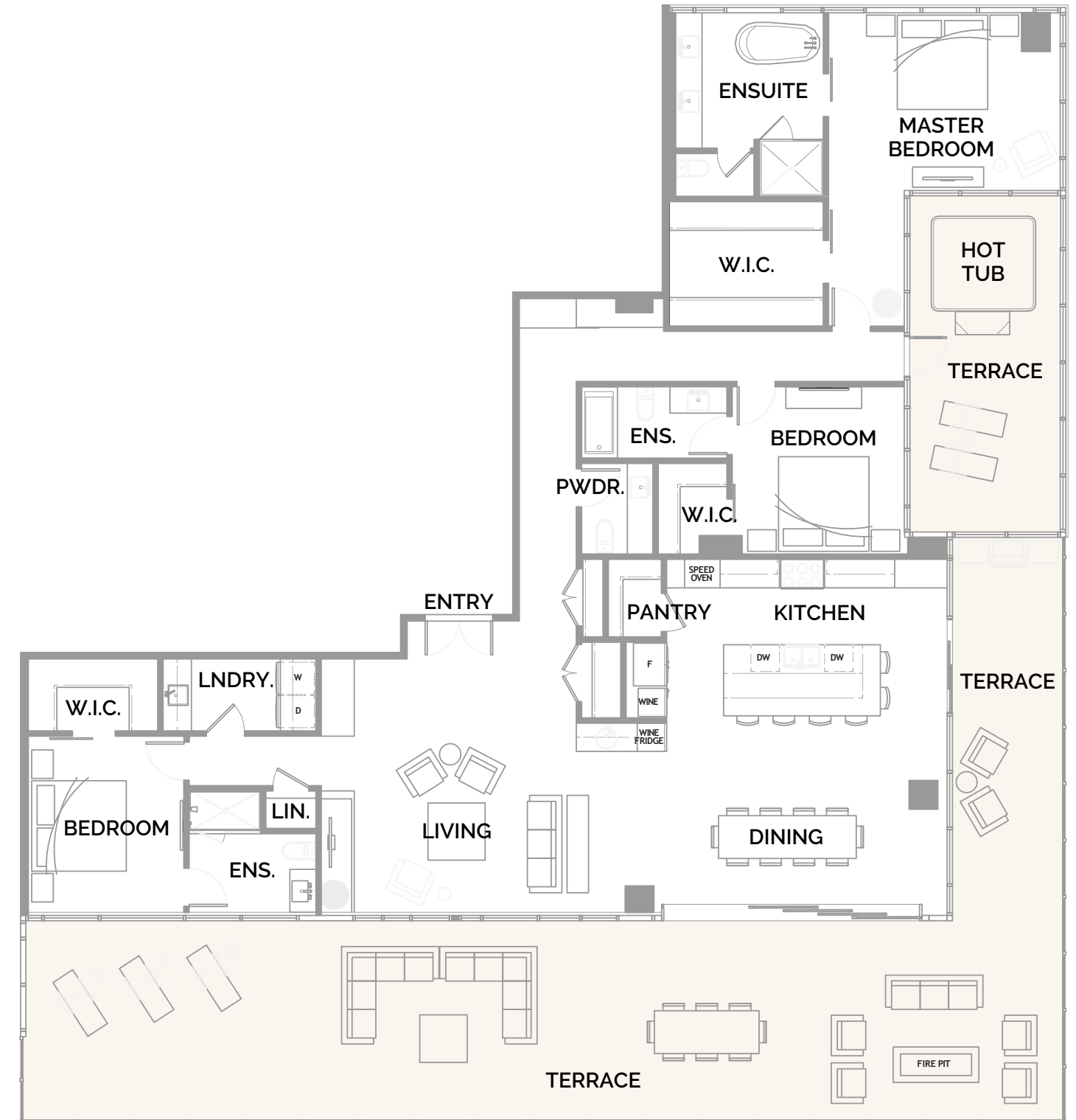
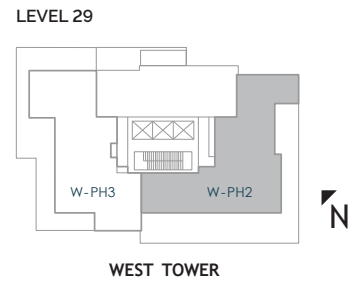
# PH2 #2901

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## WEST TOWER

**PENTHOUSE 2**  
**3 BEDROOM, 3.5 BATH**  
 INTERIOR 2,466 SQ. FT.  
 EXTERIOR 1,482 SQ. FT.

TOTAL 3,948 SQ. FT.

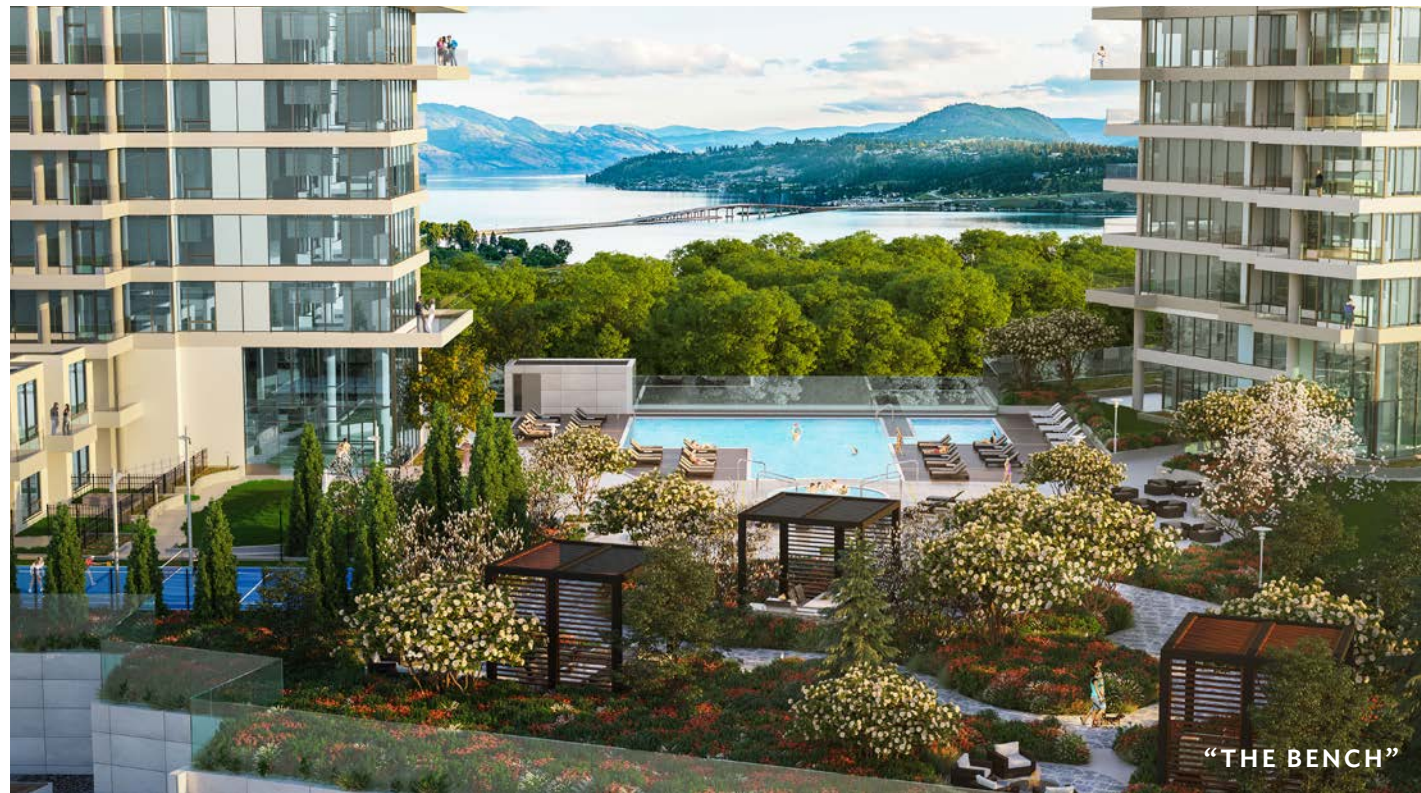


ONE WATER STREET

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.







“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

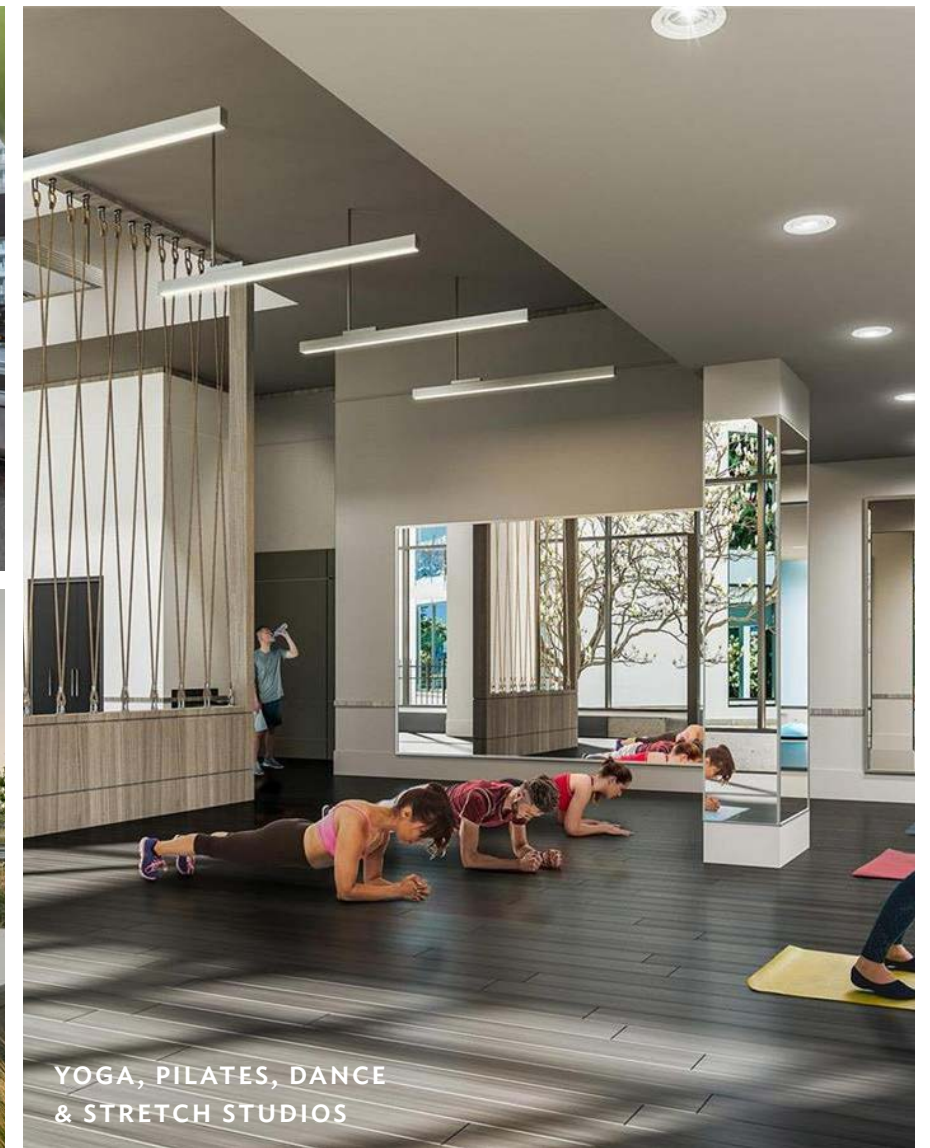
- Outdoor patio with tables and couches for dining and entertainment
- Two swimming pools – lap pool and family pool
- Expansive hot tub
- Large private health club featuring fully equipped gym and yoga studio
- Dog Park
- Barbecue and outdoor picnic areas
- Fire pit enclaves
- Pickleball court
- East 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 bed / 2 bath suite available to rent nightly for guests



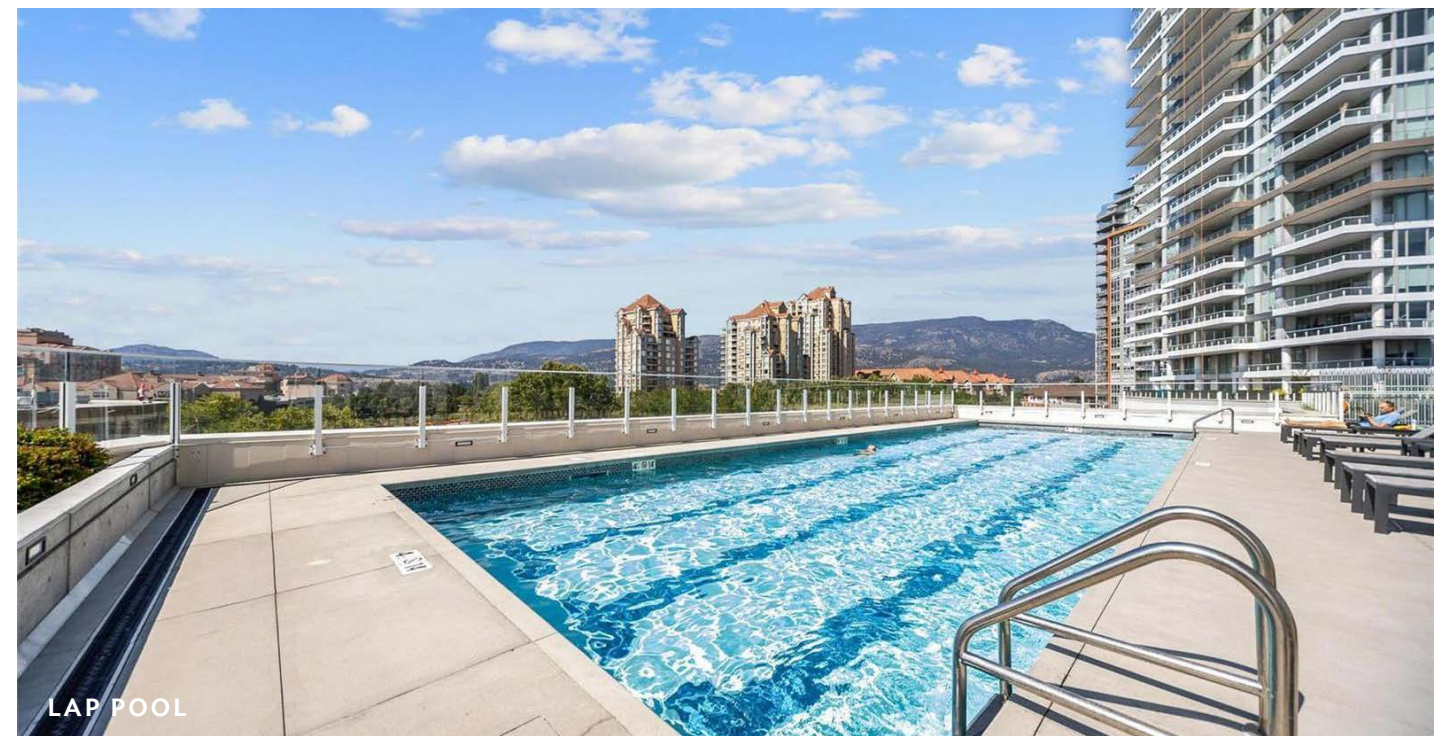
2,200 SQ. FT. HEALTH CLUB



BBQ & PICNIC AREAS



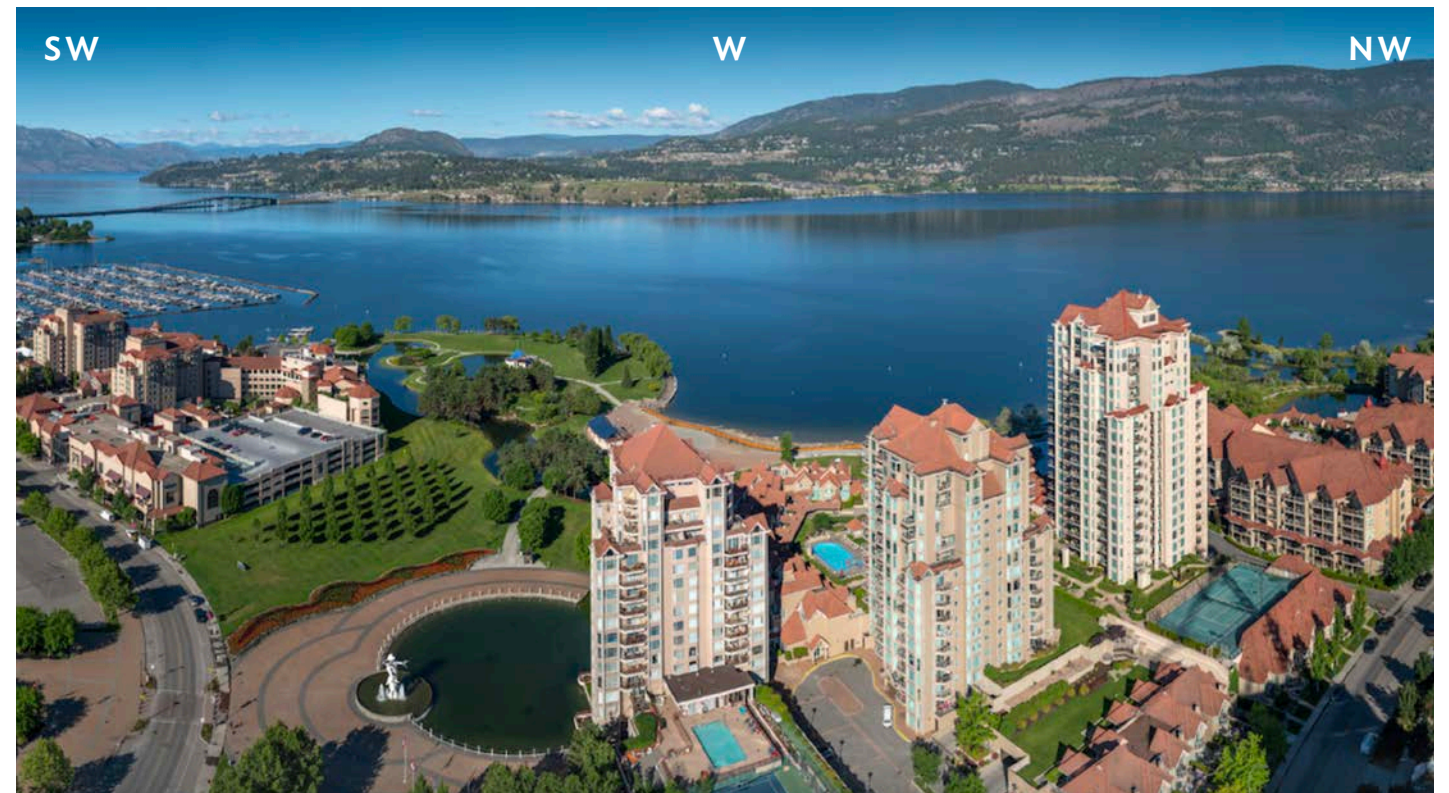
YOGA, PILATES, DANCE & STRETCH STUDIOS



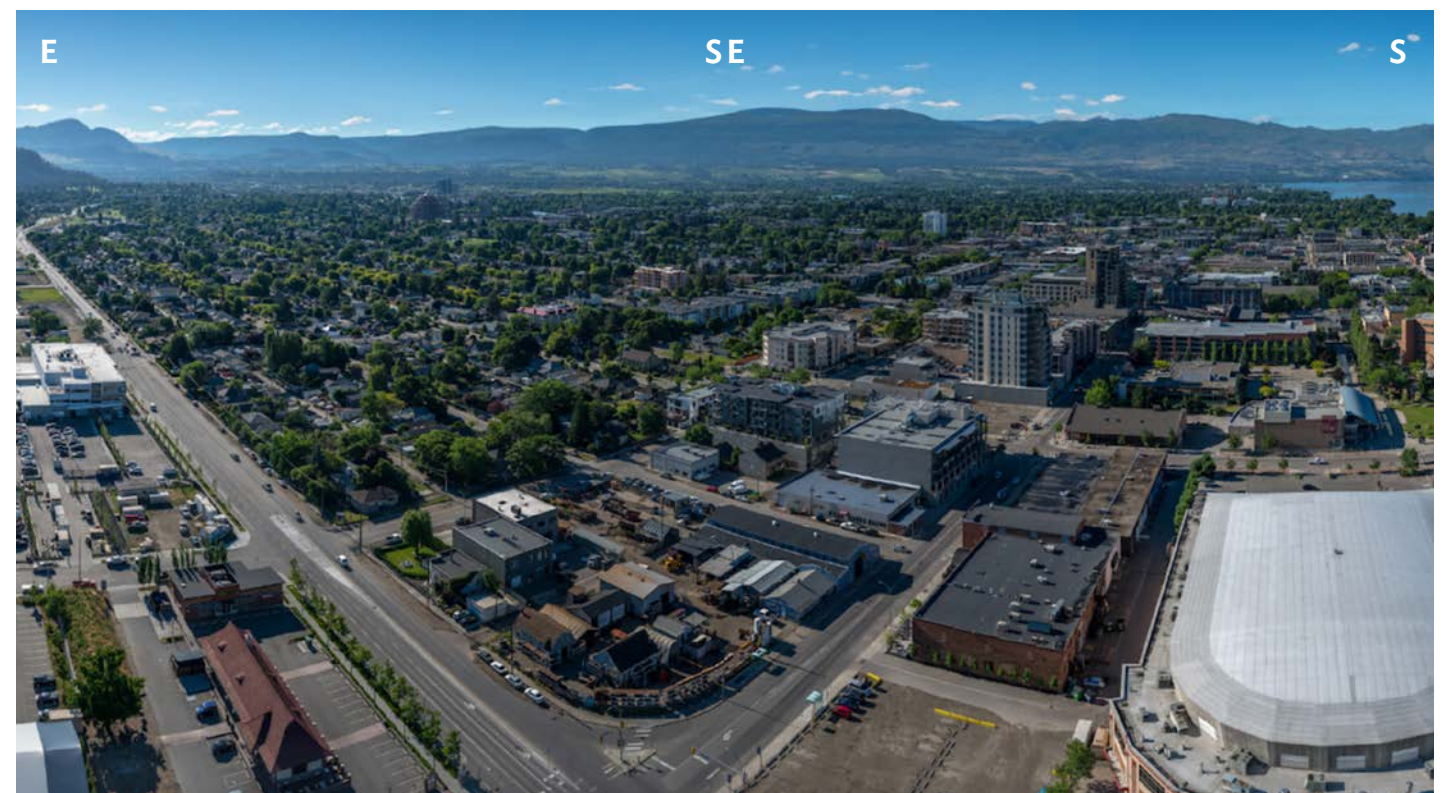
LAP POOL



#2901 SW-facing *Terrace Views*



#2901 SE-facing *Terrace Views*

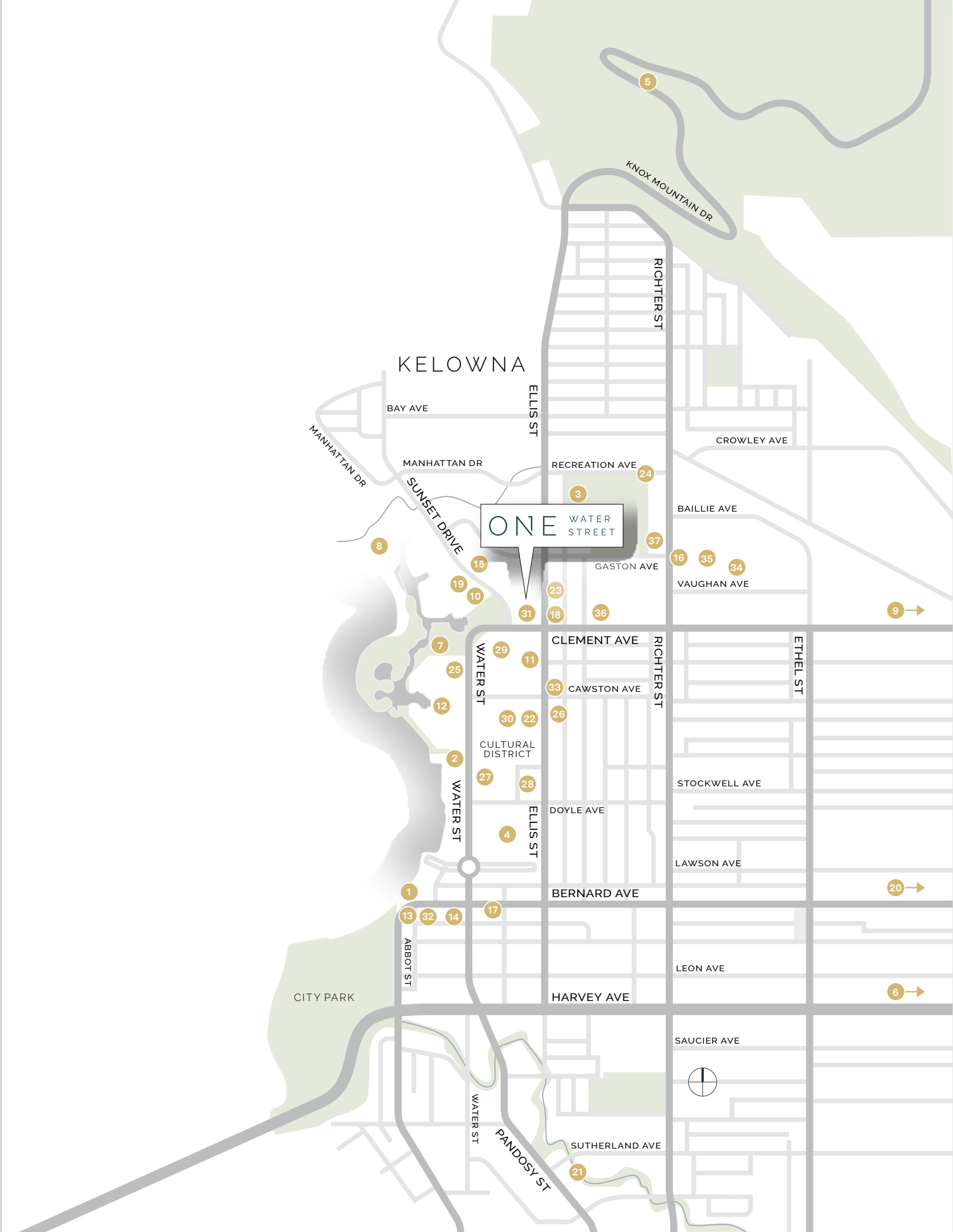




# A Nexus of Downtown Life

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                               |   |



# Smart Home Package

Enjoy state-of-the-art home automation that places you on the cutting edge of system control. *Control4* offers touch-screen control systems that allow unprecedented control and design that allows you to manage your in-home systems from a user-friendly interface that displays important information.

- **Multi-room climate control:** Easily programmable control of your thermostat either directly from your home or remotely.
- **Security:** Automation can help keep what's important to you safe. Feel secure with locks that can be monitored and managed from any h o m e or remotely via Internet.
- **Multi-room audio:** Designed to deliver crystal-clear sound throughout your home and all controlled from one place. Listen to different music in different rooms at different volumes all from one, easy to use system.
- **Lighting:** Automated lighting systems can be used for creating moods throughout a home, saves money on energy costs and provides security.

## GOLD PACKAGE INCLUDED

- High fidelity (HIFI) audio in the living room and master bedroom
- Lighting upgrade equipped with lighting controls, scene pads and smart motion module for kitchen, two (2) bathrooms, and two (2) bedrooms. Additional areas available at an additional cost to the purchaser.
- In suite motion sensor for programmable automatic lighting
- 10" smart home interactive touch screen for easy music streaming and control
- Smart door lock for easy access\*
- Smart home thermostat for easy programming and control\*
- Smart home APP for smart phone or tablets\*
- Smart home remote control\*
- Control on one client supplied source (Cable, Telus/Shaw box, etc) and Television\*

*\*Remote capability available*

*\*Optional upgrade for Sub Penthouse and Penthouse Collections*

For more information about Smart Home Technology and the Control 4 system visit [www.control4.com/videos](http://www.control4.com/videos). Smart Home Packages are offered by a third party provider. The developer assumes no responsibility for third party products and services. 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.



## SMART SHADING INCLUDED

Upgrade your beautiful new home with a smart motorized shading throughout. The award winning, sophisticated design of QMotion window coverings combines contemporary energy efficiency and engineering, paired with the latest in high-tech home automation. From the world's narrowest operated roller shades, QMotion shades have the tightest tolerance in the industry. QMotion is the only automated window treatment company in the market offering a patented manual override feature, allowing our products to be operated by hand, remote or with a smart device – an industry exclusive.

*Living Area and Bedroom Shading Inclusions:*

- Remote control
- Remote control of your entire home with an app
- Custom programming
- Black out shades available
- Optional program to open or close at dusk or dawn, or your choice of timing • Enjoy a great night's sleep
- Engraved keypads available with Gold lighting control Package • Remote control
- Remote control of your entire home with an app
- Custom programming
- Black out shades available
- Optional program to open or close at dusk or dawn, or your choice of timing • Enjoy a great night's sleep
- Engraved keypads available with Gold lighting control Package



**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)

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