

695 Victoria Drive

New-Modern-Convenient-Value

\$595,000



Discover this newly built, high-quality fourplex that combines modern design, energy efficiency, and attainable ownership. Thoughtfully developed by Parallel 50—one of the South Okanagan's most trusted design-build firms—this project reflects a proven track record of craftsmanship and attention to detail.

Each 1,439 sq. ft. unit features a smart, functional layout with three bedrooms, two and a half bathrooms, and generous yard and patio space. Located in a walkable, bike-friendly neighbourhood, you're just minutes from downtown Penticton and Okanagan Lake. Interior highlights include durable, stylish luxury vinyl plank flooring, quartz countertops, a full-height quartz backsplash, and a designer kitchen that rivals those found in single-family homes. Notable features at this price point include a walk-in closet and ensuite in the primary bedroom, as well as a unique, dedicated area with its own separate entrance—complete with laundry, storage, and a third bathroom.

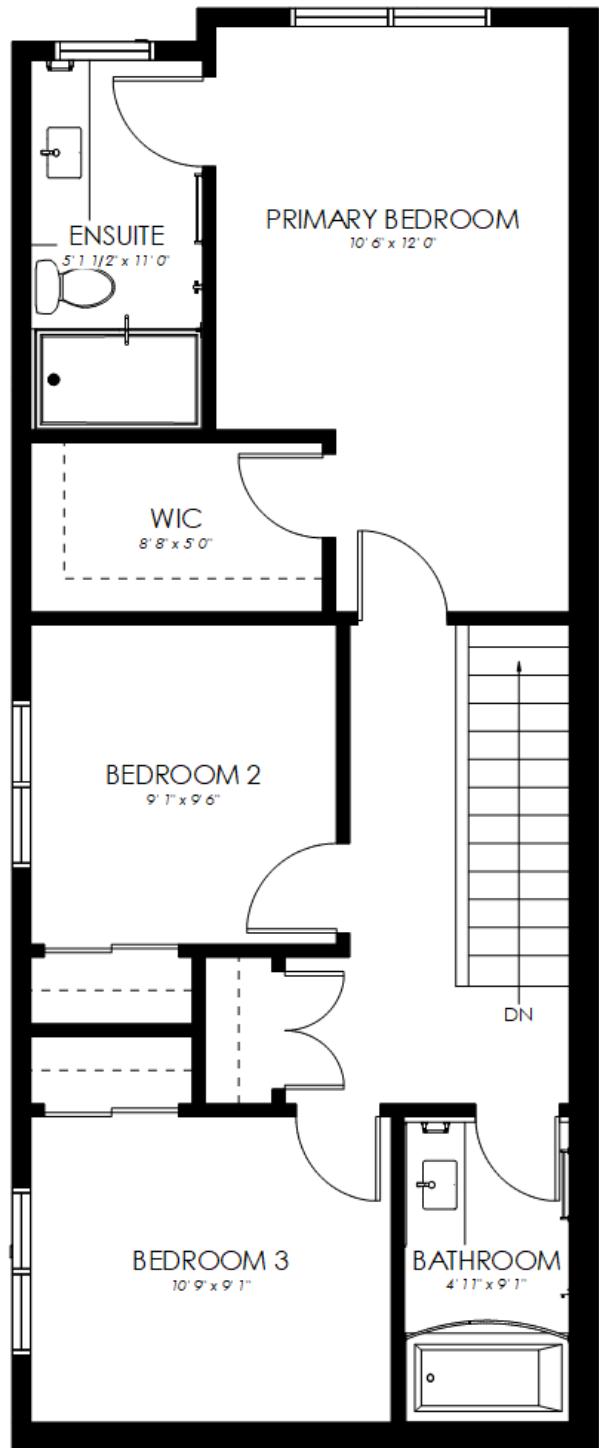
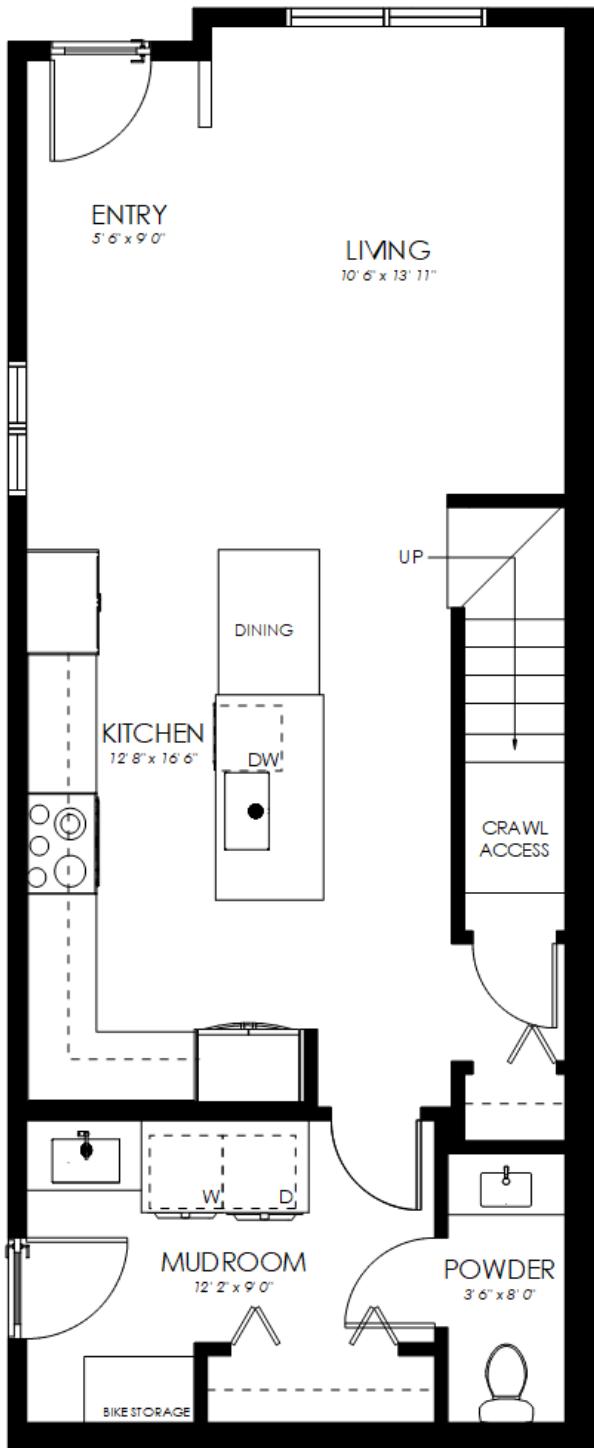
Built to Zero Carbon Code standards, these homes are solar- and EV-ready, and meet BC Step Code 4, exceeding current energy-efficiency requirements. With affordable strata fees and a low-maintenance exterior, this is a rare opportunity to own a modern, efficient home in a prime location. Eligible first-time buyers may also qualify for a full GST rebate, adding even more value.



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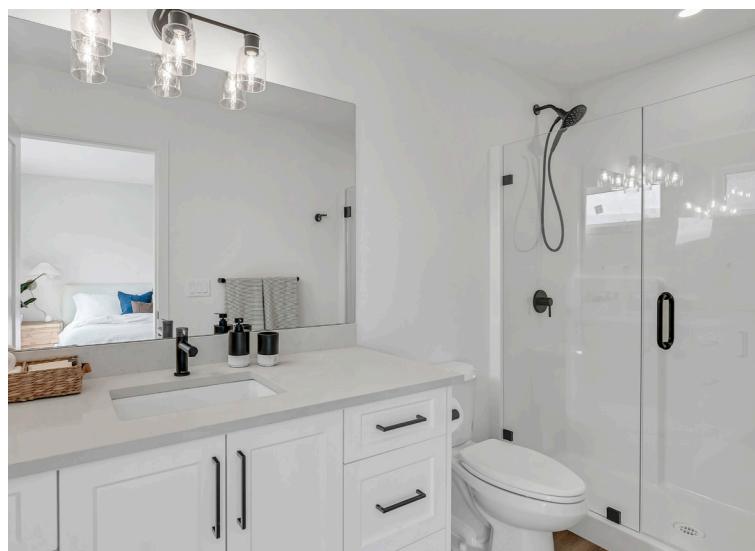
Thoughtful Floor Plans





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Specifications and Finishings

GENERAL CONSTRUCTION

- 2/5/10 New Home Warranty (National)
- Fiber cement siding
- 1ft Roof Overhang
- Double stud insulated party wall
- 9' ceilings throughout main level (except under bulkheads)
- 8' ceilings throughout upper level
- 140sq.ft. uncovered concrete patio off living room
- Double glazed, low-e, argon filled vinyl windows (white inside / white outside)
- Fully landscaped, u/g irrigation, xeriscape with draught resident plants
- Painted drywall throughout
- Textured (knock-down) ceilings
- R-24 wall insulation
- R-50 ceiling insulation
- Engineered floor joists
- 36" exterior man doors
- Wall sconce exterior lighting at patio and side door
- Recessed pot light over front door
- Exterior GFI electrical outlet at front patio
- 1x exterior frost-free hose bib at patio

INTERIORS

- Luxury vinyl plank flooring throughout (incl. stairs)
- MDF trim package
- White switches and receptacles
- Shaker interior doors
- LED 4" pot lights throughout
- Stained Wood Handrail

Specifications and Finishings

KITCHEN & DINING

- Quartz countertops
- Matte black faucet with pulldown spray
- Double undermount sink
- Shaker style doors
- Island with overhang for seating
- Stainless Whirlpool dishwasher
- Stainless Whirlpool refrigerator w/bottom freezer
- Stainless Whirlpool electric range
- Stainless Whirlpool slimline microwave above range
- Soft close doors and drawers
- Custom dining table, laminate topped birch slab w/ metal "U"-legs

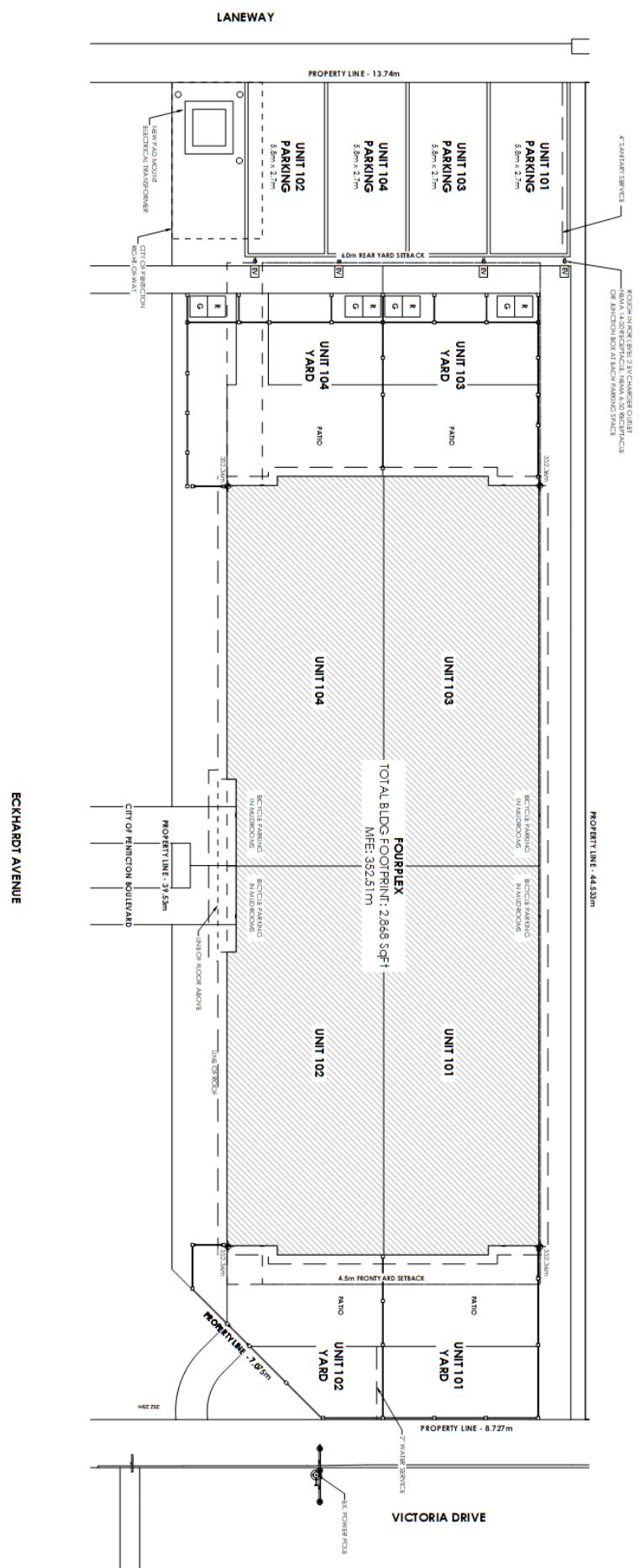
BATHROOMS

- Quartz countertops
- Matte black faucets
- Vanity mirrors
- Vanity lights above sinks
- Undermount American Standard sinks
- Pot light over tub/shower units
- One piece fiberglass tub and shower combo unit in main bath
- Walk-in shower with fiberglass base insert and semi-frameless glass door
- Power Bath Fan(s) and GFI receptables

UTILITY SERVICES

- 150 Amp Electrical Service
- Electric Heat Pump heating and cooling system
- Electric furnace (backup) system
- John Wood 40 Gallon Electric hot water tank
- Whirlpool Stacked Washer and Dryer (white)
- Smoke / Carbon Monoxide detector (s)
- Communication outlets: LR and MBR
- EV Charger rough-in located in rear parking space

Site Plan



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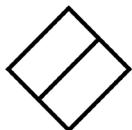
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PARALLEL 50
CONSTRUCTION



VICTORIA DRIVE

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