



Living in the **Okanagan**

Additional Features Worth Knowing

712-700 VISTA PARK · THE VISTAS AT SKAHA HILLS

2 bedrooms + den | 2 bathrooms | 1,414 sq. ft.

New Price \$935,000 | MLS® 10391625

Thoughtful upgrades beyond the MLS highlights

- More than 800 sq. ft. of exclusive-use walkout terrace and outdoor living space.
- Added ceiling insulation for improved noise reduction from above.
- Upgraded flooring, induction cooking, Phantom screens and cellular shades.
- Custom primary-suite storage and enhanced shower features.
- Artificial turf, electric patio heater and an additional exterior gas connection.

Prepared for REALTOR® and buyer review by Riccardo Manazza, REALTOR® | eXp Realty

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KITCHEN & APPLIANCES

- Upgraded induction cooktop and added upper-cabinet lighting.
- Quality included appliance package: Blomberg refrigerator, Breda dishwasher, Panasonic microwave, Fulgor Milano oven and induction cooktop, plus larger Blomberg washer and dryer.
- Industrial-look black cabinet and drawer handles throughout.
- Important: the Bosch refrigerator and Bosch dishwasher are not included.

WINDOWS, DOORS & COMFORT

- Luxury vinyl flooring upgrade.
- Phantom Screens added to the doors.
- Upgraded living-room patio doors.
- Up/down cellular window shades throughout the home.
- Added ceiling insulation for improved noise reduction from above.
- Heating, air conditioning and water heater professionally maintained annually; rooftop air-conditioning placement is part of the Building 700 design.

PRIMARY SUITE & FLEXIBLE SPACES

- Custom built-in storage cabinetry in the primary closet.
- Primary shower has dual controls, a sliding handheld shower head and an added glass door.
- Den/office wall-mounted desktop is included.
- The beige wall-mounted cabinet and matching lower cabinet/mirror three-piece set in the den are not included.
- Added media cabinet; television components are not included.
- Second-bedroom windows have removable vinyl privacy covering.



TERRACE & OUTDOOR LIVING

- More than 800 sq. ft. of exclusive-use walkout terrace area, offering space for lounging, dining and entertaining.
- Artificial turf added to the exclusive-use patio area.
- One electric patio heater.
- Additional exterior gas connection for a barbecue or fire feature. Buyer to verify the intended use, permits and installation requirements.
- Seller advises that lowest-level homes at The Vistas may have a personal hot tub/spa, subject to current HOA rules, approvals and buyer verification.

STORAGE & PRACTICAL DETAILS

- White wall-mounted garage shelving is included.
- Ground-level walkout access provides a backyard-style outdoor experience rather than a conventional balcony.
- Broad lake, mountain, city and valley outlooks support the indoor-outdoor lifestyle.

BUYER REVIEW NOTE

This summary combines seller-provided features with listing information for convenient review. Buyers and their REALTOR® should independently confirm measurements, fees, included and excluded items, appliance substitutions, HOA rules, hot-tub/spa permissions, exterior gas use and any feature important to their purchase decision.