

sole | CAWSTON

ADVANCED PREVIEW BROCHURE



## Welcome to Sole Cawston, the newest evolution of Kelowna's most popular urban residences

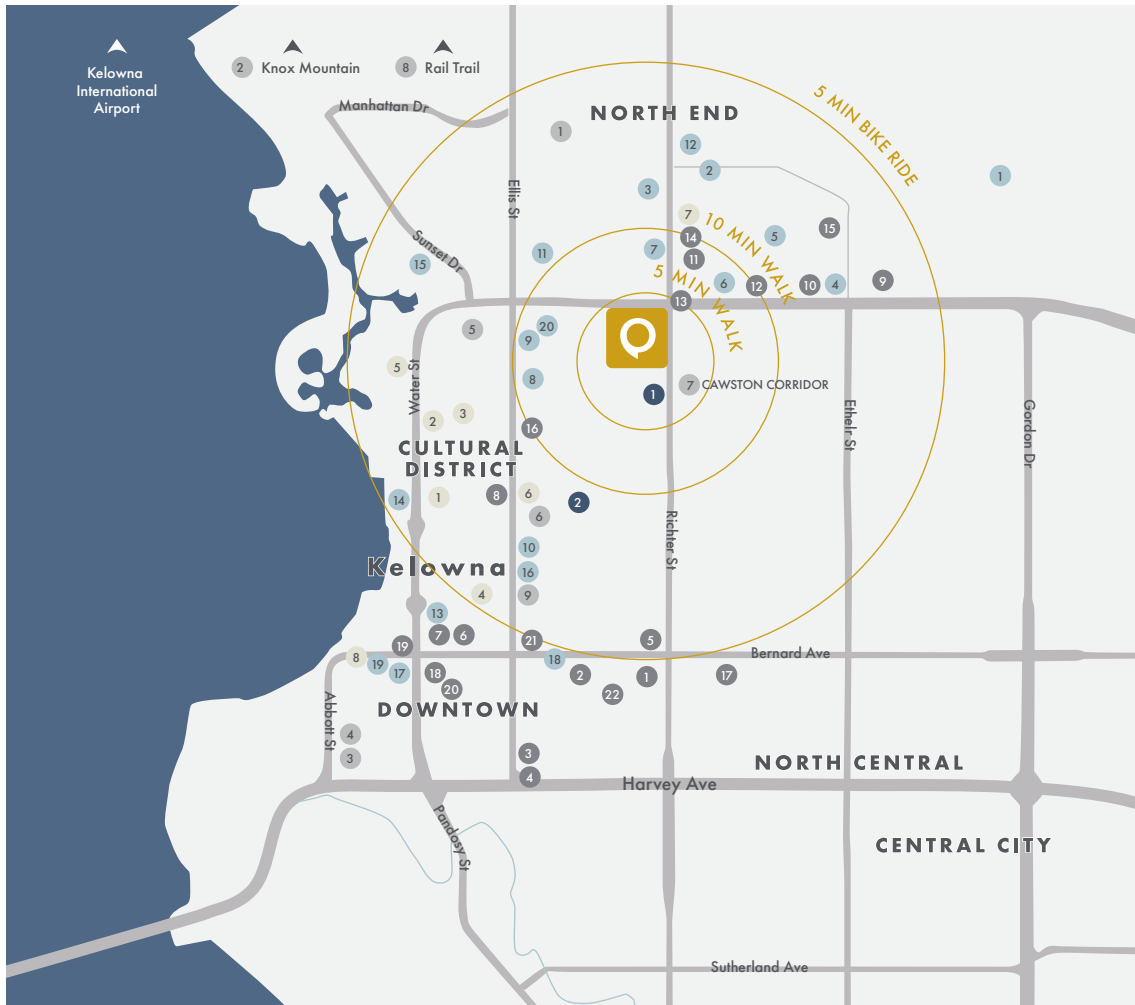
The Sole collection's fifth condominium community offers a unique opportunity to invest, and live, in the heart and soul of one of Kelowna's most walkable and bikeable downtown neighbourhoods, boasting a 98 percent bike score. With the Waterfront Promenade, burgeoning North End Brewery District, Cawston Corridor pathway system, future UBCO downtown campus and Kelowna's world-class recreation at Sole Cawston's doorstep, you'll enjoy an immersive, amenity-rich lifestyle — using the soles of your feet to live, work and play.





## Live on the Edge of Everything

The array of urban amenities and recreation within a five, ten and fifteen-minute walk of Sole Cawston is unparalleled. Discover sandy stretches of pristine lakefront parks, Knox Mountain's hiking trails and the Okanagan Rail Trail. Cycle to the city's hot new North End neighbourhood, three minutes from Sole, to explore the craft brewery scene. Patio-hop, dining on Okanagan farm-to-fork fare and immerse yourself in Kelowna's arts and culture. And with the new UBCO downtown campus — set to open in the fall of 2024 — a few blocks away, Sole Cawston is ideal for post-secondary student accommodation and a savvy investment opportunity.



# A Lifestyle Centric Location

Life at Sole Cawston puts you in the heart of Kelowna's vibrant downtown. Walk and bike to restaurants and brewpubs, shops and services, beach parks and beyond.



## EDUCATION

1. The Balsam School
2. UBC Okanagan Downtown Kelowna (coming in 2024)

## RESTAURANTS & CAFES

1. Bright Jenny Coffee
2. Kettle River Brewing
3. Red Bird Brewing
4. The Office Brewery
5. Rustic Reel Brewing
6. Bad Tattoo Brewing
7. Marmalade Cat Café
8. Bliss Bakery

## EDUCATION

9. BNA Brewery Co. & Eatery
10. Curious Café
11. Central Kitchen + Bar
12. Vice & Virtue Brewing
13. Skinny Duke's Glorious Emporium
14. Cactus Club Café Restaurant
15. Waterfront Wines Restaurant
16. Dawett Restaurant
17. Momo Sushi Kelowna
18. Mad Mango Café
19. Cantina Del Centro
20. Sprout Bread

## ENTERTAINMENT

1. Kelowna Community Theatre
2. Kelowna Art Gallery
3. Rotary Centre for the Arts
4. Kelowna Museums Society
5. Playtime Casino Kelowna
6. Kelowna Actors Studio
7. Sandhill Wines
8. Okanagan Spirits

## RECREATION AMENITIES

1. Kelowna Curling Club
2. Knox Mountain Park
3. Kelowna City Park

## ENTERTAINMENT

4. Waterfront Park & Promenade
5. Prospera Place
6. YMCA Downtown Kelowna
7. Cawston Corridor
8. Okanagan Rail Trail
9. Our Yoga Space

## SHOPPING & SERVICES

1. Safeway
2. Shoppers Drug Mart
3. RBC
4. BMO
5. Interior Savings Credit Union
6. Funktional
7. Mosaic Books

8. Opus Art Supplies
9. Skogie's Auto Spa
10. Okanagan Vision Therapy
11. Kelowna E-Kruise
12. Foundation Chiropractic + Physiotherapy
13. Kelowna RCMP
14. Pomme Salon
15. BC Tree Fruits Market
16. Stone Fox Clothing Collective
17. Peddler's Cottage Interiors
18. Frock & Fellow
19. Beach Ave Clothing
20. Olive & Elle Boutique
21. Bia Boro Boutique
22. Amora Day Spa



## Modern Urban Architecture

With large windows framed in black, brick detailing, and light grey cement board siding, the contemporary exterior architecture is striking with an urban industrial flair. Sole Cawston's landscape design complements the building's modern architecture, creating a picturesque downtown streetscape with an upscale curb appeal.



## Community-Minded Amenities

Sole Cawston's resident amenities encourage indoor-outdoor living, with ample secure bike storage, underground parking, EV charging stations and a show-stopping 10,000 sq. ft. rooftop Skyline Terrace. Displaying sweeping views of downtown Kelowna, with the mountains and Okanagan Lake in the distance, it's a scenic setting to gather with friends for fireside barbecues, bring the kids to climb on the play structure and tend to the community garden. Washrooms and garden storage complete the Skyline Terrace amenities. For families with young children seeking a truly urban lifestyle, the nature and community-based Balsam School will be holding in-class learning in a new 12,000 sq. ft. campus on the third floor.



## Functional Contemporary Design

Sole Cawston's one, two and two-bedroom and den condominiums are contemporary in design and function. Ranging from 585 – 973 square feet, residences feature 9' ceilings, quartz countertops, wall-to-wall luxury vinyl plank flooring, covered outdoor decks, and thoughtful touches, like built-in USB charging stations, and an innovative movable kitchen island/ dining table upgrade option.





## Sophisticated Colour Palettes

Choose from two elegant interior colour palettes, Beach and Park. Both feature modern white flat panel upper cabinetry with modern wood lowers, Miami White quartz countertops, white subway tile backsplashes, blonde luxury vinyl plank flooring and stainless-steel appliances for a sleek and sophisticated look.

# Invest in Kelowna's Vibrant Future

Kelowna's evolution is underway. While the four-season recreational playground has long been on the map for its sun-drenched summers and champagne-powder skiing, the pandemic has catapulted Kelowna from a holiday hot spot into Canada's fastest-growing city. As such, the downtown core is experiencing a revitalization, and Sole Cawston is perfectly positioned to reap the rewards.

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## A Sound Investment in the Heart of Downtown

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### ✓ FASTEST GROWING CITY IN CANADA

Provincial and interprovincial migration over the pandemic has spiked Kelowna's population growth by 14%, making it the fastest-growing city in all of Canada. The Okanagan's desirable recreation-focused lifestyle and the possibility of remote work are helping drive Kelowna's rapid expansion.

### ✓ UBCO DOWNTOWN CAMPUS

With its new 80,000 sq. ft. campus, UBCO will infuse new energy and innovation into Kelowna's downtown core. Housing demands to accommodate new and mature students, professors and faculty will soar, and Sole Cawston is just two blocks away.

### ✓ ALMOST ZERO PERCENT VACANCY

Rental housing is virtually impossible to come by in Kelowna, given the city's average of 0.6 percent vacancy rate in 2021. At the end of last year, Kelowna also had the lowest vacancy of any major Canadian city.

### ✓ HIGH RENTAL RATES

Low inventory and increased demand drove rental rates sky-high in Kelowna last year. The country's fastest-growing city was also one of its most expensive, holding the title of third highest rents in British Columbia and fourth highest in Canada.

### ✓ A COMPELLING FUTURE PLAN

The City of Kelowna is investing in growth, from the UBCO downtown campus to the health care and tech sectors. A new master plan for the North End's burgeoning brewery district, expanding city parks and recreation and biking corridors, only add to Kelowna's allure and strengthens its future.

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## Rental Rates: Potential Rental Incomes

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**1 Bedroom + 1 Bath: Up to \$1,750**

**2 Bedroom + 1 Bath: Up to \$2,300**

**2 Bedroom + 2 Bath: Up to \$2,500**

**2 Bedroom + Den + 2 Bath: Up to \$3,000**



## Step up your lifestyle with Sole

For over a decade, Live Edge Okanagan has been connecting people with the heart and soul of Kelowna's vibrant centres through its contemporary condominium brand, Sole. Live Edge embraces the spirit of a community by focusing on location first, developing Sole residences in urban neighbourhoods that offer unparalleled walking access to local amenities and recreation. The company employs a thoughtful approach to exterior architecture, interior design and resident-exclusive amenities by improving upon past successes and seamlessly blending aesthetics and function. As such, Sole living extends well beyond the meticulously designed interior spaces. People choose Sole for the lifestyle. They value experiences, love community connection, and find freedom in walking and biking to where they live, work, and play. As the Live Edge team is deeply rooted in Kelowna, they excel at forging innovative partnerships and offer a wealth of knowledge about the city's long-term growth vision. Look to the future, and you'll find Sole, nestled amidst burgeoning arts, culture and dining, prestigious school and university campuses, and world-class outdoor recreation. Location, opportunity and foresight, it's the ultimate trifecta. Welcome to Sole.



# Sole Cawston Features

## LIVE ON THE EDGE OF EVERYTHING

- The array of urban amenities and recreation within a five, ten and fifteen-minute walk of Sole Cawston is unparalleled
- Discover sandy stretches of pristine lakefront parks, Knox Mountain's hiking trails, and The Okanagan Rail Trail
- Cycle to the city's hot new North End neighbourhood, three minutes from Sole Cawston, to explore the craft brewery scene
- Patio-hop and dine on Okanagan farm-to-fork fare or immerse yourself in Kelowna's arts and culture scene
- Walk to the new UBC Okanagan's Downtown Campus — set to open in the fall of 2024

## URBAN SOPHISTICATION

- Sole Cawston is designed with urban living in mind — using the soles of your feet to live, work and play
- The striking exterior urban architecture features large windows framed in black, brick detailing, wood accents and light and gray cement board siding giving the building a contemporary industrial flair
- The landscape design complements the building's modern exterior, creating a picturesque downtown streetscape with upscale curb appeal

## EXCLUSIVE AMENITIES

- Socialize with friends and family on the 10,000 SF. rooftop Skyline Terrace with sweeping views of downtown Kelowna, outdoor lounge area, BBQ, kitchen area, kids play structure and community gardens
- Secure bike storage
- Secure underground parking
- Storage lockers
- Rough-in EV ready charging
- 12,000 sq. ft. K-3 community-based school

## THOUGHTFUL INTERIORS

- Choose from contemporary interior colour schemes, Beach and Park
- Airy 9' ceilings throughout
- Sleek recessed lighting beautifully illuminates your home
- Expansive, low-E glazed windows improve energy efficiency while providing light-filled interiors
- Electrical outlets with built-in USB ports
- Sleek and modern roller shades throughout let you control the lighting and blackout shades in the bedrooms will improve your sleep
- Quiet and sustainable heating & air conditioning
- Pre-wired connections for high-speed internet and cable
- Full-sized washer/dryer makes laundry effortlessly convenient
- Enjoy the beautiful Okanagan sunshine from your private balcony or large terrace

## KITCHENS THAT INSPIRE

- White upper cabinetry with wood-tone accents and modern chrome pullouts
- Stainless steel single bowl sink
- Chrome faucet
- Contemporary white subway tile backsplash
- Miami white quartz countertops
- Engineered luxury vinyl plank flooring
- Sleek recessed lighting beautifully illuminates the kitchen
- Premium stainless-steel appliances include:
- Integrated 28" counter depth fridge
- 30" smooth top electric range
- 24" dishwasher
- Over the range microwave
- Exclusively designed for Sole Cawston - an innovative & moveable kitchen island/dining table (available as an optional upgrade)

## BEAUTIFULLY APPOINTED BATHS

- Floating vanity with black framed mirror and modern pendant lighting
- Miami white quartz countertops
- Under-mount sink
- Chrome single handle high arc bathroom faucet
- White acrylic tub/shower with white subway tile surround
- Water saving, dual-flush toilets
- Engineered luxury vinyl plank flooring

## FOR PEACE OF MIND

- Comprehensive 2-5-10 year New Home Warranty Program by Travelers
- Minimum 30-day rental policy offers longer-term rental potential while encouraging year-round enjoyment or its residents
- FOB system throughout the building with restricted elevator access, in addition to cameras in select areas for added security
- Two-hour fire-resistant rating and a sound transmission rating (STC) that exceeds code and will minimize noise transfer



level 6  
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level 5  
CAWSTON AVENUE



level 4  
CAWSTON AVENUE

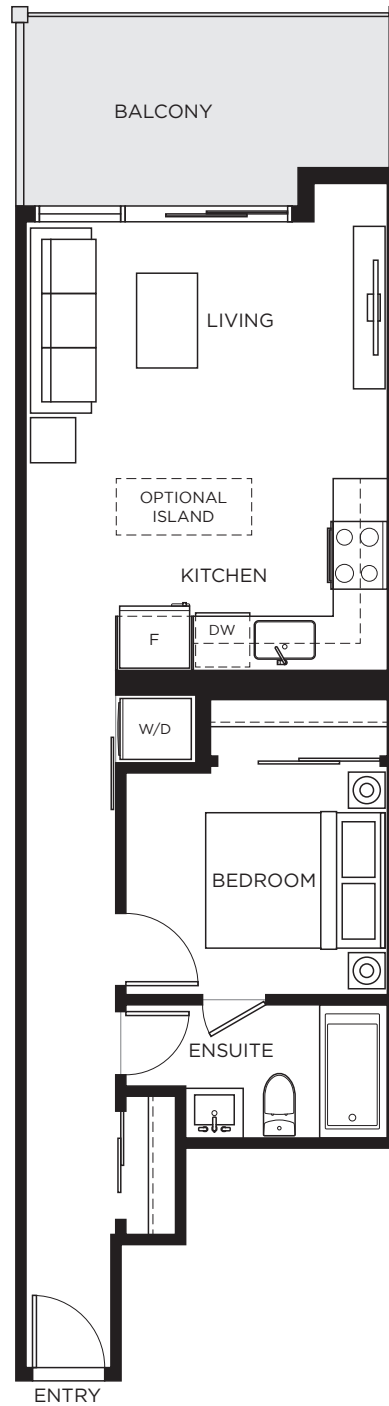
- A1**  
1 Bedroom, 1 Bath  
543 SF
- A2**  
1 Bedroom, 1 Bath  
558 SF
- B1**  
2 Bedroom, 1 Bath  
585-634 SF
- B2**  
2 Bedroom, 1 Bath  
600-644 SF
- B3**  
2 Bedroom, 1 Bath Premium  
694 SF
- B4**  
2 Bedroom + Den, 2 Bath Premium  
807 SF
- B5**  
2 Bedroom + Den, 2 Bath Premium  
820 SF
- C1**  
2 Bedroom + Den, 2 Bath Premium  
973 SF



# A1

1 Bedroom, 1 Bath  
Interior 543 SF | Exterior 91 SF  
Total 634 SF

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level 6



level 5



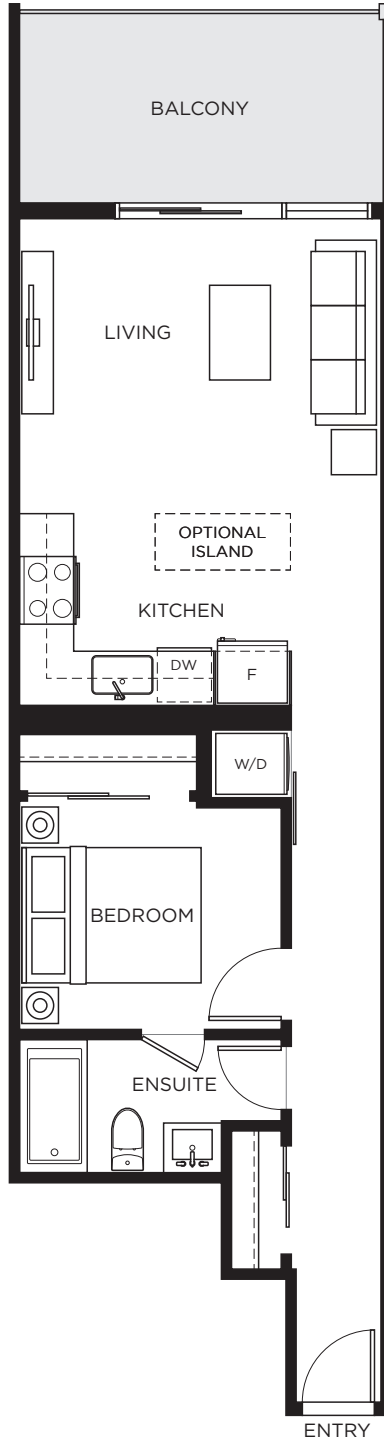
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# A2

1 Bedroom, 1 Bath  
Interior 558 SF | Exterior 97 SF  
Total 655 SF

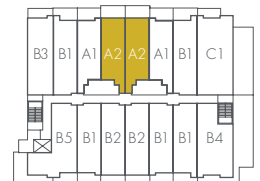
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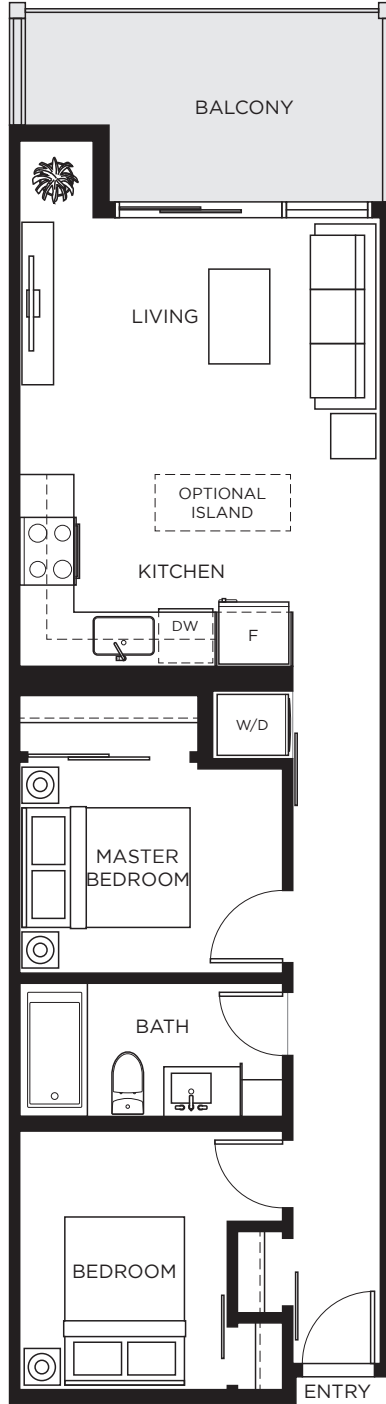


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# B1

2 Bedroom, 1 Bath  
 Interior 585-634 SF | Exterior 78 SF  
 Total 663-712 SF



level 6



level 5



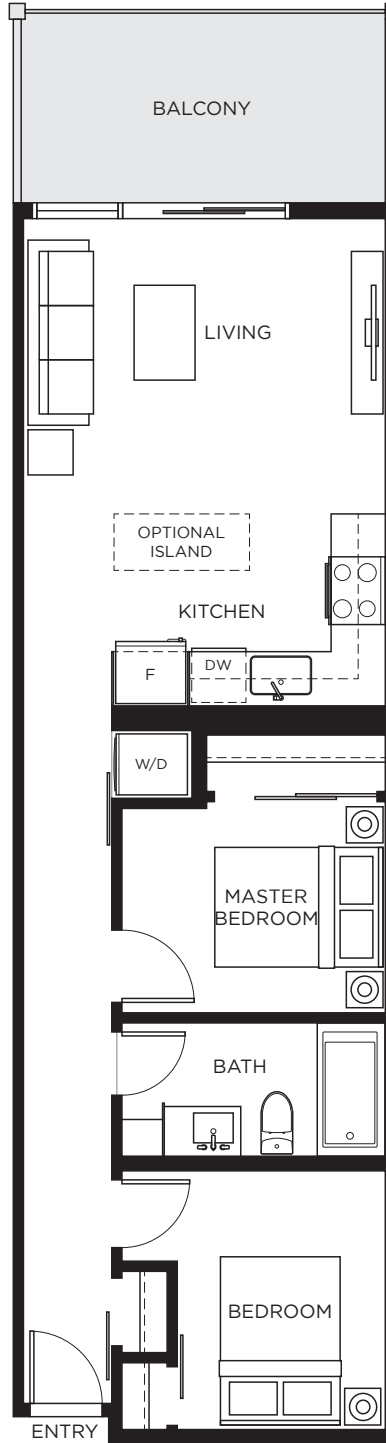
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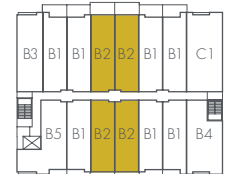
# B2

2 Bedroom, 1 Bath  
Interior 600-644 SF | Exterior 83 SF  
Total 683-727 SF

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level 6



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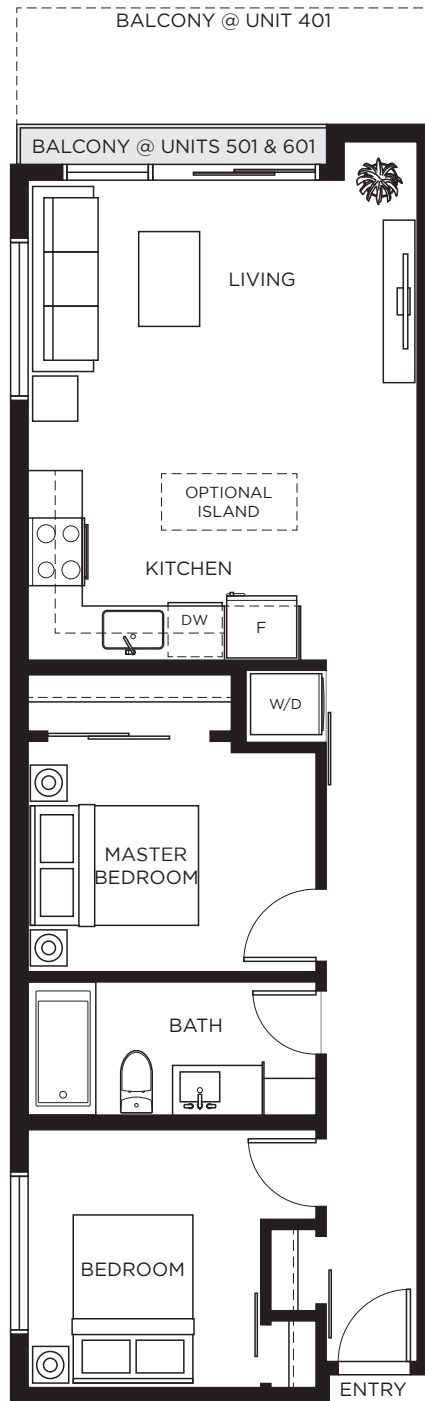


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# B3

2 Bedroom, 1 Bath Premium  
Interior 694 SF | Exterior 16-62 SF  
Total 710-756 SF



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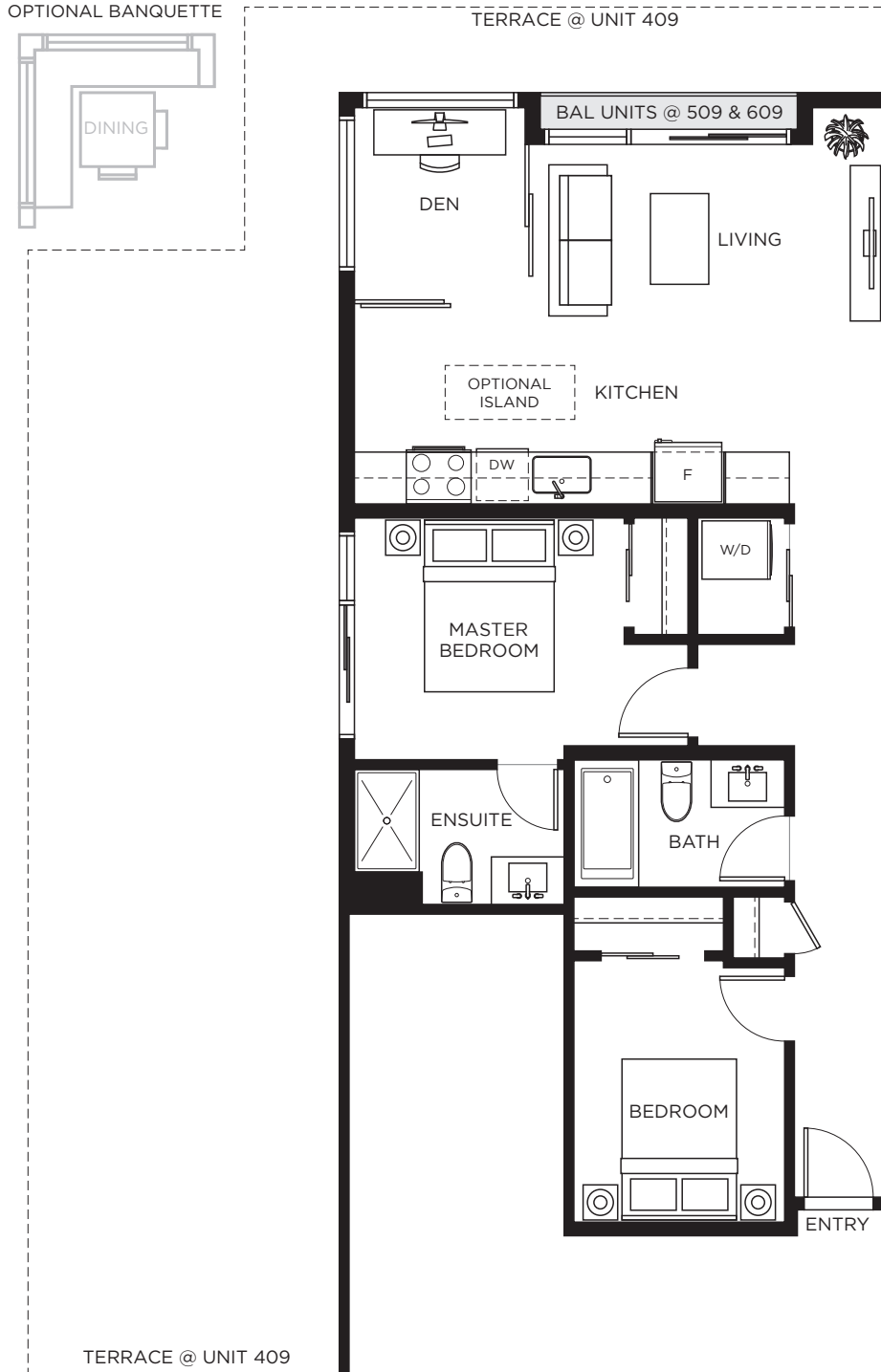


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# B4

2 Bedroom + Den, 2 Bath Premium  
 Interior 807 SF | Exterior 14-610 SF  
 Total 821-1,417 SF



level 6



level 5

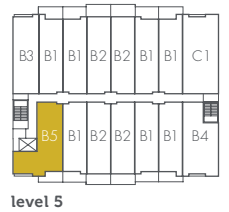


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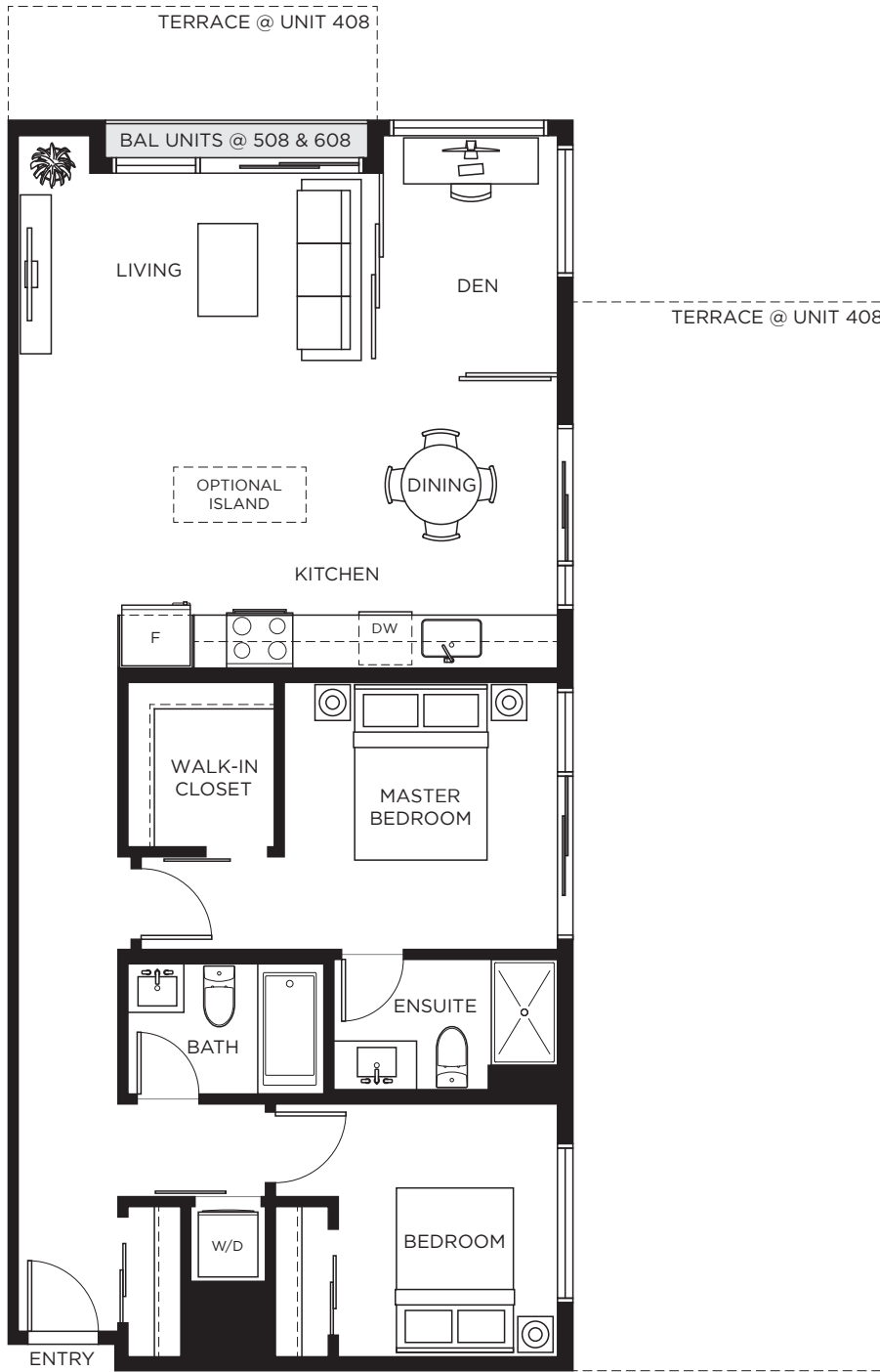
# B5

2 Bedroom, 2 Bath Premium  
 Interior 820 SF | Exterior 74-212 SF  
 Total 894-1,032 SF



# C1

2 Bedroom + Den, 2 Bath Premium  
 Interior 973 SF | Exterior 14-531 SF  
 Total 987-1,504 SF



level 6



level 5



level 4



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