



# SKAHA HILLS

SKAHA HILLS MEDIA KIT  
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## **Skaha Hills Development Corp Ltd.**

(herein known as Skaha Hills)

### **Overview**

- Skaha Hills is a \$250 million multi-generational master planned community located on the slopes of south Penticton, BC, overlooking Skaha Lake.
- The first and only development on the South Okanagan benchlands
- Resides on 550 acres
- Community consists of 600 homes
- Built by Greyback Developments Ltd. in partnership with the Penticton Development Corporation
- The Skaha Hills land, owned by the Penticton Indian Band, was released for development in 2013 to Greyback Developments Ltd. and is fully secured by a Crown Lease with Canada.
- Phase One consisted of 47 homes
  - Sold out after first six months of Sale Centre opening in March 2014
  - Rancher-style walkout design
  - Open concept to maximize spectacular views
  - Large double garages
  - Optional golf cart parking
  - Competitive price point, for homes in Okanagan started at \$400,000
- Phase Two - *The Ridge* at Skaha Hills
  - Sold out
  - Consists of 47 homes
  - Residents have the choice of three home styles:
    - One-level ranchers
    - Ranchers with walkout levels
    - Ranchers with a two-story walk-up
  - Six floor plans vary in size from 1400 sq. ft. to 3300 sq. ft.
  - Prices start at \$375,000, plus home site
  - Named after wild horses or wild horse breeds that frequent the surrounding land
- Phase Three – *The Vistas* at Skaha Hills



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- Consists of 24 homes
- Combines the best traits of a condo, a town home and a rancher into a unique concept
- First of its kind in Okanagan
- Sales began on July 15, 2016
- Features two terraced rancher buildings with 12 homes each on the hillside to maximize spectacular views of Skaha Lake, Okanagan Lake, Penticton and the vineyards.
- 12 homes in the first release are sold out, the next 12 homes will be released for sale in Spring 2017
- More of the terraced rancher style buildings will be released within the year

## Planned Amenities

- \$5.2 million PLAY Winery
  - Partnership with Stage West Hospitality who will develop the winery and a vineyard
  - Opened June 3, 2016
  - Features modern architectural design
  - Building will house a wine shop, tasting lounge, indoor/outdoor bistro and viewing platform
  - Vineyard will benefit from southeast exposure sunrise to sunset
  - Closest winery to the Penticton Regional Airport
  - Wine varietals include Cabernet Franc, Cabernet Sauvignon, Merlot, Chardonnay, Sauvignon Blanc and a Viognier.
  - Anticipating production of 6,000 cases in 2016
  - Mohamed Awad, formerly the manager at Spirit Ridge Vineyard Resort and Spa, has been appointed as the General Manager of PLAY Winery.
- Golf course
- Beach front access
- Parks
- More than 10km of walking and hiking trails
- Community centre
- Fitness facility
- Pool and hot tub



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- Outdoor sports courts
- Secure RV/boat storage for residents

## Location

- Skaha Hills is located on the southeasterly exposed hillside of the Okanagan benchlands
- Minutes from downtown Penticton, BC
- Located 80-km from Kelowna and the Kelowna International Airport
- 674-km away from Calgary, AB
- 415-km away from Vancouver, BC
- Closest US border crossing is at Osoyoos, 49-km south
- Approximately 72 million people reside within 1,000-km radius of the Okanagan in Western Canada and US Pacific Northwest markets.
- Penticton Visitor Centre list 44 wineries within a 20-minute drive and refers to Penticton as 'the heart of the BC wine country'.

## Team

- Developer: Greyback Developments Ltd.
  - Led by Larry and Matt Kenyon
  - Four generations of experience as a commercial, industrial, resort and residential builder
  - Local, community-focused Penticton company
  - One of the largest and most reputable companies in the Okanagan Valley
- Owners: Penticton Indian Band Development Corporation
  - Led by Lesley Gabriel as Business Development Officer
  - Supporting Greyback in planning and construction
- Marketing and Sales: Real West Project Management
  - Led by Curt Jansen, vice president of sales and marketing
  - Curt has over 30 years of proven hospitality and real estate sales and marketing experience
  - Customer-centric service
- General Manager, PLAY Winery and Vineyards at Skaha Hills: Mohamed Awad
  - Former manager of Spirit Ridge Resort and Vineyards in Osoyoos



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- Former manager of the Black Hills Estate Winery
- Architecture and Design: Dominic Unsworth
  - Local commercial and residential designer with more than 12 years' experience
  - Brings ideas that blend architectural design elements and efficiencies to save homeowners money
- Engineering: True Consulting
  - Completed the engineering and approvals for all utility requirements at Skaha Hills
  - Industry leader in engineering, planning and urban design
- Chris Scott
  - Has mastered the art of taking undervalued First Nations lands and reverting them to Crown-controlled development sites for economic sustainability.
  - Worked closely with the Government of Canada, the Penticton Indian Band and Indian and Northern Affairs Canada to secure the Skaha Hills development site with a 150-year tenure.

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