



**Skaha Hills Development Corp Ltd.**  
(herein known as Skaha Hills)

**Skaha Hills - A Master Planned Community**

Skaha Hills is a \$250 million multi-generational master planned community located on the slopes of south Penticton, British Columbia, overlooking Skaha Lake. Skaha Hills is conveniently located with signal-controlled access to Highway 97 (the main artery through the Okanagan) and is minutes from golf courses, wineries, Skaha Lake beaches and Apex Mountain Ski Resort.

The first and only development on the South Okanagan benchlands, Skaha Hills resides on 550 acres. The community will consist of 600 homes with protected lands surrounding the community, guaranteeing uninterrupted views from its elevated position. Seven planned phases of construction have been designed to attract multi-generational markets with a mix of home designs and layouts.

The resort style residential community will include a variety of amenities including the \$5.2 million PLAY Winery and restaurant, golf course, beach front access, parks, more than 10km of walking and hiking trails, a small community centre, fitness facility, pool and hot tub, outdoor sports courts and secure RV / boat storage for residents. Space has been allocated for future horse riding and boarding stables. Of particular note, in December 2013, Skaha Hills announced their partnership with Stage West Hospitality who developed PLAY Winery and cultivated of more than 12-acres of vineyard. (ref: Winery and Vineyard below)

**Location - Penticton, BC**

In its November/December 2016 issue, Canadian Real Estate Wealth magazine named Penticton one of its blue chip picks, in its annual property forecast of the best real estate markets to invest. Penticton is located in the area collectively known as 'BC's Okanagan' and is 80-km from Kelowna and the Kelowna International Airport). It is 674-km from Calgary and 415-km from Vancouver. The closest US border crossing is at Osoyoos, 49-km south. Approximately 72 million people reside within 1,000km radius of the Okanagan in Western Canada and US Pacific Northwest markets.



The Penticton Regional Airport is serviced by Air Canada's Jazz, with daily scheduled service to Vancouver (4 times per day in summer; 3 times per day in winter). The airport is frequented by private and corporate charters, often coming to the region to enjoy the abundance of wineries in the region.

The Penticton Visitor Centre list 44-wineries within a 20-minute drive and refers to Penticton as 'the heart of the BC wine country'.

### **Location - Skaha Hills**

Skaha Hills is located on the southeastern exposed hillside of the Okanagan benchlands, minutes from downtown Penticton, BC in the south-central region of British Columbia.

### **The Ownership**

Greyback Developments Ltd. in partnership with the Penticton Indian Band Development Corporation is developing Skaha Hills, with Curt Jansen as Vice President of Sales and Marketing.

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. The development site is the first of its kind to be designated for a 150-year term.

### **The Real Estate**

Ground breaking was initiated in November 2013, with the first phase of 47 homes at Skaha Hills selling out just six months after the opening of the Skaha Hills Sales Centre in March 2014. The first phase of homes at Skaha Hills has a contemporary feel and features floor plans based on a rancher style walkout design. Open concept homes maximize the spectacular views and the architecture for the homes and winery set a new standard for Penticton. Quality finishings accompanied by integrated indoor/outdoor living, large double garages with optional golf cart parking were sold at competitive price points for the Okanagan, starting at \$400,000.

Known as '*The Ridge* at Skaha Hills', Phase II homes satisfy buyers with a refreshing new look and contemporary feel. Featuring a mix of home designs and floor plans, residents have the choice of three home styles, including one-level ranchers, ranchers with walkout lower levels, and a two-story walk-up. Main floor



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living is standard and courtyard terraces are optional. Six floor plans vary in size from 1400 sq. ft. to 3300 sq. ft. and prices start at \$375,000, plus home site. Highlighting the connection between the rolling hillsides and the community, Phase II floor plans are named after wild horses or wild horse breeds that frequent the surrounding land.

Phase III, '*The Vistas* at Skaha Hills,' launched in spring 2016 and offers a twist on the classic town home with a terraced rancher-style concept. *The Vistas* at Skaha Hills was named for its spectacular views and offer the feel of an open, rancher-style floor plan with the convenience and cost effectiveness of a condominium. The collection of 24 homes combine the best traits of a condo, a town home and a rancher into one unique concept and will be the first of its kind in the Okanagan. Sales of *The Vistas* began on July 15, 2016. They will feature eight buildings terraced up the hillside to maximize the panoramic views of Skaha Lake, Okanagan Lake, Penticton and the vineyards.

As of January 2017, phases one and two are both sold out and 118 new homes have sold community wide since the first release of phase I in 2014 and continues to attract a market that was not coming to Penticton.

## **PLAY Winery and Vineyard**

In December 2013, Skaha Hills announced its partnership with Stage West Hospitality to build PLAY Winery, a \$5.2 million winery and vineyard, which opened June 3, 2016. The winery features an iconic modern architectural building which houses a wine shop and tasting lounge, indoor/outdoor bistro with additional space and viewing platform overlooking the vineyards, Skaha Lake and the surrounding landscape.

Located on the west side of Skaha Hills, the entire vineyard benefits from southeast exposure, sunrise to sunset, ideal for grape growing. The closest winery to the Penticton Regional Airport, the location of PLAY Winery makes it the natural stepping-off point for discovery of the South Okanagan Wine Region.

Wine varietals from the Skaha Hills will include Cabernet Franc, Cabernet Sauvignon, Merlot, Chardonnay, Sauvignon Blanc and a Viognier. The Winery is anticipating a production of 6,000 cases in 2016.

Stage West Hospitality has been entertaining Canadians for over 30 years with its vast portfolio of hotels,





restaurants and casinos. This is its second First Nations partnership having previously collaborated with the Stoney Indian Band in Alberta on the Stoney Nakoda Resort near Kananaskis. Formerly the manager at Spirit Ridge Vineyard Resort and Spa, Mohamed Awad has been appointed as the General Manager for the new winery and vineyards at Skaha Hills.

### **Media Release History**

October 2016 - Skaha Hills sells 118 homes as third release proves popular  
<http://dhzmedia.com/skaha-hills-sells-118-homes-third-release-proves-popular/>

August 2016 - Terraced Ranchers at Skaha Hills sell \$12 million in one day  
<http://dhzmedia.com/terraced-ranchers-at-skaha-hills-sell-12-million-in-one-day/>

June 2016 - Skaha Hills launches \$48 million phase as PLAY Winery opens  
<http://dhzmedia.com/skaha-hills-launches-48-million-phase-as-play-winery-opens/>

April 2016 - Skaha Hills unveils detailed master plan as Penticton housing market heats up  
<http://dhzmedia.com/skaha-hills-unveils-detailed-master-plan-as-penticton-housing-market-heats-up/>

April 2015 - First Residents Take Possession of Homes at Skaha Hills  
<http://dhzmedia.com/first-residents-take-possession-of-homes-at-skaha-hills/>

December 2015 - Sales Success at Skaha Hills: 30 Homes in Phase II Sold  
<http://dhzmedia.com/sales-success-at-skaha-hills-30-homes-in-phase-ii-sold/>

March 2014 - Penticton's \$250 Million Community Launches Phase Two  
<http://dhzmedia.com/pentictons-250-million-community-launches-phase-two/>

December 2013 – Skaha Hills Launches \$5.2 Million Winery and Vineyard in Penticton  
[http://us7.campaign-archive1.com/?u=761326feb1d36ec298b7d7c93&id=ec53742f5e&e=\[UNIQID\]](http://us7.campaign-archive1.com/?u=761326feb1d36ec298b7d7c93&id=ec53742f5e&e=[UNIQID])

October 2013 - \$250 Million Master Planned Community Launches in South Penticton  
<https://us7.admin.mailchimp.com/campaigns/preview?id=337757>



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