

# A Downtown Home That Actually Works for How You Live

In the heart of Kelowna, steps from the lake and surrounded by everything you need, 1333 Bertram is designed for real life; quieter nights, easier mornings, and a place that feels settled the moment you walk in.



## Confidence Built In

- **Solid concrete construction.** You'll notice the difference immediately. Less noise from neighbours, more privacy in your space, and a home that feels calm even in the middle of downtown.
- **Secure, controlled entry throughout.** From the front door to your floor, access is monitored and limited. You know who's in your building, and who isn't.
- **Keyless suite entry.** No keys to lose, no lockouts. Just simple, reliable access every time you come home.
- **Well-lit spaces and monitored access points.** Hallways, parkades, and entry points are designed so you always feel comfortable coming and going, day or night.
- **On-site professional management.** Questions get answered. Issues get handled. You're not chasing someone to take care of your home

## Storage That Solves Real Problems

- **Secure bike storage with e-bike charging.** Safe, accessible, and ready when you are.
- **Bike wash and repair station.** Clean and maintain your gear without the hassle.
- **Dedicated storage lockers.** Space for what doesn't belong in your living area.
- **Secure parcel lockers.** Packages stay protected until you pick them up.

## Inside Your Home

- **Modern kitchens with a full appliance package.** Functional, durable, and ready from day one.
- **In-suite laundry.** No shared spaces, no waiting.
- **Durable hardwood flooring throughout.** Built to handle daily wear without constant upkeep.
- **Private outdoor space.** Fresh air, without leaving home.
- **Lake, mountain, and city views.** A daily reminder of where you live.

## Comfort That Shows Up Every Day

- **In-suite heating and cooling.** Set your own temperature year-round.
- **Designed to maintain consistent indoor comfort.** Keeps heat in during winter and out during summer, helping stabilize your energy use.

## Pet-Friendly By Design

- **Pet-friendly homes.** Designed to accommodate everyday life with pets.
- **Indoor pet wash.** Clean up before bringing the outdoors inside.