



# HIGHLAND CROSSING

AT LAKE WINDERMERE

HIGHLAND CROSSING MEDIA KIT  
**BACKGROUNDER**

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## **Highland Crossing Invermere, British Columbia**

Developed by Urban West Projects Inc., Highland Crossing is a \$4.1 million multi-generational townhome development that consists of a limited collection of lake view homes. Located in Invermere at the foot of Main Street, between 7A Ave and 4 Ave. (west of railway), homes at Highland Crossing are perched on a picturesque hilltop overlooking Lake Windermere.

Residents enjoy spectacular, unobstructed views of the lake and the Purcell and Rocky Mountains from south-facing decks. The 20,000 sq. ft. property features seven homes at build-out. Homes feature three bedrooms and three and a half bath units with the choice of two floor plans sized at 1886 sq. ft. and 2132 sq. ft. Highland Crossing was launched at the end of December 2015, with prices starting in the mid-\$500,000s.

Designed with walkability in mind, residents enjoy convenient access to essential amenities located in downtown Invermere. Shops and grocery stores, restaurants, art galleries, a hospital, post office and banking are within a short walking distance. There are schools, a Community College and library nearby, and Kinsman Beach, Pynlogs Community Centre, and tennis courts are steps from Highland Crossing.

Appealing to the outdoor enthusiast, Invermere offers hiking, mountain biking, fishing, watersports and championship golf. In the winter, residents can enjoy skiing and cross country touring at Panorama Mountain Resort, located a 20 minute drive away. Invermere is home to the longest ice-skating trail in the world, the 34-kilometre Windermere Whiteway. The Town is 142 km from Cranbrook and Cranbrook International Airport. The closest large city, Calgary and its International Airport, is 300 km away.

Inspired by Invermere's small town heritage and natural surroundings, home design at Highland Crossing reflects the essence of the Town and the lakeside location of the community. Large south-facing decks for outdoor living and entertaining offer spectacular views of Lake Windermere. Glass deck railings and expansive windows maximize views.

The architecture reflects the local heritage homes and railroad vocabulary, featuring overhangs, exposed rafter tails, hips and shed roof forms. Gables are designed to shed snow at entries. The streetscape is enhanced with landscaping and indigenous planting that features lilac, choke cherry, mountain ash.

Reflecting an elegant and timeless aesthetic, homes are strategically designed with spacious interiors for modern living. Residents will enjoy three levels of integrated indoor/outdoor living. Employing aging-in-place principles, homes are designed for lock-and-leave convenience and use low maintenance materials, allowing families to enjoy more time outdoors.

All homes feature wood plank flooring throughout the main level and plush and durable carpeting on the sleeping level. Over-height ceilings add an elegant airiness with nine ft. clear on the lower and main levels





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and 10 ft. clear in the bedrooms. Designed with energy-efficiency in mind, all homes feature expansive low-e windows to maximise natural light. Water conserving plumbing fixtures and Energy Star appliances have been selected. Two roll out recycling bins are located under the kitchen countertop for convenient access.

All homes feature gourmet kitchens with rich quartz counter tops and full-height porcelain backsplash and stainless steel appliances by GE Profile. Bathrooms are sleek and modern and are designed for ease and function. A secured keyless garage offers a safe haven for vehicles and protects recreational toys from the elements.

Custom options include a kitchen appliance upgrade to GE Monogram Appliances and inclusion of a three-stop elevator. An optional hot tub and exterior fireplace to maximize outdoor living are also available. To complement the peace and tranquillity of the neighbourhood, sound-dampening construction between units minimizes airborne and direct sound transfer throughout the buildings.

Highland Crossing is being developed by Urban West Projects Inc. Headquartered in Vancouver and founded in 2012, Urban West Projects has a history in identifying and developing multi-family infill sites in established neighbourhoods.

Urban West Projects has assembled a development dream team for Highland Crossing that includes Burrowes Huggins Architects, who were responsible for the Whistler Four Seasons Hotel and numerous Intrawest resort properties; PWL Partnership, a landscape architecture firm known for its work on the 2010 Olympic Village in False Creek and the world's largest green roof on the Vancouver Convention Centre; Long time Cranbrook multi-family home builder New Dawn Developments; and Portico Design Group – Interior Designer that currently has multi-family projects underway in Aspen, Hawaii, Vancouver and Calgary.

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