

THE PROJECT CONSISTS OF A LIMITED COLLECTION OF LOCALLY INSPIRED RESIDENCES SITTING ON A PICTURESQUE HILLTOP OVERLOOKING LAKE WINDERMERE.

Unique detailing includes welcoming entry porches, window bays, board and batt, and shingle siding. Expansive windows add character and wash the interiors with natural light. The streetscape is enhanced with hardy landscaping and indigenous planting. Entertain on generous decks and patios and enjoy outdoor living to the max. Secured garages provide a safe haven for your stuff and keep your vehicle and toys protected from the elements.

COMMON PROPERTY

- Underground services (water, sewer, power, irrigation) to the buildings
- Those portions of the building required for the provision of utilities or use of more than one unit
- Air conditioning units strategically located between buildings from view
- Lane entrance and parking circulation in the entire project
- Building envelope and exterior finishing of the building for owner peace of mind
- Landscaping in the entire project at the ground level for strata worry free pride of ownership

STRUCTURAL SPECIFICATIONS

- Concrete foundation
- Wood frame structure over foundation level
- Sheathing and gwb interior wall facing
- Dimensional lumber or manufactured wood product floor joists and roof trusses

EXTERIOR

- Low maintenance wood and/or smart board siding and traditional trim details
- Double glazed PVC windows
- No maintenance aluminum guard rails
- IKO Cambridge limited lifetime warranty shingle roofing
- Low maintenance wood look deck membrane

- Common irrigation to establish and preserve a hardy landscape
- Conveniently located front and back yard water hosebibs

PARKING

- Driveway and secured keyless garage per unit
- Four common visitor stalls

INSPIRED INTERIORS

- Warm plank flooring throughout the main level
- Plush and durable carpeting on the sleeping level with 3/8" 8lb chipfoam carpet underlay
- A convenient main floor powder room in every home
- Overheight ceilings add an elegant airiness with 9 foot clear on the main level and 10 foot clear on the second floor.
- Expansive low-e windows provide natural light and improved energy efficiency
- Sound dampening construction between units to minimize airborne and direct sound transfer throughout the building
- Enjoy the Invermere summer and southern exposure with air-conditioned cooling
- Provide temperature comfort control with a quiet and clean electric fired forced air furnace

- Convenient horizontal 2" venetian blind window coverings
- Modern stacked front-load or optional side by side energy efficient washer / dryer
- Cozy ambiance created with electric fireplace and custom mantel surround
- Accent defining 4" high painted MDF baseboards with 3" door casings
- Attractive contemporary coloured walls finished for flexible furnishing with 1 coat of primer and two coats of latex low VOC eggshell paint

CAPTIVATING KITCHENS

- Rich quartz counter tops with complimentary full-height porcelain backsplash
- Dark lower and light upper shaker cabinets elegantly matched with contemporary chrome pulls
- Full extension soft close hardware featured on cabinets and drawers
- Sleek stainless steel appliances
 - 30" wide precise simmer four burner cooktop
 - 30" heavy duty self-cleaning oven
 - 36" wide 24 cu. Ft. capacity refrigerator with ice and water dispenser and pull out freezer drawer
 - 24" wide dishwasher with tall stainless steel tub
 - 30" stainless steel slide out 500 CFM range hood fan to control smoke and odours

- Panasonic 1.2 cu. ft. stainless steel microwave
- Contemporary High Arc Kitchen Faucet on a stylish double kitchen sink.
- Work space illumination from under cabinet lighting and LED pot lighting
- Two roll out recycling bins under the countertop for convenient recycling

PAMPERING BATHROOMS

- Rich porcelain tile floors in shared bathrooms
- Radiant floor heat under faux wood porcelain tile in master ensuites
- Rich quartz vanity tops on elegant cabinetry
- Sleek modern and convenient bathroom fixtures provided for ease and function
 - Under-mount 20" x 14" rectangular basin
 - Hytec acrylic 60" x 36" shower base
 - Modern maintenance free Hytec acrylic bathtub in the shared bathrooms
 - Hytec acrylic 96" x 34" tub/shower combo in the master ensuite includes frameless glass shower doors
 - Stylish above counter sink in powder room
 - Personal shower set with hand shower in ensuite
- Minimum maintenance porcelain tile tub and shower surrounds

- Linear fluorescent lighting in shared bathrooms
- Master bathroom wall sconces mounted on ensuite mirror
- Supplementary LED pot lighting to ensure adequate bathroom illumination

SAFE AND SOUND

- Hard wired smoke detectors
- Secure deadbolt hardware on entry door
- Comprehensive Insurance provided by Travelers Canada including two years for materials, five years for building envelope, and ten years for structural defects

HEALTHY ENVIRONMENT

- Formaldehyde free substrates throughout.
- Low-e windows
- Water conserving plumbing fixtures
- Energy Star appliances
- R-20 exterior wall insulation and R-50 roof insulation

CUSTOM OPTIONS

- Kitchen Appliance Upgrade
 - Panel fronts to match cabinets
- Hot Tub Option
- Radiant in-floor slab heat in basements