



Architecture and Design:

- conceptual design by award-winning Rositch Hemphill and Associates
- ample outdoor living space to soak up the South Okanagan sunshine
- dramatic meadow green space runs throughout the development
- 2600 feet of concrete walking trails
- over 1800 feet of lakefront with 500 feet of sandy beach
- 156 boat slips available
- Hillside, lakefront, and meadow homes with a garage have two car spaces in the garage. Meadow homes without a garage have an adjacent surface parking stall
- Ample visitor parking available

Exteriors:

- exterior walls are clad with Hardi-plank or similar siding, shingles, and board and batten in true cottage style
- open soffits with exposed wood rafters
- durable long-lasting thirty-year laminated architectural shingle roof
- screened porches are standard on most meadow and some lakefront homes and available as options on others
- stamped concrete in screened porches
- exterior hose bibs
- energy Star Windows with low E glass and screens
- fully landscaped
- extra insulation to achieve high Energy Star ratings

Geothermal heating and cooling system:

- Each home is equipped with an individual ground source geothermal system. This is a clean, energy efficient and environmentally friendly form of heating and cooling your home.

Warranty:

- 2/5/10 Home Warranty included on all homes (Provided by WBI Home Warranty)

The developer reserves the right to make changes to the features and finishes to maintain the high quality of the homes. Errors and Omissions Excepted.





Interiors:

- choose from four professionally selected nature inspired colour schemes
- custom wood cabinets with oil rubbed bronze hardware
- double bowl stainless steel sink
- complete six piece appliance package: 18 ft.³ fridge, glass top range, dishwasher, over the range microwave oven and stacking washer/dryer
- custom wood vanities - colour and style may be selected from four different colour schemes
- full-length shower stalls outfitted with glass doors
- over height 9 foot ceilings throughout the main floor with the majority of plans offering vaulted ceilings
- durable laminate flooring throughout the main living space (hardwood as an optional upgrade)
- plush pile carpeting throughout the non-living room floor
- Custom tile installed in laundry and bathrooms. Selection varies by colour scheme.
- staircase finished with carpet and cottage style wood picket railing
- expansive windows provided in the main living areas
- central vacuum roughed-in for Hillside and Lakeside homes
- 2 inch blinds installed on all standard height window. Blinds not installed on obscure windows.
- Standard Security system roughed in (Smart Security available as upgrade)

Upgrades Included in Downhill & Lakefront Homes – available in all other homes:

- Laminate in basement great room and hallway.
- Cabinets that extend to the ceiling with glass upper doors and a full height custom pantry
- quartz countertops in the kitchen with under-mount stainless steel sink

TELUS Fibre-Optic Community:

The Cottages the first fibre-optic community in the South Okanagan. The first year of service is free.

NOTE: All Home Interiors and Floor Plans can be fully customized.

Revision dated April 6, 2017 – The developer reserves the right to make changes to the features and finishes to maintain the high quality of the homes. Errors and Omissions Accepted.

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