



LAKESIDE  
ESTATES

# FEATURES

## REMARKABLE COMMUNITY

- 44 carefully crafted Townhomes set in idyllic Lake Country.
- Spacious layouts boasting 3 bedrooms plus den, 2.5 bathrooms, double garages and expansive outdoor living spaces. Choose from 7 floor plans.
- Exteriors feature hints of modern and West Coast design elements by incorporating Hardie Board, stucco and, wood & slate rock accents.
- Thoughtfully designed & professionally maintained communal greenspace with internal walkways throughout.
- Structurally sound 12-inch raft slab eliminates shifting in concrete foundations.
- Each home features a lush entry-level terrace and two generous patios on either end of the second-floor living quarters.
- Homes fronting onto Woodsdale Road feature pet-friendly fenced in entry yards.
- Double side-by-side and tandem garages differ based on the floor plan type.
- Driveways offer additional parking, approximately 4.5 meters long.
- All garages are R/I wired for EV car chargers.
- Ample, large windows welcome natural light into each level of the home.
- 2-5-10 year New Home Warranty with Travelers Insurance.
- Lake lifestyle at your doorstep, 200 meters from Wood Lake!

## REMARKABLE INTERIORS

- Customize your home, choose between 2 colour schemes; Warm or Cool, and, 3 plumbing & light fixture package options: brushed gold, chrome or matte black.
- Waterproof, durable and easy to clean Hallmark Vinyl plank flooring replicating hardwood floors can be found on the first and seconds floors.
- Tuftex Mera carpet provides warmth to bedrooms and stairs. Option to upgrade to vinyl flooring throughout.
- Convenient bedroom-level laundry with GE® 5.5 cu. Ft. Capacity Washer & 7.8 cu. ft. Capacity Dryer with Built-In Wifi functions.
- Party-wall construction reduces sound transfer between homes.
- Energy-efficient hi-velocity HVAC system keeps you warm in winter and cool in summer. Reduced ducting eliminates the need for bulk heads.
- Navien 180 on-demand tankless hot water system means you'll never run out of hot water again.
- Vinyl, dual-pane, argon gas insulated windows offer increased energy saving benefits.
- 2" white horizontal blinds add a touch of privacy to windows throughout.
- Barn door entry to the primary bedroom WIC, complete with closet organizers.
- Modern electric fireplaces add a touch of ambiance and warmth to your living room.



*The Developer reserves the right to make modifications and changes to building design, specifications, features, and floor plans without notice. This is not to be considered an exhaustive list of specifications or design. Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.*

## REMARKABLE KITCHENS

- Prepare meals and entertain in the spacious galley-style kitchens with island seating for 4.
- An extension of your kitchen, sliding doors open to the adjacent patio, fitted with natural gas outlet for BBQ.
- Stylish and modern Caesarstone Quartz countertops are durable and stain resistant.
- 30-in Horizon U 2 under-mount SILGRANIT sink with Moen Align single-handle pull-down faucet.
- Soft-close shaker cabinetry finished in Benjamin Moore 'Simply White' with contemporary metal pulls in Matte Black, Chrome or Aurum Brushed Gold.
- Bricco glazed porcelain subway inspired backsplash tile in colour 'Bianco'.
- Accent island pendant lights and modern dining room chandelier complement the timeless interiors.
- Stainless steel GE® appliance package includes:
  - 30" Gas slide-in front control range featuring heavy cast iron center griddle and steam clean function
  - 33-in French Door Refrigerator with 18.6 cu. ft. capacity, internal water dispenser, internal icemaker, LED lighting, fingerprint resistant
  - 24-in Built-In ENERGY STAR Certified Dishwasher with Dry Boost™
  - In-island 1.2 Cu. Ft. Microwave with built-in Genius sensor
- Elica 30-in Wall mounted range hood with tile backsplash surround to ceiling.
- Custom-designed verticle drawer with built-in knife inserts ensures your countertops are kept clutter-free.



## REMARKABLE BATHROOMS

- Luxurious Italian porcelain tile floor in the main and ensuite bathrooms.
- Quartz countertops, under-mount sinks, Moen faucets and tiled backsplash in all bathrooms.
- Vanities offer ample storage for bathroom essentials with soft-close shaker cabinets & drawers. Choose from contemporary metal pulls in Matte Black, Chrome or Aurum Brushed Gold.
- Double vanity in select ensuites.
- Main bathroom with tub/shower combination with Moen bath/shower trim set.
- Ensuite showers feature luxurious Italian porcelain tile to ceiling with Moen rain shower head and handheld shower wand.
- High efficiency, low consumption, elongated toilet in all bathrooms.

## REMARKABLE NEIGHBORHOOD

- Enjoy your days by the lake with Wood Lake beach access only 200 meters away.
- Pack a picnic and enjoy a hit of tennis at nearby Beasley & Reiswig Parks, both just a 10 minute walk from Lakeside Estates.
- Internal walkways connects to Woodsdale road bike paths allowing for easy access onto the Okanagan Rail trail.
- Enjoy the Lake Country wine scene with numerous wineries within a 10 minute drive.
- Conveniently located just 10 minutes from Kelowna International Airport and 15 minutes from UBCO.

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