

WOODLARK

2Bed+1Bath 756 SQFT



WOODLARK

2-Bed, 1-Bath | 756 Sqft

Covered Patio | 84 Sqft

Optional Storage | 8' x 14' x 2'

DESIGN

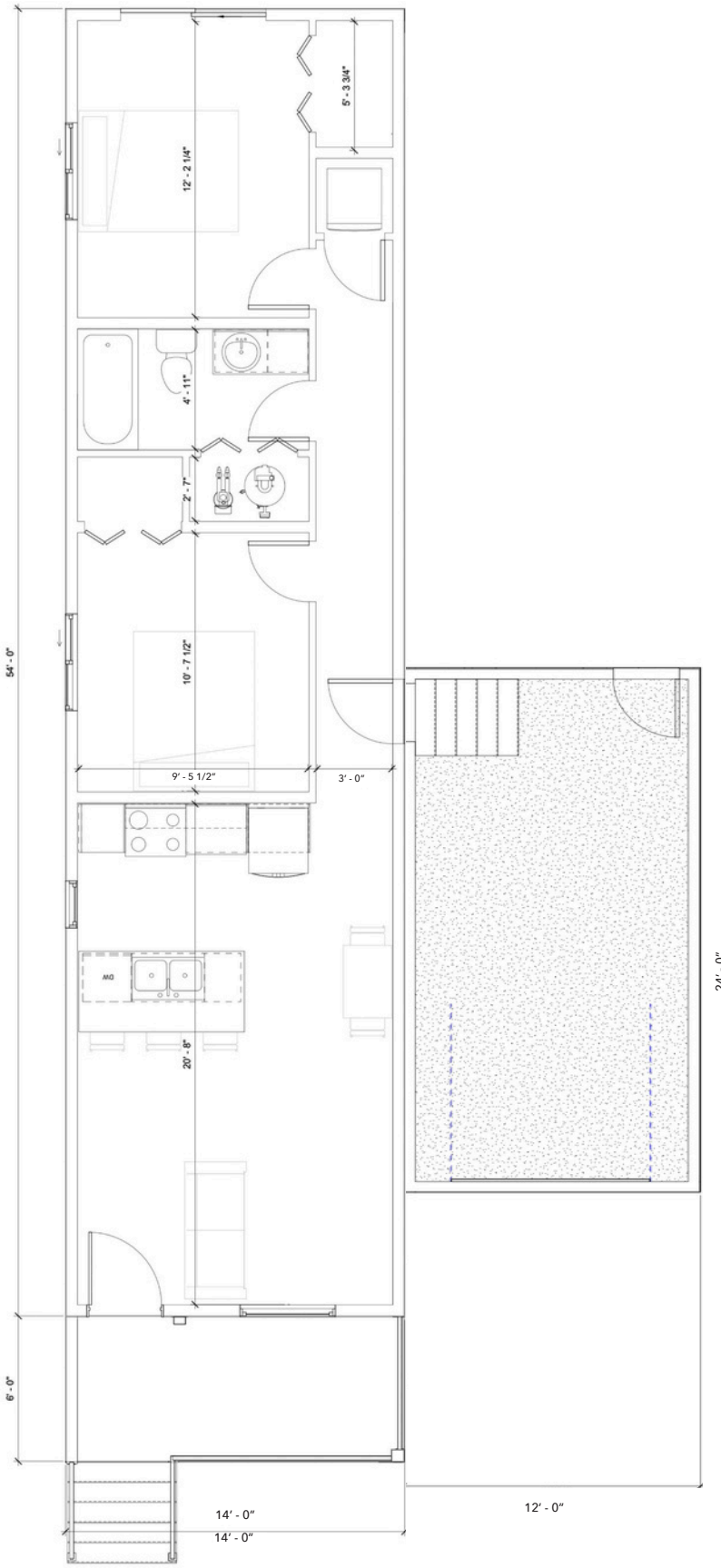
Introducing the perfect retreat nestled in the breathtaking region of the Okanagan Valley: a brand-new 2-bedroom, 1-bathroom home designed to harmonize with the stunning natural beauty of the area. Whether you're seeking a cozy vacation home or a permanent residence, this exquisite property offers comfort, style, and a touch of serenity.

The Woodlark, like the hummingbird, is designed for singles, couples and students. With the addition of a second bedroom and increased lot size, this home brings affordability and practicality back to the Okanagan.

From its thoughtfully designed interior to its stunning outdoor surroundings, this property invites you to indulge in the Okanagan's charm and create a lifetime of memories.

FEATURES

- 3,160 sqft lot size
 - Comes with a carport and has the option for a garage
 - Built in privacy wall on front patio
 - 30 inch fridge included, option to upgrade to french doors
 - 4 piece bathroom, 5 foot tub / shower combination
 - Large guest bedroom and master bedroom, featuring a patio door in the master.
 - Storage space in mechanical room when upgrading to on demand hot water system
- Maintenance / land use fee of \$475 / month



The rendered model and floorplan shown are subject to change, final floor plan to be included in Sales Contract.

5. Interior Colors & Finishings

Flooring Colors



Dakota

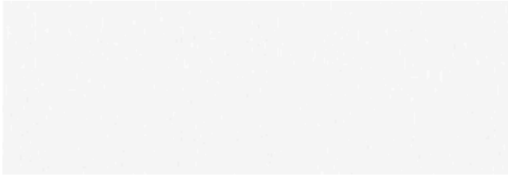


Ainsworth

Millwork Cabinets



Beach



Modern White

Kitchen Backsplash

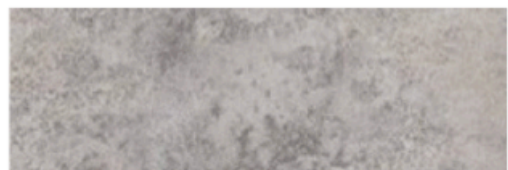


White Subway Tile

Laminate Countertops



White



Grey

Interior Walls



Chantilly Lace

STANDARD FEATURES

WOODLARK CARPORT/GARAGE

6. Standard Features

Construction Standards

- 2x6 exterior walls
- 2x4 interior walls
- 2x12 floor joists
- CSA certified pier foundation
- NovaWrap exterior building paper
- Fiberglass insulation
- Flat ceiling R40 / floor R31/ walls R22
- 100 amp Electrical Panel
- ½" Gyproc walls with square drywall corners
- Painted flat ceilings throughout
- White windows, PVC double pane, with screens
- Black front windows outside, white inside, PVC double pane, with screens
- Black 36" Vista Grande front door & white 36" flush side door, PVC in fiberglass
- Includes placement and installation of home

Modern Exterior Features

- 9" side eaves
- Black soffit, fascia & gutters
- Low-maintenance cement board
- Asphalt driveway
- Front yard xeriscape landscaping, includes plants and drip irrigation

Comfortable Interior Features

- 3-1/2" square baseboard, installed in lintel style
- 2-1/2" square trim around windows and doors
- Ceiling, trims & doors primed & painted two coats
- Interior walls primed & painted two coats
- White switches and electrical outlets
- LED pot lighting, 3000K throughout, interior & exterior
- Ceiling light fixtures in bedrooms & bathrooms
- Pendant lights above island (when applicable)
- Waterproof vinyl click flooring in all rooms
- White Lincoln interior doors
- Lever style door handles with square base
- White wire shelving in closets
- Window meeting egress code in each bedroom
- Carbon monoxide/smoke detectors in each bedroom and living space
- Ultra Heat Pump c/w 3 heads

Modern Kitchen Features

- 30" stainless steel range
- 30" stainless steel microwave/hood fan combination with exterior exhaust
- 30" stainless steel refrigerator
- 24" stainless steel dishwasher
- Double bowl stainless steel sink
- Chrome, single lever faucet with sprayer
- 36" lower cabinets with melamine boxes, adjustable shelves and melamine panels
- Chrome cabinet handles
- Soft-close hardware on all cabinets and drawers
- Laminate flat lay self-edge countertops
- White subway tile backsplash

Contemporary Bathroom Features

- Quiet tech main bathroom fan
- 5' bathtub with smooth vinyl walls
- Comfort height, Elongated toilets with slow close
- White porcelain sink with single lever Chrome faucet
- Chrome Bathroom accessories set
- 32" lower cabinets in melamine boxes, adjustable shelves and melamine panels
- Chrome cabinet handles
- Soft-close hardware on all cabinets and drawers
- Full size mirror
- Laminate flat lay self-edge countertops with white subway tile backsplash

Mechanical & Laundry Room Features

- 40 GAL hot water tank
- 100 AMP electric service panel
- Rough-in for stackable washer/dryer
- Main water shut-off valve beside hot water tank

12x24 Carport or Garage Selection

Carport

\$14,000 ^{+GST}

- 6x6 post construction
- 2x8 rafter construction
- Black soffit and fascia
- Asphalt parking surface

Garage

\$31,800 ^{+GST}

- Black 8' PVC garage door + 2 remotes
- Reinforced concrete garage floor
- Not insulated or drywalled
- 1x 3000K LED ceiling light fixture

Garage Plus

\$38,800 ^{+GST}

- Black 8' PVC garage door + 2 remotes
- Reinforced concrete garage floor
- Insulated, drywalled, mudded & taped
- 1x 3000K LED ceiling light fixture

Warranty Coverage

- 1 year - all interior and exterior finished items
- 2 years - plumbing, heating and electrical systems
- 5 years - water penetration on exterior building envelope
- 10 years - major structural defects

*Due to the current gaps in the global supply chain, all fixtures and items with varying lead times are subject to be substituted with a product of equal or higher quality, as required. Standard features may be adjusted and updated from time to time.

OPTIONAL UPGRADES

NOT INCLUDED IN STANDARD FEATURES

7. Optional Upgrades

Kitchen Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops
- Undermount kitchen sink
- LED lighting strips under upper cabinets
- Additional lower cabinet drawers

\$6,500 +GST

Bathroom Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops with undermount sink
- Handheld shower kit
- Tiled shower and bathtub walls

\$3,800 +GST

Flooring Upgrade Options

- Longer and wider Elite vinyl flooring
- Wood grain texture
- Click tile vinyl in ensuite and main bathroom

\$2,100 +GST

- Carpet in bedrooms
- 7/16" foam underlay

\$2,200 +GST

Hardware and Fixture Color Upgrade

INCLUDES FOLLOWING ITEMS:

- Cabinet Handles
- Sink Fauctes and Shower Fixtures
- Bathroom Accessories (Towel Holders, Toilet Paper Hold)
- Door Hinges
- Kitchen Sink

Black \$1,200 +GST

Satin Nickel

Appliance Upgrade Package

- Stainless steel, fingerprint resistant appliances
- 30" Smart Slide-in electric range
- 30" microwave/hood fan combo with exterior exhaust
- 30" french door refrigerator and freezer drawer
- 24" dishwasher with 3rd rack and stainless tub
- Front load stackable washer with Load & Go dispenser
- Front load stackable dryer

\$7,500 +GST

Wyze Smart Home Upgrade Package

Elevate your home with the latest in smart technology and safety features. The Smart/Safe Home Upgrade provides convenience, energy efficiency, and peace of mind—perfect for modern homeowners who value security and innovation.

Package Includes:

- 2 Exterior Cameras: 24/7 property monitoring for enhanced security
- Doorbell Camera: See and communicate with visitors from anywhere.
- Smart Thermostat: Optimizes energy use and reduces utility costs
- 3 Climate Sensors: Maintain comfort and monitor indoor conditions.
- 3 Water Sensors & Probe: Early detection of leaks to prevent costly water damage.
- Smart Garage Door Opener with Camera: Secure and convenient garage access. (If garage not selected, a second doorbell camera will be installed at a side entry.)
- 3 Entry Sensors: Monitors Entry doors for added security. (Windows included for Hummingbirds and Dragonfly floorplans.)
- Smart Deadbolt Lock: Keyless, smart, and secure access for your home. (Front Door only)
- Home Hub Meter: Centralized control of all smart devices for seamless operation.

\$3,000 +GST

Upgraded Front Yard Landscape Options

- Artificial Turf front yard landscaping plants with rock area and irrigation

\$TBD +GST

Front Flower Bed Options

- Upper Raised Flower Bed plants with rock area and drip irrigation

\$1,050 +GST

- Lower Raised Flower Bed plants with rock area and drip irrigation

\$1,800 +GST



Deck Upgrade Package

- Raised brown pressure-treated wood deck (112 sqft)

\$6,500 +GST

Vinyl deck membrane + \$3,000 +GST

Motorized awning + \$7,500 +GST

Upgraded Back Yard Landscape

- Backyard Artificial Turf & irrigation OR xeriscape & feature area
- 2'x2' pavers from side exit to back deck landing

\$TBD +GST

Xeriscape

Artificial Turf

Shed Addition

- Sheds include gravel base and landscape fabric

- 8'x8' (64 sqft)

\$9,500 +GST

- 10'x10' (100 sqft)

\$13,500 +GST

- 10'x15' (150 sqft) *only available through Crafted Sales

\$17,500 +GST

Individual Upgrades

• Black windows and doors on all elevations \$2,500 +GST

• Blinds- roller shade w safety cord \$2,900 +GST

• Kitchen skylight (24"x48") \$2,900 +GST

• Quartz countertops in Kitchen and Bathrooms \$5,200 +GST

• 200AMP electrical panel \$3,800 +GST

• Electric car charger rough in + \$900 +GST

• Hot tub rough in + \$900 +GST

• 220V plug in garage + \$900 +GST

• One outdoor hot water tap + \$900 +GST

• Under sink water filtration 600 gallons /day \$1,800 +GST

• Concrete slab under deck for storage use (comes with access hatch) \$3,800 +GST

• Water Softener \$2,500 +GST

• Iron/Manganese Water Filter \$2,500 +GST

THE VIEWS- Roof Top Patio Upgrade Package

- 14ft x 10ft rooftop patio (=140sqft)
- C/W Standard height railing
- Spiral Staircase installed off back home door.
- Durable Vinyl Deck Membrane surface
- On models with no standard rear entrance, includes installation of a standard sized outswing door with 3ft landing

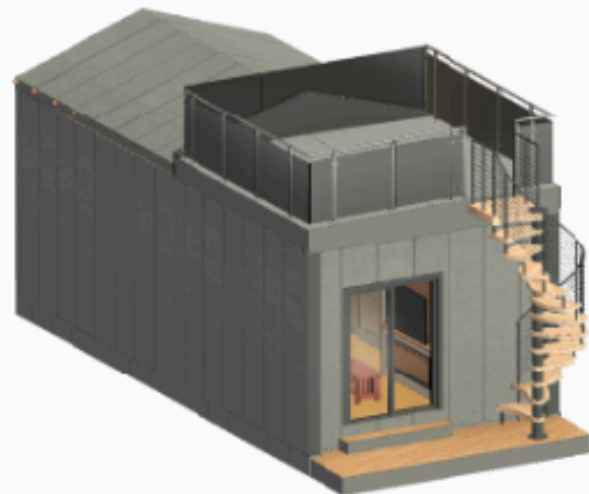


\$16,500 +GST

CONCEPT



ISO VIEW - FRONT



ISO VIEW - BACK

Shown on Dragonfly Home

*On models with no back yard, Rooftop patio cannot be combined with Front Deck extension