

DISTINCTIVE EXTERIORS

- Custom Craftsman exteriors designed by Stewart Design Group
- Tasteful 6 / 12 pitch roof line with 25 year guarantee asphalt shingles
- Nine foot ceilings throughout
- Low maintenance fire resistance Hardi-Board siding
- Accent trim on exterior doors and windows
- Finished double garage complete with insulated steel door and automatic opener
- Concrete double driveway
- Fully landscaped and irrigated lot and common property maintained by a contractor hired by the strata
- Pre-finished aluminum soffit and fascia gutter

DESIGNER INTERIORS

- Three professionally designed interior choices by Lana at Intrigue Interiors
- Open plan living room, dining room and kitchen area
- Designer lighting package
- Extensive use of hardwood and tile floors
- Washable acrylic latex paint in designer coordinated colors
- Air Conditioning standard
- Upgrade options such as a state of the art heat pump heating system
- Kohler plumbing fixtures used throughout
- Electric fireplace for convenience and efficiency



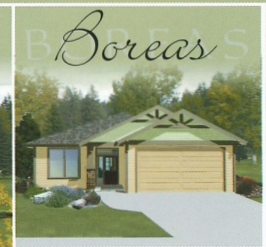
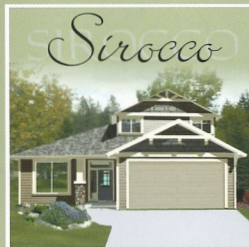
QUALITY CONSTRUCTION

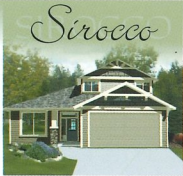
- Warranty supplied by Lombard Canada
- One year complete labor and material warranty
- Two year supplied equipment warranty
- Five year building envelope water penetration warranty
- Ten year structural warranty
- 2 X 6 wood frame structure
- Energy efficient R20 wall and R40 ceiling insulation

- Energy efficient double glazed sealed vinyl windows
- Squeak free engineered floor system
- Telephone and Cable prewired
- Insulated steel exterior doors

SECURITY & CONVENIENCE

- Fenced community
- Sound dampening wall facing Okanagan Landing Road
- Smoke alarm in every home
- Close to lake, parks, and recreational areas.





Sirocco

*A warm
Mediterranean wind.*

Main Floor 1422 sq/ft
Upper Floor 620 sq/ft
Total 2042 sq/ft

Main Floor

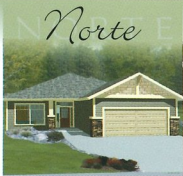
- Deluxe Kitchen with island
- Dining & Great Room with fireplace
- Master Bedroom with walk in closet
- Deluxe Ensuite Bathroom with soaker tub and shower
- Computer nook area
- Guest Bedroom

• Guest Bathroom

- Double Garage

Upper Floor

- Loft Games Room
- Guest Bathroom
- Guest Bedroom



Norte

*A strong northeasterly wind
Flowing through the
Gulf of Mexico.*

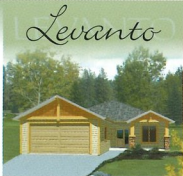
Main Floor 1576 sq/ft

Main Floor

- Deluxe Kitchen with island
- Dining & Great Room with fireplace
- Master Bedroom with walk in closet
- Deluxe Ensuite Bath with soaker tub and shower

• Den

- Guest Bedroom
- Guest Bathroom
- Double Garage



Levanto

*A hot southeasterly wind
Blowing over the Canary
Islands.*

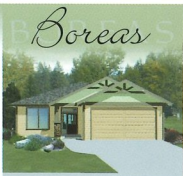
Main Floor 1503 sq/ft

Main Floor

- Deluxe Kitchen with island
- Dining & Great Room with fireplace
- Master Bedroom with walk in closet
- Deluxe Ensuite Bath with soaker tub and shower

• Den

- Guest Bedroom
- Guest Bathroom
- Double Garage



Boreas

*An ancient Greek name for
"wind from the mountains".*

Main Floor 1422 sq/ft

Main Floor

- Deluxe Kitchen with island
- Dining & Great Room with fireplace
- Master Bedroom with walk in closet
- Deluxe Ensuite Bath with soaker tub and shower

• Computer nook area

- Guest Bedroom
- Guest Bathroom
- Double Garage

Okanagan Breeze

From our rich cultural history,
snow capped mountains and
sun-kissed beaches,
Vernon has a lot to offer!

We are here



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Okanagan Breeze

*Luxury living
at affordable prices*

*Presenting Vernon's
Most Affordable*

*"Empty Nester"
Community!*

www.okanaganbreeze.com

