



Exquisite Standard Features & Finishes

Barnard's Village Community

- Located next to everything. Shopping, dining, cafes, spas, and all the amenities and more
- Walking trails, parks and nearby golf for outdoor and recreation enthusiasts
- North Vernon address with direct transportation access to Silver Star and the Shuswap
- A quaint community of only 78 rancher style residences

Personalized Homes

- A collection of distinctively designed homes, meticulously constructed and crafted with exceptional finishes
- Specifically designed to minimize maintenance ensuring single level living at its finest so you can enjoy what is important to you; the Okanagan lifestyle
- Spacious open-concept floor plans ranging from 888 to 1,421 sq.ft. with special attention to functionality

Quality Construction

- Limited lifetime warranty on fiberglass shingles
- Engineered Trusses
- Double-glazed, Low-E windows with argon gas
- Insulated fiberglass exterior front door entry door with lever set and security deadbolt
- Double glazed thermal broken vinyl patio sliding door with screen & locks or glass patio swing door, as per plan
- Crossmore interior wood doors, jambs & casing
- Crossmore bi-fold closet doors
- Weiser lever passage & privacy sets
- R50 ceiling insulation

Wall System

- Vinyl siding over house wrap with cultured stone, as per plan
- 2x6 exterior walls: 16" OC and 2x4 interior: 16" OC
- R24 fiberglass insulation and 6 mil vapour barrier
- Smart Trim and Shakes on gables, as per plan

Foundation & Flooring

- Poured concrete foundation with Crawlspace access
- Insulated, heated, & mechanically vented
- Engineered floor joists
- 3/4" T&G plywood sheathing; glued & screwed
- Engineered I joist; 19.2" OC
- Triple 2x10 side rails

Exquisite Interiors

- Laminate Plank flooring in foyer, kitchen, dining, living & halls, as per plan
- Vinyl tile in ensuite, bath & laundry
- Carpet with underlay in bedrooms & dens, as per plan
- Oak or white shaker kitchen cabinets with crown moulding and bank of drawers, as per plan
- Laminate kitchen countertops
- Double stainless steel kitchen sink with single lever pull-out faucet
- Water-line to fridge
- 4 1/8" x 1/2" flat stock baseboards & 3 1/4" x 1/2" flat stock casings
- Melamine shelving in closets & pantry, as per plan
- Decorative track lighting in Kitchen

Luxurious Bathrooms

- Oak or white shaker cabinets
- Laminate countertops
- 3 pce. Bath with fiberglass tub/shower combo
- 2, 3 or 4 pce bath ensuite, as per plan
- Bath hardware to include chrome towel bars, ring, paper holders
- Full width vanity mirror in bath and ensuite

Modern Comforts

- High efficiency forced air gas furnace, electronic ignition
- 40 Imperial gallon electric HWT
- 100 amp service (U/G)
- 4-phone/TV/Internet outlets, as per plan
- Wired for washer/dryer, range, dishwasher & fridge
- Track lighting in kitchen, ceiling or wall mount lights in bedrooms, dens, DR, laundry, foyer, bath & ensuite
- Plumbed for washer/dryer, fridge & dishwasher
- Exterior lights at front & back patio & garage
- 3-way switch at living & master bedroom
- Single lever Moan faucets throughout
- Exterior vented range hood & dryer venting
- Exterior electrical plug at main, patio & x-mas plug

Luxury Upgrade Options Available to Customize Your Home. Ask Sales Representative for details.

The builder reserves the right to make modifications and changes should they be necessary. Size and dimensions are approximate and plans may be mirrored. Dimensions, sizes, specifications, lay-outs and material are approximate only and subject to change without notice. E&OE.