



FEATURES & FINISHES

A NEW LOOK

- Desirable Middleton Mountain location, close to Kalamalka Lake, and only minutes to Vernon's city center
- Modern contemporary architecture
- Extraordinary views of Kalamalka Lake and the valley
- Visitor parking located within the community
- Large individual front decks and patios (home-specific) to enjoy the spectacular views.
- Generous rear patios
- 22'x22' double garages with full driveways
- Fiber cement & engineered wood, brick and metal exterior combination

LIVE IN COMFORT

- Six inch concrete party walls to minimize sound transfer and fire rating
- Quartz countertops in the kitchen and ensuite
- Custom wood cabinetry in the kitchen
- 9 to 11 foot ceilings on your main floor
- 9 foot ceilings in the basement
- Rev Wood Plus flooring throughout the main floor
- Painter wood baseboards and door casings
- Electric linear fireplace in the living room
- Modern dry walled window casings
- Decora-style white light switches
- On demand high efficiency water heater
- High efficiency natural gas forced air furnace
- Central air conditioning is a standard

COOK AND ENTERTAIN

- Open plan kitchens with functional island (home-specific)
- Quartz countertops
- Undermount stainless kitchen sink with chrome, single lever pull-out spray faucet
- Contemporary flat-panel wood cabinetry with full-height pantries and brushed nickel hardware
- Exceptional appliance package including fridge, range, wall oven, dishwasher and microwave
- Bright kitchen lighting includes pot lights in the ceiling, pendants over the kitchen sink



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BATHE IN LUXURY

- Private Master Ensuite with tiled walk-in shower, dual contemporary sinks, custom cabinetry and handset tile floors
- Clear frame less 10mm shower glass
- Separate soaker tub with tile surround
- Quartz countertops
- Full width vanity mirrors
- Single-lever shower faucet
- Polished chrome "Infinity" bath hardware
- Main floor bathroom with tub shower with tile surround
- Contemporary square sink basins with single-lever faucets
- Toilet self close seat and easy clean hinges

EXTRA TOUCHES

- Large laundry room, which will accommodate a full size washer/dryer
- Laundry closet on in all homes
- Driveways in exposed aggregate
- Insulated garage with 2 automatic door openers
- Cable and telephone outlets in 2 locations
- Pre wired with CAT6, RG6 and fiber optics
- Frost-free hose bibs in each garage and patio

INSPIRED GREEN

- Water saving toilets
- Energy Star® appliances
- High efficient gas furnace and one demand hot water heater
- Low VOC emitting wall paint for a healthy indoor environment
- Low-E, argon filled energy-efficient, double glazed vinyl windows
- Drought tolerant landscaping and native plant species for water conservation
- Individually metered electricity and natural gas



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PEACE OF MIND

- High quality two ply torch down roof system
- Attractive exterior lighting
- Deadbolt lock on front door
- Hard-wired smoke detectors throughout
- Travelers Home Warranty includes:
 - 1 year coverage on any defect in materials and labour
 - 2 years coverage on mechanical and electrical materials and labour
 - 5 years coverage on building envelope
 - 10 years structural coverage
 - Aldebaran customer service team dedicated to ensuring you are fully satisfied with your new home.

CUSTOMIZATION OPTIONS

- Contact our Sales Manager, Matt Blaeser, for more information on customization options.



Matt Blaeser, Sales Manager

Licensed Realtor – Sage Executive Real Estate Group

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