

FOR SALE - \$939,000 "FALCON'S LOFT"



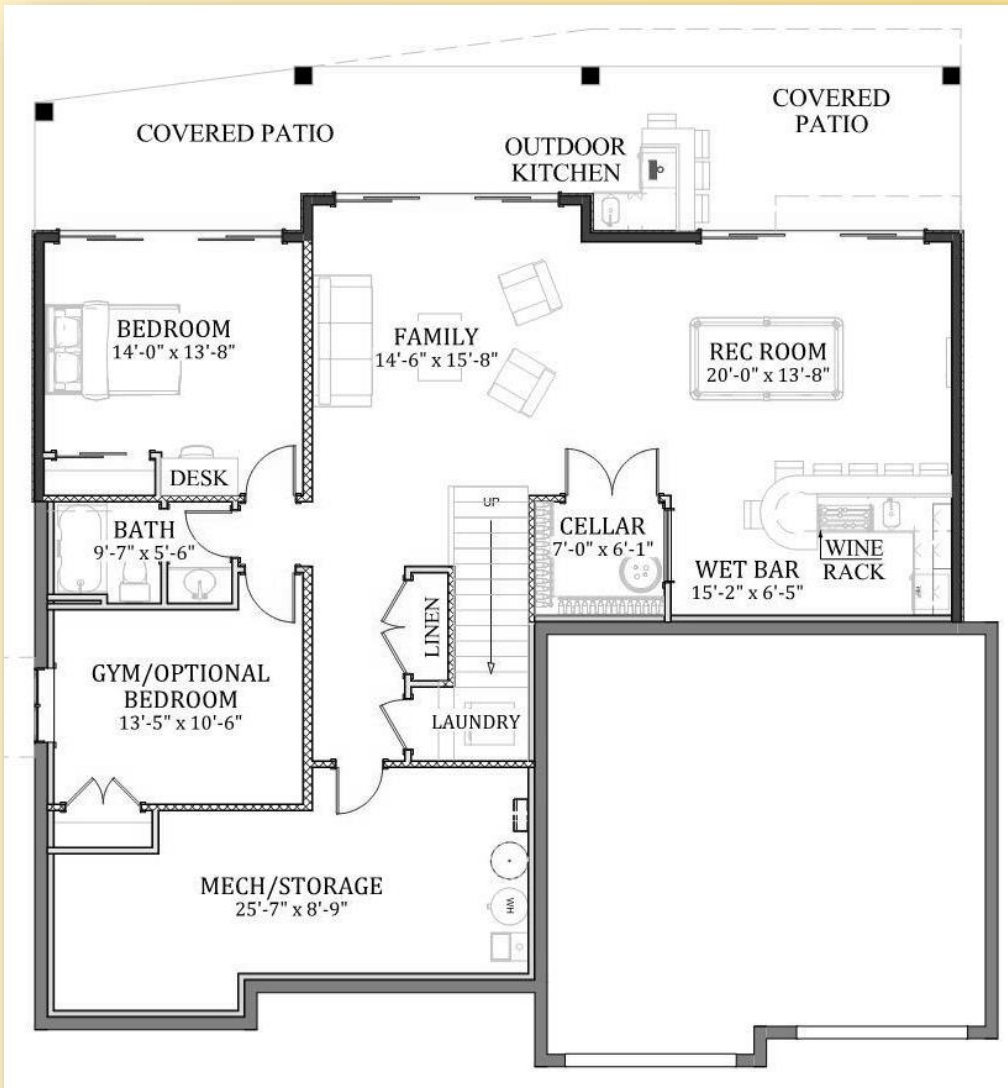
The "Falcon's Loft" passive building design is the future of new homes everywhere. Sustainability meets modern, strategically using the sun's energy to assist with heating the home. The floor plan provides a spacious living area, large kitchen with pass-through bar window to the upper deck, open dining room, and a beautiful great room with fireplace. Sliding doors open onto the large upper deck with breathtaking lake views.

The master bedroom on the main floor is exquisite. The luxury ensuite includes a custom walk in shower and a fireplace for an intimate soak in the freestanding tub.

The lower level of this home is ideal for entertaining with a recreation room, family/TV area, wet bar, and wine cellar at the center of it all. This entertainment area extends out onto a large patio and outdoor kitchen nestled up against one of LakeStone's public green spaces.

LOWER FLOOR PLAN

1298 SQFT (excluding mechanical & storage)

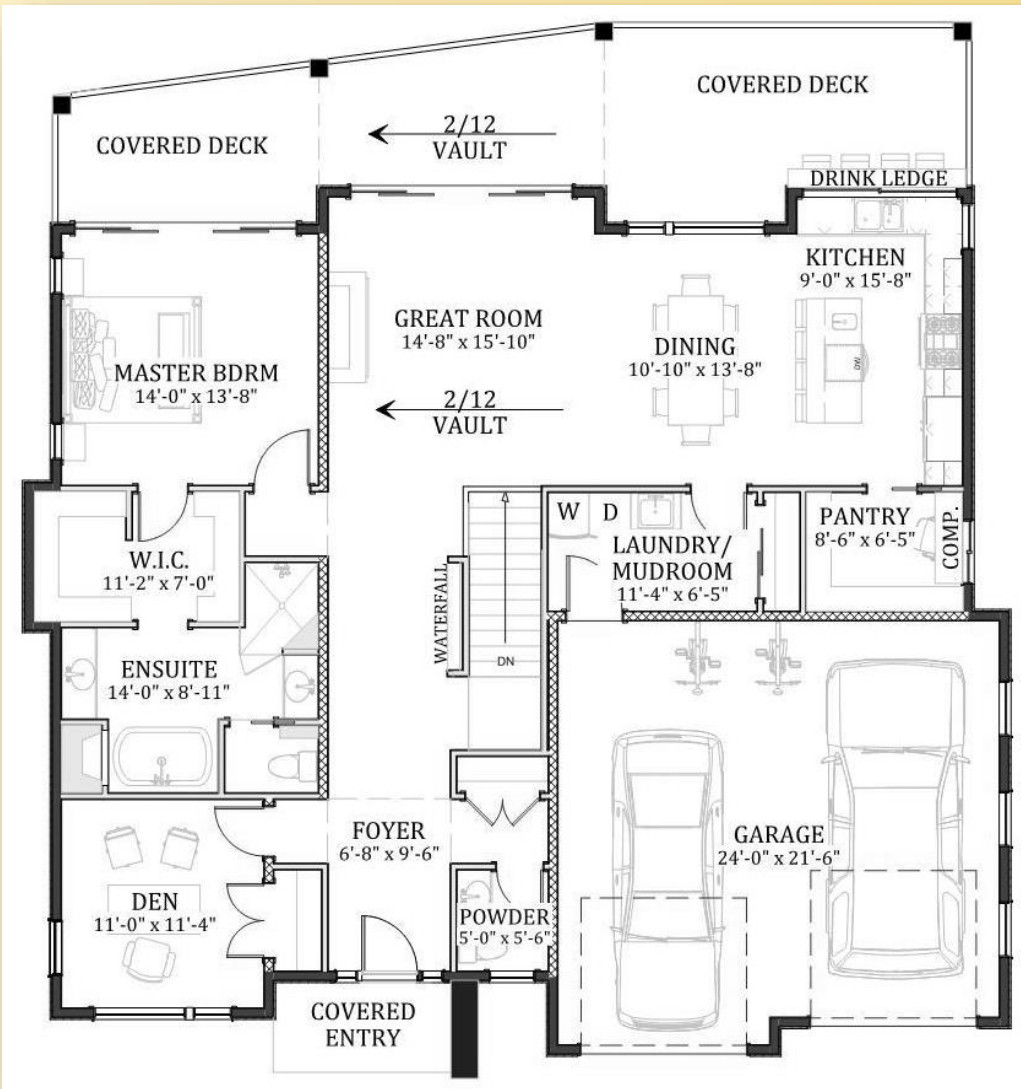


“FALCON’S LOFT”

Lot 19 – LakeStone



MAIN FLOOR PLAN
1698 SQFT (excluding garage)



“FALCON’S LOFT”

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About the Builder:

Chriscan Construction has been quietly building custom homes in the Okanagan for 22 years. From the start, it has always been our goal to build quality rather than quantity; “personal attention to detail” is the hallmark of our company. We believe every client has a unique set of goals for their construction project and deserves the necessary attention to achieve those goals. Please visit our website for a portfolio of our award winning homes and client testimonials.

Construction Highlights

- ◆ Passive design
- ◆ 180° beautiful lake views
- ◆ 11' vaulted ceiling in foyer great room
- ◆ 9' ceiling on main floor
- ◆ 8'-7" ceiling on lower level
- ◆ High efficiency, Energy Star windows
- ◆ Over 800 sq. ft. outdoor covered living space with stunning lake views
- ◆ Double car garage
- ◆ Security system

Exterior Finishes

- ◆ Real Stone
- ◆ Acrylic Stucco
- ◆ Low maintenance Smart Trim fascia
- ◆ Stain grade glulam columns and beams
- ◆ Wood soffits
- ◆ Stain grade wood entry door
- ◆ Short post aluminum and glass deck rails
- ◆ Concrete driveway
- ◆ Aluminum & frosted glass garage doors
- ◆ Commercial grade 2 ply SBS torch on roof with decorative aggregate surface
- ◆ Xeriscape landscape allowance

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*in Artifex
Design Ltd*

Interior Finishes

- ◆ 5" engineered hardwood, main floor (choice of maple, hickory or oak)
- ◆ Luxury vinyl plank flooring, lower floor
- ◆ Tile splashes to all wet areas
- ◆ 12" X 24" porcelain tile in washrooms, foyer and laundry (includes tile base)
- ◆ 12" X 12" custom tiled shower with 2" X 2" coordinating mosaic in ensuite
- ◆ Free standing soaker tub in ensuite
- ◆ Fireplace on tiled feature wall in ensuite
- ◆ Electric, radiant floor heat in ensuite
- ◆ Glass shower surrounds
- ◆ Contemporary bath accessories, door hardware, electrical and plumbing fixtures
- ◆ Glass stairwell railing
- ◆ Stone fireplace surround with wood mantle in great room
- ◆ Single panel shaker doors
- ◆ Insulated and drywalled garage

Millwork and Counters

- ◆ Stone countertops
- ◆ 3 cabinet door styles to choose from; Euro, wood or painted (flat or shaker)
- ◆ Real birch plywood cabinet interiors
- ◆ Soft close door and drawer hardware
- ◆ Master bedroom closet organizer
- ◆ Stone drink ledge outside kitchen window
- ◆ Basement wet bar with wine glass rack

Mechanical Systems

- ◆ 2 stage, 2 zone high efficiency gas furnace
- ◆ 13 Seer high efficiency air conditioning unit
- ◆ 50 gal high efficiency gas hot water tank
- ◆ Steam humidifier
- ◆ Linear gas fireplace in great room and ensuite
- ◆ Built-in vacuum system
- ◆ Rough-in for future solar hot water tank
- ◆ Generous plumbing fixture allowance

Services

- ◆ 2/5/10 Home Warranty
- ◆ Full Chriscan guarantee
- ◆ High quality workmanship
- ◆ 6 hours of free interior design consultation
- ◆ Full access to our management and construction team
- ◆ Construction updates

Available Options

- ◆ Outdoor bar/kitchen with BBQ, fridge and sink
- ◆ Full custom wine racks, up to 780 bottles
- ◆ Wine room cooler
- ◆ Rubber flooring in gym
- ◆ Sensor activated toe kick LED lighting
- ◆ Hydronic in-floor heat in lower level
- ◆ Hot water recirculation system
- ◆ Automated lighting system
- ◆ LED low voltage pot-lights
- ◆ Automated or standard window coverings
- ◆ Interior water feature
- ◆ Appliance allowance
- ◆ And many more

** Subject to final signoff of approving officer