

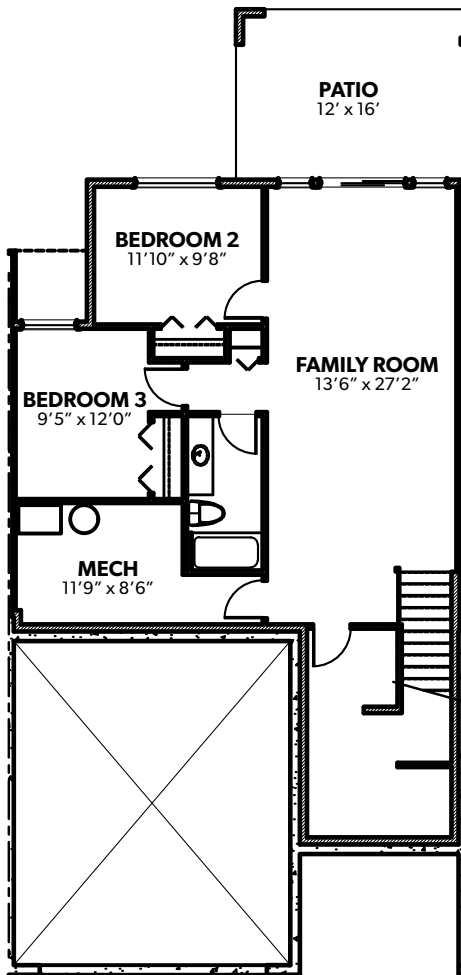


# The Eclipse

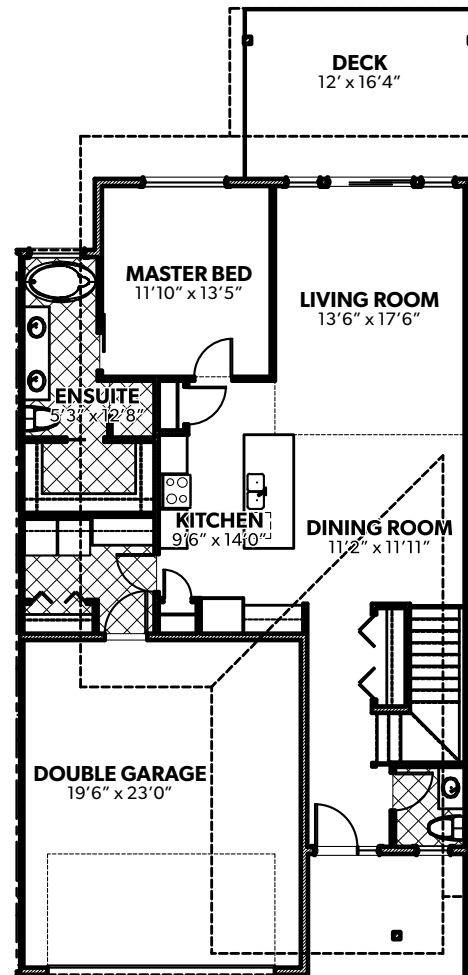
1 BEDROOMS  
1.5 BATHROOMS  
INDOOR - 1,176 SQ.FT.  
OUTDOOR - 196 SQ.FT.



### FRONT ELEVATION



**BASEMENT LEVEL**  
816 SQ.FT. (OPTIONAL)



**GROUND FLOOR**  
1,176 SQ.FT.

All unit measurements are approximate. Location of mechanicals may vary depending on site conditions.





# Features & Finishes

## A NEW LOCATION

- FEE simple - You own the lot
- Desirable Bella Vista area, steps away from Okanagan Lake, and only 10 minutes to Vernon's city center
- Right below the prestigious Rise Golf Course
- Modern contemporary architecture
- Extraordinary views of Okanagan Lake and the valley
- Visitor parking located within the community
- Large individual front south facing decks and patios (home-specific) to enjoy the spectacular views
- Generous rear patios (home-specific)
- 21'x 23' double garages with full driveways greater than 22'
- Quality low maintenance brick, lux or similar & LP Smart Board

## LIVE IN COMFORT

- Six-inch concrete party walls to minimize sound transfer and fire rating
- Quartz countertops in the kitchen and ensuite
- Custom wood cabinets
- 9-to-12-foot ceilings on your main floor
- 9-foot ceilings in the basement
- Mohawk Rev Wood Plus flooring throughout the main floor living areas
- Painted MDF baseboards, window door casings
- Electric linear fireplace in the living room
- 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 & ENTERTAIN

- Open plan kitchens with functional island (home-specific)
- Quartz countertops
- Double-bowl Blanco kitchen sink with black , single lever pull-out spray faucet
- Contemporary flat-panel wood cabinetry with full-height pantries and black hardware
- Kitchenaid appliance package including fridge, wall oven, gas cook top, hood fan, dishwasher and microwave
- Bright kitchen lighting includes pot lights in the ceiling, pendants over the kitchen countertop



# Features & Finishes

## BATHE IN LUXURY

- Private Master Ensuite with tiled walk-in shower, dual contemporary sinks, custom cabinetry and handset tile floors
- Clear frame less 10ml shower glass
- Separate free standing soaker tub
- Quartz countertops in ensuite
- 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
- High rise, soft close toilet seat

## EXTRA TOUCHES

- Large laundry room, which will accommodate a full-size washer/dryer
- Laundry closet in all homes
- Driveways in exposed aggregate
- Insulated garage with 2 automatic door openers
- Cable and telephone outlets in 2 locations
- Prewired 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 on 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



# Features & Finishes

## PEACE OF MIND

- High quality 2 ply torch down roof system
- Attractive exterior lighting
- Trilock on the 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

## CUSTOMIZING OPTIONS

- Contact our sales manager, Matt Blaeser, for more customization options



### **Matt Blaeser, Sales Manager**

*Licensed Realtor – Sage Executive Real Estate Group*

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