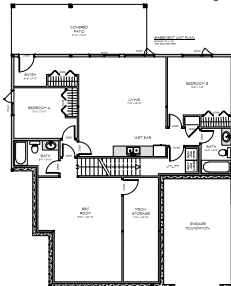
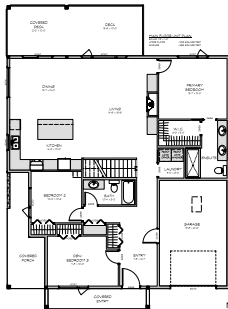




Eagle RIDGE
EXECUTIVE
PATIO HOMES

Dogwood & Cedar *Walkout*

3238sqft



Natural gas hot water on demand and furnace located in the mechanical room.

Prior to an accepted offer, pricing / plans / spec could be modified at builder discretion.

www.eagle-ridge.ca



CONTACT:

Dan Baranyai
PERSONAL REAL ESTATE CORPORATION

250.201.6706 dan@baranyaiaandassociates.com

BARANYAI & ASSOCIATES
YOUR REAL ESTATE TEAM

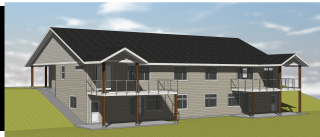
Sarah Baikie
UNLICENSED ASSISTANT

Dan Baranyai
PERSONAL REAL ESTATE CORPORATION

Tracy Baranyai
PERSONAL REAL ESTATE CORPORATION



RE/MAX CHECK REALTY



Eagle RIDGE
EXECUTIVE
PATIO HOMES

Dogwood & Cedar *Walkout*

3238sqft

Landscaping

Fully fenced
Irrigation
Topsoil, bark mulch, filter fabric, plant material, hydroseed
*As per landscape plan. Landscaping for each Strata Lot may vary depending on lot size and elevation

Contemporary Stylish Exterior

Fir post and beam detailing
Hardie siding and hardie trim
Fibreglass shingle roof
Rock front feature
Covered rear deck w/ gas BBQ hook-up and electric plug
Rear covered patio below
Soffit plug for exterior decorative lighting
3 hose bibs: rear, side and deck
Exposed aggregate concrete driveway and patio

Fuel Efficiency

Energy rating – Step Code 4
Heat pump with natural gas furnace
HRV
Natural gas hot water on demand and furnace located in mechanical room.
Natural gas fireplace (living room) with fan
Energy efficient windows
Pre-wired for solar panels (conduits)
Rough-in electric vehicle charging station
Insulated garage (ceiling and walls)
LED lighting throughout

6 piece Appliance package plus installation

1) SS Fridge with water line and ice maker

- 2) SS Stove (gas or electric)
- 3) SS insert rangehood
- 4) SS Dishwasher
- 5) White front load washer
- 6) White front load dryer

Contemporary Stylish Interior

5 bedrooms, 4 bathrooms
Spacious 9 foot ceilings
Waterproof laminate flooring throughout
Floor to ceiling rendered feature wall, with linear gas fireplace and built-in cabinetry
Quartz countertops in kitchen and bathrooms
Kitchen cabinetry to ceiling with undercabinet puck lights and tiled backsplash
Garburator
Laundry closet with laminate countertop and shelving above
White melamine shelving in all closets, with hanging rods in bedrooms
All bathrooms include- tub/shower combo with curtain rod
Tiled walls - all baths- tub/shower combo and ensuite walk in shower
Ensuite double vanity, walk-in shower with custom frameless glass shower enclosure
Toilet roll holder and towel racks in all bathrooms
Bathroom mirrors
Rough in central vac (motor and attachments are not included)
Two remote controls for garage door openers plus exterior keypad
Electric plugs in garage

Sound proofing insulation between the living areas of the duplex units
Blinds not included (packages available)

Select your custom options. See Schedule C Options and Upgrades

www.eagle-ridge.ca

CONTACT:

Dan Baranyai
PERSONAL REAL ESTATE CORPORATION

250.201.6706 dan@baranyaiaandassociates.com

BARANYAI & ASSOCIATES
YOUR REAL ESTATE TEAM

Sarah Baikie
UNLICENSED ASSISTANT

Dan Baranyai
PERSONAL REAL ESTATE CORPORATION

Tracy Baranyai
PERSONAL REAL ESTATE CORPORATION



RE/MAX CHECK REALTY