

... INCREDIBLY OKANAGAN



WESTERRA

Deluxe Townhomes



1000 Mt. Ida Drive, Vernon



Marketed by

Jane Field Group

All viewings
by appointment
Call 250-503-3755

Experience That Will Move You!

RE/MAX Vernon (250)503-3755 (Direct) 1-888-503-3755 (Toll Free) jane@janefield.com www.janefield.com

Sweeping City & Valley Views

Gas Fireplace in Great Room

- ❖ Sweeping City and Valley Views
- ❖ 1,964 to 2,600 sq. ft.
- ❖ Minimum 3 bedrooms + Den
- ❖ Several designs to choose from
- ❖ Mainly ranch style with daylight walkout basement
- ❖ Attached double garage (exception of #9)



Island Kitchen

Hardwood Floors

- ❖ Combination of hardwood/tile/carpet
- ❖ Great room styling/Island kitchens
- ❖ Hood fan/microwave combination, fridge, stove, dishwasher, washer, dryer, central air conditioning and built-in vacuum are included.



Carpeting and Ceramic Tile

Choose Three or Four Bedrooms

Interior Finishing

- ❖ 9 foot ceilings on main floor
- ❖ Contemporary porcelain tile floor in entry, laundry room and all bathrooms
- ❖ Hardwood throughout main living areas, carpet in bedrooms, stairway, downstairs family room, den, and storage room
- ❖ Westwood “Espresso” raised panel kitchen cabinets with crown mouldings; “Jamocho Granite” Formica countertops; oil rubbed bronze knobs; raised eating bar; stainless steel double sink with chrome single lever faucet; 12 x 12 “Safari” backsplash tile, stainless steel hood fan/microwave combination, stainless steel dishwashers, fridges and stoves
- ❖ Matching vanity cabinets with laminate countertops
- ❖ “Cheyenne” interior doors
- ❖ “Kitsilano” light package: dome hallway ceiling light fixtures, pot lights in kitchen, pendant lights over island, drop light fixtures in dining area, switch plugs in living room
- ❖ Functional shelving in closets
- ❖ Custom flat wood casings around windows and doors
- ❖ Powder coated railing with stained wood cap
- ❖ Built-in vacuum system
- ❖ Low E self-locking windows
- ❖ Gas fireplace
- ❖ Pre-wired for sound and security



Paint Colours:

- ❖ Main colour: “Greenbrier Beige” BM-HC79
- ❖ Feature colour: “Jamesboro Gold” BM-HC88
- ❖ Trim colour: “Manchester” BM-HC81

Exterior Colours

- ❖ Vinyl siding: “Pebble”
- ❖ Roof: “Driftwood”
- ❖ Soffits: “Slate”
- ❖ Downpipes: “Pebble”
- ❖ Gutters: “Slate”
- ❖ Trim: “Tudor House”
- ❖ Garage door: custom painted to match siding
- ❖ Rock: “Rocky Mountain Cobblestone – Eagle Ridge”

Exterior Finishing

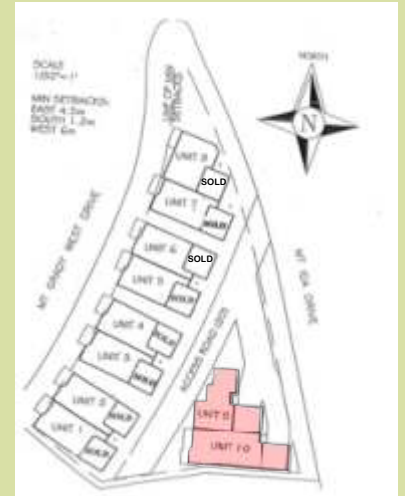
- ❖ Gentek vinyl siding, Smartboard trim, asphalt roof, cultured stone trim
- ❖ “Broom finished” concrete back patio, exposed aggregate driveway, walkways, front entrance
- ❖ Deck: gas BBQ hookup
- ❖ 2.5 tonne central A/C unit on concrete pad

WESTERRA

... INCREDIBLY OKANAGAN

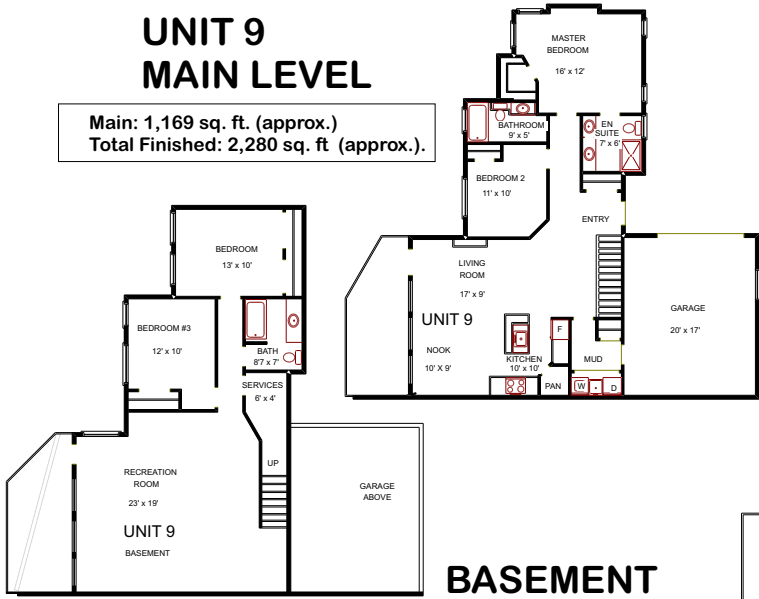
Deluxe Townhomes

1000 Mt. Ida Drive, Vernon Follow Middleton Way to Mt. Fosthall Dr to Mt. Ida



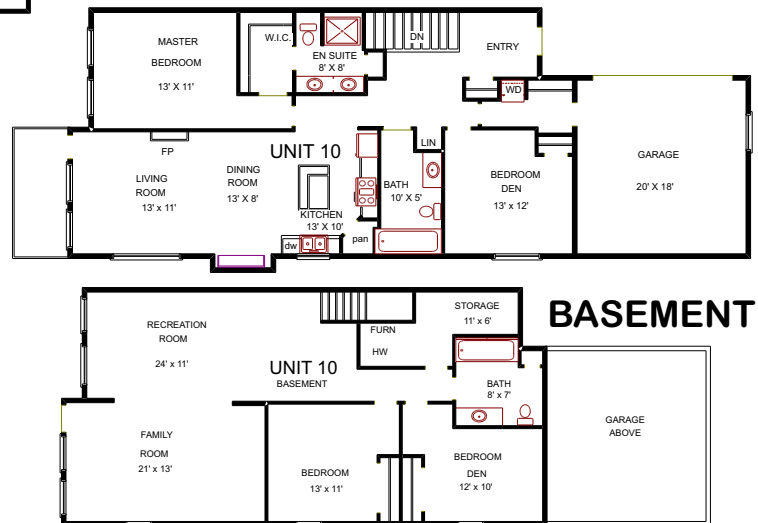
UNIT 9 MAIN LEVEL

Main: 1,169 sq. ft. (approx.)
Total Finished: 2,280 sq. ft. (approx.).



UNIT 10 MAIN LEVEL

Main: 1,337 sq. ft. (approx.)
Total Finished: 2,600 sq. ft. (approx.).



(*The Developer has the right to change prices, plans, features, finishing materials and items included at anytime prior to entering into a sales contract*)

Data is from sources believed to be reliable
but should not be relied upon without verification



Above
the Crowd!®

Marketed by

Jane Field Group