

FIND WHAT YOU'RE LOOKING FOR.

PROSPECT AT BLACK MOUNTAIN



FEATURES, FINISHES & EXTERIORS

Lot 2 | 1034 Henderson Dr

\$649,900.00

Prospect at Black Mountain is pleased to present a new and innovative approach to housing in the Okanagan. Design facilitator, Paul Skutshek Jr of PSJ Developments, has helped to create an exciting home and interior based on strong architectural principles and modern design.

STUNNING INTERIOR FEATURES

- ◆ Natural palette with eco-conscious interior
- ◆ Great room concept living space ideal for entertaining family and friends
- ◆ Engineered white oak hardwood floor and durable Canadian made carpet
- ◆ Contemporary high efficiency gas fire feature
- ◆ Modern lighting scheme including pot lights and pendants
- ◆ Long lasting Décora switches and outlets
- ◆ Built-in closet shelving for maximum storage
- ◆ Dramatic 12 ft ceiling in living room area and 9 ft ceilings throughout
- ◆ 12" x 24" tile flooring and in-floor heating in upper bathrooms
- ◆ Convenient laundry/mud room with sink
- ◆ Washer, dryer and central vacuum rough in
- ✔ WaterSense™ fixtures in all baths
- ✔ Formaldehyde free recycled fiberglass insulation
- ✔ Low VOC (volatile organic compounds) emitting paints

SPACIOUS KITCHENS

- ✔ Eco wood cabinets
- ◆ Large center island with seating area
- ◆ Blanco stainless self rimming double sink
- ✔ Energy Star™ appliances including a stainless steel dual fuel range, integrated fridge, microwave in island, and stainless steel dishwasher
- ◆ Water line to fridge
- ◆ Decorative mood lighting
- ✔ Durable laminate countertops and backsplash

* The builder reserves the right to make any modifications and changes.



Eco-Friendly Features



COMFORTABLE MASTER BEDROOM AND ENSUITE

- ◆ Separate water closet
- ◆ Timeless vanity details and vessel sink
- ◆ Spacious walk-in closet
- ◆ Soothing deep soaker tub with view port and spacious glass and tile shower

STRIKING EXTERIOR FEATURES

- ◆ Covered all-season patios with outstanding panoramic views
- ◆ Topless glass railing on upper patio
- ◆ Convenient gas barbeque outlet on upper deck
- ◆ Modern concrete brick front
- ◆ Architectural cedar details
- ✔ Premium architectural T-5000 aluminum window package
- ◆ Fully finished garage interior
- ◆ Premium cedar garage door with keyless entry and remotes
- ◆ Timeless exposed aggregate driveways
- ◆ 30 year asphalt shingle roof with raised ridge caps and metal flashed valleys
- ✔ Fully Xeriscaped front yard
- ◆ Dramatic tiered Allan Block walls in rear yard
- ◆ Xmas light outlets and GFI plugs

MECHANICAL

- ✔ Efficient and cost effective geothermal heating and cooling
- ✔ De-Super Heater hot water tank

SECURITY

- ◆ Hard wired smoke detectors
- ◆ Rough in for home security system

COMPREHENSIVE WARRANTY PROTECTION FROM NATIONAL HOME WARRANTY

- ◆ Materials and labour (2 years)
- ◆ Building envelope (5 years)
- ◆ Structural components (10 years)