



Spirit of the Lake Home Design Features

Homes crafted to build environmental harmony, health of the body and a peaceful spirit.

Environmental Features (energy efficiency and environmental respect)

- ✓ Geo-thermal heating and cooling
- ✓ Pre-heated hot water tank from geo-thermal energy
- ✓ Low-E, argon filled, Energy-Star windows
- ✓ Energy Star rated appliances
- ✓ Dual flush toilet
- ✓ Water conservation faucets
- ✓ Natural Landscaping

Healthy Home Features

- ✓ Heat Recovery Ventilation (HRV) system/UV system – clean air
- ✓ Air/Drip Humidifier
- ✓ Low VOC (volatile organic compounds) products
- ✓ Indoor air-quality certified carpet (tacked not glued)

Special “Firsts”

- ✓ Highest Gold Rated Home in BC Hydro Power Smart Program in the Province
 - ✓ Fibre Optics to every home in the Community
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Interior Features (Mountain Springs F&F depicts lakeside living in the Rockies)

General

- Solid maple hardwood flooring in 3”, 4” and 5” finished layout
- Air-quality certified Stainmaster carpet with thick recycled cushion
- Slate in entrance, half bathroom and master bedroom ensuite
- Marmoleum in pantry, bathrooms and mud room
- Custom designed knotty Alder shaker cabinetry c/w crown molding
- Solid wood cabinet doors c/w accu-ride drawer slides
- Solid wood passage doors, casing and baseboards
- Dark bronze solid cast interior passage door hardware
- Master bedroom and bathroom walls insulated for sound
- Window Coverings

Living Room/Dining Room

- High efficiency RSF wood burning fireplace with Chesapeake Shadow rock detailing
- Hand planed wood mantel from removed trees on the property
- Feature light fixture in dining room
- Wet bar with granite countertop and sink (select homes)

Kitchen

- Generous kitchen island
- Granite countertops with slate backsplash
- Under mounted Silgranit double bowl kitchen sink
- Polished chrome Grohe faucet
- Energy-Star Bosch cooktop, wall oven, dishwasher and LG microwave
- Energy-Star Whirlpool Gold fridge c/w water filtration system
- Pot lighting and three feature pendant lights over island
- Walk-in gourmet pantry
- Rough-in water filtration plumbing to sink

Bathrooms

- Oversized 6' soaker tub c/w slate tile tub deck, skirt and surround (select homes)
- Polished chrome Grohe facet on vanity sinks
- Floor to ceiling slate tile shower with frameless glass door in master ensuite (select homes)
- Dual flush toilets with soft closing seat

Mudroom (select homes)

- Generous size with built-in bench (select homes) and ample coat storage
- Stacked Energy-Star front loading Frigidaire washer and dry

Other

- Rough-in for security, vacu-flow, audio in living room and master bedroom
- Hot Tub rough-in electrical to rear deck
- Oversized outside storage areas (select homes)

Exterior Features (lakeside living design with historical ranch accents)

- Master planned streetscape with variety of building styles and colors
- Lakeside Ranch architectural design (cottage verandahs, light natural outdoor colors with historical ranch accents like galvanized tin roof and rock detailing)
- 50 year concrete composite siding with low-to-no maintenance
- 40 year asphalt roofing with galvanized roofing accents
- Expansive metal clad windows
- Generous rear decks and verandahs (select homes)
- Low maintenance composite decking
- Rough sawn timber detailing showcase verandahs, decks and architectural accents
- Chesapeake Shadow Rock stone detailing to provide a rustic ranch appearance