



WOODLAND CRAFTED HOMES



JACK PINE XL

J **JACK PINE** is the most widely distributed tree in Canada. It is known as a fire species because the trees rely on wildfire to open their resinous, tightly closed cones which releases it's seeds.

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement. E&OE. The developer reserves the right to make modifications to building design, specification, features and floorplans. All illustrations and renderings are artistic representations only and are subject to change.

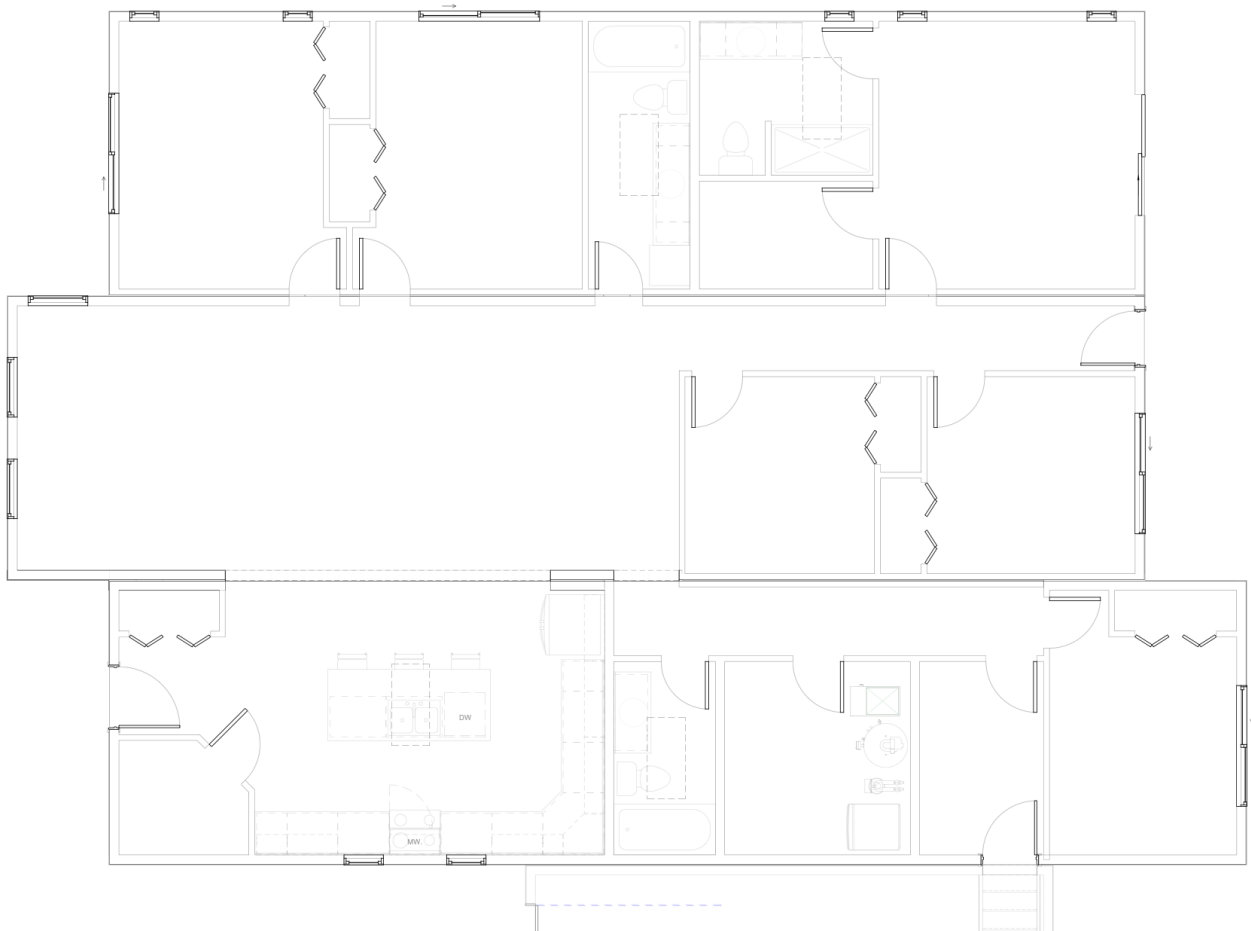
5-Bed + Den, 3-Bath
2,282 Sq. Ft.

JACK PINE XL

5-Bed + Den, 3-Bath | 2,282 Sq. Ft.

Introductory Price Starting At \$683,800

The Jack Pine is an all new model built by Woodland Crafted Homes that is designed for the whole family. With 5 bedrooms plus a den, there is ample space for the kids, an entertainment room, office or a studio. This model has the largest kitchen and living room ever constructed by Woodland Crafted Homes. We offer the option to expand the kitchen from one wall of cabinets to two (as displayed in the image below) which has been a welcomed upgrade by many who like to host and entertain. Only a handful of lots are dedicated to the 5 bedroom model, don't miss this excellent opportunity to own a large family home in the Okanagan at a price point that can not be beat.



JACK PINE XL FEATURES

- Larger lot size averaging 75 feet across and 95 feet deep to make a 7125 sq. ft. lot
- Comes standard with a single carport with the option to add a single or double garage
- 38 foot driveway, approximately double the length of our standard driveways
- Five foot shower in the ensuite, plus two 4-piece bathrooms with the option to add skylights
- Mud Room entrance from garage or carport in addition to an oversized Mechanical Room with space for 2 stand up freezers.
- Grand front entrance with wide front door canopy featuring cedar posts on either side

OPTIONAL UPGRADES

NOT INCLUDED IN STANDARD FEATURES

Kitchen Expansion Package

- 8.5 additional feet of upper and lower cabinets
- 2 windows added on either side of the range allowing increased natural light into the kitchen
- Available for Jack Pine models

\$9,500 ^{+GST}

Base Kitchen Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops
- Undermount Blanco kitchen sink
- Cabinet LED lighting strips under upper cabinets
- 6 additional drawers on lower cabinets on the range wall

\$9,100 ^{+GST}

Expanded Kitchen Upgrade Package

- Shaker panel cabinets with plywood boxes
 - Quartz countertops
 - Cabinet LED lighting strips under upper cabinets
 - 6 additional lower cabinet drawers on side wall
- *Add both prices when upgrading expansion

\$4,900 ^{+GST}

Bathroom Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops with vessel sink
- Rainfall shower head with a handheld shower kit in ensuite bathroom
- Handheld shower kit in both main bathrooms
- Tiled shower and bathtub walls

\$9,500 ^{+GST}

Flooring Upgrade Package

- Longer and wider Elite laminate flooring
- Wood grain texture
- Click tile laminate in ensuite and main bathroom

\$3,700 ^{+GST}

- Carpet in bedrooms with 7/16" foam underlay

\$3,400 ^{+GST}

Appliance Upgrade Package

- Stainless steel, fingerprint resistant appliances
- 30" Smart Slide-in electric range
- 30" microwave/hood fan combo with exterior exhaust
- 36" french door refrigerator and freezer drawer, 25cu. ft.
- 24" dishwasher with 3rd rack and stainless tub
- Front load stackable washer with Load & Go dispenser
- Front load stackable dryer with Steam cycle

\$7,500 ^{+GST}

- Gas Range*
- 5 burner stovetop with true convection oven
- Stainless steel hood fan (deletes microwave)

\$5,800 ^{+GST}

*Appliance upgrade must be selected in order to choose this option

Garage + Upgrade Package

- 12' x 24' single car garage
- Black 8' PVC garage door with two remotes
- Reinforced concrete garage floor
- Insulated, drywalled, mudded & taped
- 1x 3000K LED ceiling light fixture
- Electrical outlets

\$38,800 +GST

- 24' x 24' double car garage * raises blocking 1'

\$78,800 +GST

Garage Upgrade Package

- 12' x 24' single car garage
- Black 8' PVC garage door with two remotes
- Reinforced concrete garage floor
- Not insulated or drywalled
- 1x 3000K LED ceiling light fixture
- Electrical outlets

\$31,800 +GST

- 24' x 24' double car garage * raises blocking 1'

\$68,800 +GST

Deck Upgrade Package

- Brown pressure-treated wood deck (≈280sqft)

\$12,000 +GST

Vinyl deck membrane + \$4,000 +GST

Motorized awning + \$7,500 +GST

- Brown pressure-treated wood deck (≈112sqft)

\$9,000 +GST

Vinyl deck membrane + \$3,000 +GST

Motorized awning + \$6,000 +GST

Upgraded Front Yard Landscape

- Xeriscape front yard landscaping (zero maintenance, 1 zone drip irrigation)

\$5,000 +GST

Backyard Landscape Package

- Backyard sod & irrigation OR xeriscape & feature area
- 2'x2' pavers from side exit to back deck landing

\$25,500 +GST Xeriscape Sod

Shed Addition

- Sheds include gravel base and landscape fabric

- 8'x8' (64 sqft)

\$9,500 +GST

- 10'x10' (100 sqft)

\$13,500 +GST

- 10'x15' (150 sqft) *only available through Crafted Sales

\$17,500 +GST

Individual Upgrades

- | | | | | | |
|--|---------------|--------------------------|--|--------------|--------------------------|
| • Black windows and doors on all elevations | \$3,500 +GST | <input type="checkbox"/> | • 200AMP electrical panel | \$3,800 +GST | <input type="checkbox"/> |
| • Blinds dual fabric roller | \$3,800 +GST | <input type="checkbox"/> | • Electric car charger rough in | + \$900 +GST | <input type="checkbox"/> |
| • Kitchen skylight (24"x48") | \$5,000 +GST | <input type="checkbox"/> | • Hot tub rough in | + \$900 +GST | <input type="checkbox"/> |
| • Main bathroom skylight (24"x48") | \$5,000 +GST | <input type="checkbox"/> | • 220V plug in garage | + \$900 +GST | <input type="checkbox"/> |
| • Quartz countertops in Kitchen and Bathrooms | \$11,500 +GST | <input type="checkbox"/> | • Gas outlet for BBQ | \$1,500 +GST | <input type="checkbox"/> |
| • 6' patio door in master bedroom (includes landing) | \$5,500 +GST | <input type="checkbox"/> | • On demand tankless water heater | \$4,500 +GST | <input type="checkbox"/> |
| • Modern electric fireplace and drywall build out | \$5,500 +GST | <input type="checkbox"/> | • One outdoor hot water tap | + \$900 +GST | <input type="checkbox"/> |
| | | | • Under sink water filtration 600 gallons /day | \$1,800 +GST | <input type="checkbox"/> |

*Due to the current gaps in the global supply chain, all fixtures and items with varying lead times are subject to be substituted with a product of equal or higher quality, as required.

KITCHEN EXPANSION

Expand and brighten your family's central hub, the kitchen. The heart of the house deserves to be a place that fits your daily needs.

\$9,500

Standard Kitchen

Expanded Kitchen

Final Drawings TBC

Final Drawings TBC

Final Drawings TBC

Final Drawings TBC

Expanded Kitchen

FEATURES

- Additional 8.5 feet of upper and lower cabinets on kitchen side wall
- 2 windows located on either side of the range exclusive to the kitchen expansion package
- Only available for Jack Pine Models

EXPANSION UPGRADE

\$9,100
+ \$4,900

\$14,000

Final Drawings TBC

FEATURES

- Cabinet doors replaced with 6 additional drawers
- Shaker style cabinets and plywood boxes
- Under cabinet lighting throughout the kitchen
- Quartz counter tops throughout

Final Drawings TBC