

# WOODLARK

2-Bed, 1-Bath 756 Sq. Ft.

Introductory Pricing Starting at \$299,800



**WOODLARK**, is a bird that is the compact version of it's counterpart, the Skylark. The Woodlark has a shorter tail and a prominent pied arrangement of feathers at the bend of the wing.

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.



**WOODLAND**  
CRAFTED HOMES

# WOODLARK

2-Bed, 1-Bath | 756 Sqft

Covered Patio | 84 Sqft

Optional Storage | 8' x 14' x 2'

## DESIGN

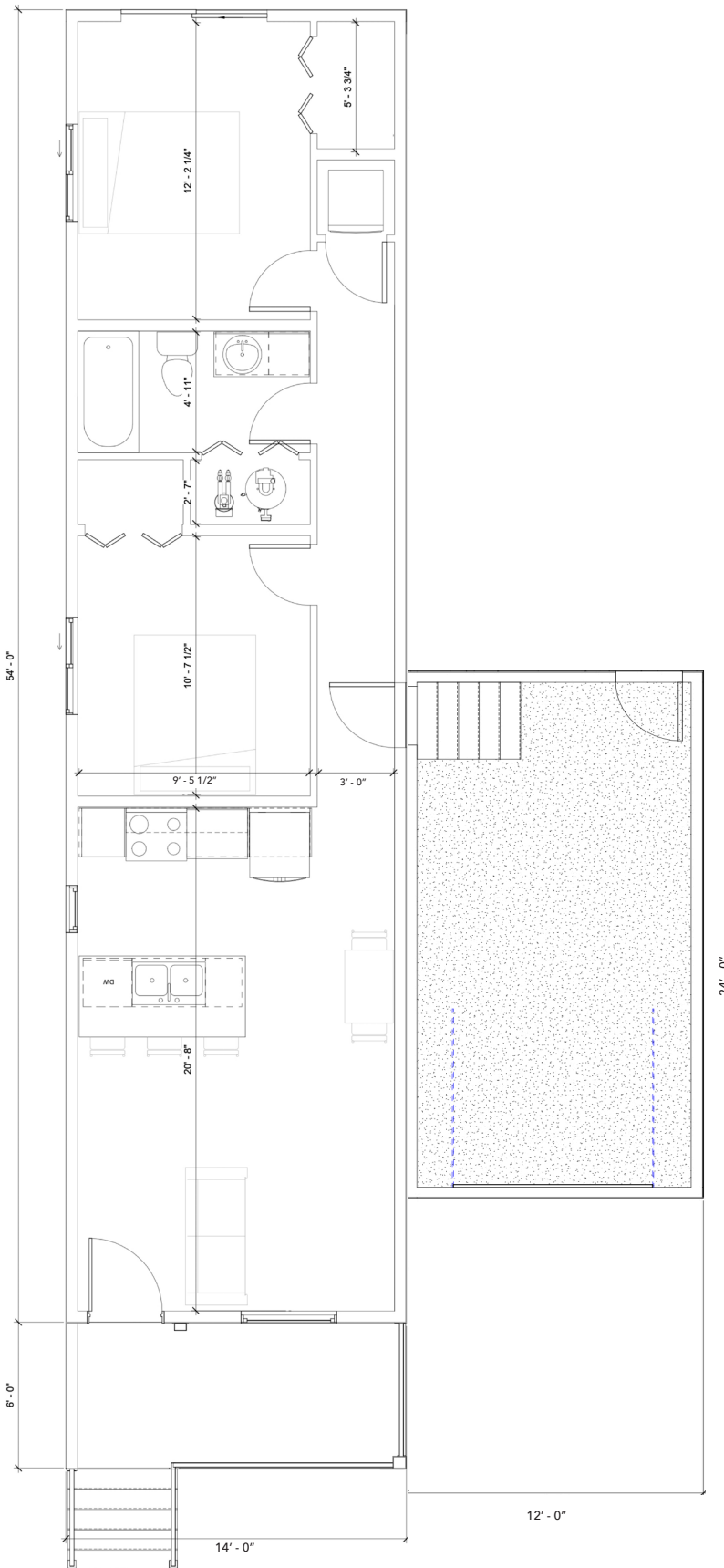
Introducing the perfect retreat nestled in the breathtaking region of the Okanagan Valley: a brand-new 2-bedroom, 1-bathroom home designed to harmonize with the stunning natural beauty of the area. Whether you're seeking a cozy vacation home or a permanent residence, this exquisite property offers comfort, style, and a touch of serenity.

The Woodlark, like the hummingbird, is designed for singles, couples and students. With the addition of a second bedroom and increased lot size, this home brings affordability and practicality back to the Okanagan.

From its thoughtfully designed interior to its stunning outdoor surroundings, this property invites you to indulge in the Okanagan's charm and create a lifetime of memories.

## FEATURES

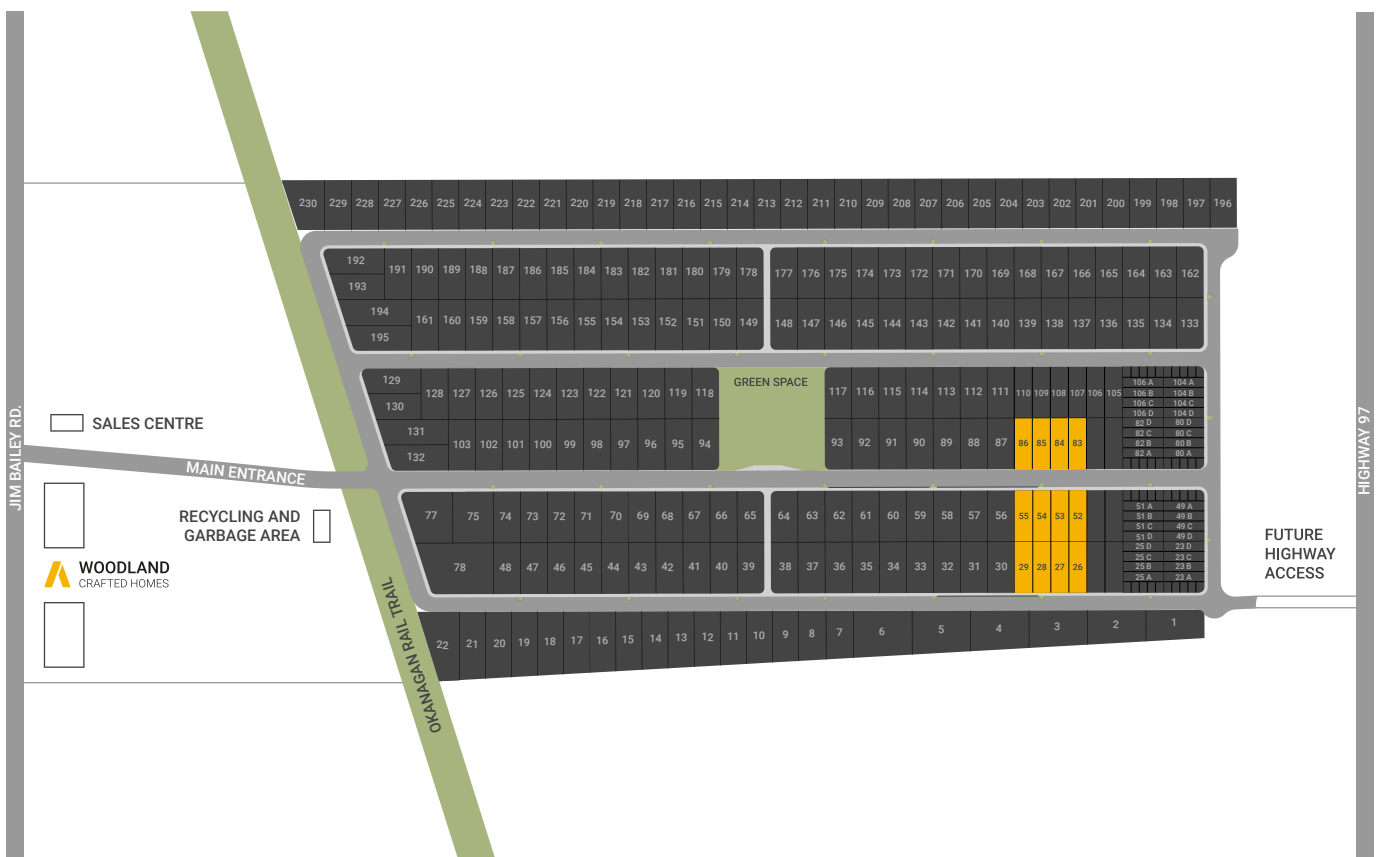
- 3,160 sqft lot size
- Comes with a carport and has the option for a garage
- Built in privacy wall on front patio
- 30 inch fridge included, option to upgrade to french doors
- 4 piece bathroom, 5 foot tub / shower combination
- Large guest bedroom and master bedroom, featuring a patio door in the master.
- Storage space in mechanical room when upgrading to on demand hot water system
- Maintenance / land use fee of \$475 / month



The rendered model and floorplan shown are subject to change, final floor plan to be included in Sales Contract.



# DEER MEADOWS ESTATES LOT LAYOUT



# OPTIONAL UPGRADES

NOT INCLUDED IN STANDARD FEATURES

## Kitchen Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops
- Undermount Blanco kitchen sink
- LED lighting strips under upper cabinets
- Additional lower cabinet drawers

\$6,500 +GST

## Bathroom Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops with vessel sink
- Handheld shower kit
- Tiled shower and bathtub walls

\$3,800 +GST

## Flooring Upgrade Options

- Longer and wider Elite laminate flooring
- Wood grain texture

\$2,100 +GST

- Carpet in bedrooms
- 7/16" foam underlay

\$2,200 +GST

## Appliance Upgrade Package

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

\$7,500 +GST

\*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. Upgrade offerings and pricing are subject to change and may be updated from time to time.



## 12' x 24' Garage Upgrade Package

- 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

- Black 8' PVC garage door with two remotes
- Reinforced concrete garage floor
- Not insulated or drywalled (drywall on short wall for fire rating requirements)
- 1x 3000K LED ceiling light fixture
- Electrical outlets

\$31,800 +GST

## Deck Upgrade Package

- Raised brown pressure-treated wood deck (112 sqft)

\$6,500 +GST

Vinyl deck membrane + \$3,000 +GST

Motorized awning + \$7,500 +GST

- Ground level brown pressure-treated deck (112 sqft)

\$4,500 +GST

## Upgraded Front Yard Landscape

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

\$1,500 +GST

## Backyard Landscape Package

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

\$11,500 +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   | \$2,500 +GST | <input type="checkbox"/> | • Gas outlet for BBQ   | \$1,500 +GST | <input type="checkbox"/> |
| • Blinds dual fabric roller                   | \$2,200 +GST | <input type="checkbox"/> | • On demand tankless water heater                                    | \$4,500 +GST | <input type="checkbox"/> |
| • Kitchen skylight (24"x48")                  | \$2,900 +GST | <input type="checkbox"/> | • One outdoor hot water tap  | + \$900 +GST | <input type="checkbox"/> |
| • Quartz countertops in Kitchen and Bathrooms | \$5,200 +GST | <input type="checkbox"/> | • Under sink water filtration 600 gallons /day                       | \$1,800 +GST | <input type="checkbox"/> |
|   |              |                          | • Concrete slab under deck for storage use (comes with access hatch) | \$3,800 +GST | <input type="checkbox"/> |

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