VILLAS AT WHISTLER PLACE

CARRINGTON HOMES

WELCOME TO THE VILLAS AT WHISTLER PLACE

Villas at Whistler Place are a 14 unit villa project by Carrington Homes located in the vibrant city of Vernon, British Columbia.

About Carrington Homes

Carrington Homes is a local family-owned and operated new home builder based in Kelowna, British Columbia. We build condos, townhomes, and single family homes throughout the Okanagan area. Backed by over 45 years in the new home building industry, Carrington Homes is part of the Carrington Group of Companies. Building new homes, new neighbourhoods and retirement communities throughout Alberta and British Columbia.

SITE MAP

PHASE 1
PHASE 2
DEVELOPED BY OTHERS
SHOWHOME

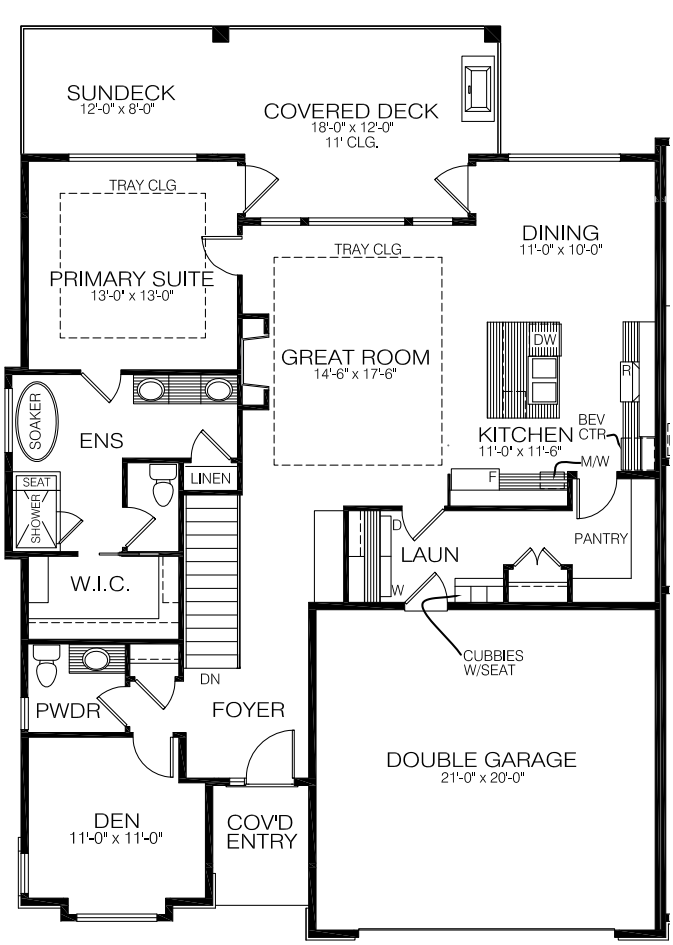
SYDNEY ELLA HOME MODEL
PRAIRIE ELEVATION
CRAFTSMAN ELEVATION

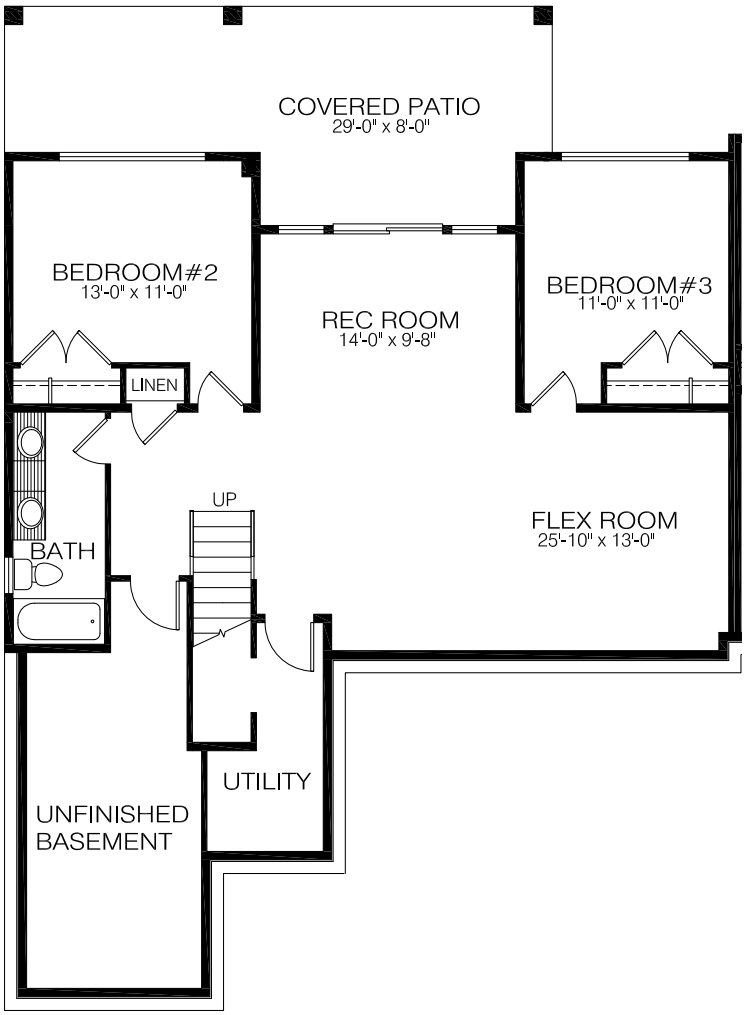
The developer reserves the right to make changes and modifications to the floor plans, project design, material specification and features without notice. Suite sizes and dimensions are approximate and may vary from actual. Landscaping is an artist rendering and may change due to availablity and site conditions, included but not limited to; plant selection, location, quality, reataining wall heights/locations, pathways and stairs.E & O.E

FLOOR PLANS

SYDNEY MAIN FLOOR
FINISHED AREA: 1396 SQ FT
GARAGE AREA: 446 SQ FT

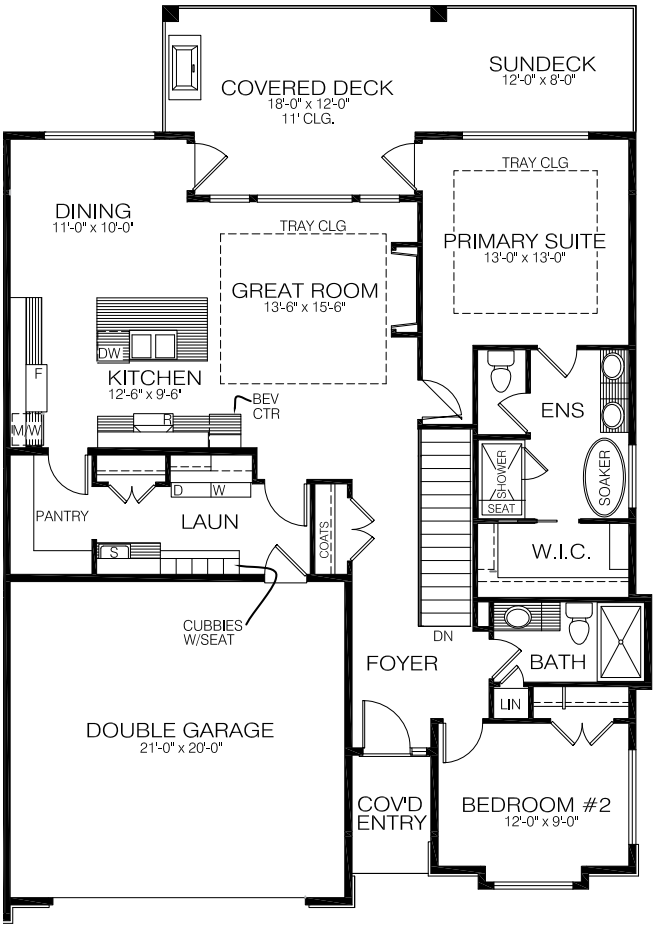
SYDNEY BASEMENT
FINISHED AREA: 1062 SQ FT
UNFINISHED AREA: 316 SQ FT



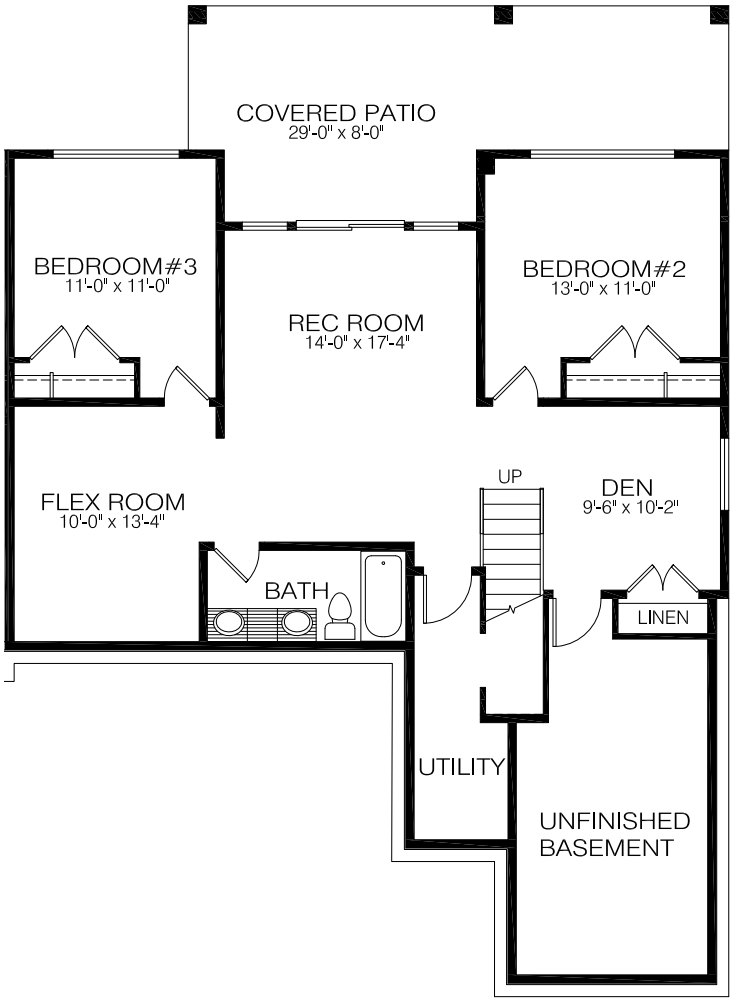


FLOOR PLANS

ELLA MAIN FLOOR
FINISHED AREA: 1398 SQ FT
GARAGE AREA: 446 SQ FT



ELLA BASEMENT
FINISHED AREA: 1058 SQ FT
UNFINISHED AREA: 328 SQ FT



EXTERIOR

Two architectural styles are used throughout the project - craftsman and prairie in three different colour pallets.

Prairie

Craftsman

SPECIFICATION

FOUNDATION, STRUCTURE AND EXTERIOR:

- Engineered rim, beams and floor joists
- Exterior walls and ceilings are vapour sealed
- Limited lifetime fiberglass laminated (double layered) shingle system
- Building wrap is installed behind the wall cladding
- Damp proofing with asphalt coating is applied to the exterior surface of the foundation walls
- 9' ceilings on main and basement floors.
- Party Wall details - 2 layers 5/8" U/L Rated Gypsum Board, 2x4 Studs @16" O/C (2 Walls Stagger Studs) with R-12 F.G Batt Insulation, 1" Air Space
- Broom Finish exterior concrete on driveway and front walkways and patios
- Partial irrigation service to front landscaping area

ELECTRICAL AND LIGHTING:

- LED Lighting Package
- High efficient, energy-saving LED light bulbs in all light fixtures
- Kitchen under cabinet lighting
- Motion activated lights in the kitchen pantry and primary walk-in closet
- Two or more exterior GFI weatherproof outlets
- Dimmer switches installed as per plan
- Smart garage door opener with remote keyless entry
- Roughed in for future electric car charging station in the garage
- Conduit for future solar panel system
- Exterior Soffit Plug and Switch
- Rough in for future ceiling fan on a separate switch in primary bedroom

WINDOW AND DOORS:

- All above grade windows are double pane, low-E argon filled windows
- All windows and sliding patio doors have an energy star rating
- Fiberglass insulated exterior doors unless specified otherwise
- Bathrooms with windows have obscure glass for privacy

HEATING, COOLING AND INSULATION:

- Minimum R20 fiberglass friction fit batt style insulation
- Ceilings are insulated to a minimum R40 with loose-fill blown-in insulation
- 96% high efficiency furnace
- Heat recovery ventilator (HRV)
- Humidifier
- All ductwork to be cleaned before moving in
- Smart home thermostat with Wi-Fi capability, self-programmable with an app.
- Central air conditioning

PLUMBING:

- Under mount stainless steel kitchen sink with double square compartments and a black faucet with pull-down handle sprayer
- 80 Gallon electric hot water tank
- Ensuite tiled walls with fiberglass base
- 1 Piece gel-coated fiberglass tub/shower combination in white with black fixtures
- Non-freeze hose bibs with shut off valves for all exterior faucets
- Waterline installed at fridge location
- Gas stove connection
- Gas BBQ connection on the deck
- Radon extraction system in the basement
- Roughed in for future hot tub

INTERIOR FINISHES:

- Passage doors have lever handles along with bathrooms and primary bedrooms to have privacy levers
- 40" tall bathroom mirrors mounted on top of the countertop, length of the vanity countertops
- 60" Electric fireplace in the great room
- Bedroom, entry closets, and laundry have pre-finished metal wire shelving
- Primary closet and pantry have pre-finished white melamine shelving
- Luxury vinyl plank flooring throughout the kitchen, dinette, linen closet, great room, den, dining room and hallways, rec room, family room, flex room, powder room and full bathrooms (if applicable)
- Subway tile backsplash in the kitchen
- Ceramic floor tile in the ensuite
- Advanced wear and stain protection carpet with 35 oz weight and 8lb underpad in bedrooms and on stairs
- Spindle railing with round metal spindles as per plan
- Flat profile baseboards and casing

CABINETRY AND COUNTERTOPS:

- 40"Upper cabinets throughout the kitchen
- Two pots and pans drawers in the kitchen bank
- Quartz countertops in tier 1 in the kitchen, bathrooms, & laundry with under-mount sinks
- MDF Shaker cabinets in Lacquer finish
- Soft-close cabinet doors and drawers

SPECIFICATION

APPLIANCES:

- Samsung stainless steel finish appliances
  - » 22.6 cu ft French door counter-depth refrigerator with ice and water dispenser
  - » 30" Electric ceran top slide in range with convection oven
  - » 24" Dishwasher
  - » 30" Chimney hood fan with 600 cfm fan
  - » Front loading washer - white
  - » Front loading dryer - white
  - » Microwave

PAINT:

- 1 prime coat, 2 finish coats of low luster, low VOC, eggshell latex paint on the walls
- All trim is painted with 70% sheen premium, low VOC semi-gloss latex paint
- Mechanical/storage room floor painted with floor enamel paint in grey
- Exterior doors and cladding materials painted as per builder documents

SMART HOME:

- Smart garage door opener with remote
- Smart home thermostat
- Decora outlets complete with USB charging ports in the kitchen and primary bedroom

WARRANTY:

- British Columbia New Home Warranty
  - » 1 year – covers defects in materials and labour
  - » 2 year – covers defects in materials, labour related to delivery and distribution systems (electrical, plumbing, heating systems and air conditioning)
  - » 5 year – covers defects in the building envelope resulting in water penetration
  - » 10 year – covers structural integrity

SAFETY:

- Child protection sensors on the garage door
- Interconnected smoke detectors
- Carbon monoxide detectors