



NEXT GENERATION HOME

\$1,465,000.00 + applicable taxes

A perfect Wilden family home with loads of room for entertaining inside and out. The wide-open kitchen, dining and great rooms spill onto a large, covered patio and fenced backyard.

The mudroom and pantry are conveniently located right off the garage, easy for unloading groceries and a great drop zone for all the kid's stuff. The main floor den could also serve as a 4th bedroom with a nice corner window overlooking the front courtyard. The upstairs primary suite includes a generous ensuite and walk in closet wing including a soaker tub and separate shower. The second and third bedrooms are a generous size as well and just steps away from the laundry room and a loft study area.

Finish the remainder of the basement to use for yourselves or create an income producing suite that's already roughed in including its own outside entry.

Possession date is May 30, 2023

1331 sq. ft. MAIN FLOOR

- Kitchen: 12' x 17"
- Dining Room: 11' 10" x 17'
- Great Room: 14' 10" x 17'
- Mud room: 10' 4" x 5' 5"
- Pantry: 7' 5" x 7' 5"
- Foyer: 6' 1" x 19' 3"
- Den/bedroom: 10' x 10' 8"
- 2-piece bath: 6' 2" x 6'



1081 sq. ft. UPSTAIRS

- Primary bedroom: 14' x 16' 11"
- Bedroom: 11' x 11' 11"
- Bedroom: 10' 11" x 11' 9"
- Ensuite: 7' 2" x 23' 7"
- WIC: 7' 2" x 9' 8"
- Bathroom: 5' 6" x 9' 5"
- Laundry: 5' 4" x 7'
- Loft area: 13' 1" x 9' 11"



1268 sq. ft. BASEMENT (unfinished)

- Roughed in for suite or finish additional bedroom, rec room and 3-piece bath
- Separate exterior entrance



225 sq. ft. BASEMENT (finished)

- One finished bedroom
- Stairs from main to basement

527 sq. ft. DOUBLE CAR GARAGE



ENERGY EFFICENCY UPGRADES

- HVAC- Iflow Heat/Cool exchange (heat from on demand Navien, controlled from 3 separate zone thermostats.
- Triple pane windows
- Grey water heat recovery
- Solar design for net zero- 14,400 KW which will power the home, any unused power will be credited towards future use.
- Increased R-Value walls/ceilings 2" exterior and ceiling Styrofoam
- Extra low voltage solar connections

INCLUDED FEATURES

Exterior

- Dual Black Asphalt Laminate Roofing
- Hardi Plank Exterior siding
- Hardi Board and batten siding
- No maintenance aluminum soffits
- Hemlock Accent
- Kettle Valley Granite
- Plygem black metal clad vinyl triple pane low E windows
- Joshua garage doors
- 2x6 Aluminum courtyard rails
- Exposed concrete driveway/courtyard
- Exterior stairs to basement (optional suite)

Interior

- Painted shaker cabinets
- Silestone/quartz kitchen counters
- Fisher Pakel Kitchen Appliances as installed
- Whirlpool Washer and Dryer as installed
- Urbanwood Lifestyle hardwood flooring- main floor

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For more informatuon about this home and project visit wildenlivinglab.com

