



**EIGHT EXCLUSIVE SINGLE FAMILY HOMES ON  
MCKINLEY BEACH DRIVE WITH 180° LAKE VIEWS**

UNIT #	Total Area (sq. ft)	Pool Suitable Yard	Price+GST
1	2,159	No	\$1,595,000
2	2,159	No	\$1,595,000
3	2,159	No	<b>SOLD</b>
4	2,159	Yes	\$1,595,000
5	2,159	Yes	\$1,595,000
6	2,159	Yes	\$1,604,500
7*	2,512	Yes	\$1,656,000*
8	3,370	Yes	<b>SOLD</b>

\*Includes Additional 353 sq ft Suspended Slab Finished Rec Room

**Ask about finishing options and upgrades included in  
homes under construction**

**Freehold Property - 10% deposit  
November, 2024**

**Our Sales Centre is Open Daily  
Call 250.980.5555  
#16-1960 Northern Flicker Crt  
Sandra 250.317.3445**

Prices do not include GST and PTT

The Developer reserves the right to change prices without notice

This is not an offering for sale. Any such offering may be made only with a disclosure statement.

Prices and specifications are subject to change. E & O.E.



Kashmere is finished with extravagance, such as vaulted ceilings, expansive windows, and luxe interiors, accompanied by kilometres of lake views. If you are looking for further luxuries, we have designed the following optional upgrades to finish your home

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**Add an Entertainment Space to Your Primary Room**

Primary Room Media Wall with Built in Cabinets \$18,000

**Add a Little Something in Your Lower Living Space. Choose Between:**

Lower Floor Wine Wall and Wet Bar \$11,500

Lower Floor Work Station \$3,500

**Your Kitchen Comes Equipped with Fisher Paykel Appliances, But You Can Choose a Sub-Zero, Wolf Package**

Appliance Upgrade, including Sub-Zero Refrigeration, Wolf Gas Range, and Cove Dishwasher \$29,500

**You have a great laundry room in the lower floor, but save yourself some steps**

Main Floor Stacking Washer and Dryer \$6,000

**Lots 4-8 Can Accomodate a Splash Size Pool. We Can Help You Plan For the Future.**

Rough-In for Future Pool \$4,800

**Add Additional Sqaure Footage with a Suspended Slab**

Suspended Slab Under Garage 17'10"x 20'6", 353 sq ft - Unfinished \$55,000

Suspended Slab Under Garage, 17'10"x 20'6", 353 sq ft- Rec Room with Carpet \$64,000

Suspended Slab Under Garage, 17'10"x 20'6", 353 sq ft - Gym with Rubber Floor \$66,000

**Generate Your Own from Power from the Okanagan Sun**

Roof Solar Array \$25,000

**Get to Know Your Neighbours on Your Time**

Privacy Screens (Front & Rear) \$16,200

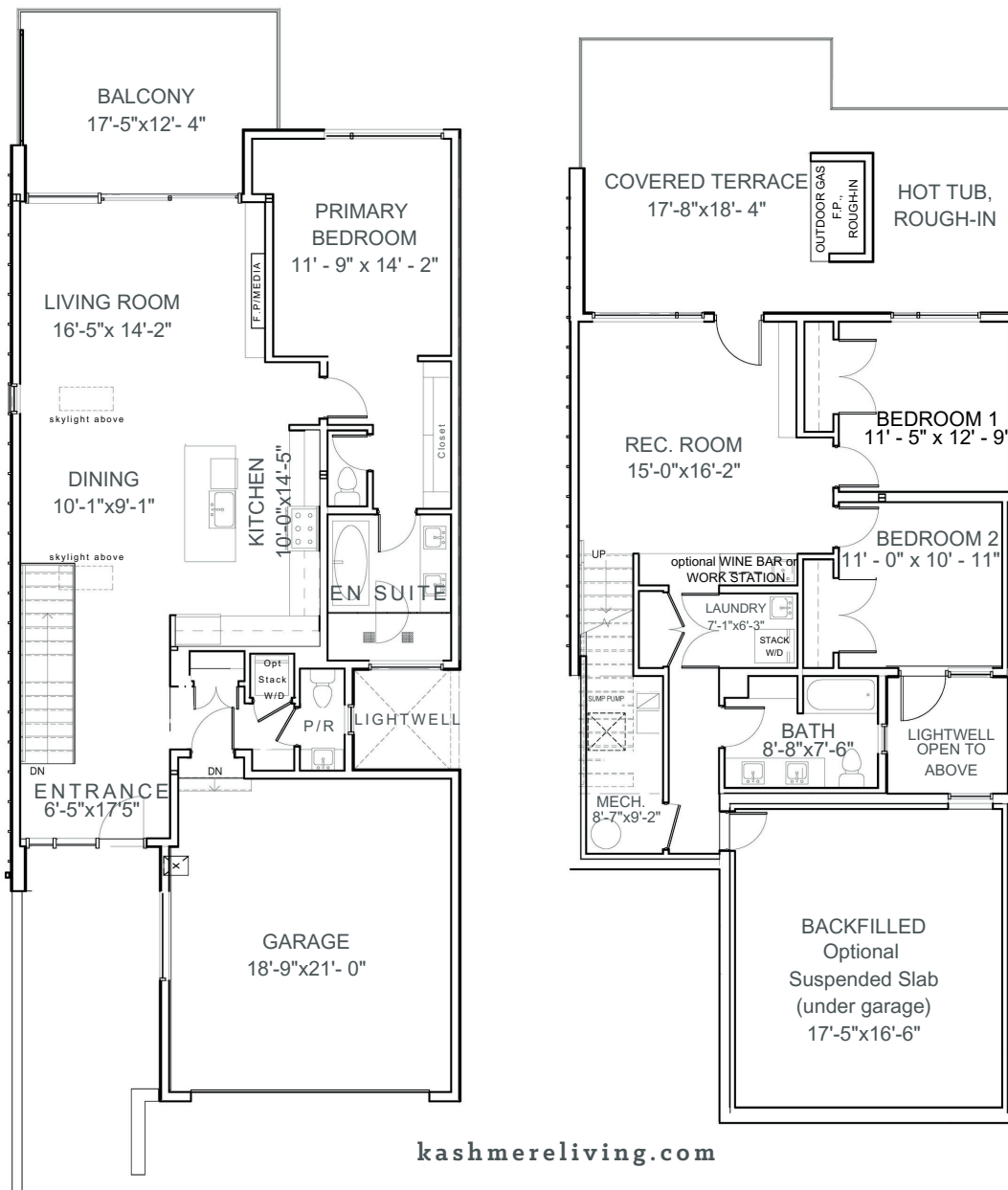
\*Upgrade Choices are to be determined at the time of writing a purchase contract

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CONCEPTUAL DESIGN These marketing design drawings are inherently conceptual in nature and are subject to changes and revisions through permitting and construction. Materials are To Be Confirmed



### BUILDING AREAS sq ft

<b>Main Floor</b>	1213
<b>Lower Floor</b>	946
<b>Optional Suspended Slab Addition</b>	(353)
<b>Total Finished</b>	2159
<b>Patio</b>	217
<b>(NIC Garage)</b>	397



*Kashmere*

MCKINLEY BEACH

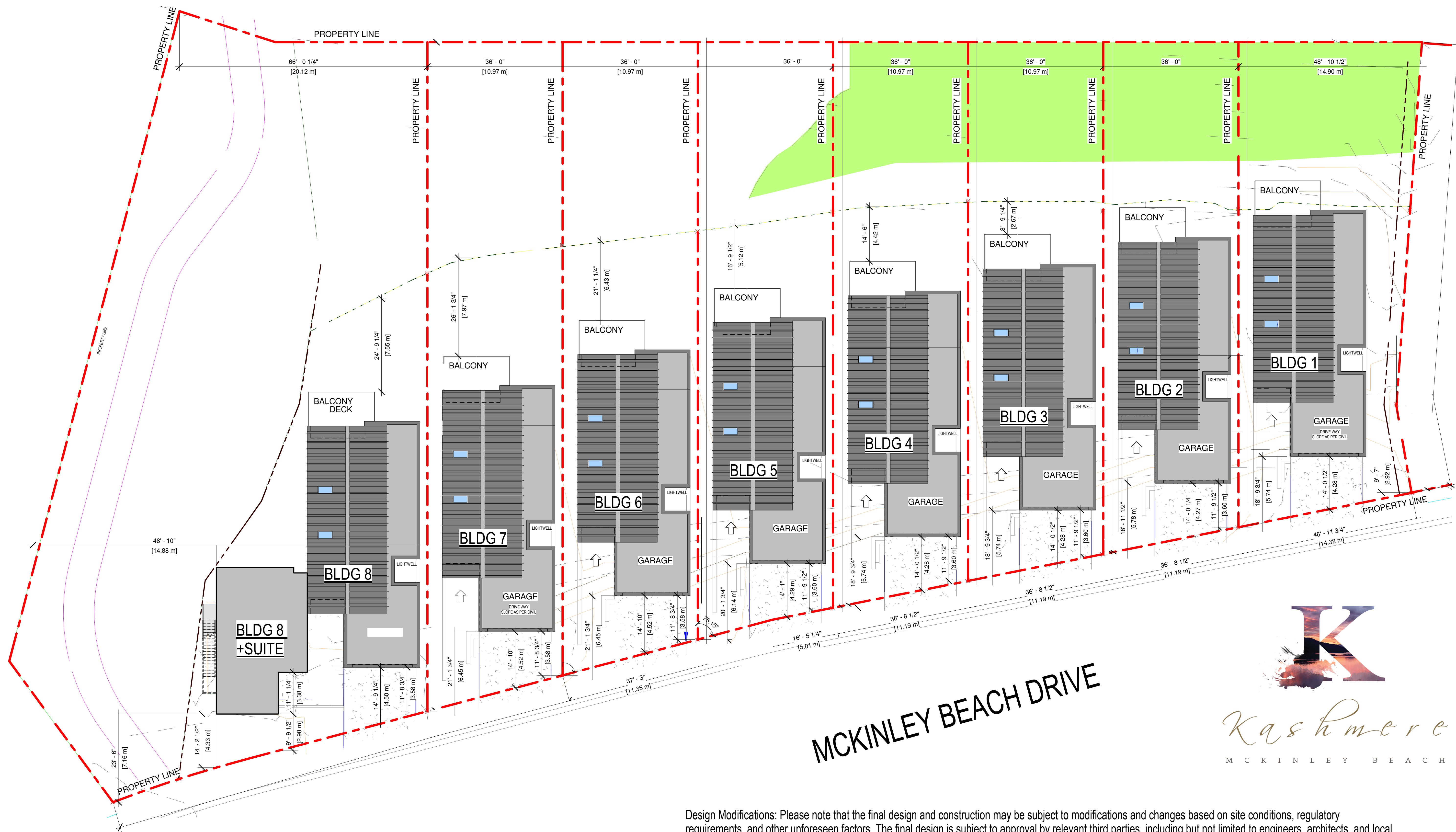
**Learn More at Our Sales Centre**

Sales Centre 250.980.5555

Sandra 250.317.3445

sandra@mckinleybeach.ca

**dynamic**  
constructors



PROJECT SITE PLAN - 8 BUILDINGS

MCKINLEY BEACH DRIVE



Design Modifications: Please note that the final design and construction may be subject to modifications and changes based on site conditions, regulatory requirements, and other unforeseen factors. The final design is subject to approval by relevant third parties, including but not limited to engineers, architects, and local authorities, which may result in necessary adjustments. Construction tolerances and practical limitations during the building process may lead to variations in dimensions and finishes. Changes may be made at the builder or developers discretion without notice or compensation. Units may be mirrored