

Bella Vita Views



A quality gated Bella Vita community in a premium environment with spectacular vistas. The builder has assembled the most desired features of all the projects they have developed and implemented them in this community. Solid concrete demising wall with 2X4 framing on either side for maximum sound dampening efficiency is a new state of the art system designed to make your peace and comfort a certainty.

The Property:

All homes are constructed on engineered sites blasted into the rock. An electronic gated entry has decorative fencing to set this property apart as distinct and luxurious. Natural rock walls are engineered. Open space exists below the site. All services are underground.

We know you have more important things to do, so this property has underground sprinkler systems with landscaping the responsibility of the strata. The landscaping will be a combination of green space, trees, shrubs, and xeriscape in the rear using local blast rock.

DEVELOPING LIFESTYLE COMMUNITIES



The Villas:

A low maintenance exterior featuring hardy plank, fish scale hardy plank gable accents, decorative rock accents, upgraded 30 year fiberglass heavy profile asphalt shingle roof with 5 and 6 ½ pitches on the low side units and 8/12 pitch and 10/12 pitch on the high side units. To create distinctive curb appeal the roofs have varied profiles. Full five inch color coordinated eaves troughs with down pipes into perimeter drainage.

- Stamped decks, exposed concrete driveways, sidewalks, and lower patios
- Glass and powder coated aluminum deck rail systems
- Pre-wired for future hot tub at patios
- Decks and or patios can be pre-wired for sound
- Low E argon filled Gienow vinyl windows for energy efficiency
- Full width decks to enjoy the exceptional views
- An optional 437 Sq. Ft. room beneath a structural pad in the garage can be purchased pre-construction for \$10,000.00 (\$25 per sq ft). This space is ideal for a media room and can be pre wired and developed for an additional (\$32 per sq ft). Media centre by custom or we can arrange.
- Roughed in vacuum & security
- 9' ceiling in basement
- All of the plumbing fixtures are the complete Kohler design solution package

Mechanical:

- Air conditioning and Carrier high efficiency gas furnaces with programmable thermostats
- Napoleon gas fireplace
- Compact Rinnai gas hot water heater with perpetual hot water

Main floor:

- This level features nine foot and cathedral ceilings.

Living Room:

- Sculpted accent columns and arches
- Napoleon fireplace with quality accents
- Extensive large windows to take advantage of the views
- 3/4" hardwood floors in a variety of finishes
- Direct access via French door to the sun deck
- Executive style craftsman interior finishing

Dining Room:

- Open, light – filled dining room with views
- Well suited for entertaining

Kitchen:

- Stainless steel appliances
- Automatic lighted pantry with French door
- Premium wood cabinets with a choice of three finishes
- Granite counter tops and tile backsplash
- Under mounted double stainless steel sinks
- Heated tile floors if ceramic flooring
- Three sided breakfast island with electrical outlet
- Pendant lighting over island
- Stainless steel microwave range hood

Office/Den:

- Pre-wired to meet your computer needs
- Numerous options available including, Murphy bed, office system, etc

Master Suite:

- Direct deck access via French doors
- Large windows
- Walk in closet featuring efficient storage design

En suite:

- 5' 6" soaker tub with tile surround and tile deck
- Option of glass block wall, open to master or shutters – costs vary
- Walk in tile shower with glass door
- Dual premium sinks
- Water closet toilet feature for privacy
- Optional heated tile floors

Foyer:

- Spacious entry with cathedral ceiling and dormer windows with feature shelf

Laundry Room:

- Main floor
- Laundry Sink
- Full counter over washer/dryer optional
- Tile floors and backsplash
- Coat closet

Garage:

- 23' 1/2" garage with insulated door
- Insulated, dry walled, painted and textured