



BOULEVARD VILLAS

4602 • 20th Street

“Quality means doing it right when no one is looking”

- Henry Ford -



Photo Credit: Jordan McGrath
Predator Ridge
Vernon, BC

J. McGrath
Photography

GENERAL FEATURES & FINISHES

Key Features

- Each beautifully crafted wood framed building is complete with 2 micro units and 4 three story town homes.
 - A seamless design with a functional layout
 - Large private balconies in all town home units
 - Pedestrian friendly development just off public transit route. Shopping, restaurants and schools all within walking distance.
 - Deluxe bathrooms
 - Durable and easy to clean quartz counter tops with subway tile back splash
 - Full size whirlpool washer and dryers in town home units
- Starline smart glass window technology is designed for comfort. Windows reduce heat transmission by up to 48% while increasing light transmission and decreasing fabric fading ultraviolet energy

A Look Inside

- Boulevard Villa's interiors have been designed to offer a stylish and modern finish that is warm and inviting, embracing the stunning natural surrounding area.
- Choice of two contemporary pallets
- Thoughtfully designed living spaces with 9' ceilings
- Expansive windows and natural lights
- LED lighting throughout
- Durable and distinctive wood grain vinyl flooring
- Classic finishes in a timeless brushed nickel
- Gourmet kitchens with a high quality Whirlpool stainless steel appliance package
- Wood shaker style custom cabinets with quartz counter tops

Quality Build

- Each beautifully crafted wood framed building is complete with 2 micro units and 4 three story town homes.
- Insulated concrete formed footings
- A seamless design with a functional layout
- Large private balconies in all town home units
- Pedestrian friendly development just off public transit route. Shopping, restaurants and schools all within walking distance.
- Deluxe bathrooms
- Durable and easy to clean quartz counter tops with subway tile back splash
- Full size whirlpool washer and dryers in town home units



Artistic Rendering Only

In a continuing effort to improve and maintain the high standard of the Boulevard Villas Development, the developer reserves the right to modify or change plans, specifications and features without notice. Materials may not be exactly as shown and may be substituted with equivalent or better options at the developer's sole discretion. All dimensions and sizes are approximate and based on architectural measurements. As reversed, mirrored and/or mirror flipped plans occur throughout the development please ensure you confirm layout with the sales representative. Renderings are conceptual and are only intended for general representation. This is not an offering for sale. Offerings can only be made by way of a disclosure statement. E&OE.

Micro Suite
310 SQFT

A

UNIT 1, 2, 7, 8, 13, 14, 19, 20

UNIT FEATURES:

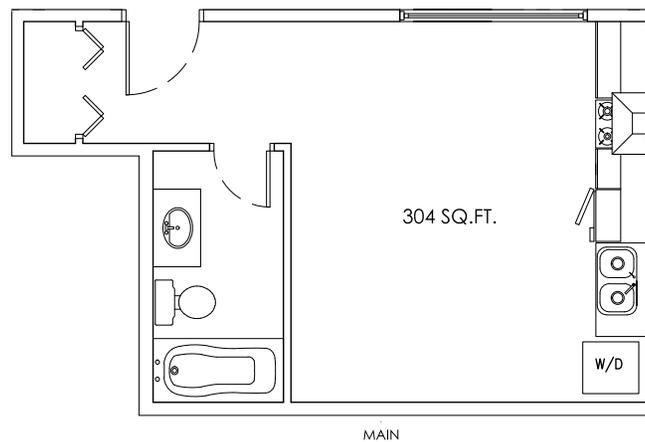
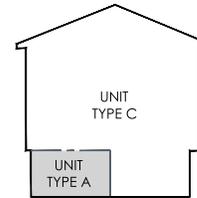
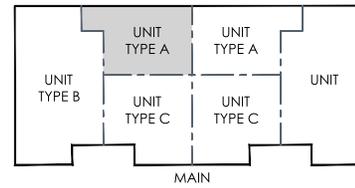
Single story micro home

Modern kitchen with full size fridge, stove/oven, microwave, and dishwasher.

Full size tub/shower unit

Combination washer & dryer all in one elegant unit

Private off street parking



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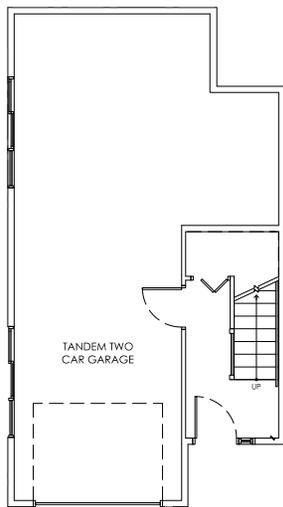
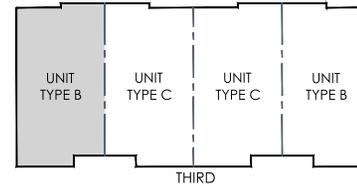
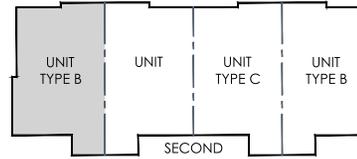
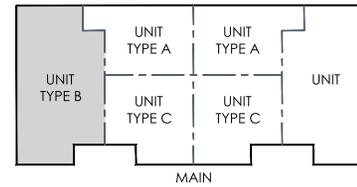
Town Home
1759 SQFT

B

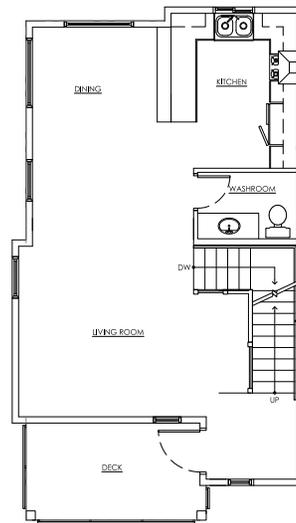
UNIT 3, 6 9, 12, 15, 18, 21, 24

UNIT FEATURES:

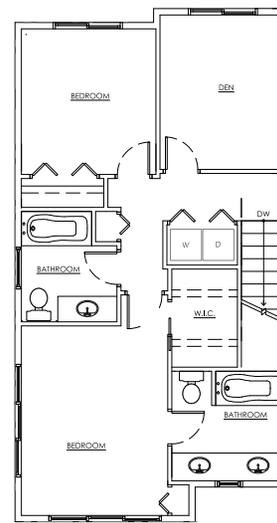
- 3 stories
- 3 bedroom 2.5 bathrooms
- Tandem two car garage
- Private Balcony with natural gas BBQ hookup
- Ensuite features a 60" walk-in shower with glass door and beautiful polished ceramic tile



MAIN



SECOND



THIRD

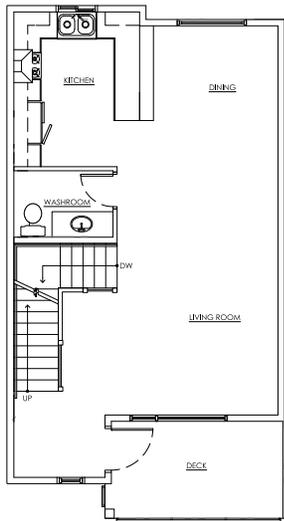
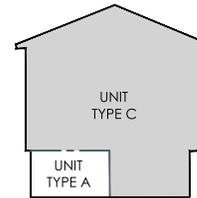
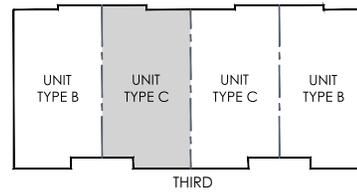
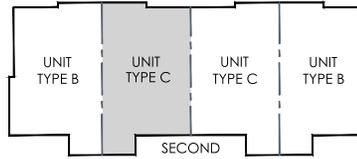
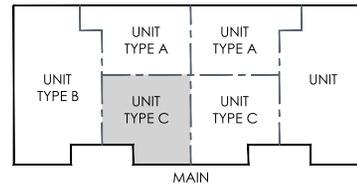
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Town Home 1476 SQFT

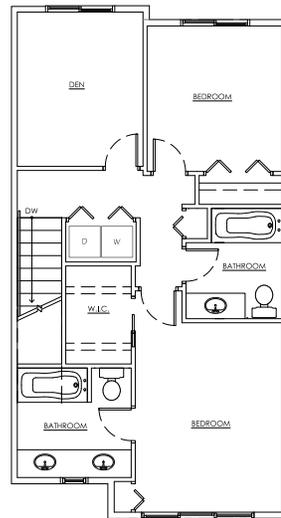
C

UNIT 4, 5, 10, 11, 16, 17, 22, 23

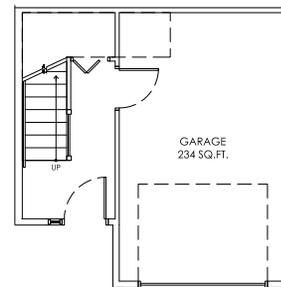
- 3 stories
- 3 bedroom, 2.5 bathroom
- Single car garage
- Ensuite features a 60" walk-in shower with bench



SECOND



THIRD



MAIN

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LIGHT COLOUR SCHEME

A light and alluring combination of neutral whites and warm grey tones make this pallet soothing and relaxing, providing a welcomed retreat from a busy day. Smooth brushed nickel and glass fixtures blend seamlessly into the design while dark accents bring the space to life and add a sense of elegance and luxury.

light elegant relaxing



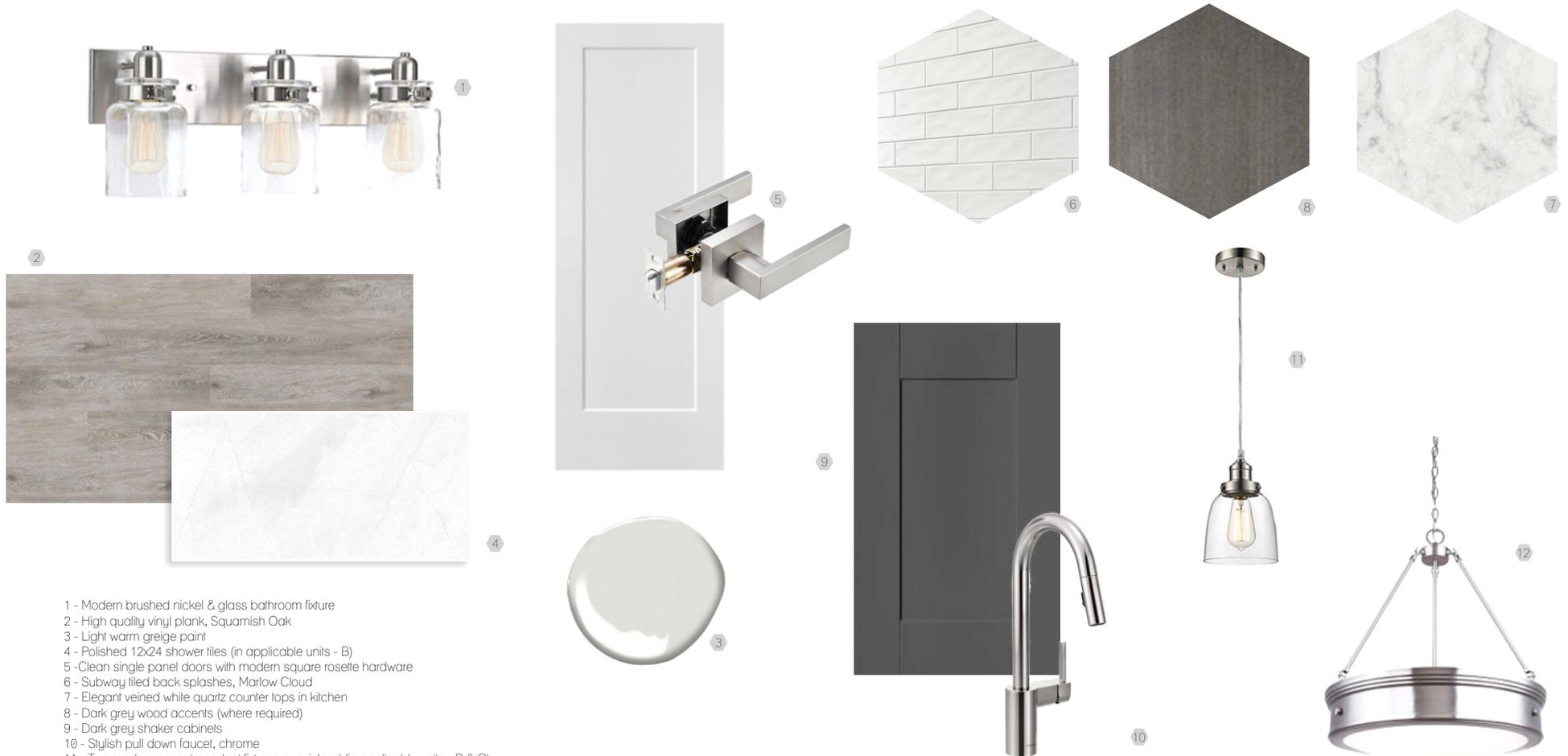
- 1 - Elegant brushed nickel bathroom fixtures
- 2 - High quality vinyl plank, Island Oak
- 3 - Light warm greige paint
- 4 - Polished 12x24 shower tiles (in applicable units - B)
- 5 - Clean single panel doors with modern square rosette hardware
- 6 - Subway tiled back splashes, Marlow Cloud
- 7 - Clean grey quartz counter tops in bathrooms
- 8 - Elegant veined white quartz counter tops in kitchen
- 9 - White shaker cabinets
- 10 - Stylish pull down faucet, chrome
- 11 - Two dark accent pendant fixtures over island (in applicable units - B & C)
- 12 - Dark accent chandelier in living room (in applicable units - B & C)



DARK COLOUR SCHEME

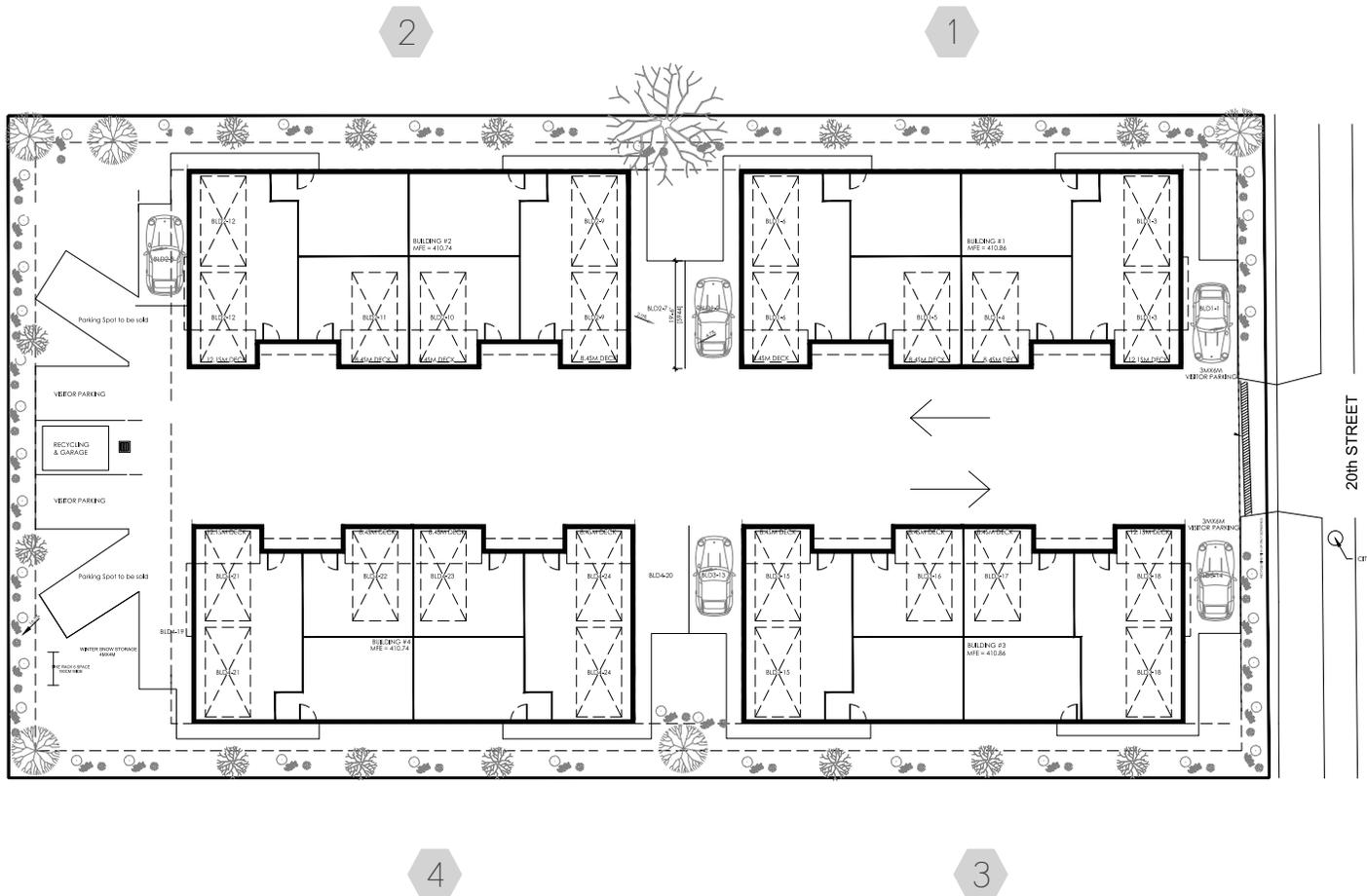
A blend of rich greys and clean lines balanced against a neutral pallet gives this space a cozy and masculine feel that conveys warmth and strength. Clean industrial style fixtures add style and vibrance to the space creating the perfect backdrop for mixed textiles and contemporary, inviting furnishings.

modern masculine grey



- 1 - Modern brushed nickel & glass bathroom fixture
- 2 - High quality vinyl plank, Squamish Oak
- 3 - Light warm greige paint
- 4 - Polished 12x24 shower tiles (in applicable units - B)
- 5 - Clean single panel doors with modern square rosette hardware
- 6 - Subway tiled back splashes, Marlow Cloud
- 7 - Elegant veined white quartz counter tops in kitchen
- 8 - Dark grey wood accents (where required)
- 9 - Dark grey shaker cabinets
- 10 - Stylish pull down faucet, chrome
- 11 - Two modern accent pendant fixtures over island (in applicable units - B & C)
- 12 - Modern accent chandelier in living room (in applicable units - B & C)

BOULEVARD VILLAS SITE PLAN





BOULEVARD VILLAS

4 6 0 2 • 2 0 t h S t r e e t

CONTACT OUR SALES OFFICE TODAY

phone: 250-555-5555

email: info@emailaddress.com

online: www.websiteaddress.com

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