



THE
VILLAS
OSOYOOS

Modern Mediterranean
Townhomes

PREVIEW PACKAGE





YOU DESERVE TO LIVE IN SUN-KISSED OSOYOOS

HOME IS A HOLIDAY IN THE SUNNY SOUTH OKANAGAN, WHERE GOLF, WINERY, AND LAKE ADVENTURES ARE ALL PART OF DAILY LIFE.

With a fresh, modern Mediterranean approach to lakeside living, Diverse Properties presents The Villas to Osoyoos. Uniquely positioned in the centre of town, on the picturesque shores of Peanut Lake, The Villas' location is both beautiful and extremely convenient. At home, the luxury of a private pool club provides refreshment from the Okanagan heat for owners and guests. With design excellence and quality present throughout, The Villas brings distinction to townhome living in Osoyoos.



MODERN MINIMALISM INSPIRED BY RUSTIC SPANISH STYLE

The Villas greets you with the calming influence of minimalist desert architecture. The homes are sophisticated and welcoming, with shady front courtyards and soft variations of colour pulled from the desert. Gently winding streets are beautifully landscaped, flowing down to the shores of Peanut Lake.

With homes featuring either a master-on-the-main or three bedrooms on the upper level, you can select the optimal plan for your present and future lifestyle needs. A legal suite on the lower level, in select plans, can be used as a pied-à-terre, rental income, somewhere to host visiting family and friends, or a home for grandparents or grown children. Alternatively, the walk-out lower level features additional bedrooms and a rec room, where waterfront homes enjoy direct access to the lake.



HOMES SHAPED TO YOUR LIFESTYLE

Whether The Villas will be your year-round home, a vacation home, or an income property, daily living and entertaining are set against functional, comfortable, and highly livable spaces.

Step inside and encounter a distinctly modern design direction, with a rustic Spanish influence. The spacious three or four bedroom homes are perfect for entertaining, with an airy open-plan living space, combining the lounge, dining, and kitchen areas. Or move outside to socialize on the expansive sundeck and in the private yard. Quality finishes and excellent craftsmanship elevate the space at every turn.





YOUR OASIS WITHIN AN OASIS

The relaxing Okanagan scene is heightened by a resort-inspired pool club with an expansive deck, where residents at The Villas can float in the pool, soak in a hot tub, bask on a lounger, or feast on local fare by the barbecues — in the company of your family and friends, or your new neighbours. Your lifestyle at The Villas is undeniably leisurely.



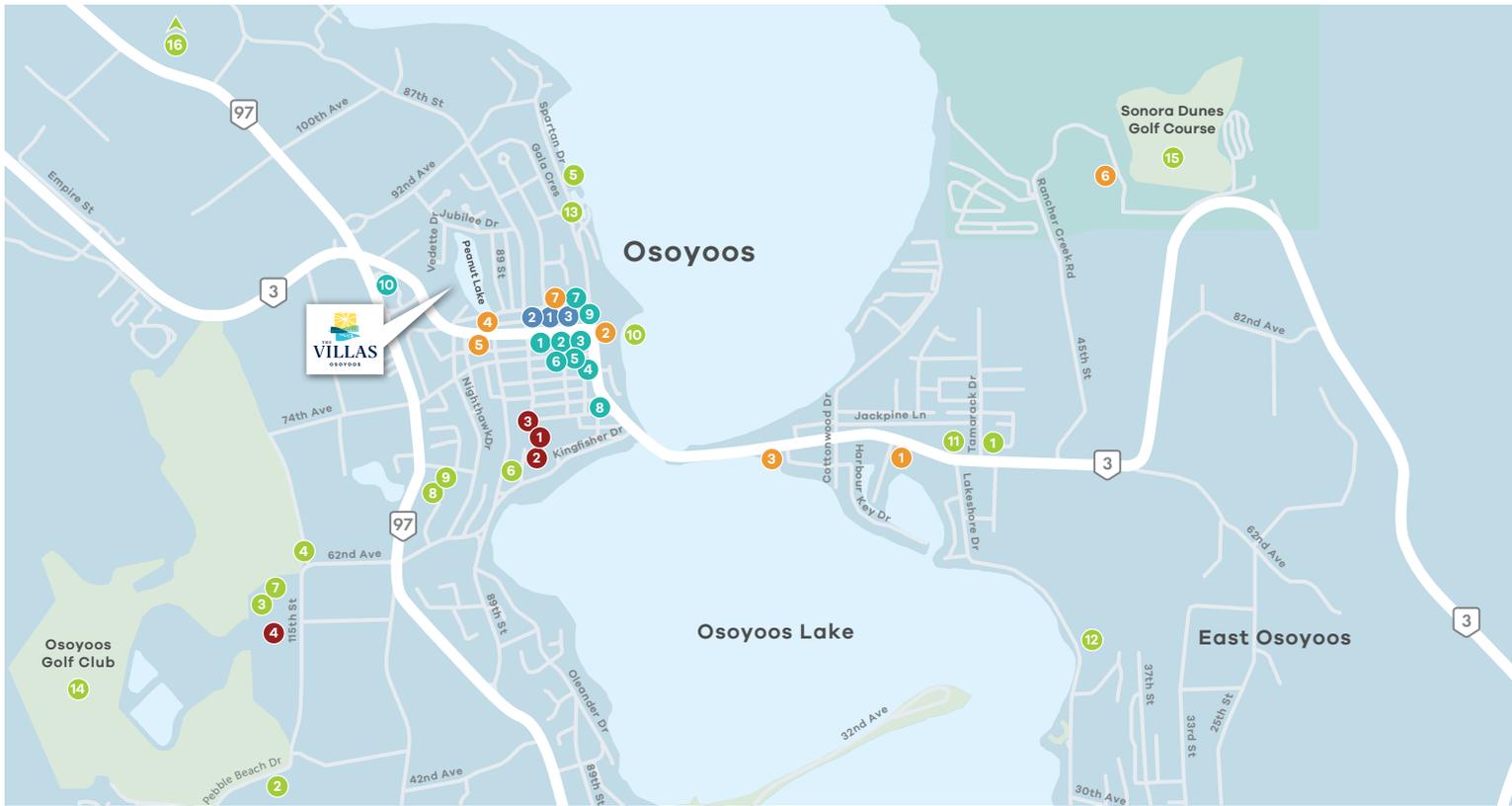


| OSOYOOS - AN ESCAPE FROM THE ORDINARY

Bright skies, sand, wine, and farm-fresh food can be found in your backyard when you live in Osoyoos, one of British Columbia's sunniest towns. Sparkling Osoyoos Lake sits in the middle of the community, with sprawling Gyro Beach only a quick walk from The Villas. Also within walking distance from home is the town centre, where residents will find conveniences of all kinds, including restaurants, shops, and grocery stores.

Award-winning wineries, such as Burrowing Owl and Nk'mip Cellars, line the neighbouring hillsides, and Osoyoos Golf Club and Area 27 Race Track are only a short drive away. Whether in the mood for water sports or a desert hike, there is always something to do outdoors under the sun. In winter, Mt. Baldy is our province's hidden gem for snowboarding, skiing, or snowmobiling on Okanagan champaign powder.





A WEALTH OF ACTIVITY, CULTURE, CONVENIENCE AND TASTES

RESTAURANTS / CAFÉS

- 1 Campo Marina Italian Restaurant
- 2 Boston Pizza
- 3 Junction 3 Coffee House
- 4 Smitty's Family Restaurant
- 5 Tim Hortons
- 6 NK'MIP Cellars
- 7 JoJo's Cafe

EDUCATION

- 1 Osoyoos Elementary School
- 2 Osoyoos Childcare Centre
- 3 Mrs D's Playschool Osoyoos
- 4 Osoyoos Secondary School

RECREATION / PARKS

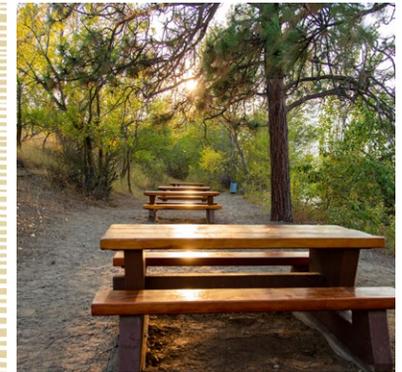
- 1 Kinsmen Park
- 2 Desert Park Exhibition Society at Desert Park
- 3 Osoyoos Off Leash Dog Park
- 4 Osoyoos Canal Walkway
- 5 Lions Park
- 6 Osoyoos Splash Park
- 7 Osoyoos Pickleball Courts
- 8 Osoyoos International Curling Club
- 9 Sun Bowl Arena
- 10 Osoyoos Wubit Waterplay
- 11 Rattlesnake Canyon
- 12 Osoyoos Campground & Waterslides
- 13 Osoyoos Marine/Boat Launch
- 14 Osoyoos Golf Course
- 15 Sonora Dunes Golf Course
- 16 Area 27 Motorsports Park

SHOPPING

- 1 Unity
- 2 Home Hardware
- 3 Shoppers Drug Mart
- 4 Polka Dot Door Floral Design Boutique
- 5 OK Tire
- 6 Pioneer Car Wash
- 7 Pharmasave Osoyoos
- 8 Johnston Meier Insurance Agencies Group
- 9 Westland Insurance
- 10 The Source

FINANCIAL INSTITUTIONS

- 1 BMO Bank of Montreal
- 2 CIBC Branch with ATM
- 3 Osoyoos Credit Union



SITE PLAN

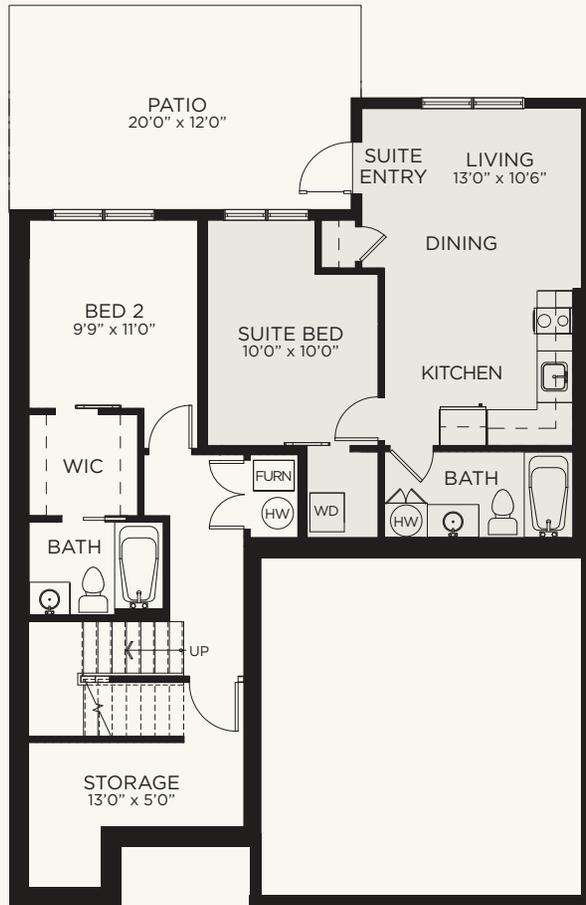


The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E.&O.E.

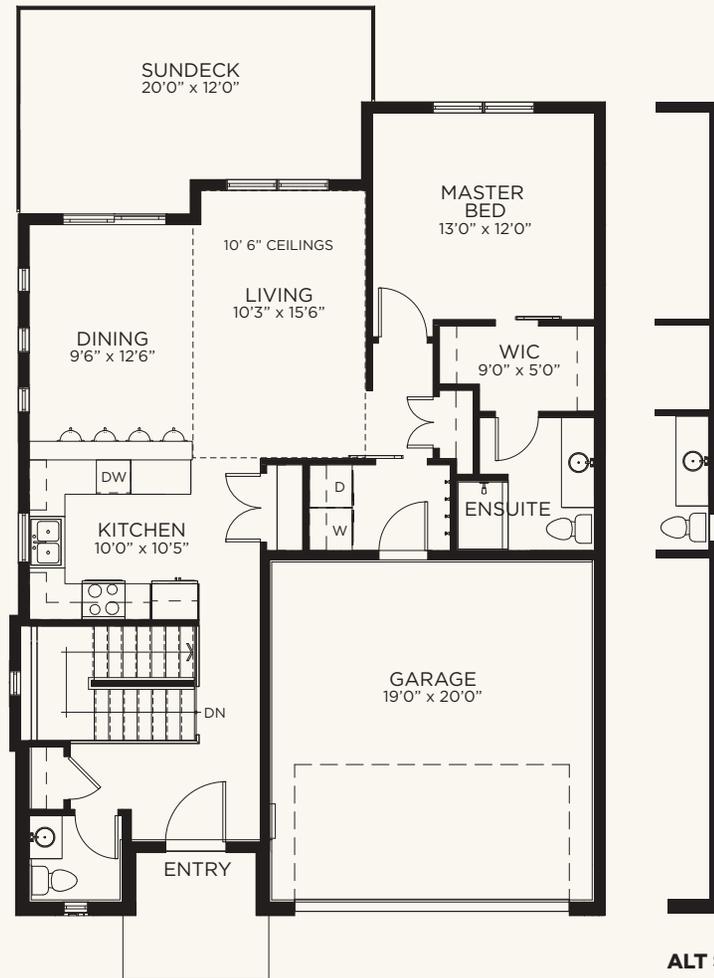
PLAN A1

2 BED / 2.5 BATH
+ SUITE 1 BED / 1 BATH

2,040 SQ FT TOTAL INTERIOR
240 SQ FT SUNDECK
240 SQ FT PATIO



LOWER SUITE 515 SQ FT | FINISHED 530 SQ FT



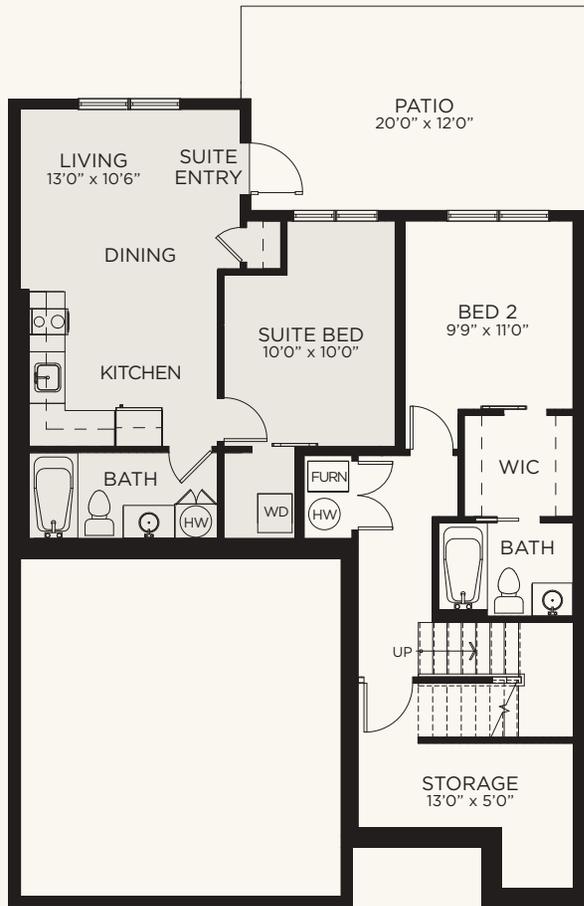
MAIN 995 SQ FT

ALT SOUTH

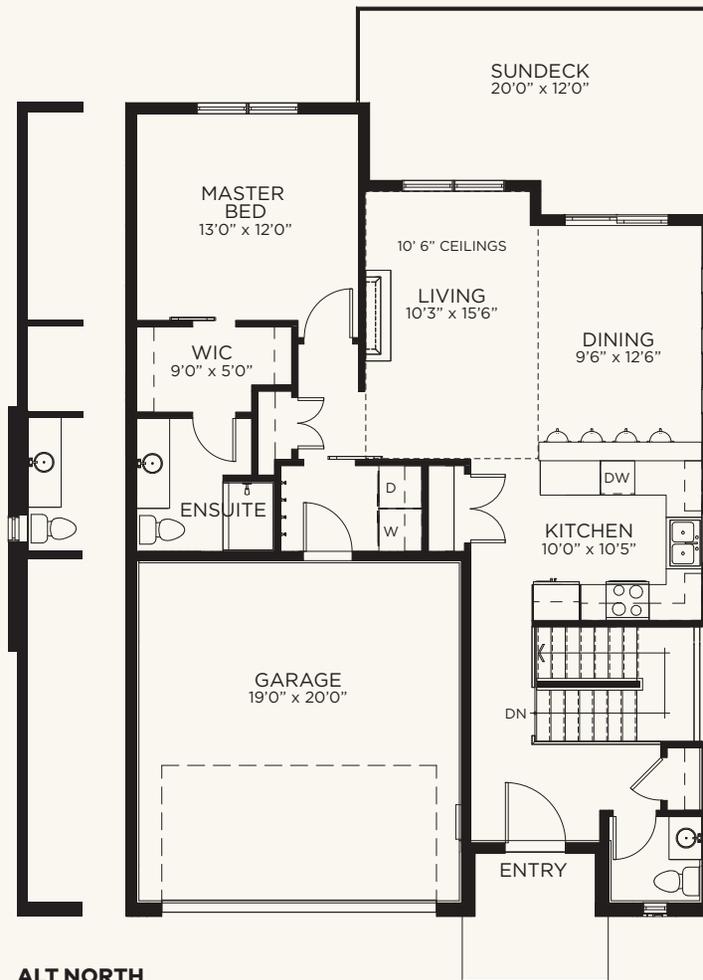
PLAN A1 REVERSE

2 BED / 2.5 BATH
+ SUITE 1 BED / 1 BATH

2,040 SQ FT TOTAL INTERIOR
240 SQ FT SUNDECK
240 SQ FT PATIO



LOWER SUITE 515 SQ FT | FINISHED 530 SQ FT



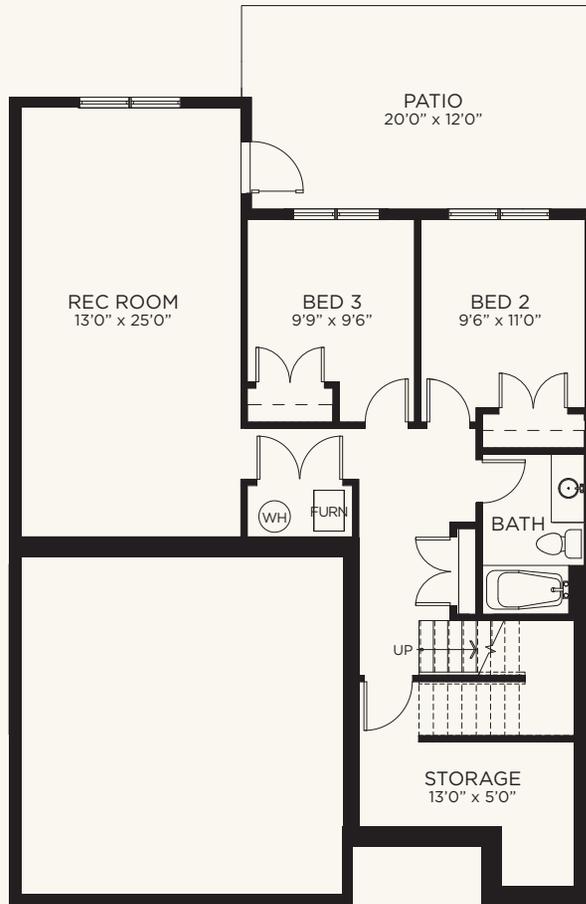
ALT NORTH

MAIN 995 SQ FT

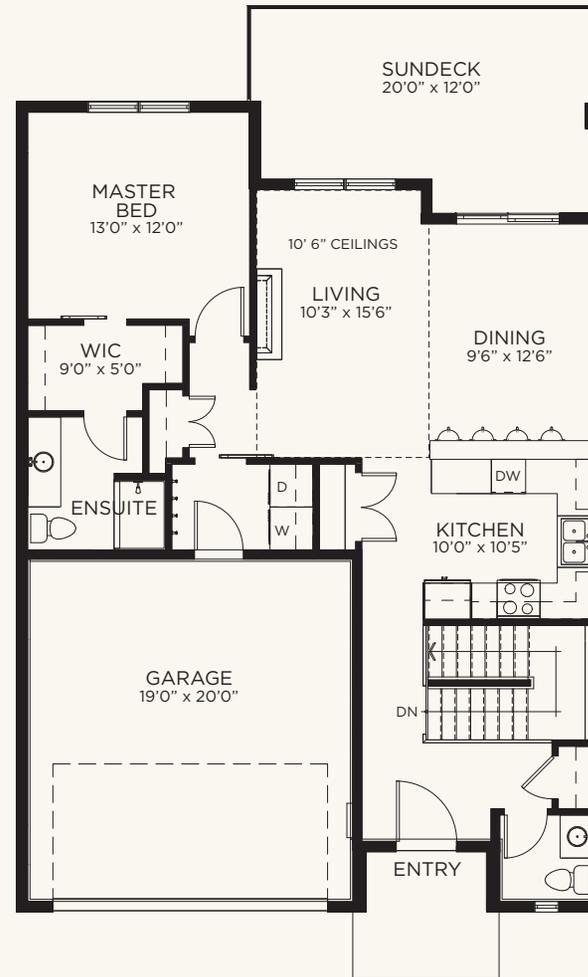
PLAN A2 REVERSE

3 BED / 2.5 BATH

2,040 SQ FT TOTAL INTERIOR
240 SQ FT SUNDECK
240 SQ FT PATIO



LOWER 1045 SQ FT

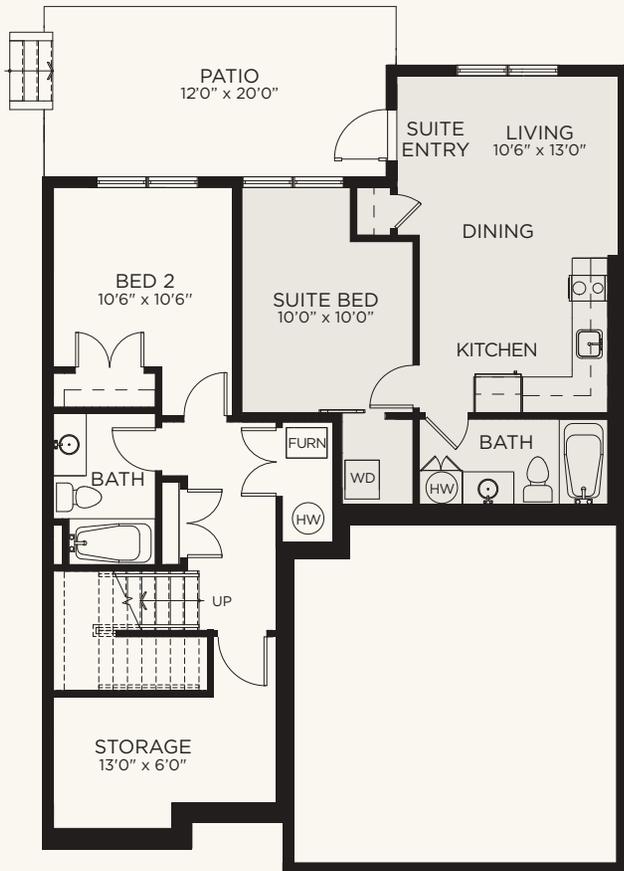


MAIN 995 SQ FT

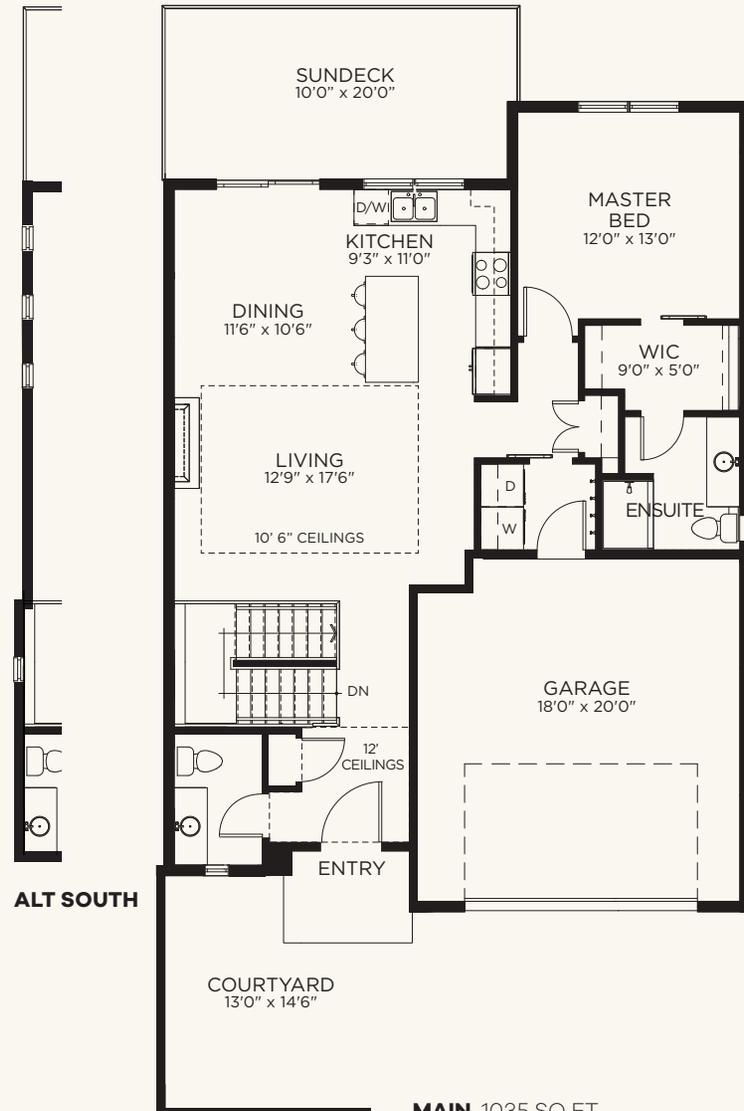
PLAN B1 REVERSE

2 BED / 2.5 BATH
+ SUITE 1 BED / 1 BATH

2,100 SQ FT TOTAL INTERIOR
200 SQ FT SUNDECK
240 SQ FT PATIO



LOWER SUITE 510 SQ FT | FINISHED 555 SQ FT



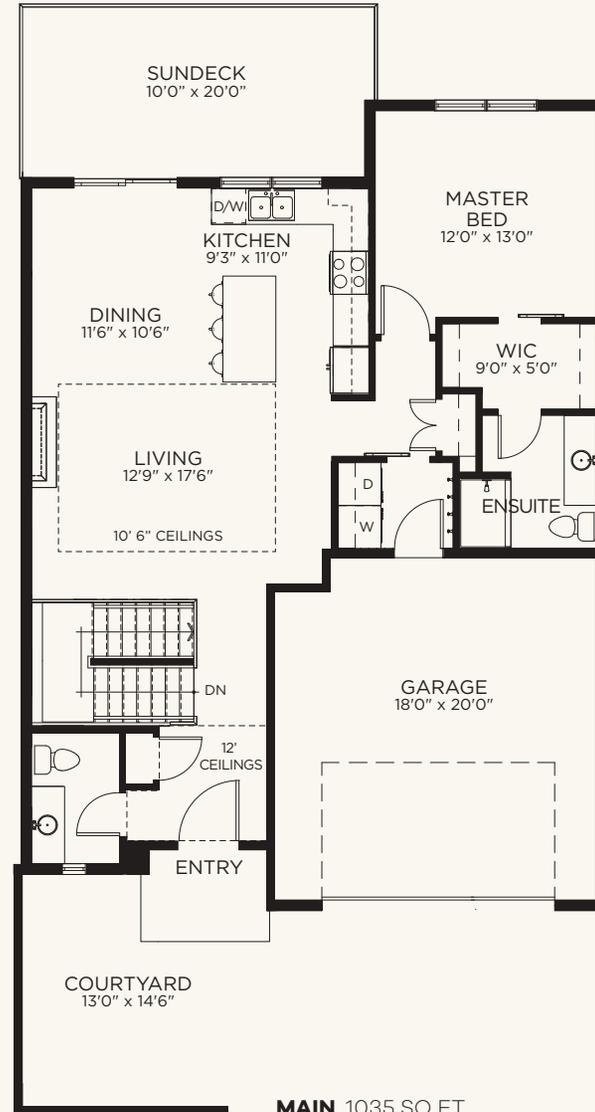
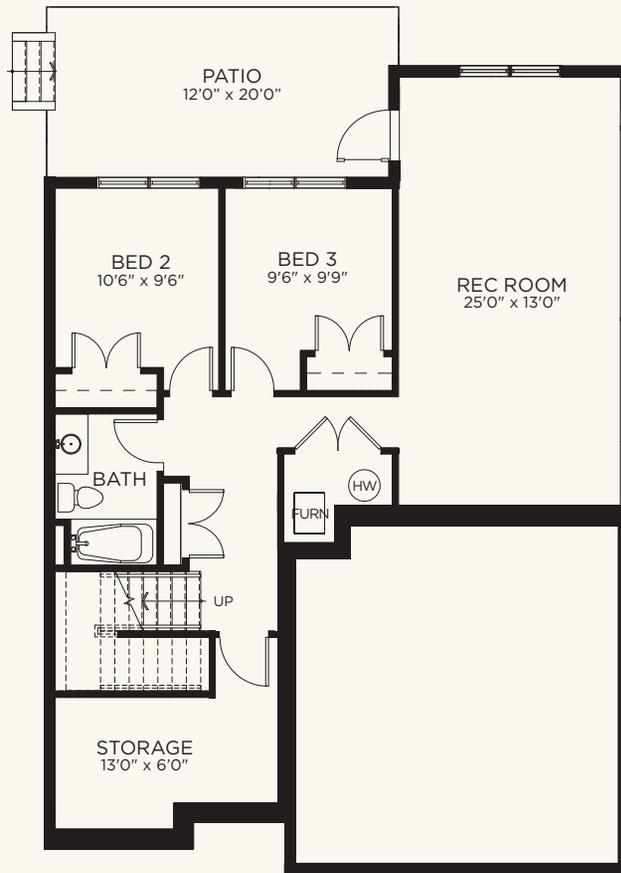
MAIN 1035 SQ FT

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PLAN B2 REVERSE

3 BED / 2.5 BATH

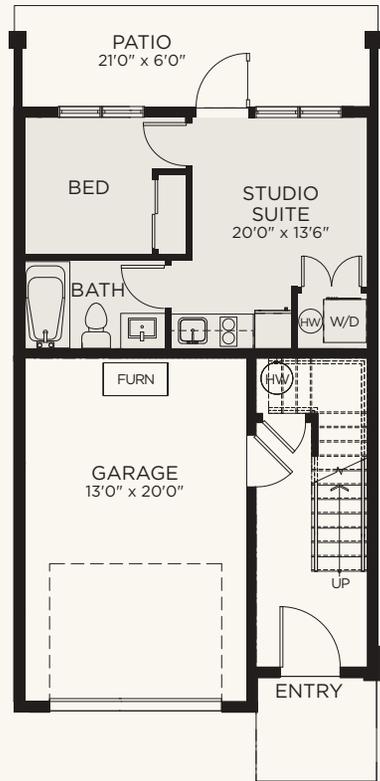
2,100 SQ FT TOTAL INTERIOR
200 SQ FT SUNDECK
240 SQ FT PATIO



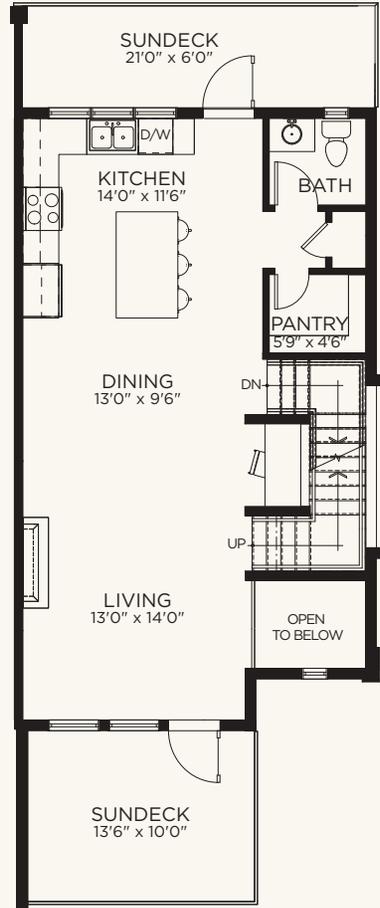
PLAN C1

3 BED / 2.5 BATH
+ SUITE 1 BATH STUDIO

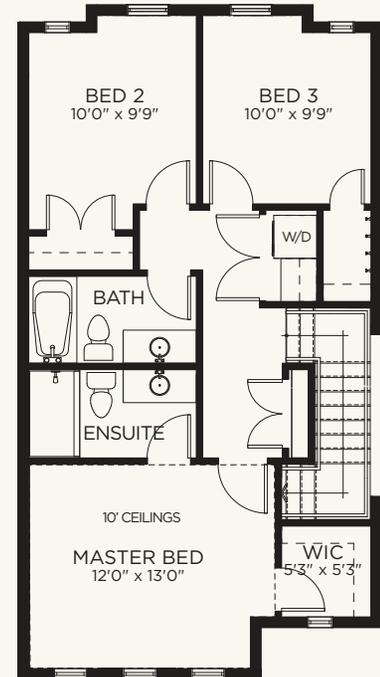
1,900 SQ FT TOTAL INTERIOR
260 SQ FT SUNDECK
125 SQ FT PATIO



LOWER SUITE 305 SQ FT
FINISHED 140 SQ FT



MAIN 705 SQ FT

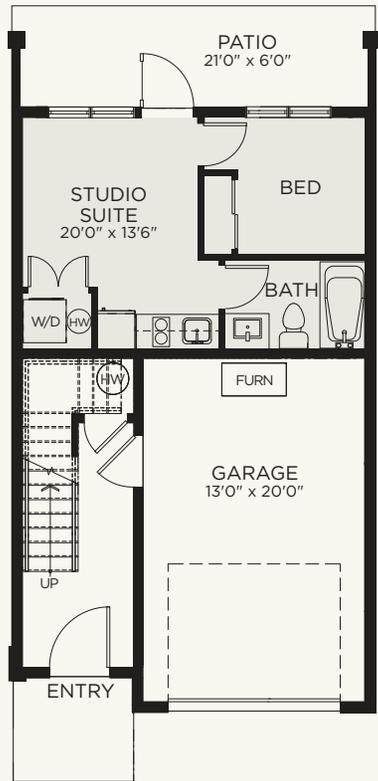


UPPER 750 SQ FT

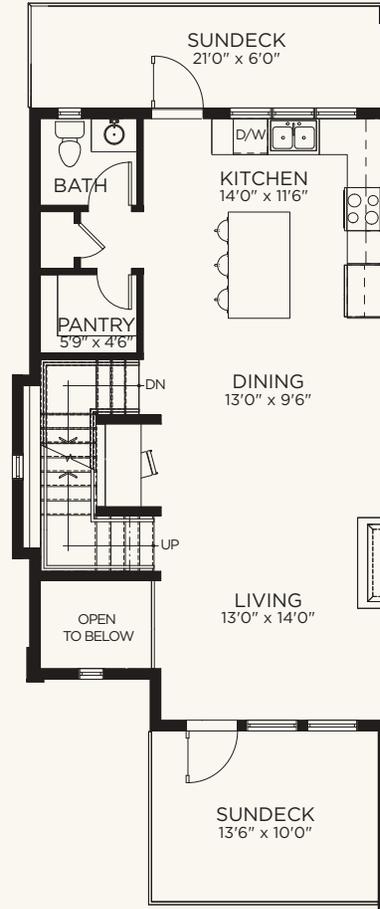
PLAN C1 REVERSE

3 BED / 2.5 BATH
+ SUITE 1 BATH STUDIO

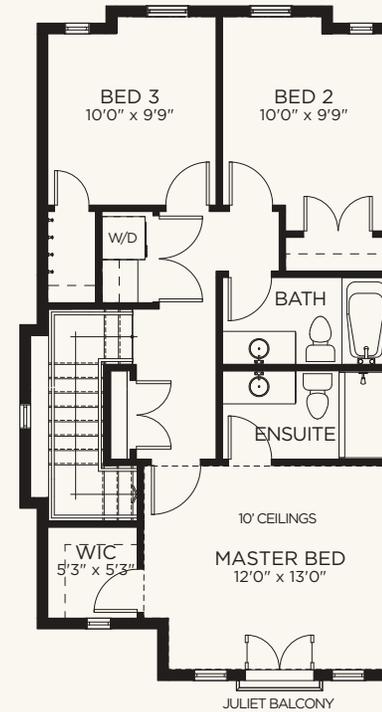
1,900 SQ FT TOTAL INTERIOR
260 SQ FT SUNDECK
125 SQ FT PATIO



LOWER SUITE 305 SQ FT
FINISHED 140 SQ FT



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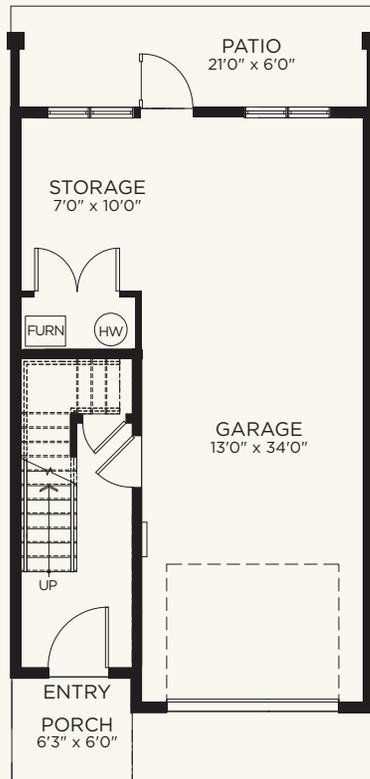


UPPER 750 SQ FT

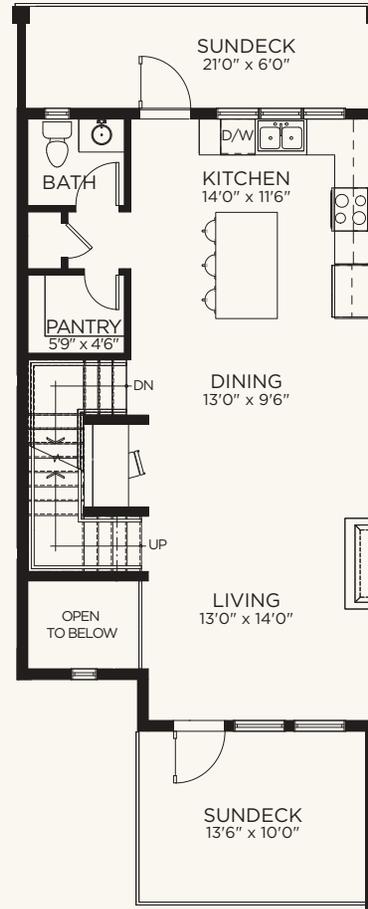
PLAN C2

3 BED / 2.5 BATH

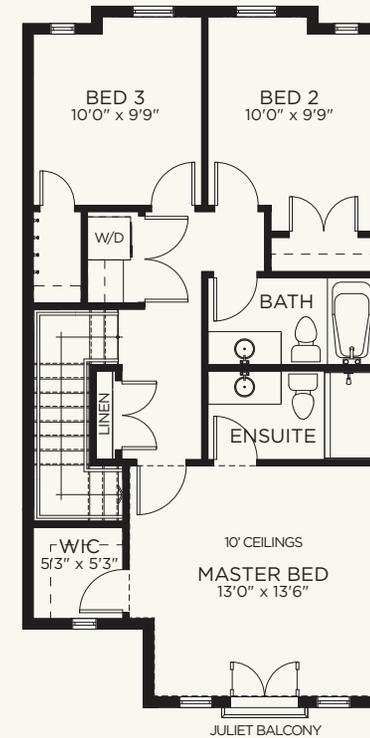
1,585 SQ FT TOTAL INTERIOR
260 SQ FT SUNDECK
125 SQ FT PATIO



LOWER 140 SQ FT



MAIN 695 SQ FT

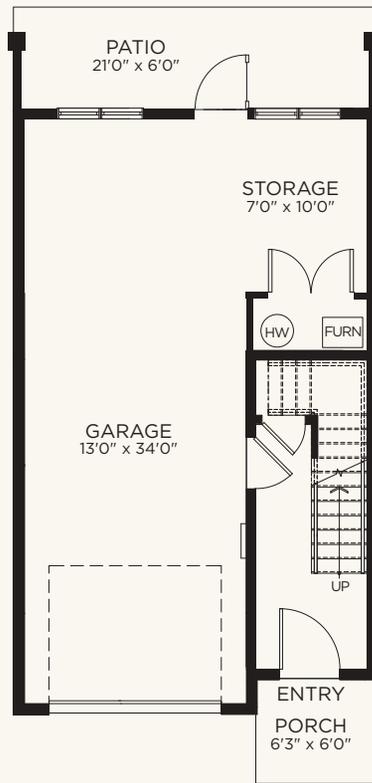


UPPER 750 SQ FT

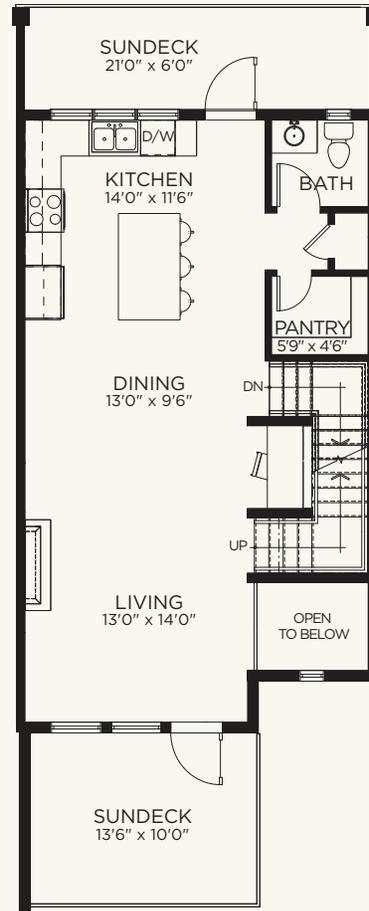
PLAN C2 REVERSE

3 BED / 2.5 BATH

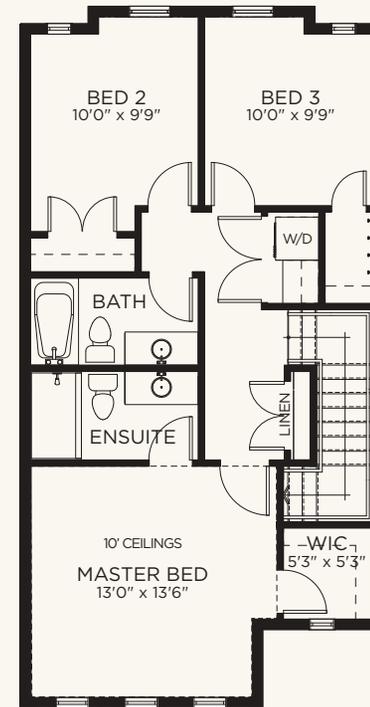
1,585 SQ FT TOTAL INTERIOR
260 SQ FT SUNDECK
125 SQ FT PATIO



LOWER 140 SQ FT



MAIN 695 SQ FT



UPPER 750 SQ FT

FEATURES & FINISHES



HOME AT THE VILLAS

- ≈ Long lasting Hardie concrete composite siding
- ≈ Architectural exterior accent posts and beam detail
- ≈ High performing forced air heating and air conditioning
- ≈ Outdoor gas BBQ hook-up
- ≈ Water softener system
- ≈ Rough-in for Level 2 EV charger

DISTINCTIVE INTERIORS

- ≈ 2 custom designer colour schemes
- ≈ Decorative pot lights and light fixtures throughout
- ≈ Scandinavian inspired gas fireplace
- ≈ Modern black metal stair railing
- ≈ Durable laminate flooring through-out main floor and carpet in all bedrooms
- ≈ 2" faux wood Venetian blinds
- ≈ Feature dining room light

INVITING KITCHENS

- ≈ Spacious kitchen layouts with ample work space
- ≈ Polished Vicostone quartz countertops
- ≈ Sleek flat panel cabinet doors and drawers with soft close hardware
- ≈ Wood-look lower cabinets with contrasting white upper cabinets
- ≈ Hand carved-look tile backsplash
- ≈ Stainless steel KitchenAid appliances with Printshield finish
 - Refrigerator counter depth French door
 - Range slide-in electric 5 element with True Heat convection
 - Dishwasher ultra-quiet with adjustable racks
 - Hood fan fully concealed in cabinet design
- ≈ Blanco black composite double under mounted sink
- ≈ Matte black Kalia faucet

DELUXE POWDER ROOMS

- ≈ Matte black Kalia faucet and fixtures
- ≈ Black towel bars and accessories
- ≈ Polished Vicostone quartz countertops
- ≈ Undermount sink
- ≈ Ambiance enhancing wall lights above vanity mirror
- ≈ Expansive wood tone cabinets

ENSUITE BATH

- ≈ Matte black Kalia faucet and fixtures
- ≈ Black towel bars and accessories
- ≈ Polished Vicostone quartz countertops
- ≈ Undermount sink
- ≈ Ambiance enhancing wall sconce lights beside vanity mirror
- ≈ Expansive wood tone cabinets
- ≈ Glass shower enclosure
- ≈ Feature shower tile wall in picket fence design
- ≈ Square rain shower head
- ≈ Backing for future grab bars and shower bench
- ≈ Heated ceramic tile floors

MAIN/ LOWER BATH

- ≈ Matte black Kalia faucet and fixtures
- ≈ Black towel bars and accessories
- ≈ Polished Vicostone quartz countertops
- ≈ Undermount sink
- ≈ Ambiance enhancing wall lights above vanity mirror
- ≈ Expansive wood tone cabinets
- ≈ Large 60" tub and shower combination
- ≈ Ceramic tile flooring

LAUNDRY

- ≈ Energy efficient Maytag front load washer and dryer
- ≈ Spacious storage cabinets above washer and dryer
- ≈ Polished Vicostone quartz countertop
- ≈ Stone textured look tile flooring

RENTAL SUITE IN A1 B1 C1 PLANS

- ≈ Separate entry and patio
- ≈ Separate read only electric meter
- ≈ Separate hot water tank
- ≈ Whirlpool stacking washer and dryer
- ≈ Durable laminate flooring with carpet in bedroom

RENTAL SUITE KITCHEN

- ≈ Durable white Melamine cabinets
- ≈ Formica laminate countertops
- ≈ Single bowl stainless steel sink
- ≈ Ceramic tile backsplash
- ≈ Grohe polished chrome kitchen faucet
- ≈ Stainless steel Whirlpool appliances
 - Refrigerator 30" full depth
 - Range 4 element with black cooktop
 - Over the Range microwave hood fan

RENTAL SUITE BATH

- ≈ Matte black Kalia faucet and fixtures
- ≈ Black towel bars and accessories
- ≈ Formica laminate countertops
- ≈ Durable white Melamine cabinets
- ≈ Ceramic tile shower enclosure
- ≈ Ambiance enhancing wall lights above vanity mirror

SAFE AND SECURE

- ≈ Hard wired smoke detectors and carbon monoxide monitors
- ≈ Comprehensive New Home Warranty
 - 2 years coverage for materials
 - 5 years coverage for building envelope
 - 10 years coverage for structural



GARRISON CROSSING - CHILLIWACK



TOBIANO - KAMLOOPS

WITH EACH AMBITIOUS PROJECT, WE CONTINUE TO BUILD OUR PASSION FOR IMPROVING THE WAY PEOPLE LIVE.

Diverse Properties has played a part in reshaping life from the Fraser Valley to the Okanagan.

We transformed the fabric of community at Garrison Crossing in Chilliwack, where shops, services, and residences define a community core with charming architecture and an intimate feel. We have created neighbourhoods of innovation and elevated the standards of home with River's Edge in Chilliwack — an expansive residential community beside the picturesque Vedder River. And we reframed leisurely living at Tobiano in Kamloops, as the master-plan developer of the luxurious homes in this renowned lakefront golf community.

The attention to detail that contributes to the creation of our communities exceeds the highest of expectations. The owners of Diverse Properties have specialized in real estate development since 1984, and are proud to bring you The Villas.





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theVillasOsoyoos.com

This is not an offering for sale. Any such an offering can only be made with a disclosure statement. E.&O.E. The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E.&O.E.

