



ARTISAN PARK

A NEIGHBOURHOOD OF NEW HOMES



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PROJECT OVERVIEW



Lashman and Cliffs Roads, Duncan, B.C.

Artisan Park: An affordable, well planned community of craftsman styled Built Green™ residences in a desirable family and retirement-oriented neighbourhood of new homes.

Artisan Park consists of:

- 12 detached single-family rancher style homes from 1329 square feet.
- 16 detached single-family two storey homes from 1774 square feet.
- 20 town homes residences from 2020 square feet.

These Built Green™ homes are healthier for the occupants and healthier for the environment, using sustainable building practices that reduce the tremendous impact that building has on both people and nature. Learn more about Built Green™.

Artisan Park features desirable Rancher style homes complimented with the option of selecting two storey homes that offer that sought after main level living with the master bedroom on the main floor and guest rooms above. Strategically designed for their building sites, all Artisan Park home plans are known to hold their value and offer excellent re-sale value in the future. These quality built homes in a truly attractive neighbourhood are tailored to the discriminating buyer who has an eye for the finishing details.

Artisan Park is centrally located in the vibrant Cowichan Valley community of Duncan, British Columbia on Vancouver Island.

Become a resident in an Artisan Active Adult community. You will take ownership of a new lifestyle - Artisan Park - a lifestyle that allows you to set your own course. Whether you seek the environmental and health benefits of sustainable building, or the benefits of fee simple ownership, or the benefits of a strata community. The lifestyle you're looking for is waiting for you.

All Artisan Park homes carry the 2-5-10 New Home Warranty provided by Travelers Guarantee Insurance Company. We are proud to be associated with Traveler's Guarantee; the preferred warranty supplier of quality builders in British Columbia. Artisan Properties is locally owned by long-standing members of the local community, and are proud members of the Canadian Home Builders Association. Builders Association, and Built Green™, owned and managed by the Built Green™ Society of Canada.

If you're looking for a new home in Duncan or the Cowichan Valley, with less environmental impact, you won't find better value than what is offered at Artisan Park.



GRANT CLEMENT

SUTTON GROUP - WEST COAST REALTY

2610 Beverly Street
Duncan, BC, V9L 5L7

Office: 250.748.5000

Fax: 250.746.6746

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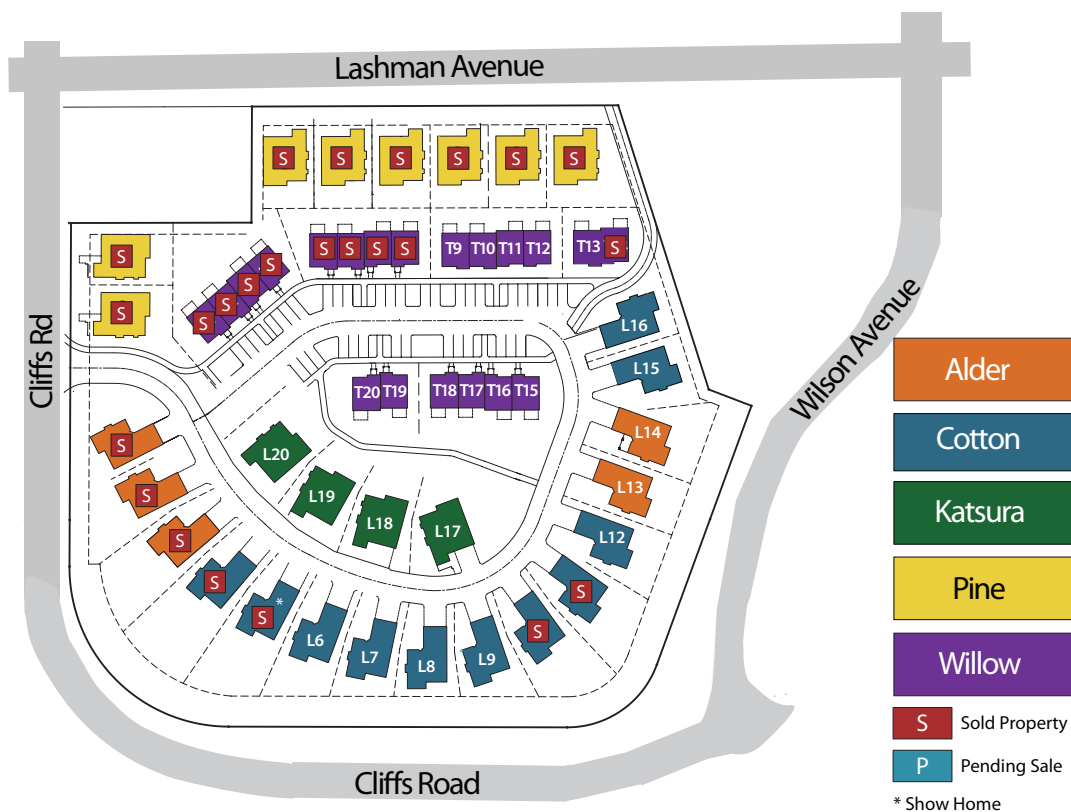
LOCATION



Lashman and Cliffs Roads
 Duncan, British Columbia
 V9L 0C6

The Artisan Park neighbourhood in Duncan provides easy access to many amenities. Duncan, a vibrant Cowichan Valley community, is an easy commute to Victoria or Nanaimo.

SITE PLAN



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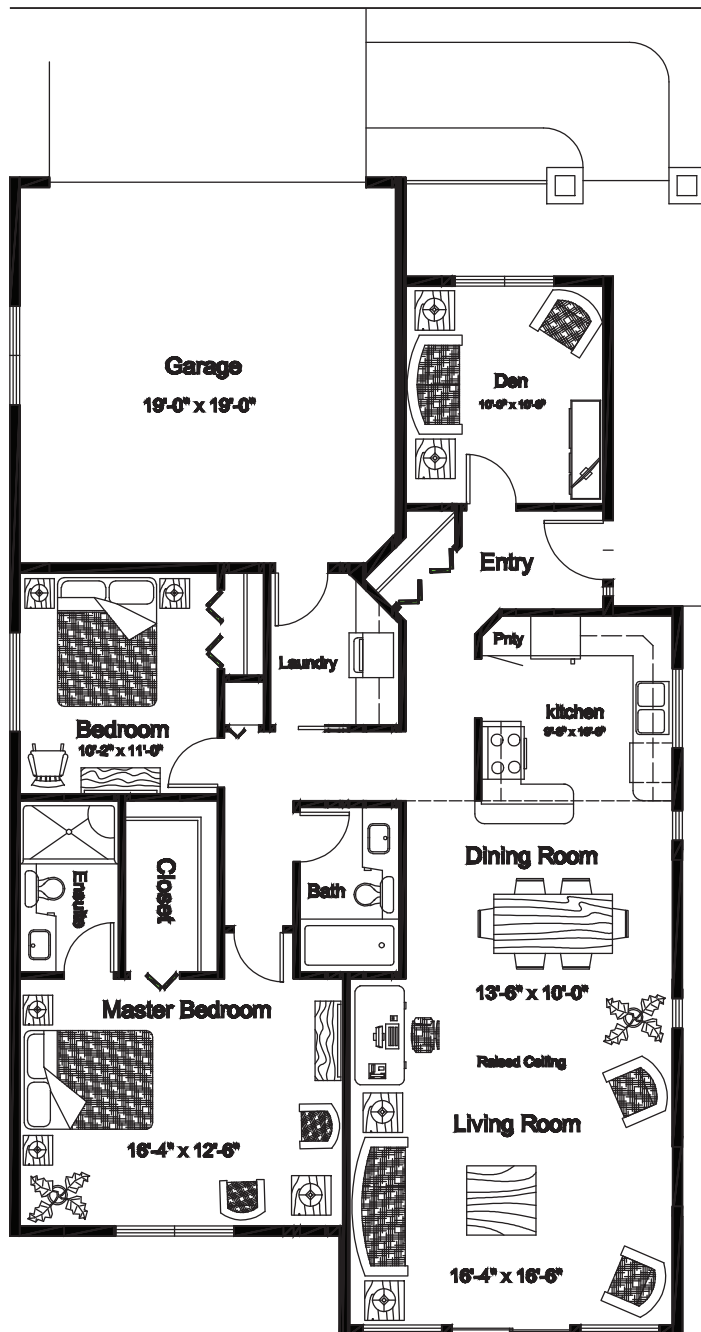


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FLOOR PLANS - ALDER



Main Floor: 1403 sq ft
Total Finished: 1403 sq ft
Balcony or Patio: 150 sq ft
Garage: 380 sq ft



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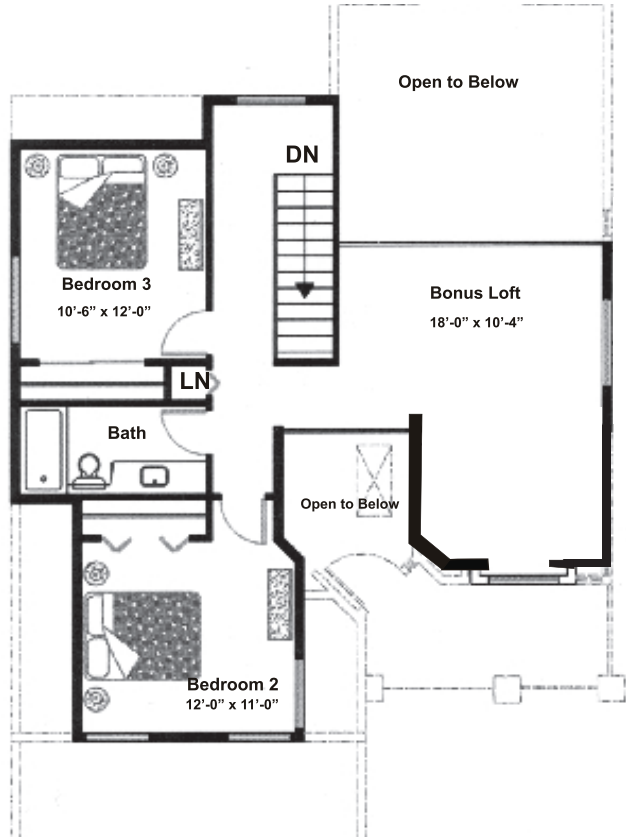
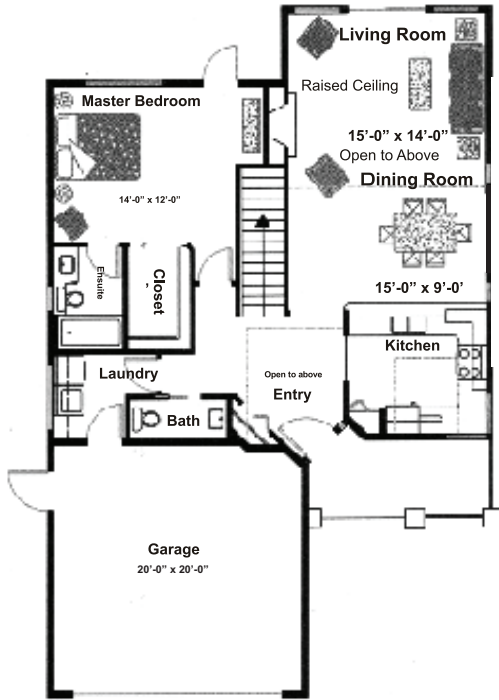
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FLOOR PLANS - COTTON



Main Floor: 1,068 sq ft

Upper Floor: 798 sq ft



Total Finished: 1,866 sq ft
Balcony or Patio: 150 sq ft
Garage: 400 sq ft

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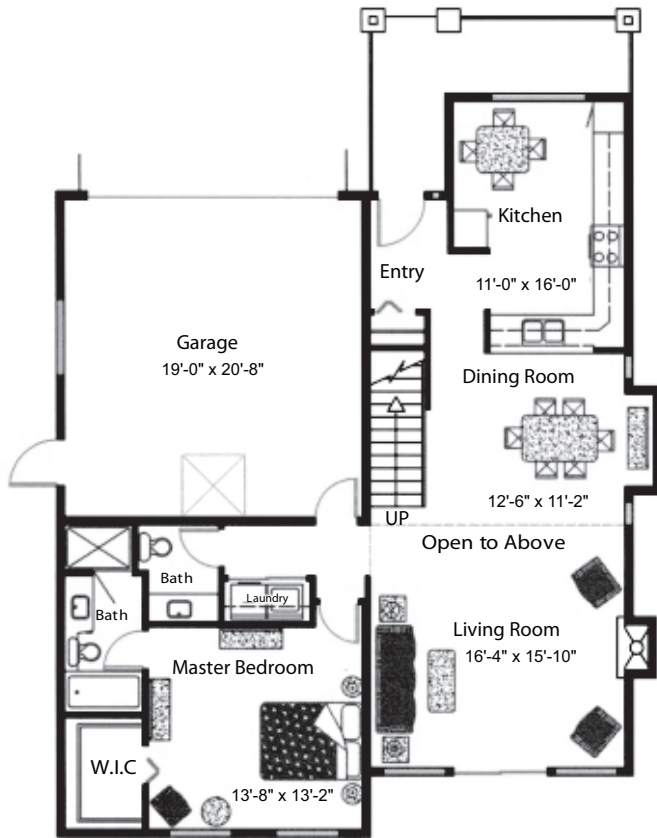


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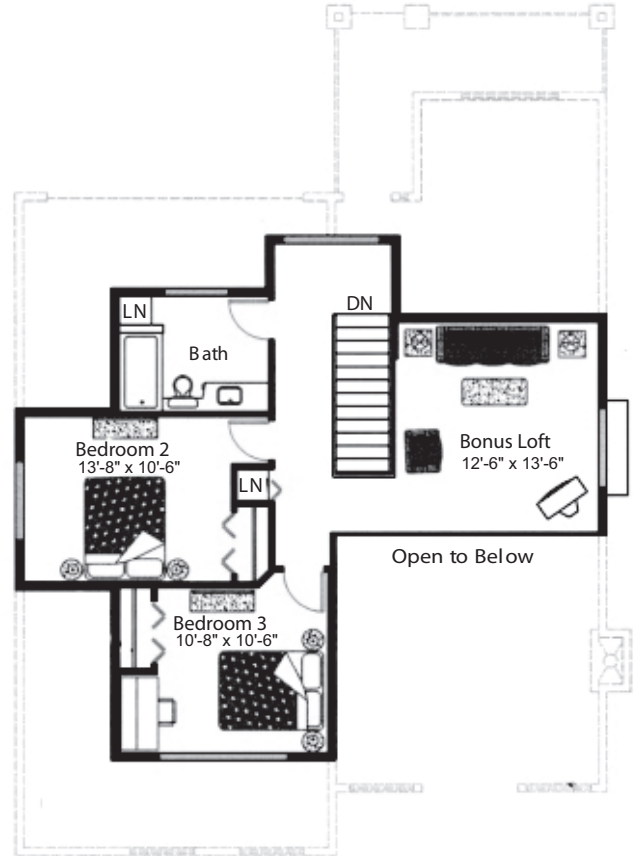
FLOOR PLANS - KATSURA



Main Floor: 1140 sq ft



Upper Floor: 744 sq ft



Total Finished: 1,884 sq ft
Balcony or Patio: 150 sq ft
Garage: 380 sq ft

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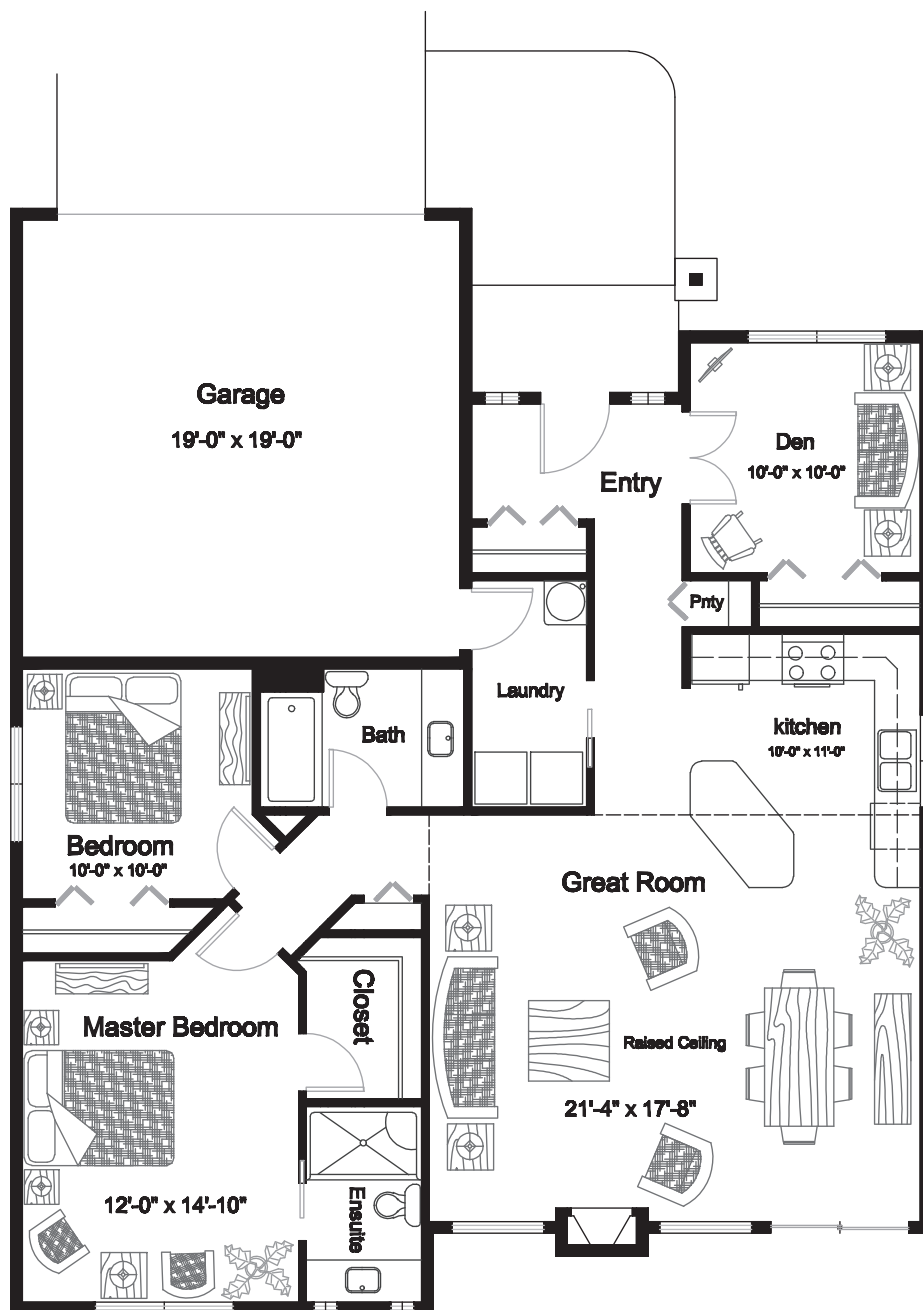


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FLOOR PLANS - PINE



Main Floor: 1,329 sq ft
Total Finished: 1,329 sq ft
Balcony or Patio: 150 sq ft
Garage: 380 sq ft



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FLOOR PLANS - WILLOW



Main Floor: 690 sq ft

Upper Floor: 640 sq ft

Basement: 690 sq ft



Total: 2020 sq ft

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FEATURES



INTERIOR FINISH

- Electric Baseboard Heating
- Tile / wood laminate in the entrances
- Walls are painted drywall (colors per interior design specification)
- Two Color Board Options - Silkwood or Palmwood color schemes
- Ceilings, texture-finished, drywall to all areas
 - except bathrooms, laundry and kitchen which are painted
- Sheet vinyl flooring in main bathroom, laundry and storage
- Hallways and bedroom flooring is carpet
- Doors, sectional hardboard, painted
- Bifold, sectional hardboard, painted
- 9' and 10' vaulted ceilings in select areas
- Closets have wire shelving and rod
- Linen closet has fixed wired shelves
- 40 Gallon Electric Hot Water Tank
- Enclosed double garage with remote control and keyless entry system *
- Lighting Package – designer brushed nickel light fixtures
- Rough-in telephone and/or cable up to 6 prewires
- Chime kit

KITCHEN

- Laminate Wood tone cabinets in kitchen
- Premium laminate countertops
- Tiled backsplash
- Under counter valance with lighting
- Stainless Steel queen double kitchen sink
- Moen single lever faucets in kitchen and bath
- Doors with brushed chrome finish hardware

ENERGUIDE APPLIANCE PACKAGE

- Refrigerator
- Self cleaning ceran top stove
- Dishwasher
- Over the counter microwave
- Front loading clothes washer
- Clothes dryer

BATHS

- Laminate Wood tone cabinets in bathrooms
- One piece fiberglass shower in ensuite
- One piece fiberglass shower\bath combination in main bathroom
- Low Flow bathroom water closet (toilets) & Porcelain lavatory sinks
- Vinyl flooring in the main bathroom
- 80 cfm bathroom fan



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FEATURES



EXTERIOR FINISHES

- Sliding patio doors
- Hardi plank concrete siding
- Laminated fiberglass shingle roofing 30 year rated warranty
- Pre-finished aluminum gutters and downspouts
- Double glazed low-e argon filled energy efficient vinyl windows with wood liners and trim
- Solid core six panel metal panel door with glass windows
- Garage door solid panel without panes *

GENERAL CONSTRUCTION

- R40 ceiling insulation
- 2x6 exterior wall construction with R20 insulation
- 2x10 Spruce floor joist system
- 2-5-10 Year New Home Warranty by Traveller's Guarantee
- Drywall corners square edge

FIRE PROTECTION

- Smoke detectors

LANDSCAPING

- Concrete driveways, and pathways
- Exposed Aggregate Concrete Patio or raised deck in rear yard
- Professionally designed landscape plan including common park area, grass in rear and front yards, sprinkler system and fencing features

AVAILABLE UPGRADES

- Electric Forced Air – HVAC Ready available *
- Heat Recovery Ventilation
- Appliance Package
- Hardwood Flooring
- Granite Countertops
- Real maple cabinets
- Air source heat pump system
- Built in vacuum system *

* Builder reserves the right to make alterations to specification, E&O, E

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