



Occupancy Spring 2025

3 bedroom, 2.5 Bathroom Townhomes



KERR
PROPERTIES

carlow.kerrproperties.ca



SITE PLAN



In our continuing effort to improve and maintain the high standards of CARLOW, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Dimensions and sizes are approximate and based on architectural measurements. E&OE.



FEATURE LIST

Location, Location, Location

Located in West Kelowna's most desirable neighbourhood, Carlow is situated in the heart of Lakeview Heights and is next door to Anders Park offering tennis, pickleball, ball hockey, playgrounds and soccer fields all across the street from Nesters Market and Lakesider Brewing. Minutes away from the West Kelowna wine trail, offering access to endless world class wineries and restaurants and all your other daily amenities. Within walking distance to many parks and beaches, most notably Casa Palmero Park and the Kalamoior Regional Park. Only a short 10 minute drive to downtown Kelowna.



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FEATURE LIST

Exterior

- Mediterranean inspired design
- Stucco siding
- Asphalt Shingle roof
- Natural Gas BBQ hook ups
- Spacious balconies and yards
- Modern underground waste and recycling containers
- Casement windows
- Side by side double garages
- Roughed in EV Chargers

Interior

- Beautiful mix of vinyl plank, tile, and carpet
- Matte black plumbing and light fixtures
- Open concept kitchen and great room
- Large Kitchens with central island
- Stainless steel appliances with gas range
- Quartz countertops
- Central Air Conditioning
- High Efficiency Furnaces
- Built in Technology stations

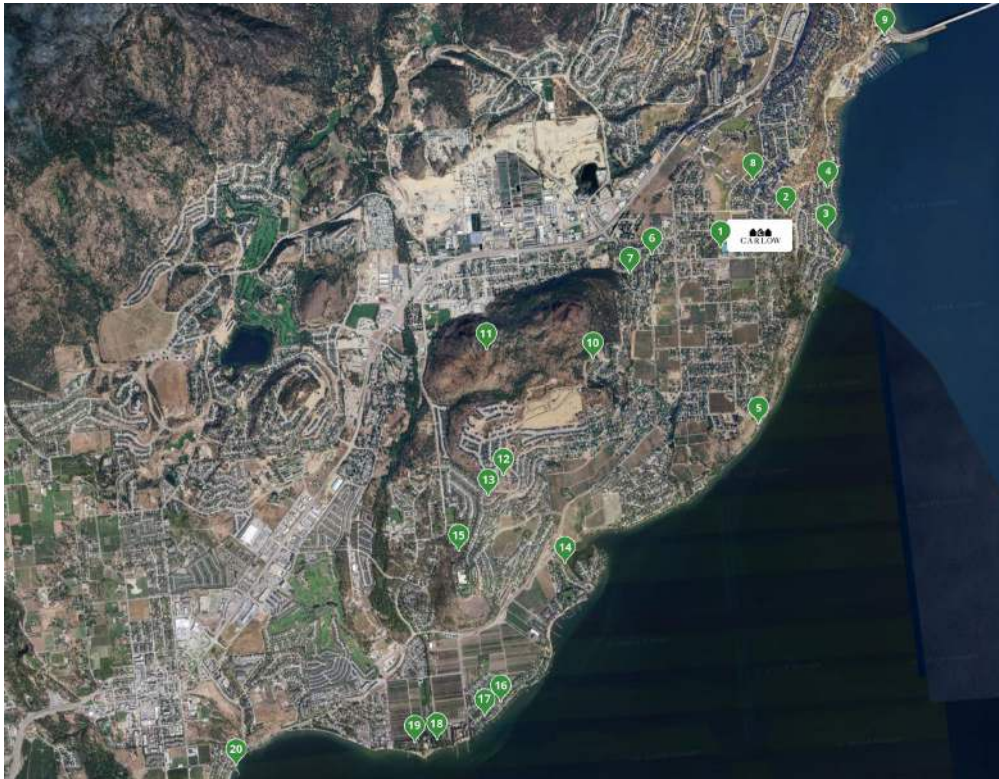
Peace of Mind

- 2 – 5 – 10 Pacific Home Warranty
- Modern 2018 Building Code Design
- Rain Screen Technology

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LOCAL PARKS AND BEACHES MAP



LOCAL PARKS AND BEACHES DRIVE TIME

- | | |
|-----------------------------|--------|
| 1. Anders Park | 1 min |
| 2. Casa Palmero Park | 10 min |
| 3. Casa Loma Beach | 10 min |
| 4. Casa Rio Waterfront Park | 8 min |
| 5. Kalamoir Regional Park | 4min |
| 6. McPherson Park | 2 min |
| 7. Paula Park | 3 min |
| 8. Issler Park | 2 min |
| 9. Shelter Bay Marina | 6 min |
| 10. Eain Lamont Park | 5 min |
| 11. Mount Boucherie trails | 9 min |
| 12. Vineyard View Park | 8 min |
| 13. Vineyard Park | 6 min |
| 14. Osprey Park | 10 min |
| 15. Jonagold Park | 7 min |
| 16. Sternwheeler Park | 7min |
| 17. Paddlewheeler park | 7 min |
| 18. Hitchner Park | 8 min |
| 19. Jennens Park | 8 min |
| 20. Gellatly Bay Park | 8 min |

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LOCAL WINERIES MAP



WINERIES

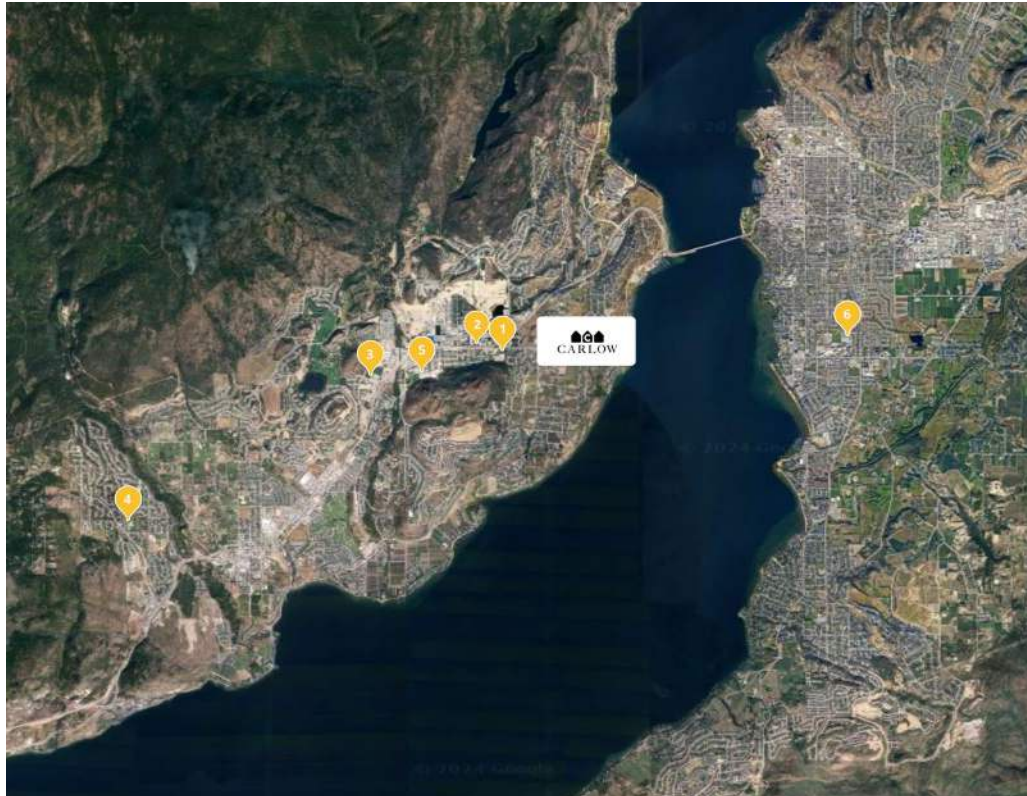
DRIVE TIME

1.	Beaumont Family Estate Winery	1 min
2.	Black Swift Vineyards	2 min
3.	Frind Estate Winery	6 min
4.	Grizzli Winery	2 min
5.	Indigenous World Winery	5 min
6.	Little Straw Vineyards	3 min
7.	Mission Hill Family Estate Winery	6 min
8.	Mt. Boucherie Estate Winery	2 min
9.	Quails Gate Winery	3 min
10.	Rollingdale Winery	2 min
11.	The Hatch	4 min
12.	Volcanic Hills Estate Winery	3 min

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SCHOOL CATCHMENT MAP



CATCHMENT SCHOOLS

1. Elementary – Hudson Road Elementary
2. Elementary French Immersion – Hudson Road Elementary
3. Middle – Constable Neil Bruce Middle
4. Middle French Immersion – Glenrosa Middle
5. Secondary – Mount Boucherie Secondary
6. Secondary French Immersion – Kelowna Secondary

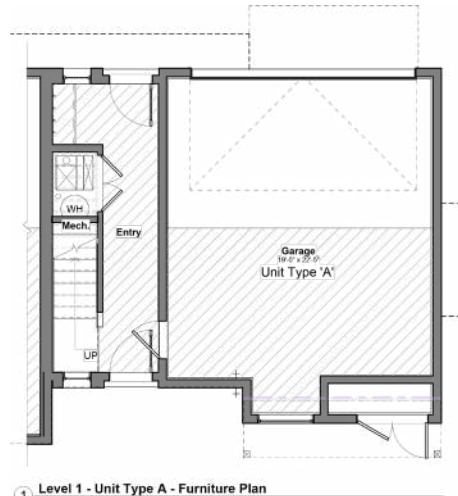
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FLOOR PLANS





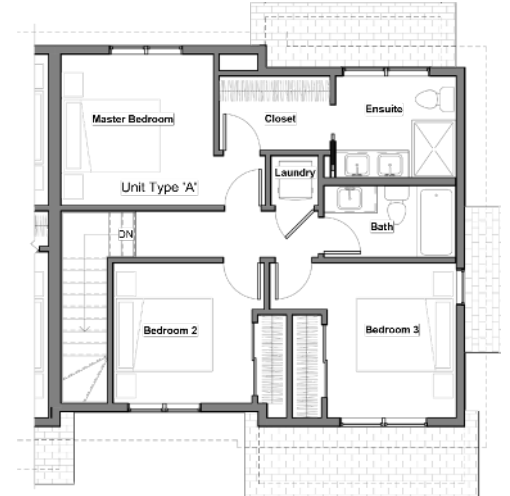
FLOOR PLAN A



① Level 1 - Unit Type A - Furniture Plan
3/16" = 1'-0"



② Level 2 - Unit Type A - Furniture Plan
3/16" = 1'-0"



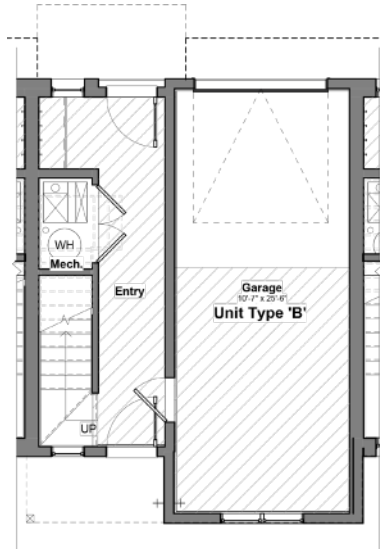
③ Level 3 - Unit Type A - Furniture Plan
3/16" = 1'-0"

LOWER FLOOR	69 sf
GARAGE	586 sf
MAIN FLOOR	630 sf
UPPER FLOOR	646 sf
TOTAL	1,345 sf

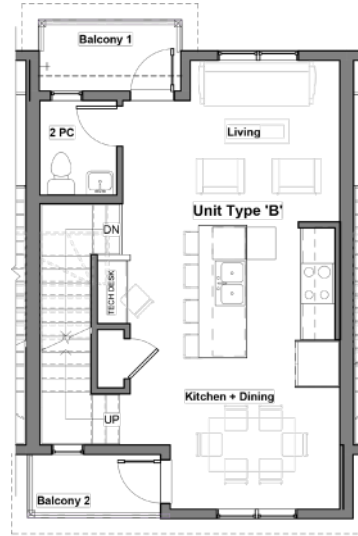
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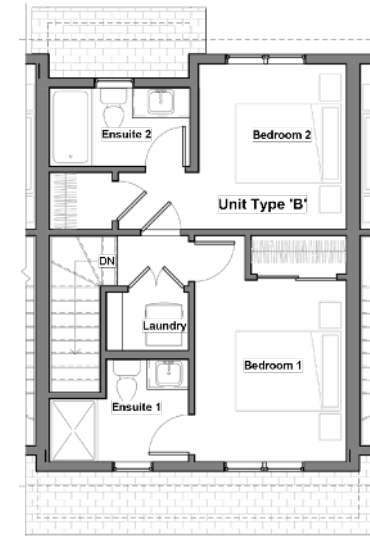
FLOOR PLAN B



4 Level 1 - Unit Type B - Furniture Plan
3/16" = 1'-0"



5 Level 2 - Unit Type B - Furniture Plan
3/16" = 1'-0"



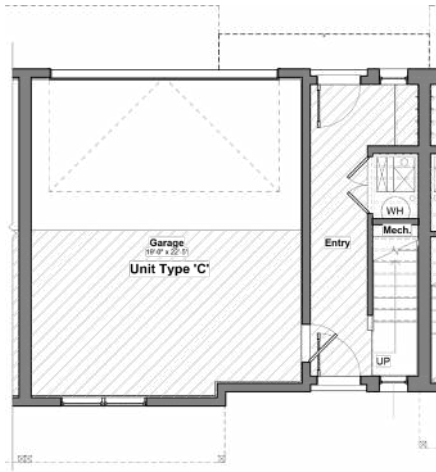
6 Level 3 - Unit Type B - Furniture Plan
3/16" = 1'-0"

LOWER FLOOR	69 sf
GARAGE	586 sf
MAIN FLOOR	630 sf
UPPER FLOOR	646 sf
TOTAL	1,345 sf

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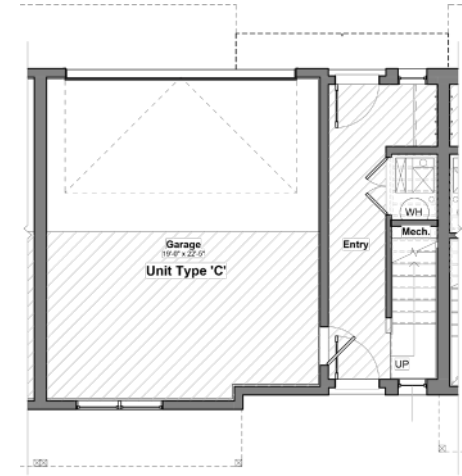
FLOOR PLAN C



7 Level 1 - Unit Type C - Furniture Plan
3/16" = 1'-0"



8 Level 2 - Unit Type C - Furniture Plan
3/16" = 1'-0"



7 Level 1 - Unit Type C - Furniture Plan
3/16" = 1'-0"

LOWER FLOOR	69 sf
GARAGE	586 sf
MAIN FLOOR	630 sf
UPPER FLOOR	646 sf
TOTAL	1,345 sf

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INTERIOR DESIGN AND PLUMBING FIXTURES PACKAGE









West Kelowna Towns - Paint Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Entry Feature Wall Teck Desk Feature Wall	HC-154 Hale Navy	Benjamin Moore	
All Walls	OC-31 Fog Mist	Benjamin Moore	
All Trims and Doors	OC-65 Chantilly Lace	Benjamin Moore	

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West Kelowna Towns - Bench Entryway Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Wall and Storage Drawer Colour	HC-154 Hale Navy	Benjamin Moore	
Bench Top	Flat Slab Nogal Slow	Finsa	
Wall Hook	FLOID 7003 M2	Viefe	
Hardware Pulls	Black BP7340128900	Richelieu	

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West Kelowna Towns - Kitchen Flooring and Tile Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Backsplash	Lume 2x9 Glossy White Brick Lay	Ames	
Flooring	Cairo Oak Vinyl Plank	Shaw Cortec	
Grout	Mapei 77 Frost	Mapei	

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West Kelowna Towns - Kitchen Cabinets and Countertop Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Countertops	Quartz, Omnia Willow	Omnia	
Kitchen Island Cabinets	Hickory Stained Latte	Shaker Style as per Century Lane Samples	
Bank of Kitchen Cabinets	Painted Lacquer Grey Mist (Benjamin Moore)	Shaker Style as per Century Lane Samples	
Hardware Pulls	Gold BP7340128CHBRZ	Richelieu	

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West Kelowna Towns - Powder Room Cabinets and Countertop Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Countertop and 3" Backsplash	Quartz, Omnia Willow	Omnia	
Vanity Cabinets	Flat Slab Nogal Slow	Finsa	
Hardware Pulls	Black BP7340128900	Richelieu	

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West Kelowna Towns - Upper Level Ensuite Cabinets and Countertop Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Countertop	Quartz, Omnia Willow	Omnia	
Vanity Cabinets	Flat Slab Nogal Slow	Finsa	
Hardware Pulls	Black BP7340128900	Richelieu	

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West Kelowna Towns - Upper Level Ensuite Flooring and Tile Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Floor Tile	Tardivo Nero	Vana Tile	
Floor Grout	Mapai 107 Iron	Mapai	
Shower Walls	Soho Canvas White Gloss	Ames	
Grout	Mapai 77 Frost	Mapai	

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West Kelowna Towns - Upper Level Ensuite Cabinets and Countertop Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Countertop	Quartz, Omnia Willow	Omnia	
Vanity Cabinets	Flat Slab Nogal Slow	Finsa	
Hardware Pulls	Black BP7340128900	Richelieu	

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West Kelowna Towns - Upper Level Guest Bathroom Flooring and Tile Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Floor Tile	Tardivo Nero	Vana Tile	
Floor Grout	Mapai 107 Iron	Mapai	
Tub Walls	Soho Canvas White Gloss	Ames	
Grout	Mapai 77 Frost	Mapai	

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West Kelowna Towns - Upper Level Guest Bathroom Cabinets Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Countertop	Quartz, Omnia Willow	Omnia	
Vanity Cabinets	Flat Slab Nogal Slow	Finsa	
Hardware Pulls	Black BP7340128900	Richelieu	

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West Kelowna Towns - Flooring Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Main Portion Flooring	Cairo Oak Vinyl Plank	Shaw Coretec	
Stairs and Bedrooms	Chic Influence Tumble Weed	Mohawk	

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West Kelowna Towns - Bathrooms Lighting and Mirrors Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Bathrooms, One above Each Sink	Black	Baker, two light vanity clear seeded glass 146921-MB-533	
Mirror Above Each Sink	Black MR802436BK	Evermore Home Decor 1 Mirror per Sink 24"x36"	

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West Kelowna Towns - Lighting Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Foyer	Black	Golden Lighting Canada LED6STE263K	
Above Island	Gold and Black	Visual Comfort Studio Canada 5234103-848	
Exterior	Black	Capital Lighting 946421BK	

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West Kelowna Towns - Lighting Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Bedroom	Black	Canarm 15" DL-15C-30FC-BK-C	
Large Walk In Closet Unit A&C	Black	Canarm 11" DL-11C-22FC-BK-C	
Small Walk In Closet Unit B	Black	7" LED LIGHT LED-DS-7-3CCT 7" Black Trim for LED LED-DS-7-BK	

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West Kelowna Towns - Interior Doors and Hardware Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Interior Door Hardware	Matt Black Milan Round Rose GLA101 MIL514	Weiser	
Interior Doors	White	Masonite Lincoln Park 1 Panel Shaker Style	

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West Kelowna Towns - Kitchen Plumbing Fixtures Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Kitchen Sink	Stainless Steel	Fluid FSN-UDR2918	
Kitchen Sink Faucet	Matte Black	Fluid F827MB	

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West Kelowna Towns - Powder Room Plumbing Fixtures Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Powder Room Undermount	White	Fluid FB2421140W	
Powder Room Faucet	Matte Black	Fluid F24013MB	

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West Kelowna Towns - Upper Bathroom Plumbing Fixtures Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Undermount Sink	White	Fluid FB2421140W	
Faucet	Matte Black	Fluid F24013MB	

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West Kelowna Towns - Upper Bathroom Plumbing Fixtures Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Upper Bathroom Shower Head and Tub Spout	Matte Black	Fluid F241045TMB	

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West Kelowna Towns - Ensuite Plumbing Fixtures Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Undermount Sink	White	Fluid FB2421140W	
Faucet	Matte Black	Fluid F24013MB	

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West Kelowna Towns - Ensuite Plumbing Fixtures Continued Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Ensuite Shower Hand Shower Trim Kit	Matte Black	Fluid F242028TMB	

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West Kelowna Towns - Toilet Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
All Bathrooms	White	Fluid FT240120W and FT240120W-R (Right Hand Lever)	

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West Kelowna Towns - Blinds Throughout Units A B C

LOCATION	COLOR	MANUFACTURER	IMAGE
Window Coverings	Ultra White	ProWeave™ S Basket Weave 3% Roller Blinds	



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APPLIANCE PACKAGE







Appliance Package

APPLIANCE	PRODUCT CODE	COLOR	MANUFACTURER	IMAGE
Refrigerator	KRFC300ESS 20 cu.ft. 36-Inch Width Counter-Depth French Door Refrigerator with Interior Dispense	Stainless Steel	Kitchen Aid	
Oven and Cooktop	KSGG700ESS 30-Inch 5-Burner Gas Convection Front Control Range	Stainless Steel	Kitchen Aid	

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Appliance Package

APPLIANCE	PRODUCT CODE	COLOR	MANUFACTURER	IMAGE
Microwave	YKMHS120ES 900-Watt Microwave with 7 Sensor Functions - 30"	Stainless Steel	Whirlpool	
Dishwasher	KDTE304LPA 39 dBA Panel-Ready Dishwasher with Third Level Utensil Rack	Panel Ready	Whirlpool	

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Appliance Package

APPLIANCE	PRODUCT CODE	COLOR	MANUFACTURER	IMAGE
Washer	WFW560CHW 5.0 cu.ft I.E.C. Closet-Depth Front Load Washer with Intuitive Controls	White	Whirlpool	
Dryer	YWED5620HW 7.4 cu. ft. Front Load Electric Dryer with Intuitive Touch Controls	White	Whirlpool	

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HOME WARRANTY





Pacific Home Warranty provides new home warranty insurance protection that meets or exceeds the requirements of the Homeowner Protection Act. Our home warranties are provided by leading national insurance companies. In addition, Pacific Home Warranty acts as the administrator to ensure that every policy is interpreted fairly.

The Pacific Home Warranty Program is designed to specifically protect new home buyers. We represent excellence and can assure you that our builders have met high standards of accountability in the areas of finance, construction and customer satisfaction.

1 Year Materials & Labour Warranty

Homes enrolled in the Pacific program will be worry free in the first year as we warrant against defects (items that do not conform with warranty standards) in workmanship and materials that may occur during the first year after completion.

2 Year Mechanical Systems Warranty

In the second year our warranty extends to the crucial mechanical systems that keep the home comfortable. We provide coverage for any defect in materials and labour supplied for the gas, electrical, plumbing, heating, ventilation, and air conditioning delivery systems as well as the exterior cladding, caulking, windows and doors.

5 Year Building Envelope Warranty

Pacific Home Warranty includes coverage for the many elements that provide protection to what is called the “building envelope” for five years. Pacific Home Warranty warrants against water penetration and a number of other hazards that threaten the comfort and beauty of a new home.

10 Year Structural Defect Warranty

Pacific Home Warranty protects the very heart of the home’s structure for 10 full years. We cover any defect in materials and labour that results in a failure of the load bearing components of the home or the structural damage that might result from such a failure.

Living Out Allowance Coverage

Our warranty will ensure families have a place to live if they have to move out of their hom because of a structural defect. We will reimburse reasonable expenses incurred for hotel rooms while the home is unlivable up to \$100 per day.

\$100,000 Total Policy Limit

At Pacific Home Warranty, we offer total aggregate coverage with a limit of \$100,000. We believe our builders are the best in the industry and we back them with the highest level of consumer protection, helping the homebuyer get a good night’s sleep.



Thank You!

For More Information:

604-533-3231

carlow@kerrproperties.ca



CARLOW



KERR
PROPERTIES

carlow.kerrproperties.ca