

# FEATURES & FINISHES



## SPACIOUS MODERN TOWNHOMES

The Nest at Findlay offers easy living with all the community amenities you need to feel at home with a convenient location in the heart of Rutland, surrounded by an abundance of outdoor adventure.

- Three-bedroom townhome layouts are perfect for growing families or home office workspace
- Pet and family-friendly
- Quiet and safe neighbourhood nestled away from busy streets
- Large private double car garages
- Plenty of storage space for sports equipment and children's gear
- Private decks to relax while kids play in the backyard or hosting effortless barbecues with friends right outside your kitchen
- Open-concept main living spaces including dining area, large living room, and roomy kitchen designed for functionality
- Durable wood-textured wide plank laminate flooring suitable for busy families
- Washer and dryer on top bedroom level for convenience
- Contemporary built in 50 inch electric fireplace with stylish chevron shiplap surround
- Blackout roller shades in all bedrooms and light filtering roller shades on all other windows of the home

Townhomes at The Nest at Findlay offer your choice of two designer colour palettes, **DOVE** and **FINCH**, both featuring light, peaceful tones to lend a sense of calm to your home and complement your personal sense of design and decor.

## FUNCTIONAL CONTEMPORARY KITCHENS

- Open-concept kitchen layouts with islands for counter-height seating and ample space for meal preparation
- Additional storage with a built in pantry located right in your kitchen
- Modern cabinets
- Durable and easy-to-clean quartz countertops
- Sleek, modern tile backsplash
- Whirlpool stainless steel, energy-efficient appliances
  - Full-size French door refrigerator with bottom freezer
  - Electric range with FlexHeat Dual Radiant Elements to boil water quickly
  - Full-size dishwasher
  - Over-the-range microwave
- Stainless steel under-mount double basin sink
- Stylish chrome-finished or matte black lighting fixtures throughout, depending on your selected colour palette

## MODERN BATHROOMS

- Quartz countertops
- Large modern bathtub in main bathroom
- Tiled shower with sleek glass doors in primary ensuite
- Attractive glazed porcelain floor tiles
- The primary ensuite bathroom is equipped with heated flooring
- Modern high-efficiency, low-consumption toilet
- Under-mount sinks in bathrooms including double sinks in the ensuite bath
- Sleek chrome faucet
- Large, flush-mounted mirrors

## OUTDOOR LIFESTYLE

A community-focused layout with private fenced green spaces for young children and pets to safely play outdoors.

### Outdoor Living

- Low maintenance backyards for everyhome
- Main level patio off the kitchen for barbecuing or weekend cocktails with a pergola for added shade
- Rough-in gas BBQ outlet on all decks for convenience

### Community Amenities

- Raised garden plots to grow your own organics
- Private playground for your little ones to enjoy
- Outdoor community BBQ area for gathering with friends and neighbours
- Professionally landscaped shared green spaces
- On-site guest parking

## WHAT TYPE OF HOMES ARE FOUND AT THE NEST AT FINDLAY?

The Nest at Findlay is a boutique collection of residences designed to feel like home. These three-storey townhomes feature spacious layouts, personal garden and green space, ample storage, and a private double car garage, for convenient ease of homeownership with the feel of a single-family home.

## WHAT AMENITIES DOES THE NEST AT FINDLAY OFFER?

The Nest has a community outdoor BBQ area where you can grill a perfect meal complete with your own home-grown ingredients straight from your personal garden plot, while kids enjoy the secure play area designed with families in mind. For easy hosting, there is also on-site parking for your guests.

## IS THE NEST AT FINDLAY PET-FRIENDLY?

At The Nest, we know that pets are family, too. Two pets are welcome per home, in accordance with City of Kelowna bylaws.

## WHEN CAN I EXPECT TO MOVE IN?

Construction is scheduled to begin in Summer 2022 with completion scheduled for Summer/Fall 2023.

## WHAT IS THE DEPOSIT REQUIRED TO PURCHASE AT THE NEST AT FINDLAY?

Only a 10% deposit will be due upon contract signing for homes at The Nest.

## WILL ASSIGNMENTS BE ALLOWED?

Purchasers will have the ability to assign their Contract of Purchase & Sale with developer approval at an assignment fee of 2% plus a \$1,000 administration fee. Assignments will only be considered when The Nest at Findlay has reached 100% of sales for the entire community.

## WHAT ARE PROJECTED STRATA FEES?

Estimated strata fees will be available for review prior to purchase.

## WHO IS THE DEVELOPER?

Millennial Developments is a new generation of developer with a modern approach to building community through the creation of multi-family developments that bring value to residents, neighbourhoods, and the local economy.

With an innovative strategy based on data analytics and detailed trend analysis, Millennial Developments uniquely identifies target markets and designs homes that capture buyer interest, while fulfilling the need for affordable, quality housing that residents are proud to call home.

## WHERE IS THE NEST AT FINDLAY LOCATED?

The Nest is centrally located in Rutland, on a quiet street and surrounded by nature. With all major Rutland schools and numerous family-friendly amenities just a short drive away, you never need to stray far from The Nest.

- 5 minutes or less to all major Rutland schools
- Less than 10 minutes to UBCO and Kelowna Airport
- 15-minute drive to downtown Kelowna amenities
- Less than 20 minutes to Lake Country wineries and lakes
- Less than 10 minutes to Rutland golf courses
- Easy access to the Okanagan Rail Trail bike and walking path
- Just a short walk to Chichester Park wetlands reserve and a 3-minute drive to Ben Lee Park and waterpark
- Other family amenities are easily accessible within a 5-minute drive including EnergyPlex indoor playground, movie theatres, bowling, YMCA recreation centre and pool, grocery stores and restaurants.