



OLIVER HEIGHTS

OLIVER'S NEWEST MASTER PLANNED GATED COMMUNITY

**The spectacular residential terroir of Oliver Heights promises Canadian perfection of the coveted Northern Californian lifestyle.
Happiness grows here.**

*The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only. E&OE

PUT DOWN ROOTS AT THE HEIGHT OF WINE COUNTRY



- Home packages range from 1100 SQFT to 2600 SQFT
- Walk out basements with optional secondary suites or developed as one residence
- One level rancher homes
- Two storey floor plans available
- Customize your home with your chosen upgrades
- Home and lot packages include 6 appliances and landscaping
- Gated community
- Views from all Home sites
- Homes and lots starting at \$380,000
- Minutes to Wineries, Golf, and more!



THE ORCHARDS SITE PLAN



- WO Walk-out homesites are banked top to bottom to take best advantage of their southern exposures and sprawling views over lush fruit orchards.
- WU Walk-up homesites were configured specifically for two-level Orchard Villa homes, where the front entrance, and garage all face the valley, and the rear ground level of the home built right into the hillside bench to the rear.
- FF Flat-flex homesites are level at grade, and support both our Orchard Rancher one-level, and Orchard Manor two-level homes.
- FL A flat building lot sited to accommodate ultimate one-level living in the heart of wine country. Ideally suited to our Orchard Rancher—a contemporary incarnation of the original mid-century modern home where open plans and articulated views predominate.

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THE MASTER PLAN SITE PLAN

Just 40 building home-site lots available for sale in The Orchards neighbourhood (Phase 1 & 2) — homes are sited to take the best advantage of specific home plans, unique terrain, valley views, lifestyle, and privacy. Gated, pet friendly, multi-generational.



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FEATURES & FINISHES

INTERIOR

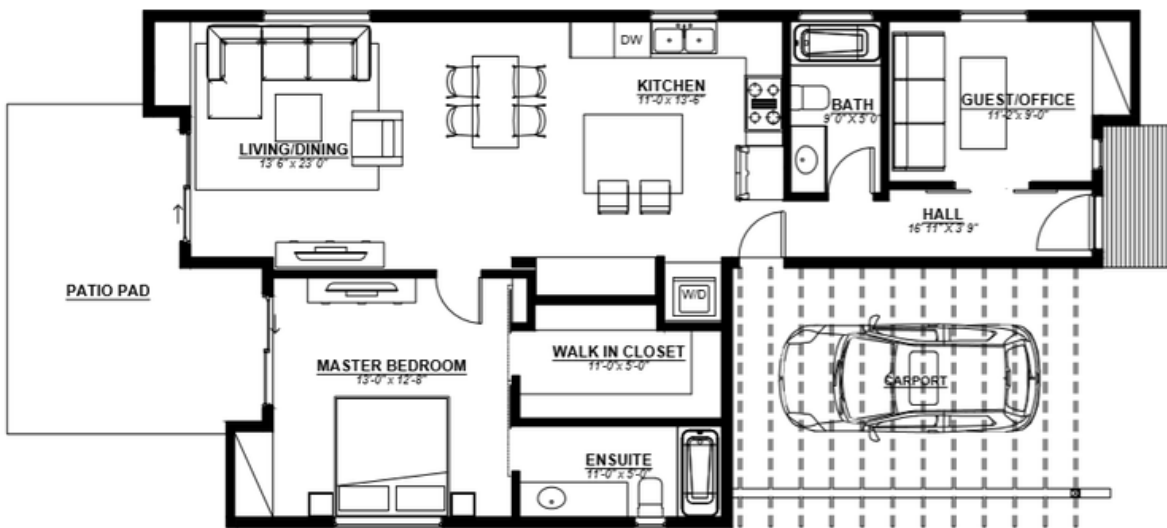
- Home designs offer the flexibility of a secondary suite with separate entrances to allow for rental opportunities
- Contemporary designed kitchens, with all the modern conveniences of soft close cabinetry, and spacious islands
- Designer selected ceramic tile back-splash to complete any contemporary look
- Cleristery windows that provide extra light in living spaces
- Interior doors offer brushed chrome lever door hardware
- Modern LED compatible lighting throughout providing energy cost savings
- Many upgrade options available to customize your home
- Telus Fiber Optic Internet Package - complimentary for the 1st year of occupancy

EXTERIOR

- Select the home that suits your needs whether is be retirement home, vacation home, or rental revenue home
- James Hardie fiber cement siding is engineered to protect your home from the elements, including a lifetime warranty
- Designer selected accent stone on front home elevations (not standard in rancher plan)
- Front and rear hose bibs are provided for your gardening convenience
- Xeriscape designed landscaping included for all homes
- Carports and garages (depending on lot selection) for added lifestyle convenience
- All plans offer outdoor patios that provide extra entertaining space for your lifestyle needs

ORCHARD RANCHER PLAN "A"

Suitable for Flat and Flat Flex Homesite Lots



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1103 SQ.FT.

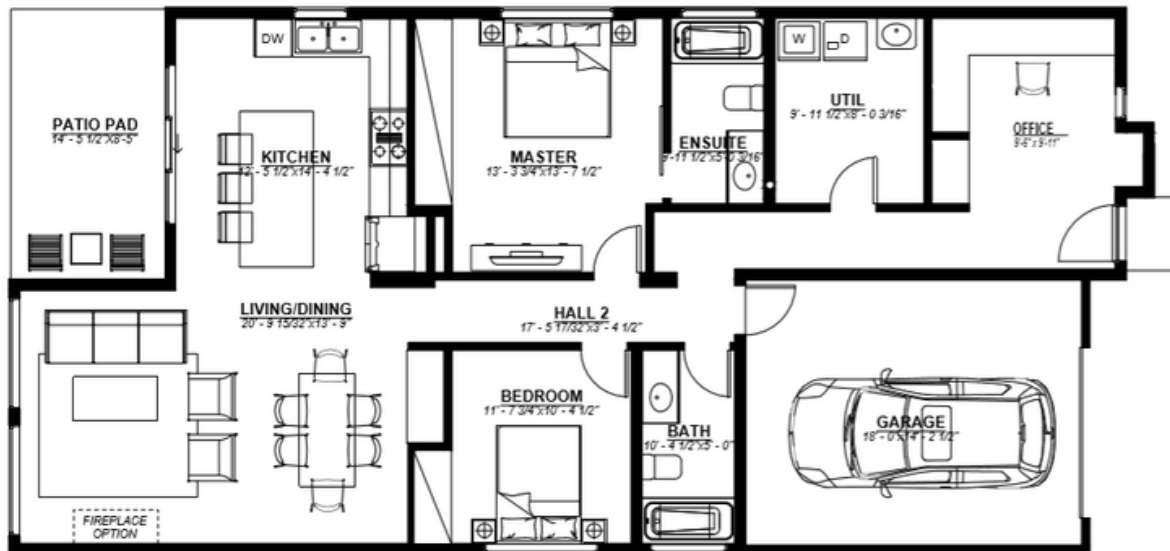


One level home - 1103 SQ.FT. - 2 Bedrooms - 2 Full Bathrooms
Carport or Garage option - Optional crawlspace available

STARTING AT \$380,000 (Home & Homesite)

ORCHARD RANCHER PLAN "B"

Suitable for Flat and Flat Flex Homesite Lots



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1329 SQ.FT.

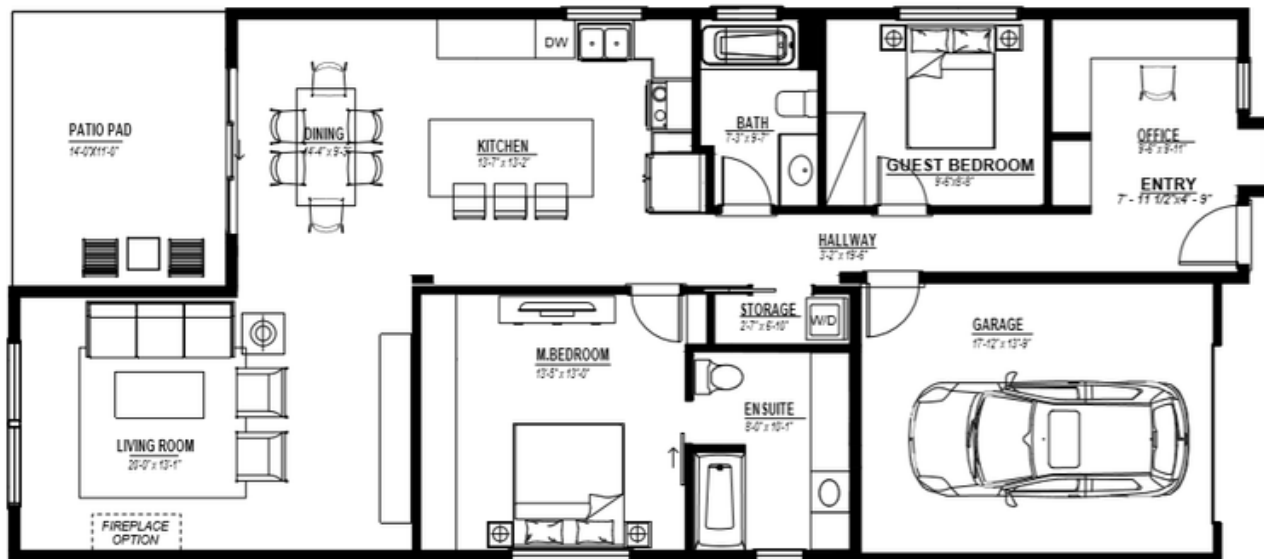


One level home - 1329 SQ.FT. - 2 Bedrooms - 1 Office/Flex Room - 2 Full Bathrooms
Carport or Garage option - Optional crawlspace available

STARTING AT \$415,000 (Home & Homesite)

ORCHARD RANCHER PLAN "C"

Suitable for Flat and Flat Flex Homesite Lots



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1346 SQ.FT.

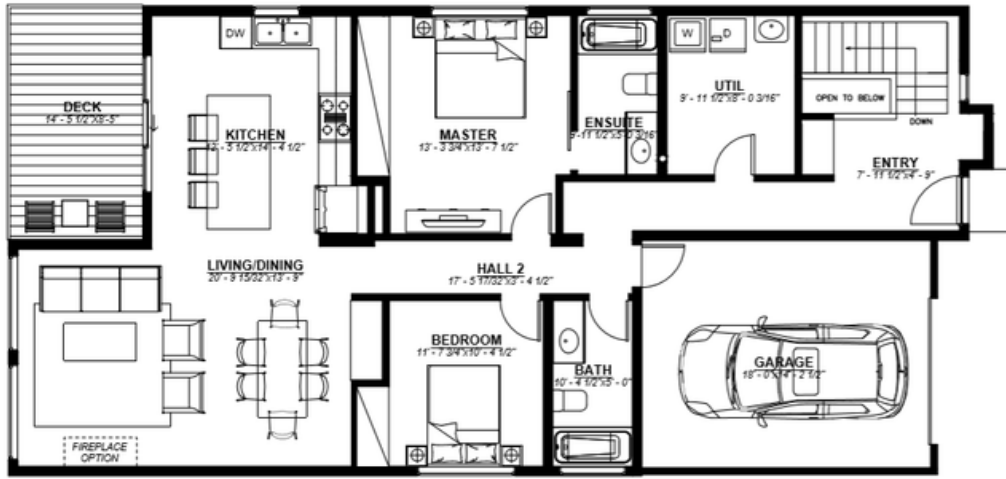


One level home - 1346 SQ.FT. - 2 Bedrooms - 1 Office/Flex Room - 2 Full Bath
Carport or Garage option - Optional crawlspace available

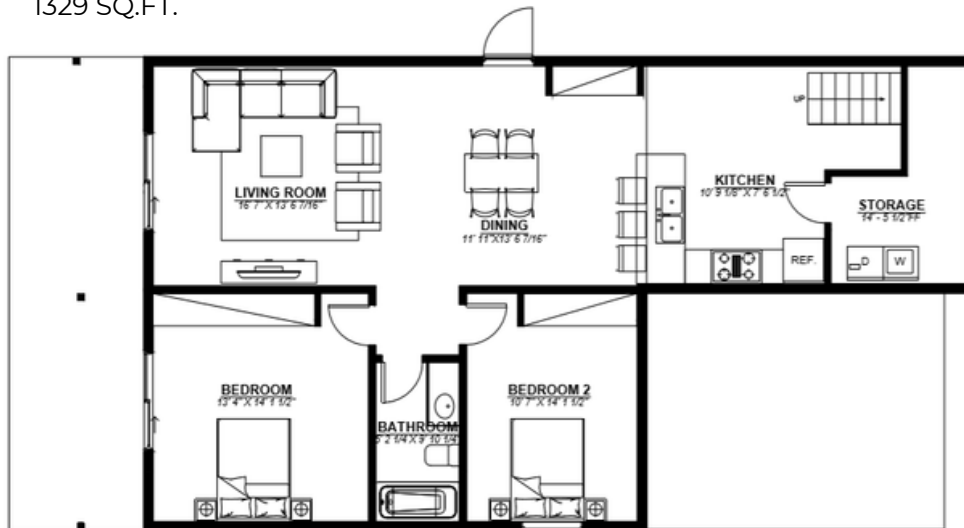
STARTING AT \$420,000 (Home & Homesite)

ORCHARD BUNGALOW PLAN "A"

Suitable for Walk Out Homesite Lots



UPPER LEVEL
1329 SQ.FT.



LOWER LEVEL
1201 SQ.FT.

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UPPER LEVEL

1329 SQ.FT.

- 2 Bedrooms
- 2 Full Bathrooms
- Attached spacious garage

LOWER LEVEL

1201 SQ.FT. Lower

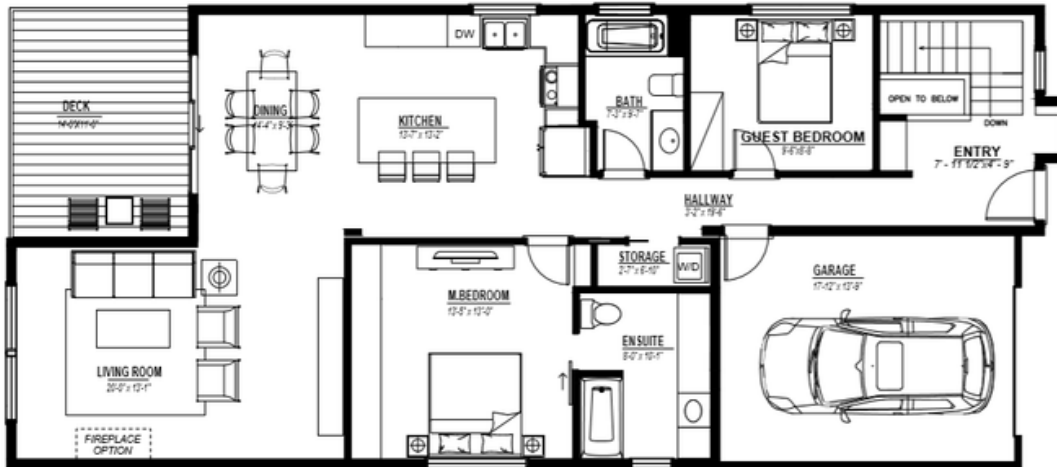
- 2 Bedrooms Lower
- 1 Full Bath Lower
- Walkout basement
- Option to develop the basement w/ suite or as one residence

STARTING AT \$499,000 (Home & Homesite)

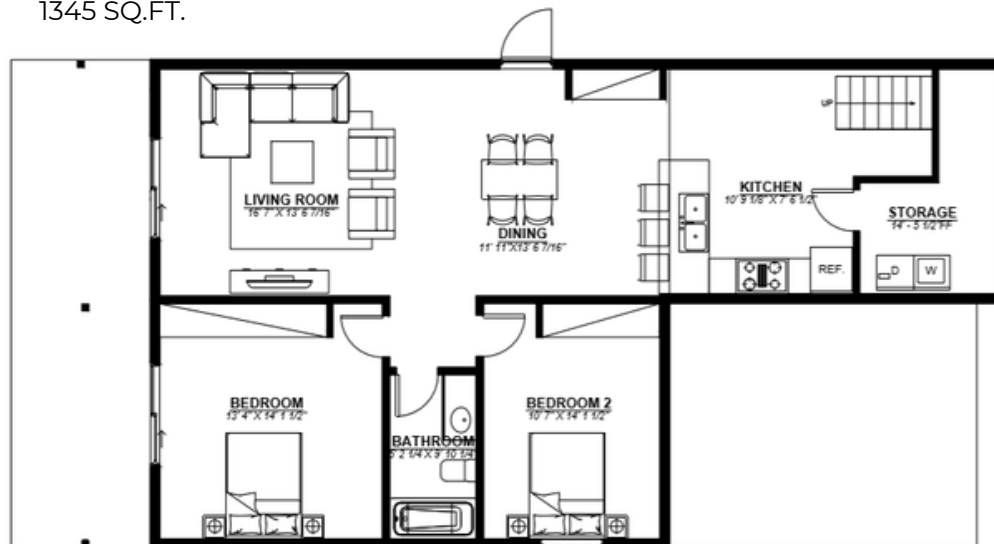


ORCHARD BUNGALOW PLAN "B"

Suitable for Walk Out Homesite Lots



UPPER LEVEL
1345 SQ.FT.



LOWER LEVEL
1201 SQ.FT.

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UPPER LEVEL

1346 SQ.FT. Upper

- 2 Bedrooms
- 2 Bathrooms
- Attached spacious garage

LOWER LEVEL

1201 SQ.FT. Lower

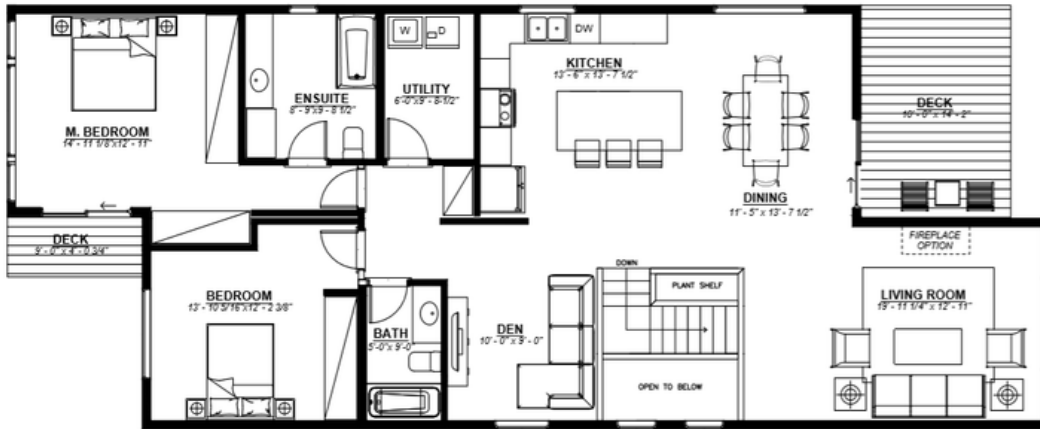
- 2 Bedrooms
- 1 Bathroom
- Walkout basement
- Option to develop the basement w/ suite or as residence or as one residence

STARTING AT \$505,000 (Home & Homesite)



ORCHARD MANOR

Suitable for Flat Flex Homesite Lots



UPPER LEVEL
1653 SQ.FT.



LOWER LEVEL
1016 SQ.FT.

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UPPER LEVEL

1653 SQ.FT.

- 2 Bedrooms
- 2 Full Bathrooms
- Den/Office

LOWER LEVEL

1016 SQ.FT.

- 2 Bedrooms
- 1 Full Bathroom
- Attached 2 car garage
- Walkout basement
- Option to develop the basement w/ suite or as one residence

STARTING AT \$530,000 (Home & Homesite)



WHERE IS OLIVER HEIGHTS?

We are located at
5899 PRINCESS PLACE, OLIVER BC
(Fairview Road and Road 2)

VALLEY VIEWS FROM ALL HOMES



E: INFO@OLIVERHEIGHTS.CA | P: 1.888.481.4941
SHOW HOME NOW OPEN!