



WATSON BROTHERS

— SINCE 1997 —

## SAFFRON Neighbourhood

Rutland South

**38 NEW HOMES - NOW SELLING**



Directions: Coming up Springfield from Kelowna  
Turn Left on Hollywood Road South  
Turn Right on Juniper  
Turn Right into SAFFRON

watson-brothers.com 250-712-2222





SUGARS AVENUE



-  2 Bedroom Legal Suite
-  Duplex Lot
-  Single Family Lot



CALONA STREET  
HOLLYWOOD RD SOUTH



JUNIPER RD





MLS 10145110      **939 Currell Crescent**      (LOT 8)

**\$654,500 + GST**

**Rancher w/Basement - 2 Beds, 2 Baths**  
 (Add a Legal Suite for approximately \$40,000)



**MAIN FLOOR FINISHED AREA:**  
**1,388 sq. ft.**

**LOWER LEVEL FINISHED AREA:**  
 72 sq. ft.

**INCLUDES AN UNFINISHED  
 BASEMENT**

Actual home may vary from  
 rendering/floor plan.  
 Any measurements provided are  
 approximate only.

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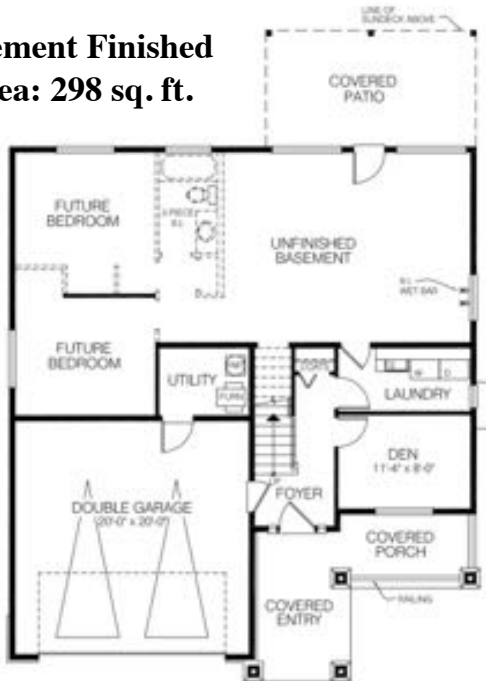
**MLS 10146343      961 Calona Street      (LOT 28)**

**\$664,500 + GST**

**Grade Level Entry - 3 Beds, 2 Baths plus Den**

**(Add a Legal Suite for approximately \$40,000)**

**Basement Finished  
Area: 298 sq. ft.**



**Main Floor Finished  
Area: 1,396 sq. ft.**



Actual home may vary from rendering/floor plan. Any measurements provided are approximate only.

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MLS 10148569      **945 Calona Street**      (LOT 25)  
\$579,500 + GST  
**Duplex (Half) - 3 Beds, Den, 2 1/2 Baths**  
Full Unfinished Basement too!

**Main Floor Finished Area: 976 sq. ft.**



**2nd Floor Finished Area: 841 sq. ft.**

Actual home may vary from rendering/floor plan. Any measurements provided are approximate only.

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MLS 10148567

**906 Currell Crescent**

(LOT 26)

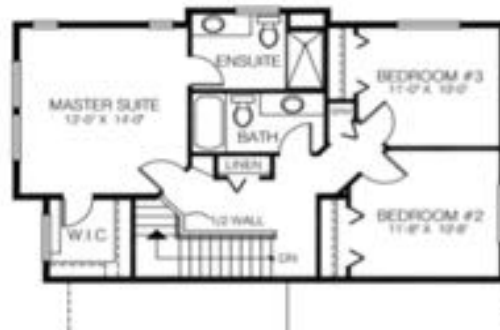
**\$589,900 + GST**

**Duplex (Half) - 3 Beds, Den, 2 1/2 Baths**

**Full Unfinished Basement too!**



**Main Floor Finished Area: 976 sq. ft.**



**2nd Floor Finished Area: 841 sq. ft.**

Actual home may vary from rendering/floor plan. Any measurements provided are approximate only.

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MLS 10149921

**455 Sugars Avenue**

(LOT 17)

**\$684,500 + GST**

**Grade Level Entry - 3 Beds, 2 Baths plus Den**

(Add a Legal Suite for approximately \$40,000)

**Basement Finished Area: 367 sq.**



**Main Floor Finished Area: 1,366 sq. ft.**

Actual home may vary from rendering/floor plan. Any measurements provided are approximate only.

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**The Developer reserves the right to modify Plans and Specifications without notice.  
Each property will have it's own Specification List which may differ from this list.**

### **INSPIRED INTERIORS**

- Bright and airy 9' ceiling on main living level
- Stylish wood inspired laminate flooring throughout main living areas
- Environmentally friendly carpet with lifetime stain resistant warranty in bedrooms and stairway
- Big character Low-E windows to maximize light, ventilation and energy efficiency
- Panelled interior doors enhanced with attractive lever handles
- Cozy gas fireplace to keep you warm
- Professionally designed lighting package to brighten your night
- Energy efficient, central heating and cooling system
- Full size Whirlpool front load washer and dryer
- Choose from two designer-selected colour schemes: Dark or Light

### **IMPRESSIVE KITCHENS**

- Contemporary shaker cabinetry with designer brushed chrome hardware and soft close doors
- Distinctive quartz countertops with ceramic tile backsplash
- Sleek stainless steel under-mount double sink featuring single-lever, pull-out spray faucet
- Whirlpool Energy Star® stainless steel appliance package, including 33" refrigerator with bottom freezer, front control slide-in electric range, over-the-range microwave/hood fan and dishwasher with AccuSense® Soil Sensor

### **BEAUTIFUL BATHROOMS**

- Contemporary shaker cabinetry with designer brushed chrome hardware and soft close doors
- Elegant single-lever faucets in polished chrome
- Designer-selected durable laminate countertops
- Full width vanity mirrors

### **PEACE OF MIND**

- Comprehensive National Home Warranty Program: 2-year material and labour, 5 year building envelope, 10-year structural
- Hard wired smoke detectors
- Deadbolt lock on exterior doors



# NOTES:

- **No Strata Fees**
- **City Services - Water and Sewer**
- **Comprehensive National Home Warranty Program**  
2-year material and labour, 5 year building envelope, 10-year structural
- **Property Purchase Tax Exemption for Newly Built Homes**  
To qualify, the property (land and improvement) transfer must be registered at the Land Title Office after February 16, 2016 and you must be:
  - an individual
  - a Canadian citizen or permanent resident (you will be asked to provide your Social Insurance Number (SIN) or proof of permanent residency and your birthdate)and the property must:
  - be located in B.C.
  - only be used as your principal residence
  - have a fair market value of \$750,000 or less
  - be 0.5 hectares (1.24 acres) or smaller
- **All Homes can be built with a Legal Suite**



**Centel & Barret Ian & Julie**



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**‘A Lot Like Nobody Else!’**