



BUILDER PROGRAM

VISION OVERVIEW

Envisioned to be a vibrant, multi-generational community for active families, outdoor enthusiasts, and trailblazers alike, Sage Water is the connective keystone between the Stonebridge and South Ridge communities.

FRAZER LAKE LIMITED PARTNERSHIP

Sage Water is a limited partnership between the original owner of the land and Emil Anderson Properties.

EMIL ANDERSON PROPERTIES

For more than 30 years, we've had a vision to create something special in the Okanagan Valley. It started with a decision to purchase Dilworth Mountain Estates in 1986, and although the risk was significant, Gil Jacobs and Bob Hasell Sr. believed this was an opportunity to create an extraordinary hillside community, working with the gifts of the land.

In the years that followed, we kept building across the Okanagan Valley and invested greatly in the communities we were helping to create. There are now more than 20 communities that stand in our name – each one masterfully planned and carefully crafted to be a place where people are proud to put down roots.



COMMUNITY OVERVIEW

At Sage Water, you're only a stone's throw from Frazer Lake, as well as the trail network and biking trails of the Upper Mission.

AMENITIES

Wetland Habitat

Surrounded by mature tree stands, cattails and water lilies, Frazer Lake offers a world of wonder to explore at any time of year.

Schools & Parks

Nearby schools include Chute Lake Elementary School, Anne McClymont Elementary School, École Dorothea Walker Elementary School, Okanagan Mission Secondary School and Canyon Falls Middle School.

The Great Outdoors

Some of the most notable outdoor destinations include: Lebanon Creek Greenway, Kuipers Peak Mountain Park, Thomson Flats, Kestrel Ridge, Crawford Falls, Myra-Bellevue Provincial Park, Cedar Creek Dog Park, Gillard Mountain Biking Trails, Bertram Creek Regional Park, Boyce-Gyro Beach Park and Woodhaven Regional Park.

Wineries & Vineyards

Nearby vineyards include Summerhill Pyramid Winery, St. Hubertus & Oak Bay Estate Winery, Tantalus Vineyards, Cedar Creek Estate Winery, The View Winery & Vineyard, Kitsch Wines, Mirabel Vineyards, Frequency Winery, Priest Creek Family Estate Winery, Meadow Vista Honey Wine and The Vibrant Vine Winery.

Shops & Dining

Popular destinations include: Sunshine Market, Carmelis Goat Cheese, Pandosy Village, Home Block Restaurant, DunnEnzies Pizza, Kettle Valley Coffee & Scoops, The Bunkhouse Bar & Grill and the NEW Mission Village Centre.



ARCHITECTURAL STYLES

At Sage Water, all architectural styles are inspired by the Okanagan Valley and intended to compliment the hillside geography, natural landscape and views of the surrounding mountains, valley and lake below.

Additional consideration should be given to roof lines, open lighting concepts and colour schemes, all of which must be reviewed and approved by the Design Consultant.



OKANAGAN MODERN

Okanagan Modern architecture expertly combines sleek, minimalist design with advancements in engineering and building materials to create an upscale homestyle that's a natural fit for Okanagan living.

Originally derived from the Bauhaus movement in Europe, the Modern build form promotes the use of metal and glass in vertically oriented applications, with distinctive wrap-around windows, projecting eyebrows, cantilevers and cube-like massing.

Key elements to this design approach include the use of new building materials, implementation of engineering advancements for unique structural elements, and the use of a "form follows function" approach to create a comfortable and healthy home space.

OKANAGAN CONTEMPORARY

Harmonious and complimentary with its hillside surroundings, Okanagan Contemporary architecture features shed-style rooflines, stone accents, warm wood detailing, as well as extensive glazing to encourage natural light and to enjoy the view.

Key elements to this design approach include the use of traditional materials in innovative ways to create grand entrances, post-and-beam architecture, and sliding wall systems that encourage indoor-outdoor living.

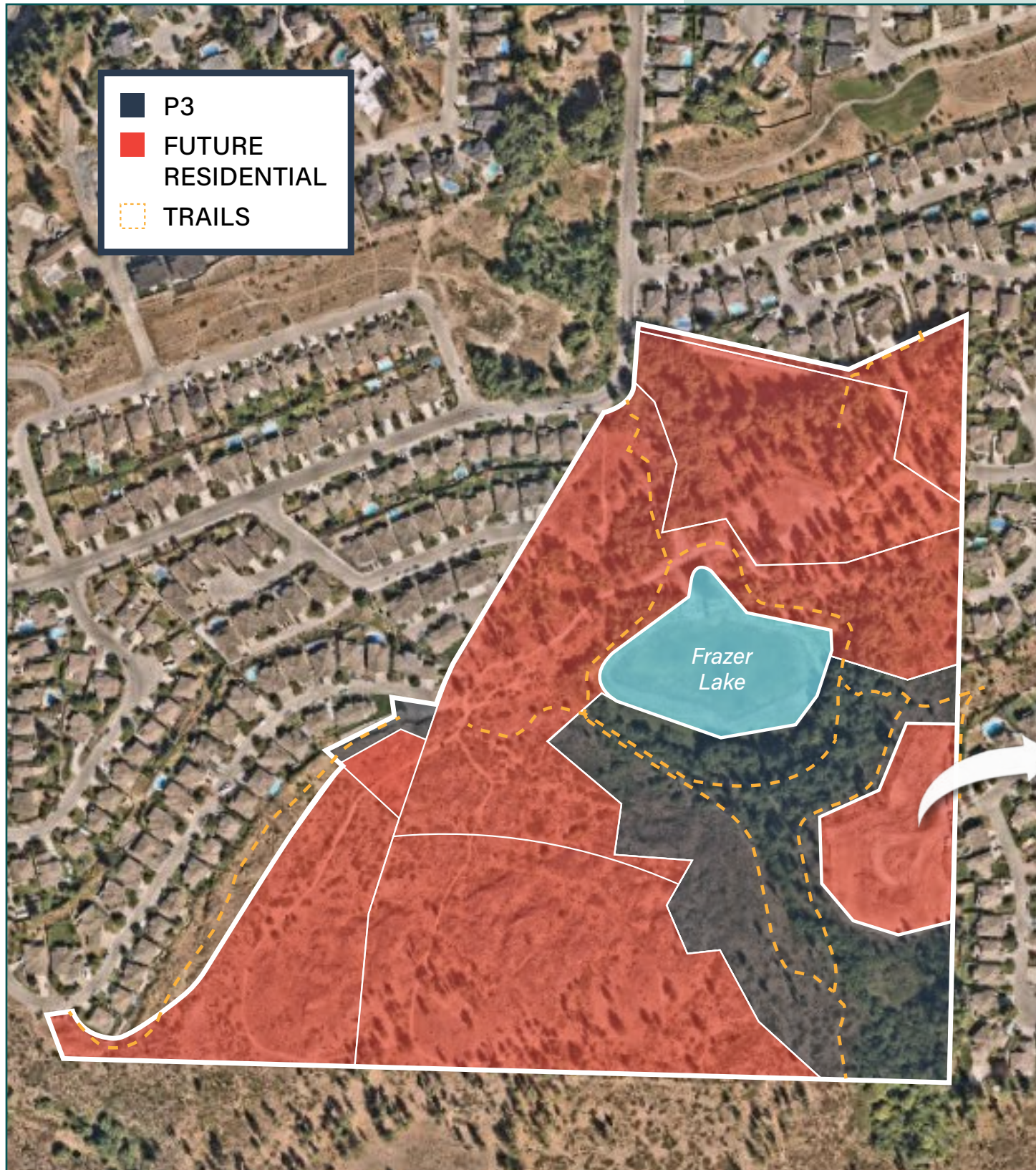


MODERN FARMHOUSE

A perfect pairing of sleek, clean lines and a familiar farmhouse aesthetic, Modern Farmhouse architecture pays homage to it's prairie roots, with steep gabled roof lines, board and batten siding, hints of stone and brick, exposed wood, carriage style garage doors and large, welcoming porches that offer cozy curb appeal.

Key elements to this design also include the use of strong contrast of white and black, with the black used to highlight structural features such as windows, doors, gutter/fascia, and rustic-style lighting.

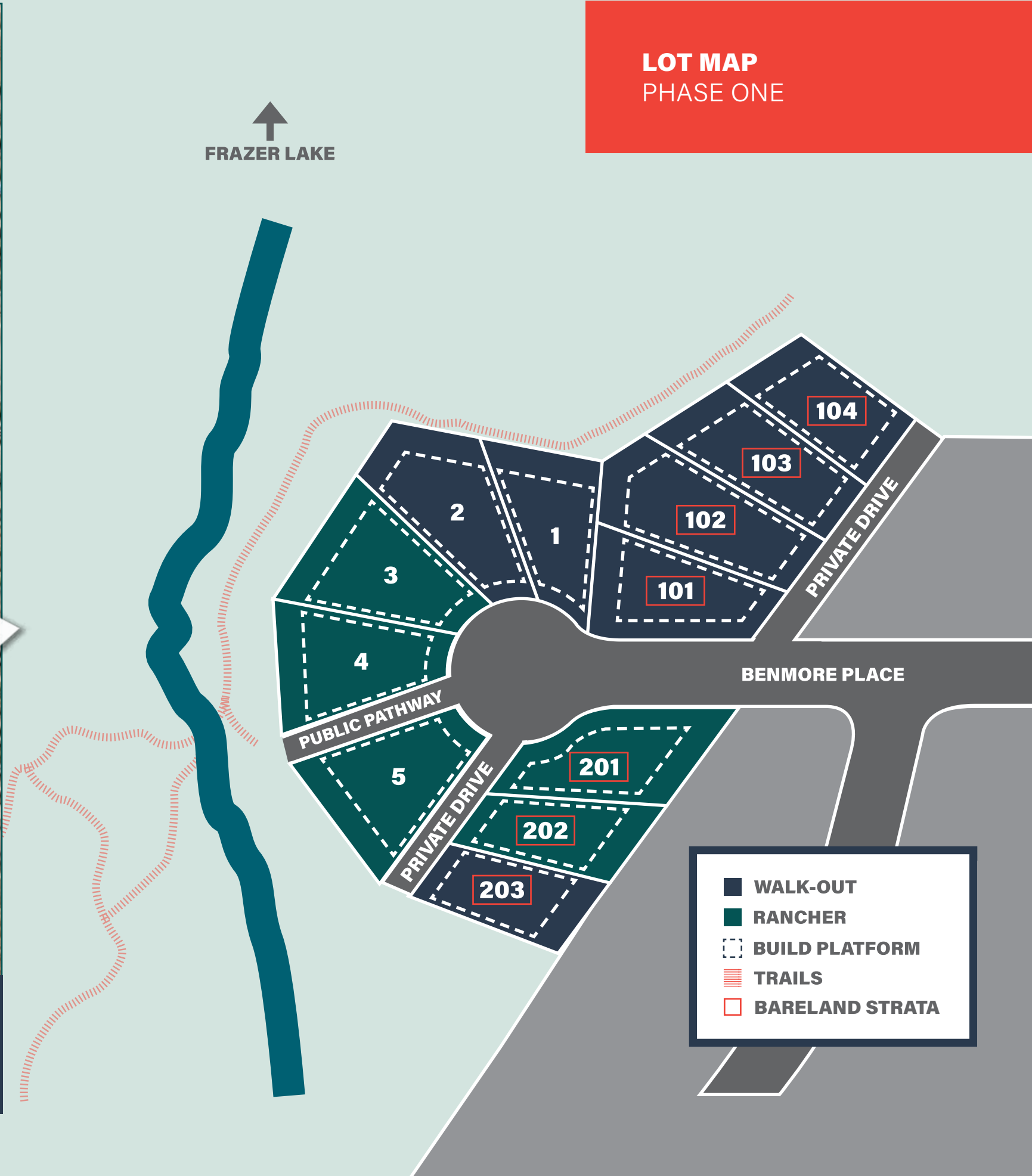




- P3
- FUTURE RESIDENTIAL
- TRAILS

MASTERPLAN ZONING

Sage Water is proposed to include a mixture of multi and single-family housing which will be neighbouring the Frazer Lake.



LOT MAP PHASE ONE

- WALK-OUT
- RANCHER
- BUILD PLATFORM
- TRAILS
- BARELAND STRATA

PRICE LIST PHASE ONE

LOT	BUILDING TYPE	LOT SIZE	BUILD PLATFORM SIZE
1	WALK-OUT	627 sq. m.	391 sq. m.
2	WALK-OUT	820 sq. m.	453 sq. m.
3	RANCHER	718 sq. m.	447 sq. m.
4	RANCHER	710 sq. m.	446 sq. m.
5	RANCHER	752 sq. m.	445 sq. m.
101**	WALK-OUT	709 sq. m.	343 sq. m.
102**	WALK-OUT	810 sq. m.	508 sq. m.
103**	WALK-OUT	676 sq. m.	400 sq. m.
104**	WALK-OUT	589 sq. m.	330 sq. m.
201**	RANCHER	741 sq. m.	331 sq. m.
202**	RANCHER	546 sq. m.	291 sq. m.
203**	WALK-OUT	532 sq. m.	289 sq. m.
**bare land strata lots		*plus applicable taxes	
Developer may consider flexible lot and pricing terms.			

BUILDER QUALIFICATIONS

QUALIFICATION TERMS

For consideration as a Builder at Sage Water, all builders must satisfy the following Developer terms and conditions:

- Be an active member of an Okanagan chapter of the CHBA or affiliated Home Builder Organizations.
- Demonstrate they are committed to safety and safe and responsible work practices within a neighbourhood setting (current with Worksafe BC).
- Provide proof of their third-party warranty and current status with Licensing & Consumer Services - BC Housing.
- Build homes in alignment with the Sage Water Architectural Guidelines.

COMPLETION TIMELINES

The construction of the home, based on approved drawings, must start within 18 months of the lot purchase completion from the Developer.

At time of closing, the Developer will register an Option to Purchase (Developer buy-back mechanism) on the property to enforce this requirement. Once started, construction of the home is to be completed within 18 months of the start time.

Final compliance reviews may be weather dependent during winter months.



DEVELOPER CONTACT

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In a continuing effort to improve our product, Emil Anderson Properties reserves the right to modify or change our specifications, lot sizes and pricing without notice. E&OE.