



BROOKS LANDING

Lake Okanagan – Vernon, BC

www.brookslanding.ca

LUXURY LIVING

ON OKANAGAN LAKE



LAKESIDE LIVING AT ITS BEST

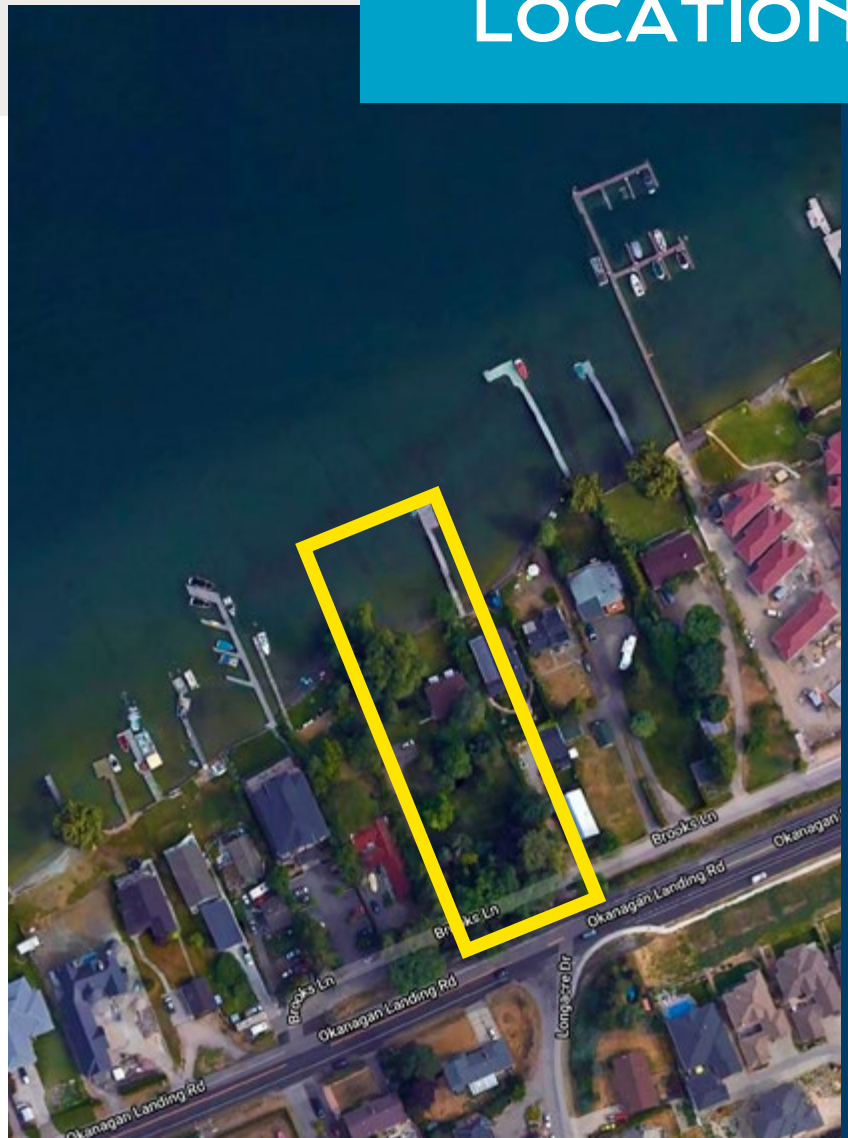
Luxury five storey - 17-unit lakefront condominium residence with two and three bedroom finely detailed homes.

- Located in the City of Vernon on the shores of Okanagan Lake.
- One of the most desirable waterfront locations in Vernon.
- Perfect for your vacation home or for living as a full time resident. Amenities will include underground parking, pool, hot tub and fitness room.
- Close to restaurants, shopping and world-class golfing and skiing. Predator Ridge Golf Course and Sparkling Hill spa are only 15 minutes away. The Kelowna International Airport is a 30-minute drive.
- A unique opportunity to be part of a small exclusive condominium complex offering upscale living on the Lake Okanagan waterfront.



LOCATION

Brooks Landing is in the City of Vernon on Lake Okanagan's Beachcomber Bay. The property has 142' of lake frontage at 7501 Brooks Lane, Vernon, BC.



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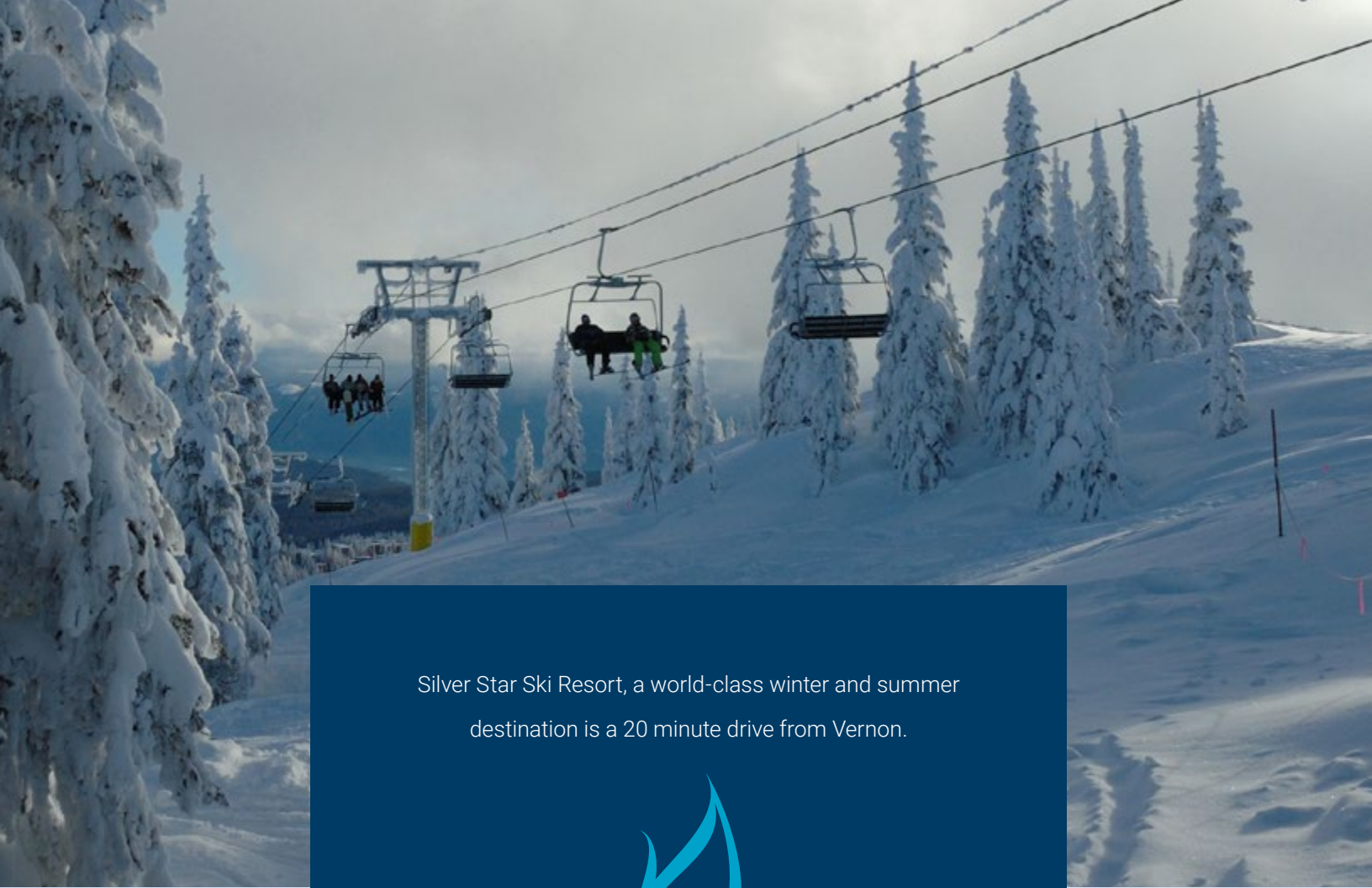


OUR STORY

The idea for this building started with a conversation among four long-time friends on a trip to the Okanagan. They had a shared vision to live on the Lake in a building where their families could enjoy the active Okanagan lifestyle. Owners at Brooks Landing will be part of a community where family and friends are welcome.

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Silver Star Ski Resort, a world-class winter and summer destination is a 20 minute drive from Vernon.



Predator Ridge Golf Resort, one of Canada's best courses, is less than a 15 minute drive from Brooks Landing.



AREA PHOTOS

The local area has spectacular scenery and activities to keep you healthy and active year-round.



Lake side swimming from beachfront.



Biking the local trails.



Logging roads for 4 X 4 off-roading.



View from the Rise Golf Course across the Bay.

THE BROOKS LANDING TEAM



Architectural & Interior Design:
MQN Architects & MQN Interiors



Builder:
Chandos Construction

CONSULTANTS



Civil:
Monaghan Engineering & Consulting Ltd.



Geotech:
GeoPacific Consultants Ltd.



Structural:
R&A Engineering



Mechanical & Electrical:
Falcon Engineering



Building Envelope:
Williams Engineering



Our team work and live in Vernon. The Brooks Landing project is a landmark waterfront building that we are proud to be designing

Brian Quiring,
Partner, MQN Architects



BUILDING CONCEPT: EXTERIOR

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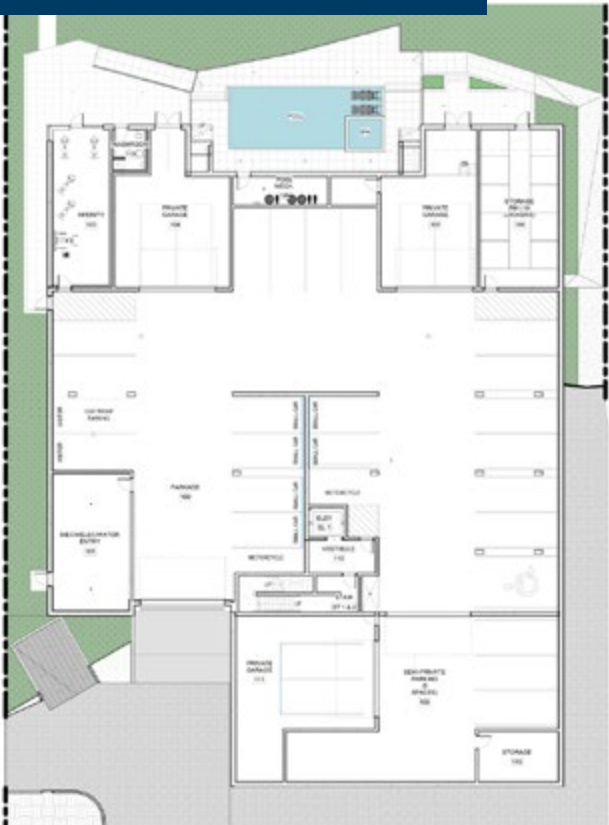
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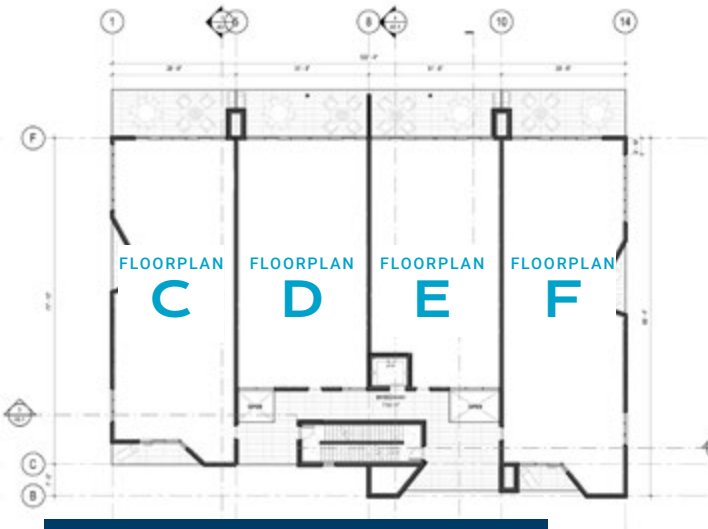
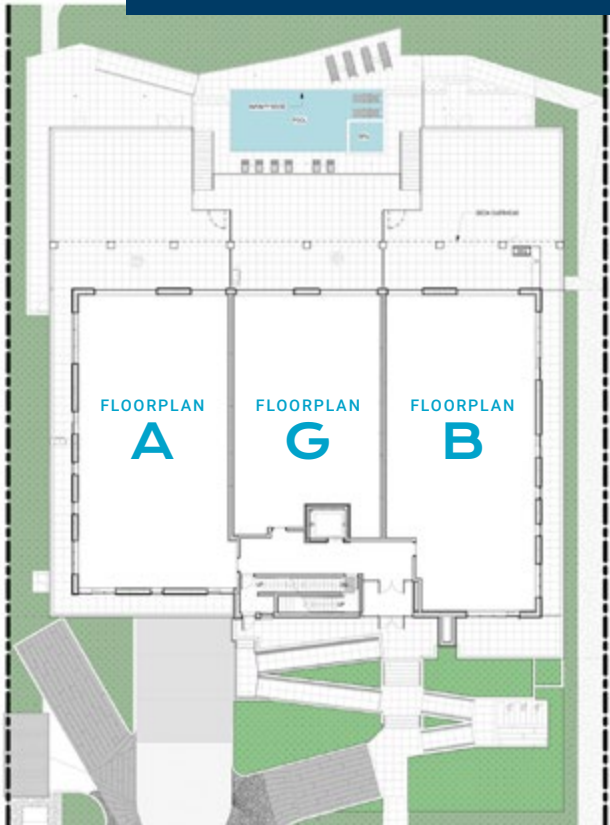


FLOORPLANS

PARKADE



GROUND LEVEL



FLOORS 2,3 & 4



PENTHOUSE

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A

B



Ground level suite – west side of building
 3 Bedroom + Den / 2.5 Bathrooms – 2,815 sq. ft.
 Outdoor – Large Lakefront deck - 1190 sq. ft.



Ground level suite – east side of building
 4 Bedroom + Den / 3 Bathrooms – 2,799 sq. ft.

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C

D



3 Bedroom, 3 Bathrooms – 2,208 sq. ft
Outdoor – Lakefront & mountain view
balconies – 420 sq. ft..



3 Bedroom plus Den, 2 Bathrooms – 1,901 sq. ft
Outdoor – Lakefront balcony 344 sq. ft..

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E

F



2 Bedrooms plus Den, 2.5 Bathrooms – 1,802 sq. ft.
Outdoor – Lakefront balcony 350 sq. ft.



3 Bedrooms plus Den, 3 Bathrooms – 2,403 sq. ft.
Outdoor – Lakefront & mountain view
balconies – 410 sq. ft.

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G



Ground level – walkout to patio 993 sq ft
2 Bedroom plus den, 2.5 Bathrooms – 2,068 sq. ft.



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PROPERTY DETAILS

7501 Brooks Lane, Vernon, BC

Lot area: 39,000 square feet

Lake frontage: 142 feet low bank water access;
grass and sandy beach area

Visitor parking (underground): 2 spaces

Underground parking spaces: 33 spaces

Above ground: Loading zone and pickup / dropoff spaces

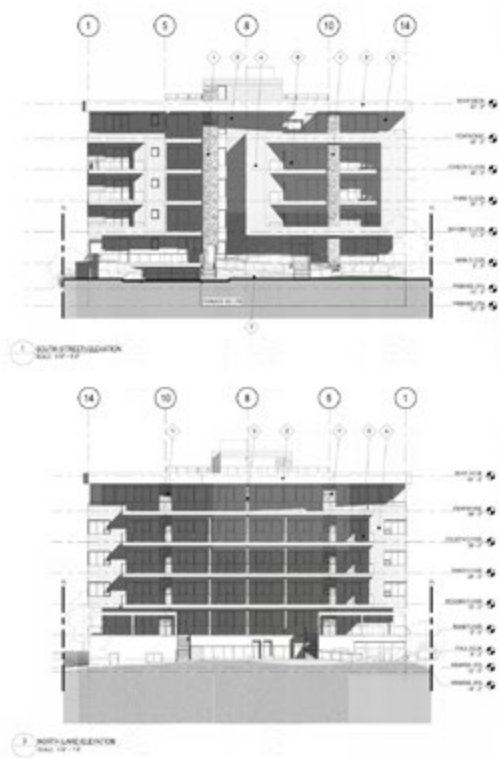
Boat dock: (application submitted)

SITE PLAN



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BUILDING ELEVATIONS

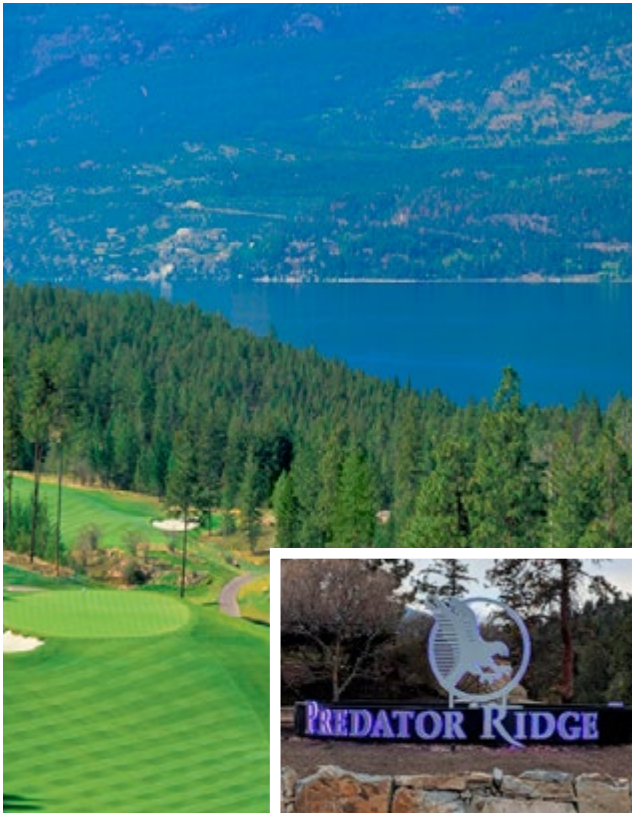


EXTERIOR MATERIAL PALLET



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Predator Ridge golf courses and world-class Sparkling Hill Resort with views of Okanagan Lake are only a short drive from Brooks Landing.



INTERIOR DESIGN FINISHINGS



Light Finishings



**SUITE C:
KITCHEN & LIVING AREA**

Dark Finishings



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SUITE C: MASTER BATHROOM



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FEATURES & FINISHES

THE NEXT LEVEL

- A collection of 17 finely detailed contemporary homes with a west coast flair.
- Sustainable and timeless architecture by MQN Architects.
- Inspired Green® building approach.
- Secure underground parking.
- Convenient location close to golf, parks, shopping, restaurants and wineries.
- Large covered balconies and outdoor patios with natural gas BBQ outlets.
- Heat pump system for heating and A/C

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CONTEMPORARY INTERIORS

- Your choice of two custom colour palettes created by the MQN interior design group.
- 9-foot ceilings in all homes.
- High-efficiency heating / cooling system.
- Double glazed, low-E windows to optimize energy performance.
- Acoustically-engineered party wall and floors.
- Engineered hardwood floors in main living areas
- Low VOC wall paint for a healthy indoor environment.
- Contemporary interior doors with satin nickel lever-style hardware.
- Roller shades on all windows.
- Electrical rough-in for motorized window shades.
- Screens on windows and sliding doors for natural ventilation.
- Contemporary energy-efficient light fixtures throughout.
- Laundry/Pantry with storage and front-load stacking washer and dryer.
- Gas fireplaces in all exterior units.

CHEF'S KITCHEN

- Contemporary open plan kitchens with large island and spacious storage.
- Stylish cabinetry in contrasting finish with black hardware and pantry space in most units.
- Energy efficient adjustable halogen lights, and pendant lights over island.
- 36" French door stainless steel refrigerator, dishwasher, microwave and wine fridge.
- 30" stainless steel gas slide-in range with hood fan.
- Luxury quartz countertops.
- Waterfall edge quartz island countertop
- Stainless steel double bowl sink with single-handle 'high arc' pull down spray faucet.

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LUXURY BATHROOMS

- Hand-set high quality porcelain tile flooring.
- Modern cabinetry with black hardware.
- Luxury quartz countertops with undermount sinks
- Vanity mirror with energy-efficient contemporary lighting.
- Water-saving dual flush toilets.
- Single-lever pressure balanced tub and shower control.
- Central hot water system.
- In-floor heating for master bedroom ensuites.

PEACE OF MIND

- Enterphone intercom that can conveniently link to your cell phone.
- FOB access for secure entry to lobby, elevators, fitness room and pool area.
- Hard-wired smoke detectors.
- Sprinklers in all homes, including the balcony and common areas.
- Fully secured, brightly lit underground parkade with storage locker.
- Security cameras in lobby, parkade and around building.
- Home warranty insurance coverage.

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FITNESS CENTRE, POOL & AMENITIES

- Fitness centre with state-of-the-art equipment.
- Refreshing and relaxing pool and hot tub.
- Pool side shower and bathroom.
- Natural stone pathways and landscaping.
- Lakeside sitting area and deck space.
- Storage for water toys in lakeside building.
- Application for boat dock is in progress.
- Storage units on parking level for each suite.
- Bike rack at front entrance.
- Dog wash station in parkade.
- Car wash area in parkade.



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**BUYER REGISTRATION
IS NOW AVAILABLE**

CENTURY 21®
Assurance Realty Ltd.

Lisa Moldenhauer PREC* | REALTOR®
250-878-1114

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Email: info@brookslanding.ca

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