STOKEDLIVING

THE LYNX

YOUR LYNX SINGLE FAMILY INFORMATION BROCHURE



STOKEDLIVING
A thriving development
in Revelstoke.

WWW.STOKEDLIVING.CA

SALES@STOKEDLIVING.CA

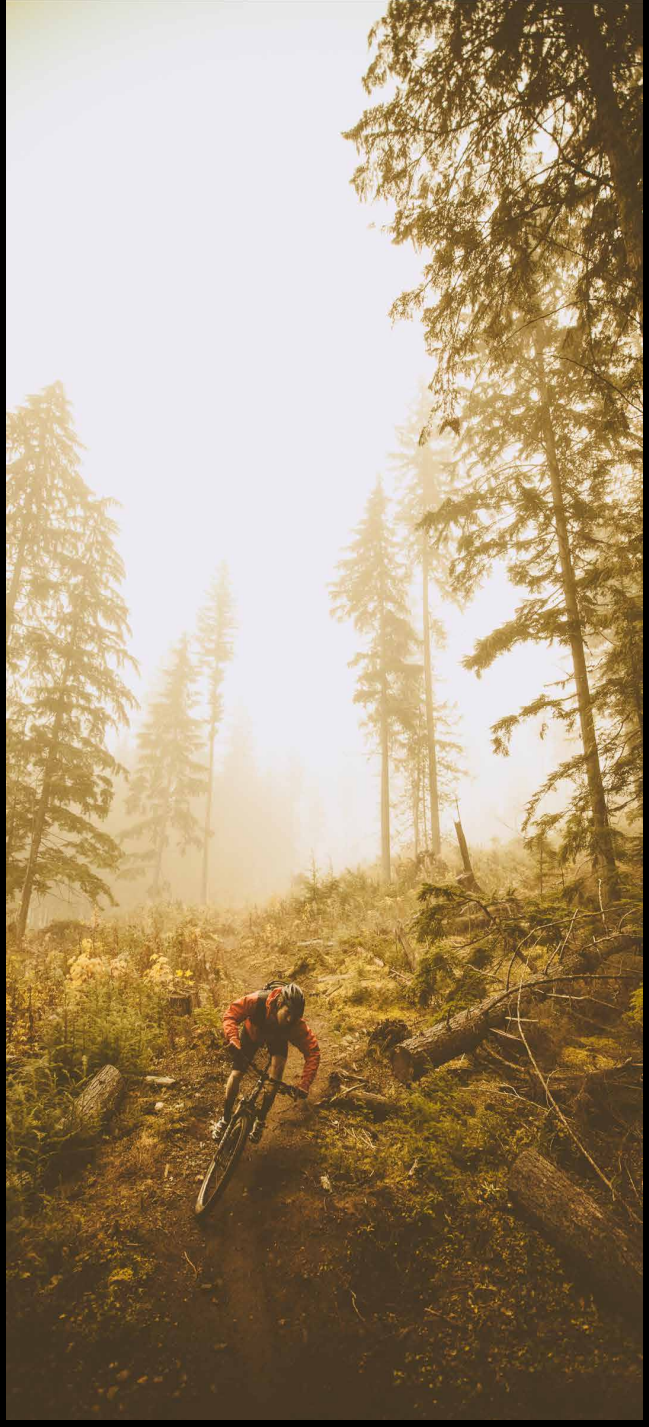
JENNY: (250) 517-8497

STOKEDLIVING

ABOUT REVELSTOKE

Nestled in the prestigious Upper Arrow Heights neighbourhood of Revelstoke, a distinctive array of eco-forward community homes embracing safe, luxurious and healthy family living. And best of all, our homes will all be incredibly energy efficient.

Embracing an outdoor recreational lifestyle has never been easier; enter our fine collection of modern farmhouse style homes, duplexes and townhouses. Each provide affordable luxury while respecting the environment and limiting our carbon footprint. Responsible, luxurious and state of the art. That is stokedliving!





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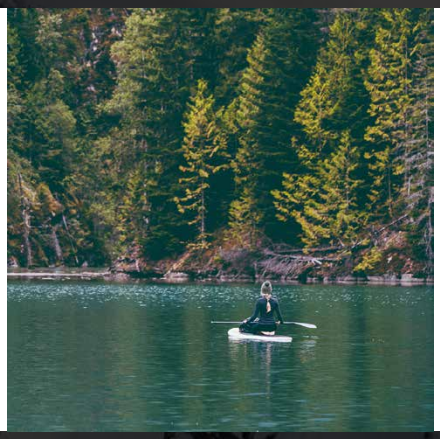
STOKEDLIVING

STEPS FROM NATURE

Stokedliving is Revelstoke's most collegial, walkable neighbourhood outside of downtown - where parks, cafes, amenities and every modern convenience is just a short stroll away.



Steps to Scenic River Walks Columbia River

"Best dammed river in British Columbia!"

Breathtaking Mountain Tops Mount Mackenzie

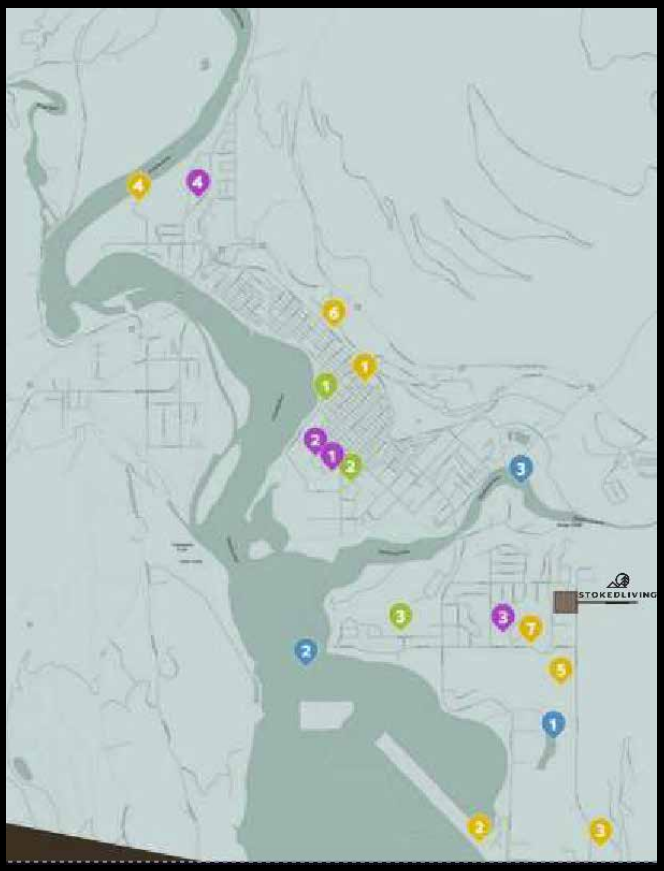
Named for the Right Honourable Sir Alexander Mackenzie, the second Prime Minister of Canada.



OUR BEAUTIFUL COLLECTION OF HOMES

At stokedliving we know that living your best life involves spending quality time outdoors. That's why we created great outdoor spaces, added not one but two parks to the neighbourhood and are providing a street that is friendly and usable by anyone with two, or four feet.

With back lanes and additional visitor parking we give space for visitors but get cars out of the way. We want to see kids riding bikes, playing road hockey, people walking dogs and the kind of neighbourhood that fits Revelstoke best. After all, people come to Revelstoke for the outdoors but stay for the community.



POINTS OF INTEREST

1. Downtown Core
2. Revelstoke Airport
3. Revelstoke Mountain Resort
4. Revelstoke Golf Club
5. Cabot Pacific Golf Course
6. Railway Museum
7. Mackenzie Village

BODIES OF WATER

1. Williamson Lake
2. Columbia River
3. Illecillewaet River

SCHOOLS

1. Revelstoke Secondary
2. Begbie View Elementary
3. Arrow Heights Elementary
4. Columbia Park Elementary

COMMUNITY

1. Revelstoke Aquatic Centre
2. Revelstoke Forum Hockey Arena
3. Queen Victoria Hospital

CLOSE TO ALL ACTIVITIES & AMENITIES



A look inside our beautiful Lynx home

THE LYNX



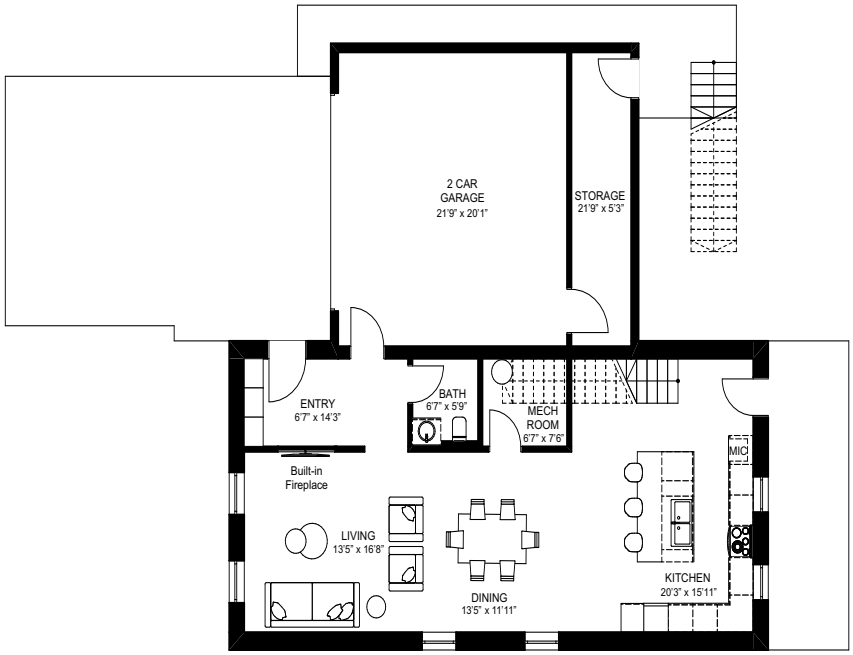
4 BED

4 BATH

MAIN FLOOR – 1080
SECOND FLOOR – 1080
SUITE – 594
TOTAL HOME – 2754
EXTERIOR FOOTAGE (DECKS) – 671
GARAGE – 594
TOTAL SQUARE FOOTAGE – 4019

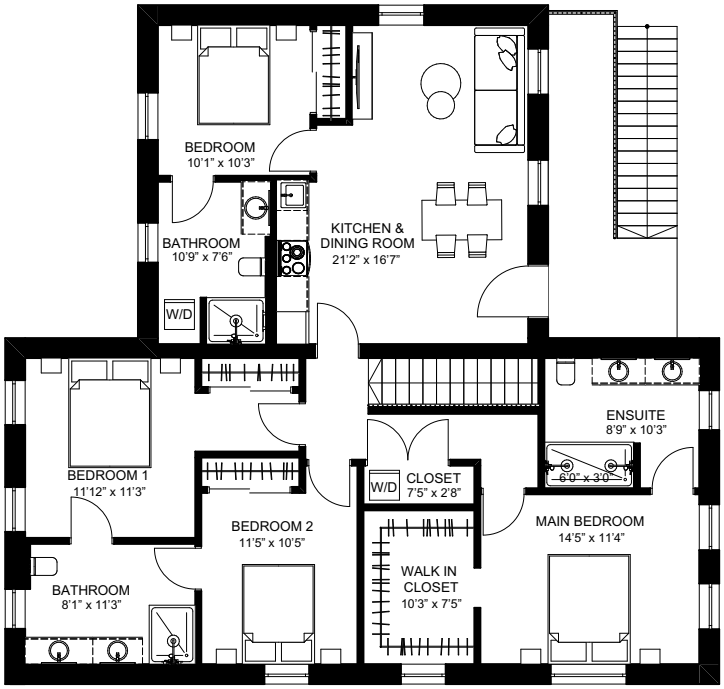
THE LYNX
FLOOR PLANS

MAIN FLOOR





TOP FLOOR


BEDROOM
10'1" x 10'3"
BATHROOM
10'9" x 7'6"
W/D
KITCHEN &
DINING ROOM
21'2" x 16'7"
BEDROOM 1
11'12" x 11'3"
BEDROOM 2
11'5" x 10'5"
BATHROOM
8'1" x 11'3"
W/D
CLOSET
7'5" x 2'8"
WALK IN
CLOSET
10'3" x 7'5"
ENSUITE
8'9" x 10'3"
6'0" x 3'0"
MAIN BEDROOM
14'5" x 11'4"



EXPERT DESIGN

Triple-pane aluminum windows and exterior doors imported from Europe, 2x10 cellulose insulated walls, hardwood fiberboard insulation - just a few of the special touches your Step Code 5 stokedliving home will offer.



Built by state-of-the-art robotics in British Columbia, your home's one-foot-thick walls will be assembled in a dry, controlled environment and site installed within a few days. This further advances the building quality as it avoids the exposure of building materials to the elements.



Sustainable living, built to last. Our energy-efficient homes, crafted with eco-forward technologies, offer a legacy for generations.

The addition of heat pumps will cool your home in the summer and warm your home in winter, making the most of Revelstoke's changing weather patterns. No detail has been overlooked while planning this collection of your outstanding new home.

Super soundproof walls in all units will ensure peace and quiet for all residents. Our newest collection of townhomes have a flex-space that can be used for many purposes.

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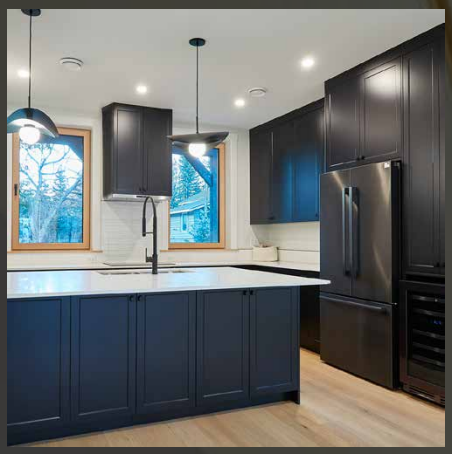
SUPREME QUALITY FINISHINGS

OUR HIGH-QUALITY AND PROFESSIONAL SPECIFICATIONS AND FINISHES COME STANDARD



KITCHEN

- Stainless steel kitchen appliance package including full-size built-in microwave
- Quartz kitchen countertops with stainless steel under-mount sink
- Shaker panel cabinetry with matching toe kicks
- Choice of 4 cabinet colours
- Cabinet over fridge 24" depth
- Subway tile backsplash
- Single lever faucets
- Water line to fridge
- Wine fridge in kitchen



BATHROOM

- Pressure balance valve on all shower and tub taps
- Quartz countertops
- Porcelain under-mount sinks
- Wall hung toilets
- Large vanity mirrors from top of counter
- High-end fixtures throughout
- Large master shower with dual showerheads and frameless glass



EXTERIOR

- Asphalt shingle roof – limited lifetime warranty
- Front walkway
- 180 SQFT patio
- Hot-tub wiring to deck
- Two-car garage
- Fully irrigated & landscaped yard
- Bonus – minimum of 1 tree (to be decided by the developer) and lush green sodded lawns
- Solar ready

SINGLE FAMILY HOME FEATURES

STOKEDLIVING by PARADIGM

YOUR HOME WILL BE TO BE EQUIPPED WITH THE FOLLOWING

Kitchen: Appliance and Cabinets

Experience a new level of culinary excellence in your upgraded home with our top-tier appliance collection. Enjoy the sleek design and cutting-edge technology, along with the convenience of soft-close doors and taller cabinets that offer plenty of storage. Show off and preserve your favorite bottles with the built-in wine cooler—an elegant finishing touch to your transformed kitchen.

Note: Upgrade main kitchen: Bosch appliance package available. No upgrades in the suite kitchen.

Electrical Fireplace

The electric fireplace offers customizable heat settings and realistic flames for year-round comfort. Easy installation and no venting required.

Interior

Experience the perfect blend of luxury and function in your upgraded home interior. Enjoy a spacious walk-in closet, in-floor heating in the master ensuite, main bathroom, and powder room, as well as extra vanity drawers and double sinks in both the ensuite and main bath. Unwind in the large master shower with frameless glass. Stay effortlessly organized with built-in storage solutions and illuminated closets equipped with energy-efficient LED lighting. A sleek, modern powder room vanity completes the elevated design.

Hot Tub Wiring Rough In

Anticipate your desires with our deck hot tub wiring rough-in. Ready to accommodate a future hot tub, this feature adds an element of relaxation and indulgence to your space.

Extra Patios

Your home's exterior is now even more inviting. Choose from a range of premium patio options, including sleek concrete or durable composite. Our expert team will design and install a patio that perfectly complements your home's architecture, creating a stunning outdoor space for relaxation and entertainment.

Air Conditioning

Your home's comfort has been elevated with our upgraded air conditioning system. Experience superior cooling performance, reduced energy costs, and improved indoor air quality. Our advanced system delivers optimal temperature control, ensuring a refreshing environment throughout your home.

Well Insulated and Energy Efficient

Elevate your comfort and sustainability with our well-insulated, energy-efficient homes. Enjoy optimal temperature regulation and lower energy bills without compromising on comfort. Experience eco-conscious living at its finest.

EV Charger Conduit Garage

Prepare for the future with our EV charger wiring to your garage. Streamline installation and embrace eco-friendly living effortlessly.

Solar Ready

Your home is equipped and ready for easy solar system installation.

Legal Suite: Separate Kitchen and Living Area

Every Lynx home now includes a private 1 bedroom suite, offering a separate kitchen and living area. This versatile space can be tailored to your lifestyle, whether you envision a serene home office, a cozy guest suite, or a potential rental income opportunity. With an extended garage and additional lockable storage, you'll have ample room for your belongings and outdoor gear. Elevate your living experience with the luxury and convenience of a private suite.

**The developer reserves the right to change or modify the offer, features, specifications, and floorplans without prior notice. All amenities are planned and are subject to change without notice. E&OE.

APPLIANCES - MAIN FLOOR



The LG LRMXC2206S French Door Refrigerator offers style, space, and convenience. Its 36-inch width and 22 cu. ft. capacity provide ample storage. Double freezer drawers and an external ice and water dispenser add to its functionality.

The LG under-counter dishwasher offers flexible loading with EasyRack Plus and powerful cleaning with QuadWash Technology. It accommodates 15 place settings





The LG LCE3010SB sleek looking electric cooktop offers a stylish 30-inch design and advanced features for convenient cooking.





Upgrade your laundry routine with the LG WT7800CV and LG DLGX5500V. These 27-inch front-load washer and dryer offer advanced features like AI DD and Steam Clean for superior performance. With Wi-Fi connectivity, you can control your laundry remotely. The sleek graphite steel design and spacious capacity make this duo a perfect fit for any modern home.



This 28-inch stainless steel range hood offers powerful 600 CFM airflow with quiet operation. Its 3-speed control and baffle filters effectively reduce odors and improve kitchen air quality.

The Frigidaire Wine Cooler is a perfect storage solution for wine enthusiasts. With dual temperature zones and a capacity of 38 bottles, it ensures your wines are stored at optimal temperatures.





Raise the bar with this LG oven that delivers premium built-in style with a large InstaView® window, and sleek, backlit SmoothTouch® glass controls that elevate the look of any kitchen.

This smart and convenient LG microwave oven is seamlessly built into the lower cabinetry, offering a spacious 2.0 cu. ft. capacity to handle all your heating and cooking needs.



APPLIANCES - SUITE



This LG 21.8 cu.ft. french 3-door refrigerator features SmartDiagnosis ™ Technology, Smart Cooling Plus™ System, digital temperature control and Spill Protector™ tempered glass shelves

An under-the-counter dishwasher that features LG's EasyRack Plus system, QuadWash Technology, and a 15-place setting capacity. The EasyRack Plus system makes it easy to adjust the dishwasher's racks to accommodate different-sized dishes, while QuadWash Technology ensures that your dishes are thoroughly cleaned.





LG LSEL6335F Range, 30" Exterior Width, Electric Range, Self Clean, Glass Burners
(Electric), Convection, 5 Burners, 6.3 cu. ft. Capacity, Storage Drawer, Air Fry, 1 Ovens,
Wifi Enabled, 3200W, Front Controls,
Stainless Steel colour True European Convection

LG WM3600HWA Front Load Washer, 27" Width, ENERGY STAR Certified, 5.2 cu. ft. Capacity, Steam Clean, 10 Wash Cycles, 5 Temperature Settings, Stackable, 1300 RPM Washer Spin Speed, Wifi Enabled, White colour AI DD





This smart and convenient over-the-range LG microwave oven offers a spacious 2.0 cu. ft. capacity for all your heating and cooking needs.

LG DLE3600W Dryer, 27" Width, Electric Dryer, 7.4 cu. ft. Capacity, 10 Dry Cycles, 5 Temperature Settings, Stackable, Steel Drum, Wifi Enabled, White colour



FIXTURES

All Colour Schemes



Alpine Noir &
Mountain Chic

Iron Elegance &
Gilded Harvest

VANITY FAUCET

Elevate your vanity space with our single-handle faucet, a perfect blend of style and functionality.



Alpine Noir &
Mountain Chic



Iron Elegance &
Gilded Harvest

KITCHEN FAUCET

The single handle kitchen faucet features a professional look with an easy to clean spray face.



Alpine Noir &
Mountain Chic



Iron Elegance &
Gilded Harvest

SHOWER

This sleek shower system features a brushed nickel and gold finish for a modern and elegant look. It includes a large, round rain showerhead, a handheld shower, a thermostatic valve for precise temperature control.



TOILET

Transform your bathroom into a space of contemporary elegance with our wall-hung toilet. Embrace the perfect combination of sleek design and space-saving functionality.



Alpine Noir &
Mountain Chic



Iron Elegance &
Gilded Harvest

HARDWARE

Sleek, brushed nickel and gold hardware pieces elevate your home's aesthetic. This contemporary door handles and cabinet pulls create a cohesive, modern look throughout your space.

SUPERIOR BUILDING
SUPERIOR EFFICIENCY

In combination with our superior quality triple-pane windows, we are confident to say that our homes use about 80% less energy than conventional houses. All our houses at stokedliving will meet Step Code 5 – an energy efficiency standard that will only become mandatory
in 2032. This is what we call future proof. Insulating the walls with hardwood fibre board and recycled cellulose not only helps to create an extremely energy efficient building, but also drastically reduces the greenhouse gases emitted to build the home. FUN FACT: In producing the walls, more greenhouse gases are REMOVED from the atmosphere than emitted into it! This is what is called a “carbon negative” build.

COMFORT & EFFICIENCY

- High-Efficient Triple Pane Low-E Argon Filled Windows
- Tilt & Turn European Engineered Windows
- Energy Recovery Ventilation (ERV) System
- Electric Baseboard Heaters Throughout
- Electric Point of Use Hot Water Heaters
- Programmable Thermostat
- Paradigm Super High-Efficient Walls & Roof
- Solar Ready

STOKEDLIVING



WARRANTY

- New Home Warranty
  - 2 Year materials
  - 5 Year building envelope
  - 10 Year structural coverage
- Independent Third-Party Inspection



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STEP CODE 5 WILL BE REQUIRED FOR ALL NEW HOMES AND BUILDINGS IN BRITISH COLUMBIA BY 2032!

STOKEDLIVING

MONEY IN YOUR POCKET - SOLAR REBATES & GREEN HOME MORTGAGES

BC Hydro
Power smart

Right now, BC Hydro will cover up to 50% of your cost for installing your photovoltaic system and batteries.

It's a total win-win - and how often can you say that?



Solar panel rebates:

BC Hydro is offering funding of up to $5,000 for installing a solar system.



Battery storage rebates:

BC Hydro also offers funding up to $5000 for installing solar batteries.

WWW.PARADIGMSOLAR.COM

Paradigm homes qualify for most green home mortgages!

Check with your local banks to find out how:

- Longer amortization periods
- Lower interest rates
- Financing for upgrades
- Cash rebates to settle into your new home
- Increased purchasing power
- Access to green home grants and incentives

E&EO: Rebate programs and eligibility criteria are subject to change.
Please consult with BC Hydro directly for the most current information and to confirm your eligibility.
Developer reserves the right to make changes to the design, specifications, materials, and features of the homes without prior notice.



LET'S START SETTING UP YOUR NEW HOME



GET IN TOUCH

YOUR NEW HOME AWAITS.

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