

# Uncommon pricing is attractive extra on Devonian

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## 3,550 SQ. FT. EXECUTIVE HOME OFFERS VALUE WITHOUT SACRIFICING QUALITY



Lake views stretch across the lake from this hilltop home in The Quarry.

For a home near the hilltop in The Quarry, with an established view corridor to Okanagan Lake and an enviable cul-de-sac location, the pricing on this latest offering from Manzanita Homes is a definite surprise bonus.

An inviting \$639,999 price tag for this walk-out rancher at 607 Devonian represents a significant cost saving considering the sale prices listed for comparable homes nearby, according to builder Bryan Reese. "Because we had thinner margins on this home, and we purchased the lot early in the development cycle, Manzanita Homes is able to offer this residence for an appreciably lower market value without sacrificing quality," he says.

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607 Devonian has been built for relaxed living.  
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The construction features of this 3,550 sq. ft. beauty reflect those of much more expensive properties in The Quarry, making it a certain candidate for quick purchase.

Reese has finished the exterior's acrylic stucco in soft sandstone brown, elegantly edged in white trim. For this home, long-term durability and low maintenance has been a key consideration. In the front yard, the light brown has been accented by cultured stone and a tinted, stamped concrete sidewalk and driveway that will remain appealing for decades. The home is capped with top quality Elk roof shingles to provide a 50-year guaranteed replacement lifespan as well.

At the rear, a private backyard has been created on the gently sloping site in two tiers. Because the new owner may desire a backyard pool, Reese has left the rear yard in a virgin state but devised a complete landscaping package option as an alternative for only \$14,000.



Beautiful Brazillian cherry floors and vaulted ceilings open up the main floor.

Views of the lake reach through the home to the Great Room, kitchen and dining area but they will be best enjoyed from a large covered upper deck that has the unique plus of two entries. One entry provides access from the master bedroom and the other from the open kitchen.



Professional, high-end appliances round out the spacious kitchen.

The 1,850 sq. ft. main floor offers spaciousness and the rich luster of Jatoba hardwood flooring. The wide plank Brazilian cherry wood extends from the large format slate flooring in the vaulted ceiling entry, through the main floor to the upstairs master bedroom, guest room and full bath. The same slate styling is mirrored in the Great Room fireplace construction.

Capturing the lake view from windows in the Great Room, a bright and airy open kitchen design is set off by top-of-the-line appliances that include a Professional Series microwave, Maytag stainless steel dishwasher, wall oven and Frigidaire Pro Series stove. Convenience has been a consideration in this home's design, says Reese.

The tiled laundry room provides easy garage access and higher than normal countertops have been specified in anticipation that the new owners will opt for the latest trend in front load washer/dryer appliance combinations.

Climate control in this Manzanita Homes residence is exceptional. A two-stage high efficiency furnace has been installed, as have a humidifier to maintain proper moisture control for the home's hardwood floors and a four-tonne volume maximizing air conditioner.

In the master bedroom, Reese opted for cosy comfort with densely looped sisal carpeting. It features a spacious ensuite, elegantly tiled in marble with an exceptionally long vanity which draws the eye inward to a tantalizing soaker tub and a large shower that has been appointed with 10 mill glass doors.

PHASE 8  
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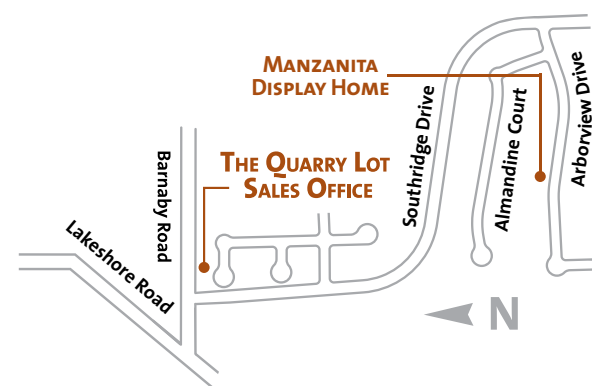
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