

# Osprey

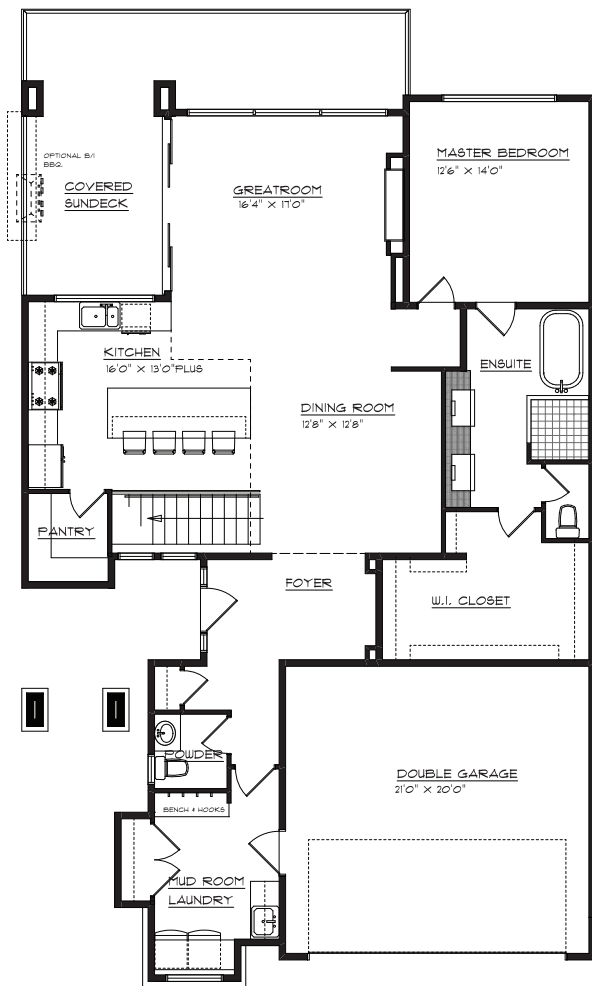
At 1,581 sq. ft., the Osprey may be our smallest floor plan, but every inch has been designed just for you. In place of a main floor guest room, enjoy a spacious walk-in closet and mudroom as well as an appointed kitchen so guests face your gorgeous views.

*Bedrooms: 2 + Den* ✓ *Bathrooms: 2.5*

## MAIN FLOOR

*Living: 1,581 sq. ft.*

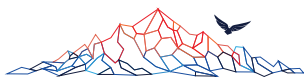
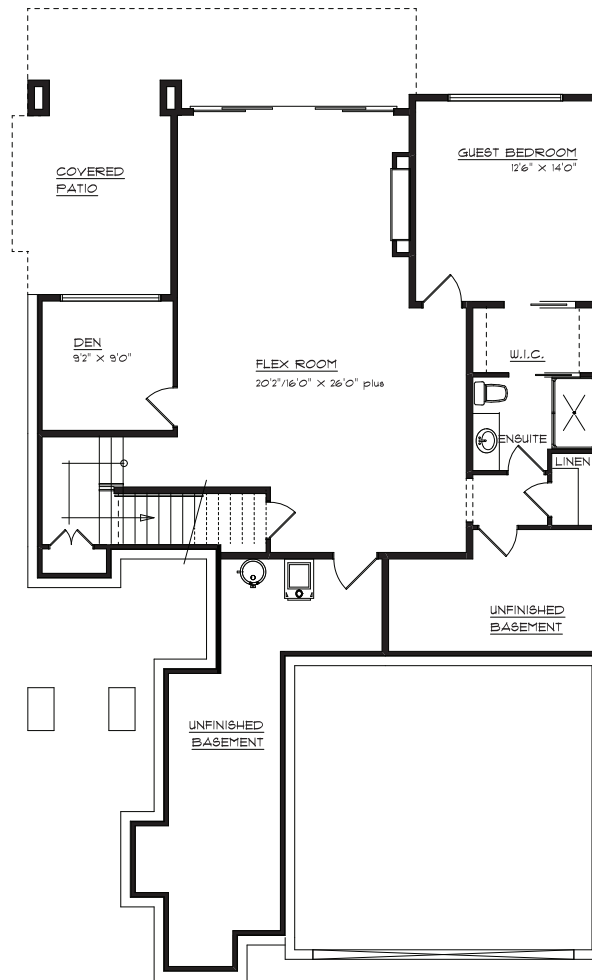
*Garage: 443 sq. ft.*



## BASEMENT

*Finished Basement: 1,134 sq. ft.*

*Unfinished Basement: 450 sq. ft.*



**KESTREL RIDGE**



5425 Upper Mission Dr. Kelowna, BC V1W 5J7  
[KestrelRidge.ca](http://KestrelRidge.ca)

*The Developer reserves the right to make changes without notice. E&EO.*

**Harty Podewils**  
*Licensed Agent, Project Specialist*  
250-862-1570 • [Sales@KestrelRidge.ca](mailto:Sales@KestrelRidge.ca)

## Interior Features

# IT'S ALL INSIDE

### GENERAL

- Engineered HW floors in GR/ Dining/Kitchen/Entry
- Carpet in MB/stairs/lower floor
- Tile in all bathrooms
- Vinyl sliding windows
- 3 colour schemes to choose from
- Mudroom custom built-in
- Custom metal fireplace surround
- 45" linear fireplace
- Solid surface counters in all main floor bathrooms
- Flush mount vents in hardwood areas
- 10' ceiling height in the basement

### KITCHEN

- 9' ceiling
- Stainless steel appliances
- Generous pantry space
- Soft close cabinetry
- Generous drawer space
- Painted ceilings (kitchen only)
- Hardwood flooring
- Under cabinet valance lighting
- Water and ice in fridge/freezer
- Dual fuel range
- Solid surface counters

### ELECTRICAL

- Heated floors in en suite
- Juno pot lights
- Valance lighting in the kitchen
- 200 amp service
- 3 telephone jacks
- 3 cable jacks
- 3 CAT-5 jacks
- Soffit plug for lights
- Security rough-in
- Vacuum rough-in

### PLUMBING

- Gas hot water tank
- Recirculation pump
- 10mm frameless shower doors
- Modern styles fixtures
- Insulated hot water line
- Custom shower in en suite
- 2 frost free hose bibbs

### MASTER

- Oversized walk-in closet
- Luxury en suite
- Custom tile shower
- Oversized vanity with 2 sinks
- Free standing tub
- Warm floor in en suite
- Quartz bench in shower
- Custom tub shelf

### HVAC

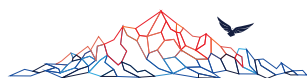
- Bypass humidifier
- Carrier HVAC system
- Two zone HVAC system
- 96.5% efficient furnace
- Programmable thermostat
- HRV and bath fans
- High-efficiency air filter

## Exterior Features

# EXTERIOR APPEAL

- Acrylic stucco finish
- Aluminum soffits
- Modern style brick
- 14' x 10' great room window\*
- 12' x 8' sliding glass door onto deck
- 14' x 8' sliding glass door to the patio in walk-out basement
- Short post glass railing
- Torch onto flat roofs
- Lifetime asphalt shingles to hip roofs
- Modern architecture
- Side entry homes
- Walk out basements
- Large concrete decks
- 2 car garage

\* Not available on the Eagle floor plan.



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