



MONUMENT
DEVELOPMENTS

Oliver, British Columbia - Where your dream home awaits you!

Introducing 12 New Homes

Unlock the Door to Exceptional Living in Wine Country: Affordable Homes Amidst the Vines with 6 Charming Duplexes!



Whether you're a first-time homebuyer or looking to invest in a property that seamlessly combines affordability and luxury, these duplexes are your ticket to a life well-lived.

Welcome To Oliver

In Oliver, life unfolds like a well-aged wine, each moment savored and appreciated. Whether you are looking for a place to call home, invest in real estate, or escape the winter chill, Oliver invites you to discover the beauty of Canada's wine capital and experience the warmth of its community year-round.



A premier grape growing region, thanks to abundant sunshine, optimal temperatures, and sandy soils. Not only does Oliver boast the perfect conditions for cultivating exquisite red grape varieties like **Merlot**, **Cabernet Sauvignon**, and **Syrah**, but it also offers a unique and unparalleled lifestyle that makes it an exceptional place to call home and an ideal destination for savvy real estate investors.

The Wine Capital of Canada

Price Sheet



<u>Plan</u>	<u>Home Type</u>	<u>Interior</u>	<u>Lot Size</u>	<u>Price</u>
313 Chardonnay Avenue	4 Bed and Den; 3 Bath	1840 SF	3176 SF	\$739,000
315 Chardonnay Avenue	3 Bed; 2.5 Bath	1708 SF	2547 SF	\$699,000
317 Chardonnay Avenue	3 Bed; 2.5 Bath	1704 SF	2518 SF	\$699,000
319 Chardonnay Avenue	4 Bed; 3 Bath	1862 SF	2518 SF	\$719,000

Estimated Completion Date- Phase 1 is expected to be completed Early 2024. Call one of our sales advisors for an update on timeline.

Deposit structure - A total deposit of 5% will be paid within 2 business days of final subject removal.

*In our continuing effort to improve and maintain the high standard of Monument Developments, the developer reserves the right to modify or change plans, specifications, features and prices without notice. All dimensions and sizes are approximate and are based on architectural measurements.

Feature Sheet

LUXURY LIVING IN WINE COUNTRY

Our in-house expertise sets us apart, enabling us to craft residential homes that transcend industry standards.

- Wood Frame with high roofs and valley-inspired exteriors.
- Be amazed as you walk through a hand-crafted timber entryway with a 42" front entrance door.
- Large windows to take advantage of the captivating views of the Okanagan and the Mountains
- Select units come with large decks for your family to enjoy the famous Okanagan weather
- Single/Double 8 foot garages vary by unit, a paved driveway along with a quiet street for guests to park
- Situated in Oliver's upscale neighborhood close to; restaurants, coffee shops, recreation, wineries, stores, and other amenities



LIVING SPACES

Thoughtfully and efficiently designed to maximize light and space, to make these duplexes feel like home. The bedrooms have been shaped to allow for more than just a bed, they allow you to fit what you need in your most intimate of spaces. A few details:

- High-efficiency heating and AC for year-round comfort
- Open and spacious 9' ceilings in all main living areas
- Electrolux front load washer and dryer in conveniently located laundry room. Shelving will be included in purchase price
- Pot lights and outlets perfectly situated

BATHROOM

- Polished quartz countertops
- All cabinets and millwork made out of real plywood boxes
- Polished chrome accessories
- Ensuite walk-in showers with glass enclosures

KITCHEN

- Premium Kitchen Aid appliances
- 30", 5 burner Gas Slide-in Convection Range
- Gas Cooktop
- Integrated refrigerator with water dispenser, automatic ice maker and LED lights
- 24" Integrated dishwasher with stainless steel interior and extended dry function
- Low-profile Kitchen Aid over-the-range microwave
- Exterior vented 5-speed hood fan
- Polished quartz countertops
- Soft-close cabinets are crafted from real plywood boxes.
 - Paint grades are a shaker profile and wood veneer will be a flat panel for a smooth finishing

PEACE OF MIND

- Alarm system roughed-in
- Electric car charging outlet roughed-in
- Quiet, family-friendly neighborhood
- Secure garage
- 2-5-10 New Home Warranty

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32 Homes Built, 14 Multi-Family Units

Welcome to Monument Developments, where the art of property development is elevated to create not just homes, but lifelong havens. Our dedicated team takes pride in overseeing every facet of the development process, ensuring that your journey from concept to keys is seamless and exceptional.

Our in-house expertise sets us apart, enabling us to craft residential homes that transcend industry standards. Collaborating with industry experts, we bring together a wealth of knowledge to deliver a product that not only meets but exceeds your expectations. At Monument Developments, we are not just builders; we are dream-weavers, constructing more than houses – we build serene spaces where families can flourish, children can grow, and everyone can find respite and relaxation.

Quality is the cornerstone of our philosophy, and we continuously challenge ourselves to reach new heights.

Join us on a journey where innovation meets tranquility, and your dream home becomes a reality. At Monument Developments, we don't just build spaces; we craft legacies that stand the test of time. Welcome to a world where your aspirations take shape, and the future is built with care, expertise, and an unwavering commitment to your satisfaction.

www.monumentdev.ca



Chardonnay Avenue



Exceptional home, Exceptional value
starting at **\$699,000!**

Wineries

- Phantom Creek
- Burrowing Owl
- Goldhill
- Bordertown Cider & Winery
- Hester Creek Winery
- Kismet Estate Winery
- Quinta Ferreira Estate Winery
- Silver Sage Winery
- Stoneboat Pinot House
- Nostalgia Wines Inc.
- vinAmité Winery and Wine Lounge
- Le Vieux Pin
- Gehringer Brothers Estate Winery
- District Wine Village
- Squeezed Winery + Distillery
- Jackson Triggs Okanagan Estates
- Maverick Estate Winery
- Desert Hills Estate Winery
- Red Barn Winery
- Church & State Wines
- Rust Wine Co
- Road 13 Vineyards
- Culmina Family Estate Winery
- Gneiss Wines
- Pipe' Dreams Winery
- Hidden Chapel Winery
- La Casa Bianca Winery
- Red Horses Vineyard
- Mirror Lake Vineyard
- Castoro De Oro Estate Winery
- Checkmate Artisanal Winery
- Tinhorn Creek Vineyards
- Riverstone Estate Winery
- Covert Farms Family Estate





RECREATION AND ENTERTAINMENT

1. Area 27
2. Watersports Osoyoos
3. Spirit Beach Watersports
4. Fairview Golf Course
5. Nk' MIP Desert Canyon Golf Course
6. Sonora Dunes Golf Course
7. Osoyoos Golf Club
8. EastLink Curling
9. Oliver Arena
10. Oliver Parks and Recreation
11. Oliver Pool
12. Oliver Kiwanis Senior Citizens
13. The Dance Studio
14. Pilates Plus Fitness
15. South Okanagan Physiotherapy



SCHOOLS

1. Tuc-el-Nuit Elementary
2. Oliver Elementary
3. Oliver Secondary
4. Southern Okanagan Secondary School



SHOPS AND SERVICES

1. Canadian Tire
2. Oliver Place Mall
3. Integra Tire and Auto Centre
4. Tireland - Sabyan Automotive
5. Blooms and Fins
6. Gems and Stems at Eastside
7. Pacific Haven Landscape Supplies
8. Dollarama
9. Pharmasave
10. Interior Savings Credit Union
11. Look Divine Esthetic's and Babering
12. BC Liquor Store



RESTAURANTS

1. District Wine Village
2. Oliver Eats
3. Pizza 97
4. Firehall Brewery
5. Best of India Restaurant
6. Oliver Garden Restaurant
7. The Restaurant At Phantom Creek Estates
8. Miradoro Restaurant
9. Backyard Farm
10. The Sonora Room
11. Terrafina at Hester Creek



GROCERY STORES

1. NOFRILLS Oliver
2. Oliver Family Grocery
3. Buy-Low Foods
4. Oliver Global Grocers
5. Oliver Garden & Fruit Market
6. Oliver Supermarket
7. Sunview Market



Jewan Brar

Professional Real Estate Corporation

Stonehaus Realty

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Savina Bhullar

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Rennie & Associates Realty

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Unlocking Your Dream Home - Your Journey Starts here! Please don't hesitate to reach out.

We're here to assist you in any way we can.





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"Experience spacious elegance that redefines your lifestyle."