

A CURATED COMMUNITY

The Comfort of KOS in collaboration with Ste Marie Studio

The Kootenays' Scandinavian heritage inspires the warm, contemporary comfort of The Glades' three, four and five-bedroom alpine townhomes, each with a private deck and garage. Nordic-inspired contemporary interiors offer Kos,

a cozy, understated comfort for calm moments between outdoor exhilaration. Interiors combine rich woods, tonal textures and tactile materials that look right winter and summer.

YOUR BUILDING

Indoor-Outdoor Wellbeing

- Welcoming spaces to socialize with friends new and old, connect with nature through full-scale windows, quiet moments alone or to be with others
- Option for private outdoor hot tub
- Option for private BBQs with both indoor and outdoor dining options

Private Garages and Storage

Dedicated parking spaces for one or two vehicles with an option for EV charging facilities. Your garage provides secure indoor space that goes well beyond just storage for your vehicles and gear. Space to wash your bike and do a quick tune or wax make everything at The Glades convenient.

THE HOME

Smart Features

- Smart controls for entry doors

Sustainability Features

The Glades has been designed and will be constructed with our environment in mind with some features including:

- High-efficiency heating and cooling for each home.
- Low flow, efficient water fixtures
- Native landscaping to minimize resource use
- Private garages with an option for EV charging facilities

Interiors

All homeowners will have the choice of light or dark finishings palette:

Champagne

Light wood colour, refined millwork, textural tiles, and polished chrome.

Corduroy

Rich wood colour, refined millwork, textural tiles, and polished chrome.

Warranties mean ownership with confidence

The Glades will be complete with comprehensive new home warranty protection from WBI including:

- 2-Year Material Warranty
- 5-Year Building Envelope Warranty
- 10-Year Structural Defects Warranty



LIVING SPACES

Your Home

- Zoned for nightly rentals
- Premium hardwood floors
- Broadloom-carpeted upper floors
- Convenient mudroom
- Gas fireplaces
- All homes feature private balconies that connect you to life in the mountains
- Venetian blinds throughout the home

Kitchen

- Engineered stone countertops
- Soft-close hinges and hidden hardware
- Under counter task lighting
- Contemporary tiled backsplash
- Fulgor Milano appliance package
- European-inspired fixtures from Fluid

Bathrooms

- Under counter contemporary and functional LED lighting
- Quality fixtures and sleek faucets
- NuHeat in-floor heating
- Double vanity in principal bedroom ensuite

Upgrade Selections

- Outdoor hot tub
- Custom millwork details in living room
- Finished lower floor bedroom or family room with bathroom
- Heat pump system that allows for both heating and cooling
- Built-in mudroom with custom cubbies, hooks and even a boot dryer
- EV charging facility in garage

Appliance Schedule

- 36" Fulgor Milano Fridge
- 36" Fulgor Milano Gas Range
- 36" Hood Fan
- Integrated Fulgor Milano Dishwasher
- Microwave
- Under-the-Counter Wine and Beverage Fridge
- Pantry
- High-Efficiency Washer & Dryer

