



Molenbeek Ventures Development Corporation



Townhouses & Free Standing Family Homes



Creekside Park... as wonderful and natural as it sounds.

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We are preserving the natural beauty of Smith Creek and the trees along its banks. Pathways and bridges allow you to explore and enjoy this protected, natural park space.



Bridge over Smith Creek

Location

Broadview Road, West Kelowna B.C.

The Okanagan Valley stretches from its southern tip of Osoyoos at the US border to Vernon in the north. The average summer temperature is 27°C (80.6°F), and is combined with mild winters. Over 2,000 hours of sunshine, and 11 inches of annual rain make the Central Okanagan a popular destination.

Kelowna is the largest city in the Okanagan, with a population of 110,000 and an international airport. The new five lane bridge, was opened in 2008, and connects Kelowna to West Kelowna, (until recently called Westbank). The new bridge will undoubtedly boost property values on the Westside.

The West Kelowna area welcomes visitors with a host of attractions, including Bear Creek Provincial Park, art and antique shops, golf courses, beaches, water sport facilities, wineries and four nearby ski resorts.

West Kelowna

Surrounded by mountains in the west and Okanagan Lake in the east, West Kelowna is smaller than Kelowna, yet boasts a full experience of amenities. West Kelowna with a population of 24,600 is a popular spot for those who seek a more relaxing experience in the Okanagan.



Creekside Park

Creekside Park is located in West Kelowna, at a 15 minutes drive to downtown Kelowna. Located on Broadview Road, adjacent to farmland, Creekside Park is close to everything the friendly town of West Kelowna has to offer.

Creekside Park is located in West Kelowna, on Broadview Road, adjacent to farmland. Creekside Park is close to everything the friendly town of West Kelowna has to offer, yet is only a fifteen minute drive across the bridge to downtown Kelowna.

The spacious homes are well appointed with features not normally found in this price range. Nestled in a quiet, rural area, Creekside Park is far from busy main roads, but the excellent public transportation system and quieter country roads put shopping, schools, urban amenities, and a myriad of recreational opportunities within easy reach.



Development Layout

The Bayberry



The Carrington



To compliment the natural setting of Creekside Park, our designer choose different exterior colour scheme combinations, alternating throughout the park.

The wood door and window trims are painted in matching contrasting colours. Also the entrance door units, with decorative beveled glass, are painted in warm designer colours.

The pictures on the left show the designer's Almond (left) and Kaki (right) combinations.

(L) Almond Colour Combination (r) Khaki Colour Combination





1 - 28: *The Carrington*
 7 x Carrington 4-plexes – 28 homes

29 - 50: *The Bayberry*
 22 x Bayberry Homes

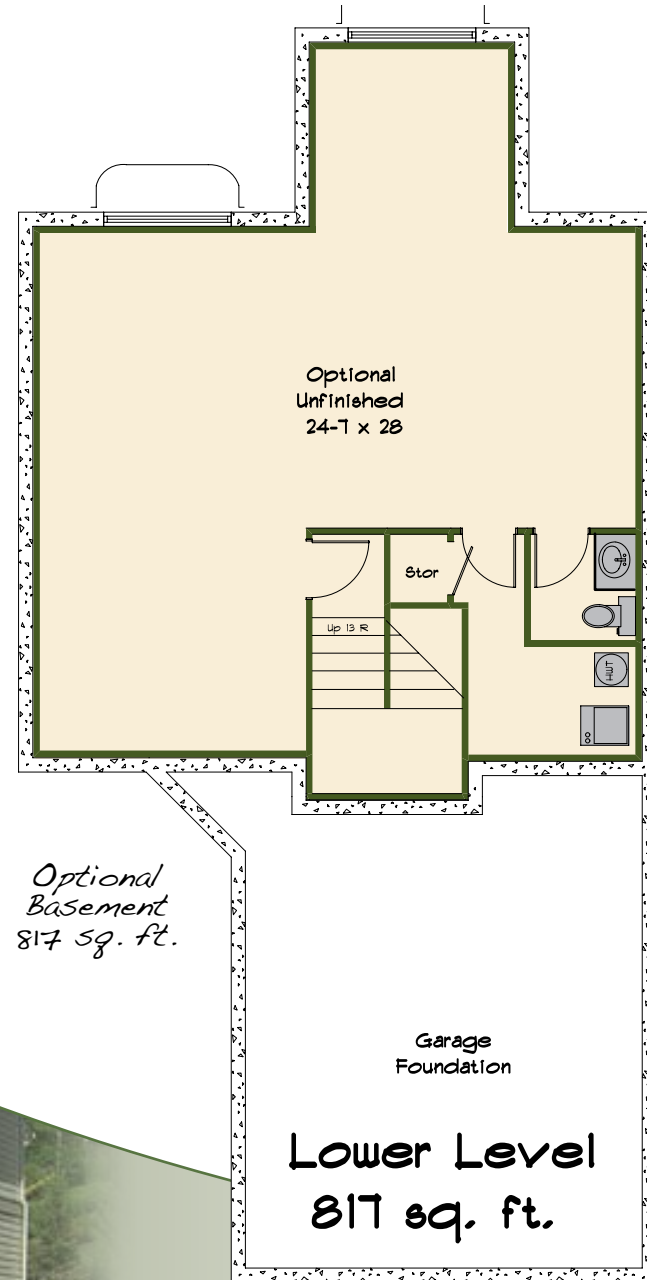
Showhome

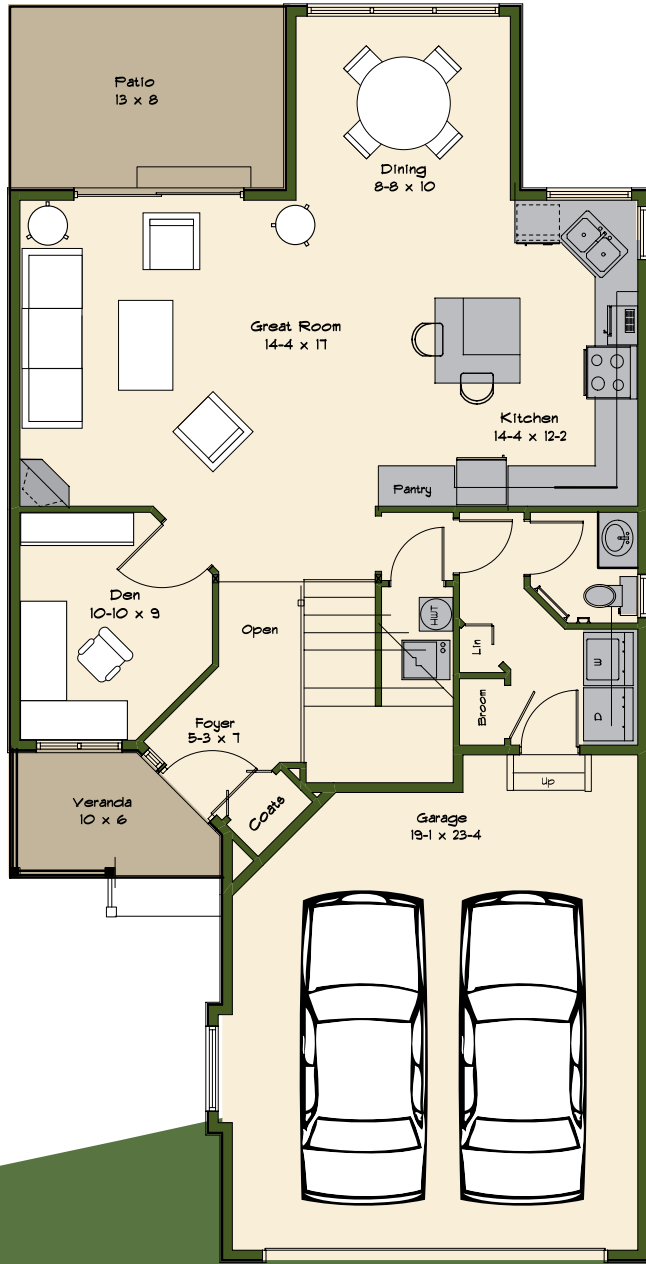
The Bayberry

1762 S.F.

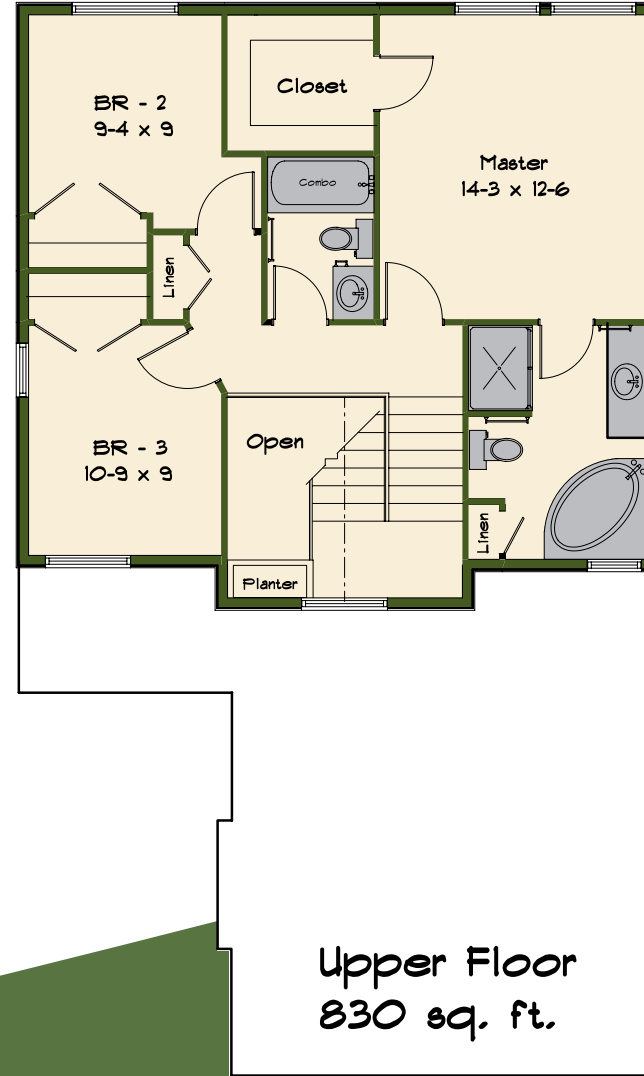
With optional basement 2579 S.F.

Actual details and/or layout may vary





Main Floor
932 sq. ft.

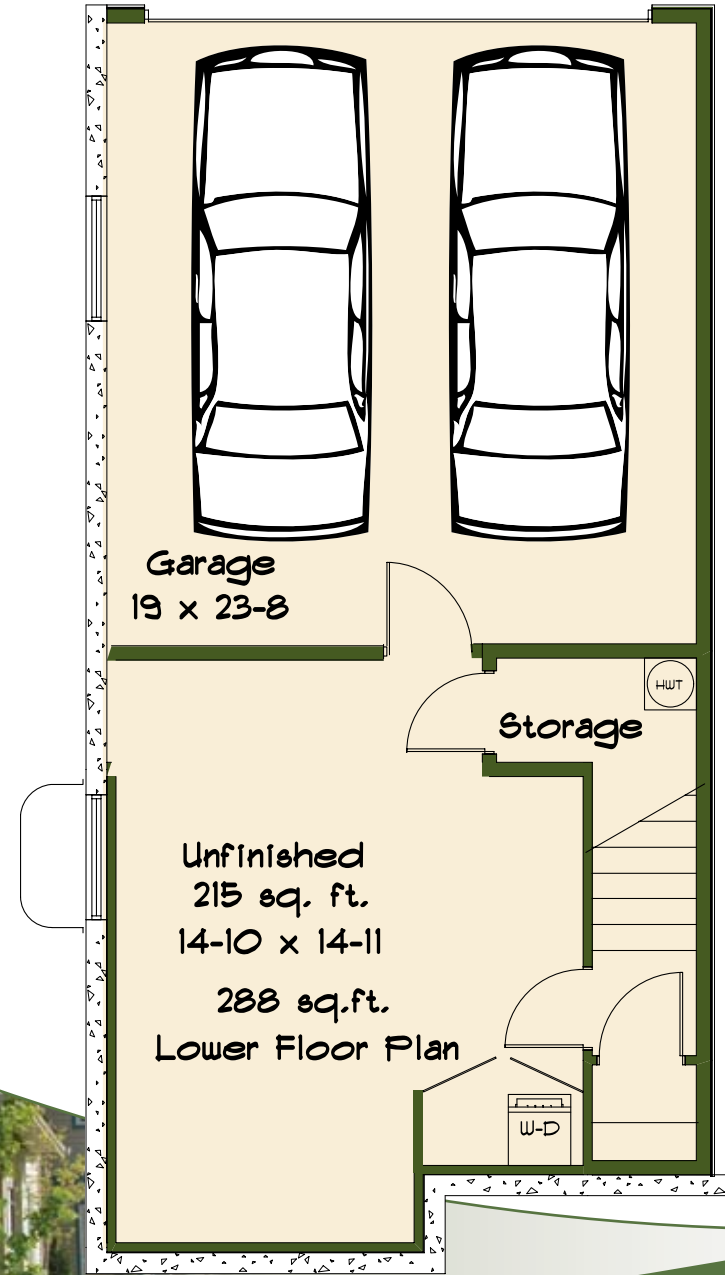


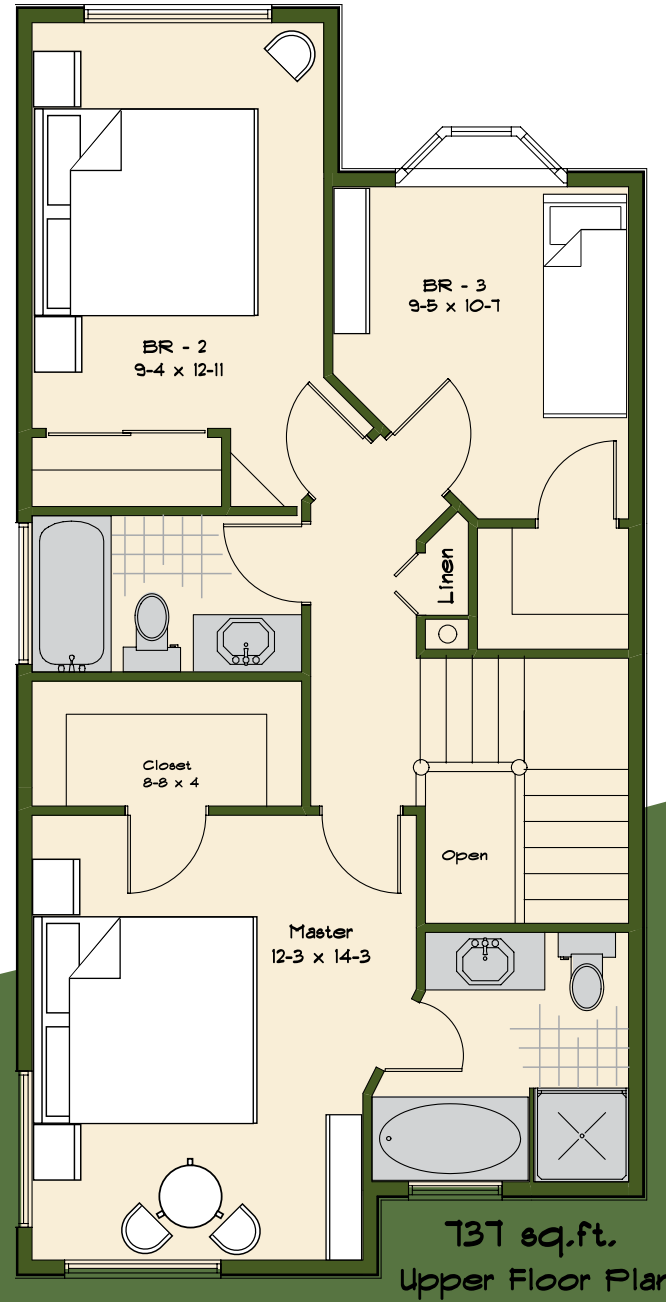
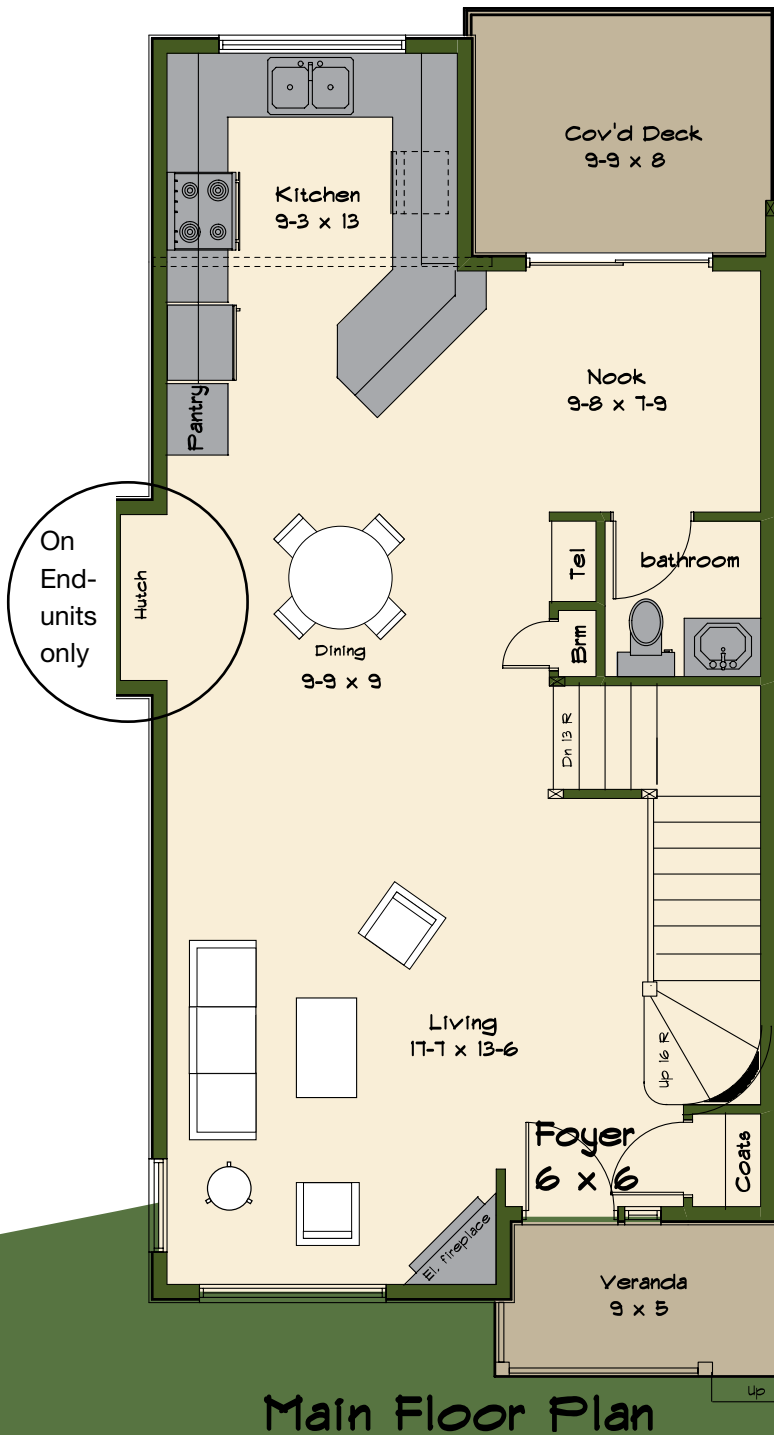
Upper Floor
830 sq. ft.

The Carrington

1755 sq. ft. End unit (1540 sq. ft. Finished)

Actual details and/or layout may vary





Features

All homes include the following features

Community

- Short distance to all amenities
- 10 minutes from the beach
- Good public transportation.
- Only a few kilometers from Crystal Mountain Ski Resort
- Only five minutes away from two beautiful 18 hole golf courses

Common Areas

- Generous on street parking and special visitor parking available
- Professional extensive landscaping by Hampton Landscape Design
- Gravel path and wooden bridge leading to the park surrounding Smith Creek.

Kitchen

- Solid custom 1.25" granite countertops
- Granite Kitchen Island designed as eating bar in the "Bayberry"
- Double stainless steel sink below granite countertop
- Brushed nickel or chrome Kohler spray faucet
- Pantry style storage cabinets
- Maytag Top-Mount Refrigerator, Stainless Steel
- Maytag Self-Clean Range, Ceran Top Stainless Steel
- Maytag Precision Dishwasher, Stainless Steel
- Maytag Over-The-Range Microwave with ventilation, stainless steel

Bathrooms

- Chrome Kohler Lever Faucets
- Kohler Toilets
- Brushed nickel/chrome towel-bars, toilet roll holders and clothes hooks
- Fiberglass showers with frameless glass doors and fiberglass bath tubs
- Full width vanity mirrors

Mechanical

- Lennox or Carrier High Efficient Furnace prepared for air-conditioning or heat-pump, for very economical heating
- 80-gallon (US) water tank
- Lennox Merit MPE-27 electric fireplace c/w fan and remote control
- Rough-in for built-in vacuum system c/w 3 outlets

Exterior and Construction

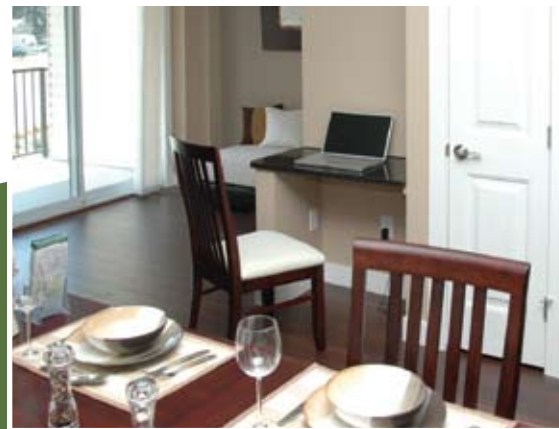
- Solid 6½" construction, very well insulated
- Engineered I-joists and ¾" glued floors, guaranteed not to squeak
- Designer colour coordinated Gentek siding with contrasting trim
- Wood door and window trim
- Birchwood roof shingles with 30 year warranty
- Stone details with Walnut Southern Ledge-stone
- All-weather windows, Low-E, filled with Argon Gas measuring full 6½" chambered frames

Exterior and Construction

- 9-foot ceiling on main floor creating spaciousness
- Double “Renaissance” garage doors with decorative windows R12 insulation and polymer rollers for ultra quiet operation. These doors carry a 15 year warranty
- “Hormann” Silent Drive garage door opener with lifetime warranty
- Decorative glazed entrance door c/w full safety glass sidelight
- Extraordinary spacious living areas with a great many innovative features, specially designed by accredited designer Kim Vincent
- Covered by a 2, 5 or 10 year Home Protection Warranty program
- Three designer coordinated colour schemes for exterior siding, with “Smart Board” trim
- Broom finished concrete driveways and entrance pathways
- Wood frame construction, with interior and exterior walls framed at 16” on center
- Engineered roof trusses with 7/16 sheathing

Interior

- Three designer coordinated colour schemes
- Real tile floors in bathrooms (no Lino)
- Imperial Micro V-Plank laminate flooring in living and kitchen areas
- Papilio carpet in all bedrooms
- Interior doors of Masonite Cheyenne, a two panel plank design
- No bi-fold or pocket doors, all swinging doors
- Solid Maple kitchen with shaker style cabinets c/w 1 1/4” granite countertops
- Double under-the-counter stainless steel sink, plus Kohler chrome kitchen faucet with spray
- Kohler faucets, toilets and bathroom sinks
- Tiled kitchen backsplash
- Granite computer desk in the Carrington
- White Paloma raised panel cabinets in bathrooms
- Curved stairs in the “Carrington
- Designer selected lighting package
- Solid lever style brushed nickel door handles
- Closet organizers with wire shelving



Interior Colour Scheme Details

Sage Meadows



SCHEME:	Bath floor tile & tub surrounds:	Marco Polo Ravenna series 13x13 Beige
	Laminate Flooring:	Silver series Winslow Coffee
	Kitchen backsplash & shower walls:	4x4 white
	Carpet:	Incan Trail #736 Spanish Moss
	Main Paint:	General Paint Cartographic
	Accent Paint:	General Paint Foppish
	Trims:	Benjamin Moore Cloud White
	Kitchen Cabinets:	Westwood Alder Java, Shaker style doors
	Kitchen Granite:	Granite Solutions Uba Tuba, no splash
	Bath vanity cabinets:	Westwood Paloma White
	Bath laminate countertops:	Formica Labrador Granite, Matte, post-form with counter splash

Golden Coast



SCHEME:	Bath floor tile & tub surrounds:	HT3303 Tiles
	Laminate Flooring:	Silver Series Cowley Vintage
	Kitchen Backsplash & Shower Walls backsplash & shower walls:	4x4 tan
	Carpet:	Incan Trail 832 Vanilla Bean
	Main Paint:	General Paint Rodeo Dust
	Accent Paint:	Ralph Lauren Elm Th34
	Trims:	Benjamin Moore Cloud White
	Kitchen Cabinets:	Westwood Maple American Walnut
	Kitchen :	Granite Solutions New Venetian Gold, no splash
	Bath vanity cabinets:	Westwood Paloma White
	Bath laminate countertops:	formica Butter-rum granite, matt, with counter splash

Truffle



SCHEME:	Bath Floor tile & Tub Surrounds:	Marco Polo Ravenna Series 13x13 Noce
	Laminate Flooring:	Silver Series Cowley Mocha
	Kitchen backsplash & shower walls:	4x4 white
	Carpet:	Incan Trail #836 Sourwood
	Main Paint:	General Paint Crisp Khaki
	Accent Paint:	General Paint Bark Mulch
	Trims:	Benjamin Moore Cloud White
	Kitchen Cabinets:	Westwood Alder Java, Shaker style doors
	Kitchen granite:	Granite Solutions Black Pearl, no splash
	Bath Vanities Cabinets:	Westwood Paloma White
	Bath laminate countertops:	Formica Jamocha Granite, matt, with counter splash

Options

Electrical

- Extra phone or cable outlet (3 phone & 3 cable outlets included)
- Extra power outlet
- Dimmer switch
- Ceiling fan c/w remote control
- Seasonal exterior electrical outlet and indoor switch
- Keyless garage door entry

Mechanical

- Air Conditioner, installed on concrete,
Carrington, 2.0 Ton
Bayberry, 2.5 Ton
- Heat-pump, installed on concrete.
Carrington, 2,5 ton
Bayberry, 3 ton
- BBQ Natural Gas connection box installed

Interior

- Central vacuum system
- Central vacuum kitchen floor sweep
(to be chosen *before* drywall stage)

Flooring

- Flooring selection outside our range (of 3) with “NuFloors” in Kelowna at your own cost or saving, to be assigned before installation
- Heated tiles and control in bathroom, en-suite and/or kitchen (20 sq. ft.)

Kitchen

- Cabinet selection outside our range, at customer’s choice and own arrangement with Westwood Cabinets in Kelowna
- Stainless steel appliances selection outside our range, at customer’s choice and own arrangement with “City Furniture” in West-Kelowna
- Special “Creekside Park” rates by “City Furniture” for washers, dryers, electronics and furniture

Painting

- Additional or different colour schemes
- Trim colour outside our selection
- Dark shade in one or more rooms
- Dark shade in part of the house

Bayberry with unfinished basement

- Complete installation of bedroom, 3-piece bathroom and recreational room

For further details on pricing, please consult our pricelist

Developer & Builder



Molenbeek Ventures Development Corporation

Honesty and service are the benchmarks of Molenbeek Ventures Development Corporation. We pride ourselves on delivering above average quality at a fair price, influenced by Dutch style architecture. Our corporation is part of a world-wide development company that has been in operation since 1934.

Wim Zuydervelt, president of the Canadian base, has more than 25 years of experience in many areas of commercial and residential development and construction. Zuyderveldt was co-owner of respected Kelowna company, Sunrise Construction for many years.

Today, Molenbeek Ventures has two projects on Vancouver Island, and has finished a luxurious 28 condominium building in Vernon, BC. The first of four “dream homes” is now available in Upper Mission in Kelowna. In West Kelowna, Creekside Park, which was honored to receive the “Silver Tommie” award for “Best Community of the year” in 2008, is now in the final phases of construction.



PowerTech Construction.

PowerTech Construction is owned and managed by Paul Teeuwen and Wim Zuydervelt. Wim as the developer and Paul, overseeing the sales, are both committed to guaranteeing the highest quality of materials and workmanship. Selected sub-trades know and deliver the high standards expected from them and all can vouch for their products. Apart from the actual construction of the homes, PowerTech is very much involved in the open and practical designs. The “Silver Tommie” award confirms this.

Both Molenbeek Ventures and PowerTech strive to make ownership in Creekside Park a simple and pleasant experience.

SALES AND INFORMATION

Paul Teeuwen and his team, Rianne, Zdena and Sarah, are pleased to welcome you for a visit to the show home. They will be proud to show you what special features we have and would be delighted to help you to make the right decisions. Michael Craddock, a Coldwell Banker Realtor, is closely working with the team. He and his wife Sarah, actually liked the homes and developments in Creekside Park so much, they decided to buy a Bayberry for themselves.



Contact information

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