



# Rosemont

BY WESMONT HOMES

139 HOMES NESTLED IN THE HEART OF ARMSTRONG

# Inspiration

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After scaling mountains and valleys of the Rockies, Catherine O'Hare Schubert, nicknamed Lady Overlander, was the first European born to enter British Columbia. She found her family's home in the North Okanagan valley in an agricultural community named Armstrong.

With little to no food during their journey, wild rosehip became their means to survival. Naturally, Catherine named her daughter Rose - an ode to the powerful and invigorating rosehip that safely brought them to their new home.

Rosemont was named to honour Lady Overlander and the local roots of the historic farming community of Armstrong.



# Timeless European Design

The rustic exteriors shine through a rugged sophistication with over mortared and natural coloured stone, metal roof accents, textured stucco finish, grid windows and warm yet striking colour schemes.



# Countryside Living

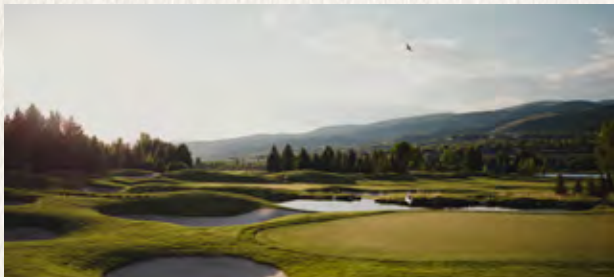




\*Rendering in Linen colour scheme

## Inspired by Rustic Elegance

The Belgian farmhouse style boasts open floorplans, oversized mudrooms and pantries, and spacious kitchens with the option to include Wesmont's signature wine area. The curated old-world elements such as arched doorways and exposed wood beams will bring a sense of rustic elegance.



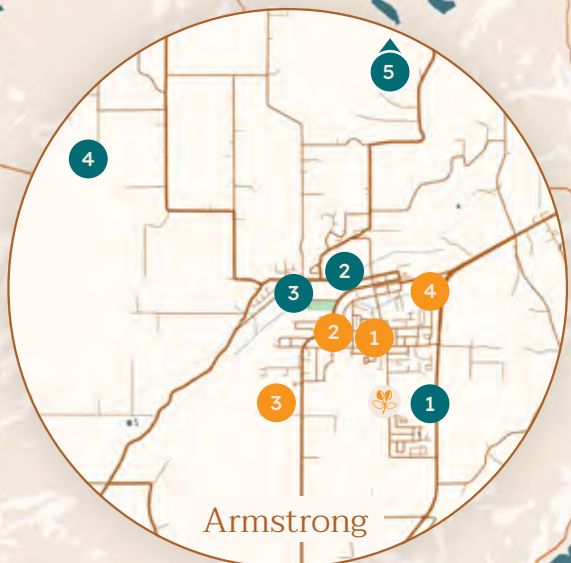
## Connected Community

WITH UNENDING BENEFITS

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Live with intentionality in the North Okanagan valley. Endless opportunities emerge living in the peaceful countryside while having incredible access to the city's perks.

Situated on the Overlander Golf Course, lifestyle and luxury follow you at Rosemont. Find world class ski resorts, emerald-coloured lakes, golf courses, cycling trails and vast orchards just outside your front door.



 Armstrong

Vernon

Kelowna

PLACES THAT MAKE A HOME  
**Neighbourhood**

**LIFESTYLE** DRIVING TIME

- 1** Rose Swanson Hiking Trails 15 min
- 2** Lake Country 30 min
- 3** Predator Ridge Resort 34 min
- 4** Silverstar Mountain 35 min
- 5** Salmon Arm Waterslides 37 min

**LOCAL ACTIVITIES** DRIVING TIME

- 1** Overlander Golf & Events Centre 1 min
- 2** Armstrong Farmers Market 5 min
- 3** Armstrong-Spallumcheen Parks & Arena 6 min
- 4** Farmstrong Cider Company 12 min
- 5** Edge of the Earth Winery 12 min
- 6** Caravan Farm Theatre 15 min

**AMENITIES** DRIVING TIME

- 1** Armstrong Preschool 3 min
- 2** Armstrong Elementary School 4 min
- 3** Pleasant Valley Secondary School 4 min
- 4** Askew's Foods 4 min
- 5** Real Canadian Superstore 16 min
- 6** Vernon Jubilee Hospital 21 min
- 7** Kelowna International Airport 46 min
- 8** University of British Columbia Okanagan 49 min



# Site Plan

The community of Rosemont offers 139 ranchers, one and a half story and two-story homes, neighboring the Overlander Golf Course. These homes have spacious backyards with lot sizes ranging from 4,000 to 8,000 square feet.





# Plan A

ELEVATION 1

COLOUR SCHEME 5

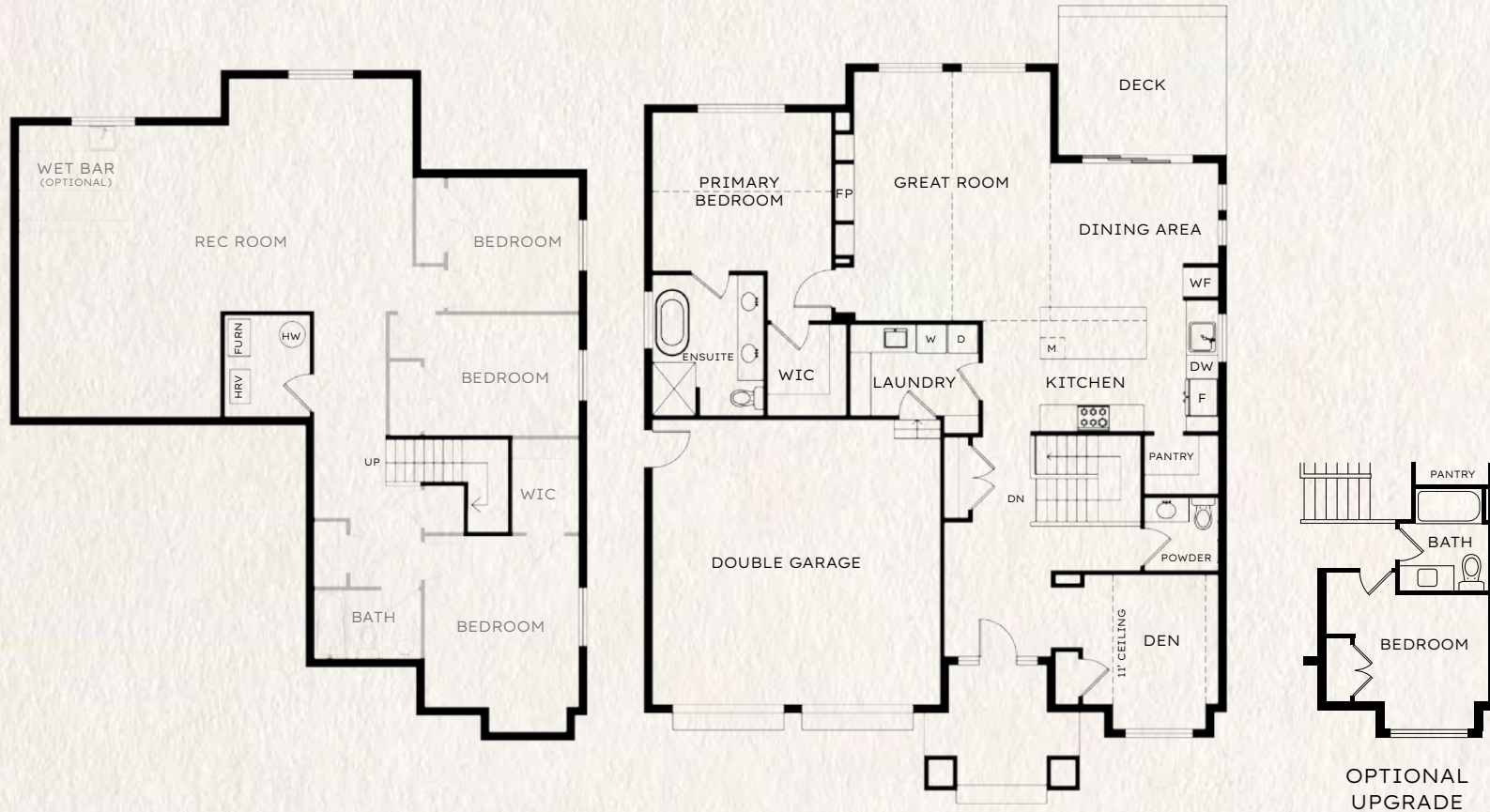


# Plan A

ELEVATION 2  
COLOUR SCHEME 1

# Plan A

1-2 BEDROOM + 1.5 BATH + DEN  
1,553 SQFT



**LOWER LEVEL**  
Unfinished Basement  
1,553 SQFT

**MAIN LEVEL**  
1,553 SQFT

Features may vary from home to home depending on floorplan/location. Developer reserves the right to make changes to plans, specifications, features and prices. Measurements taken from architectural drawings and actual plans and square footage may vary. All sizes and dimensions are approximate. E & O.E.



# Plan B

ELEVATION 1  
COLOUR SCHEME 4



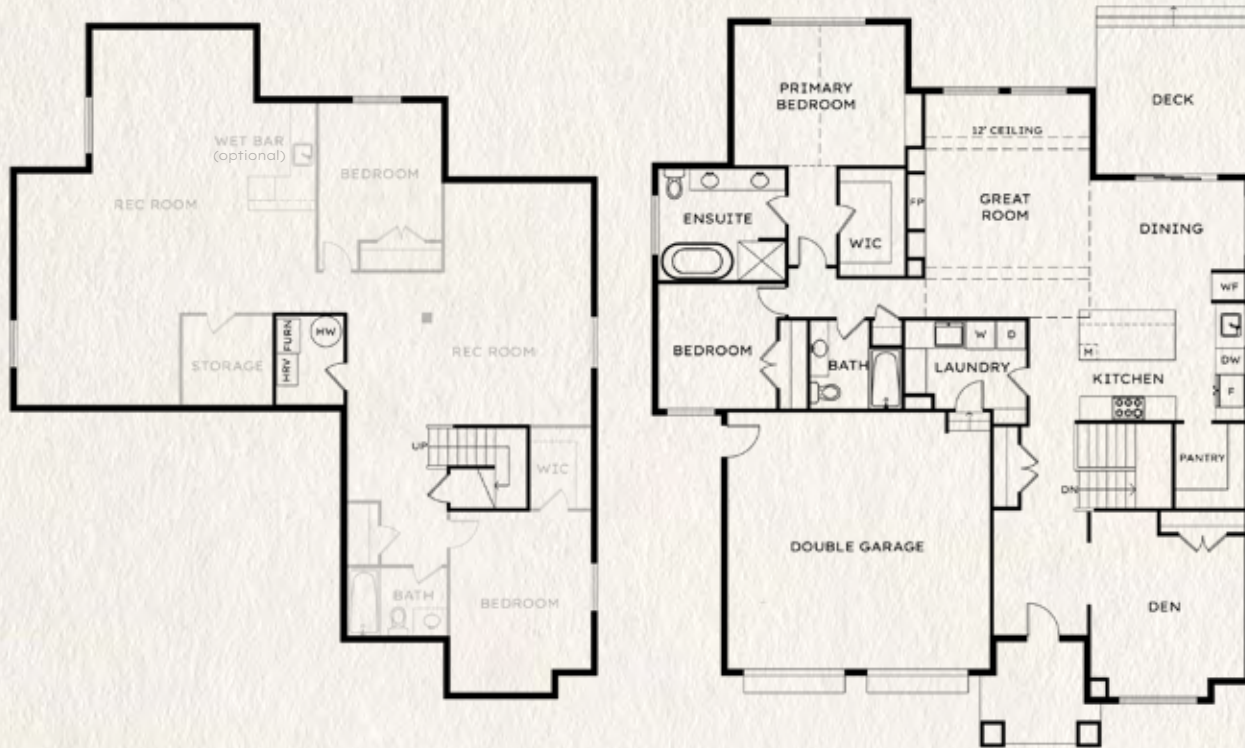
# Plan B

ELEVATION 2

COLOUR SCHEME 3

# Plan B

2 BEDROOM + 2 BATH + DEN  
1,820 SQFT



## LOWER LEVEL

Unfinished Basement

1,825 SQFT

## MAIN LEVEL

1,820 SQFT

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# Plan C

ELEVATION 1  
COLOUR SCHEME 2



# Plan C

ELEVATION 2

COLOUR SCHEME 4

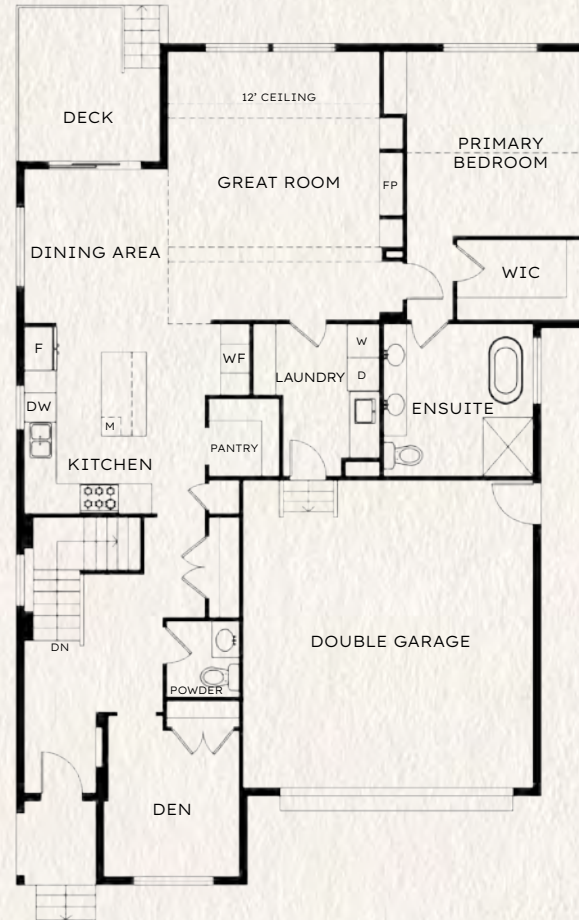


# Plan C

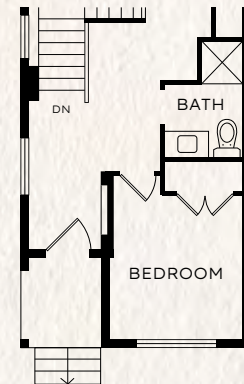
1-2 BEDROOM + 1.5 BATH + DEN  
1,546 SQFT



**LOWER LEVEL**  
Unfinished Basement  
1,546 SQFT



**MAIN LEVEL**  
1,546 SQFT



**OPTIONAL  
UPGRADE**

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# Plan D

ELEVATION 1

COLOUR SCHEME 3

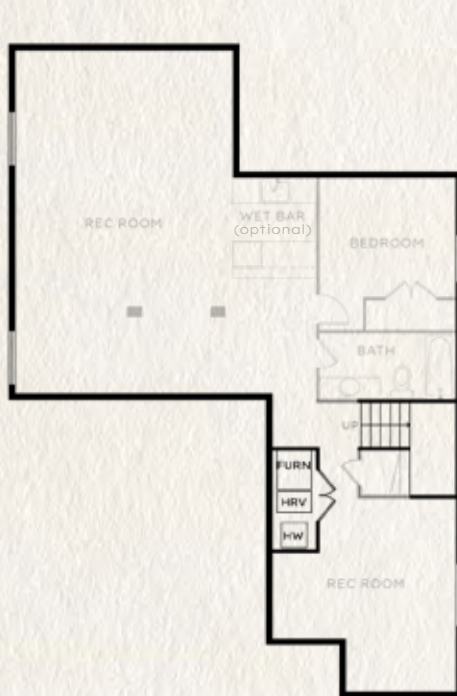


# Plan D

ELEVATION 2  
COLOUR SCHEME 5

# Plan D

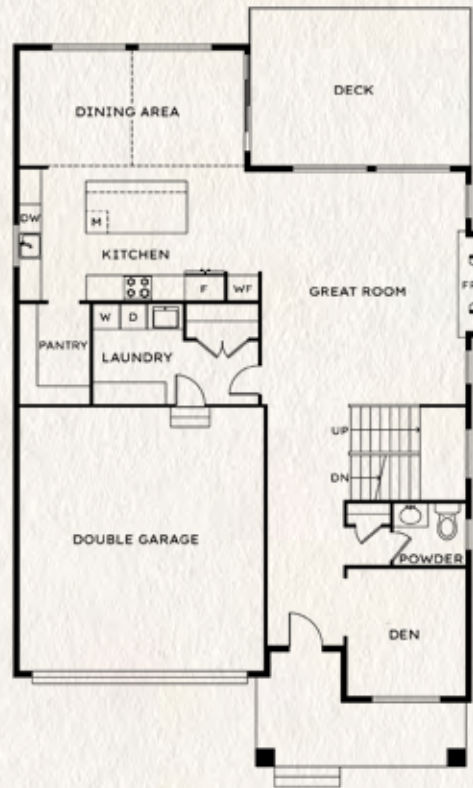
4 BEDROOM + 3.5 BATH + DEN  
2,595 SQFT



## LOWER LEVEL

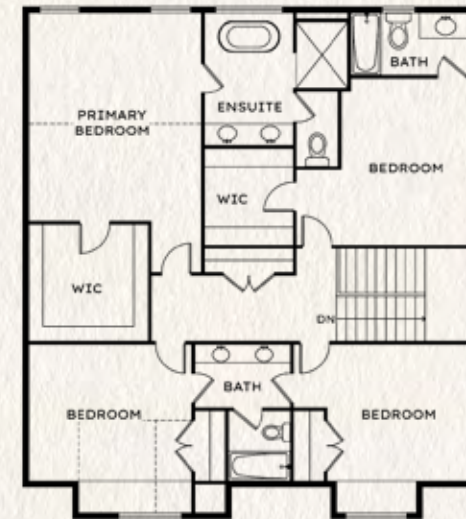
Unfinished Basement

1,251 SQFT



## MAIN LEVEL

1,256 SQFT



## UPPER LEVEL

1,339 SQFT

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# Plan E

ELEVATION 1

COLOUR SCHEME 2

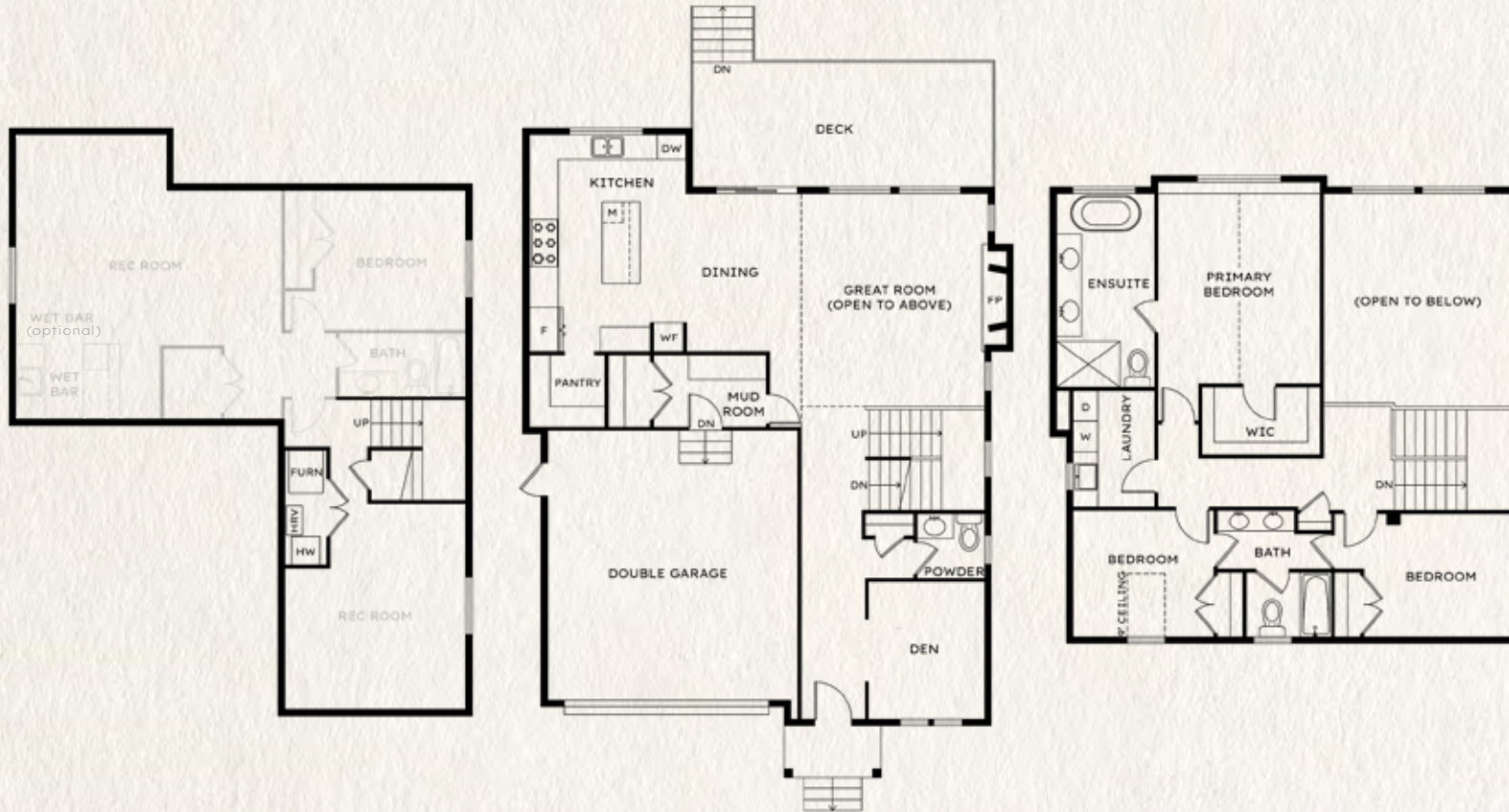


# Plan E

ELEVATION 2  
COLOUR SCHEME 1

# Plan E

3 BEDROOM + 2.5 BATH + DEN  
2,210 SQFT



## LOWER LEVEL

Unfinished Basement  
1,206 SQFT

## MAIN LEVEL

1,208 SQFT

## UPPER LEVEL

1,002 SQFT

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# Plan F

ELEVATON 1

COLOUR SCHEME 5



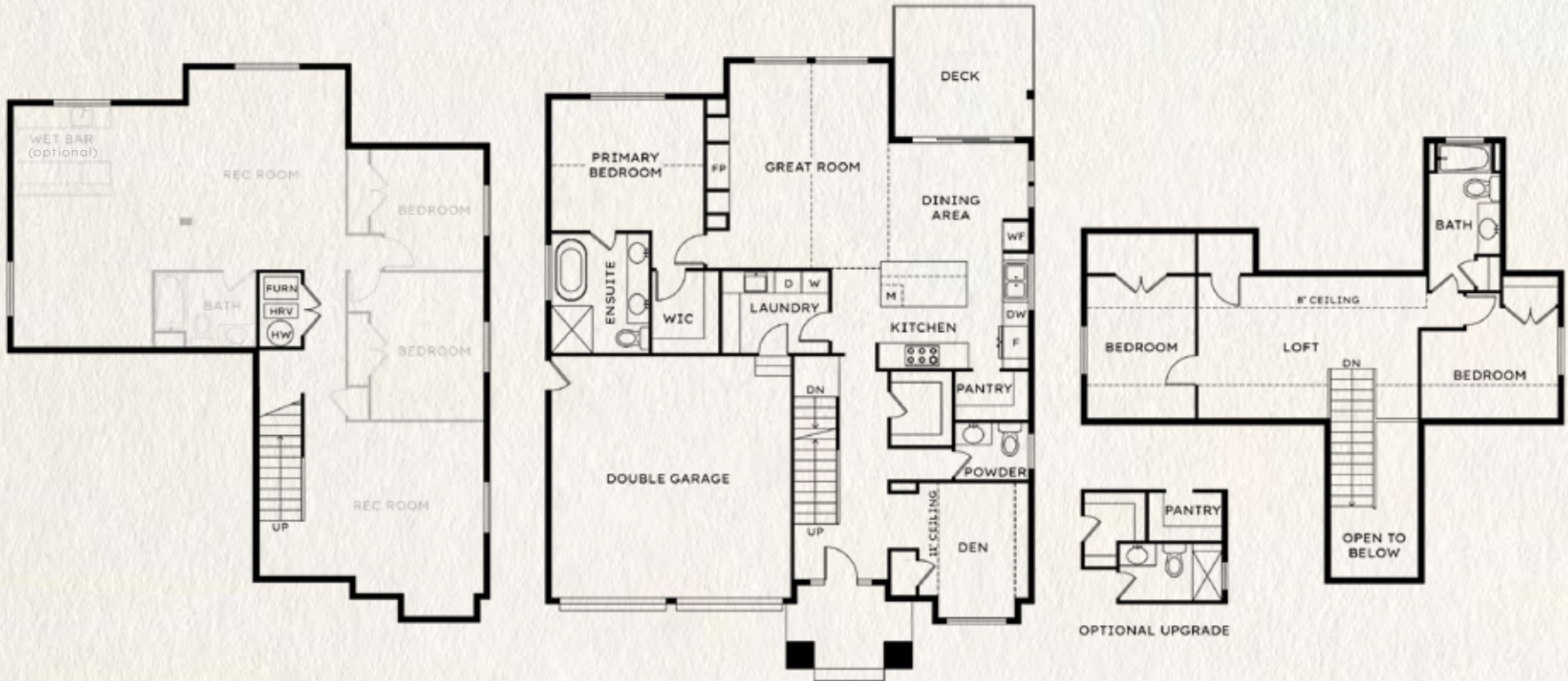


# Plan F

ELEVATION 2  
COLOUR SCHEME 4

# Plan F

3 BEDROOM + 2.5 BATH + DEN  
2,328 SQFT



## LOWER LEVEL

Unfinished Basement  
1,570 SQFT

## MAIN LEVEL

1,570 SQFT

## UPPER LEVEL

758 SQFT

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# Plan I

ELEVATION 1  
COLOUR SCHEME 1

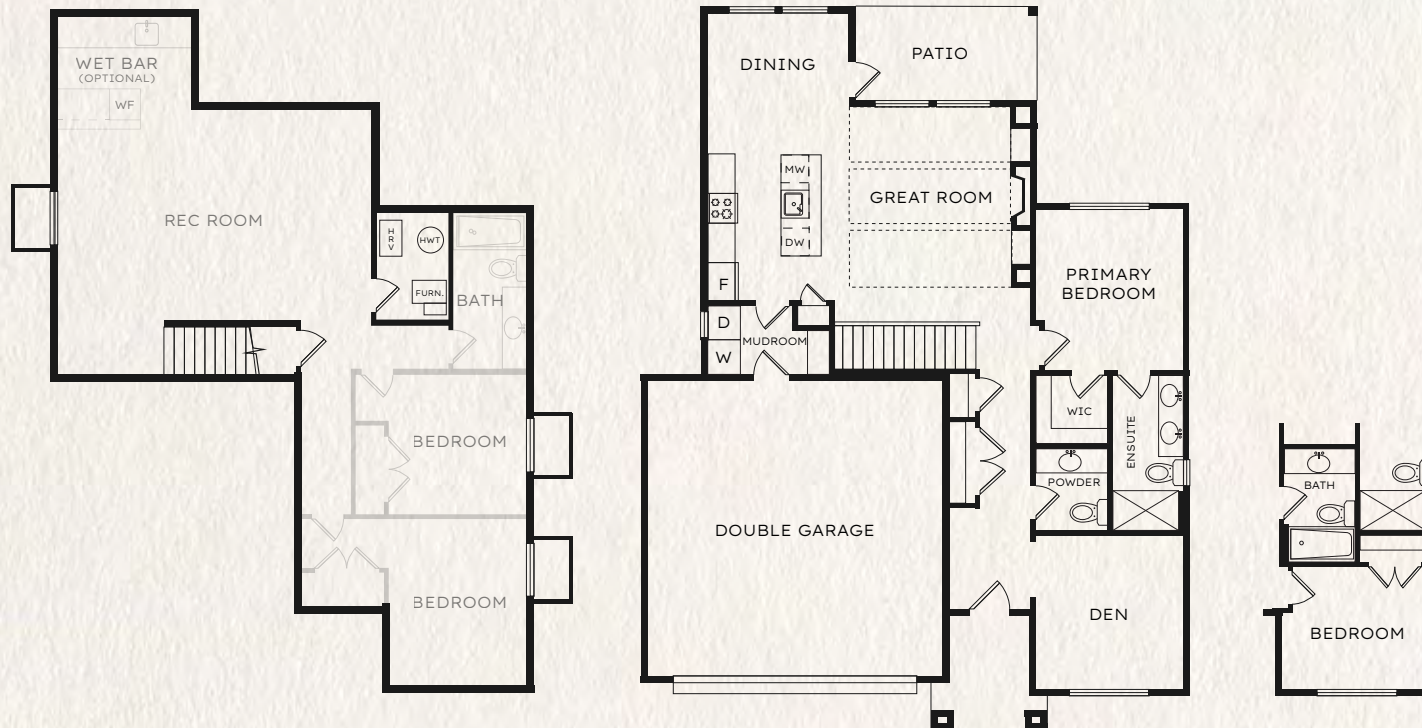


# Plan I

ELEVATION 2  
COLOUR SCHEME 2

# Plan I

1-2 BEDROOM + 1.5 BATH + DEN  
1,154 SQFT



## LOWER LEVEL

Unfinished Basement  
1,154 SQFT

## MAIN LEVEL

1,154 SQFT

OPTIONAL  
UPGRADE

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# Plan J

ELEVATION 1  
COLOUR SCHEME 7

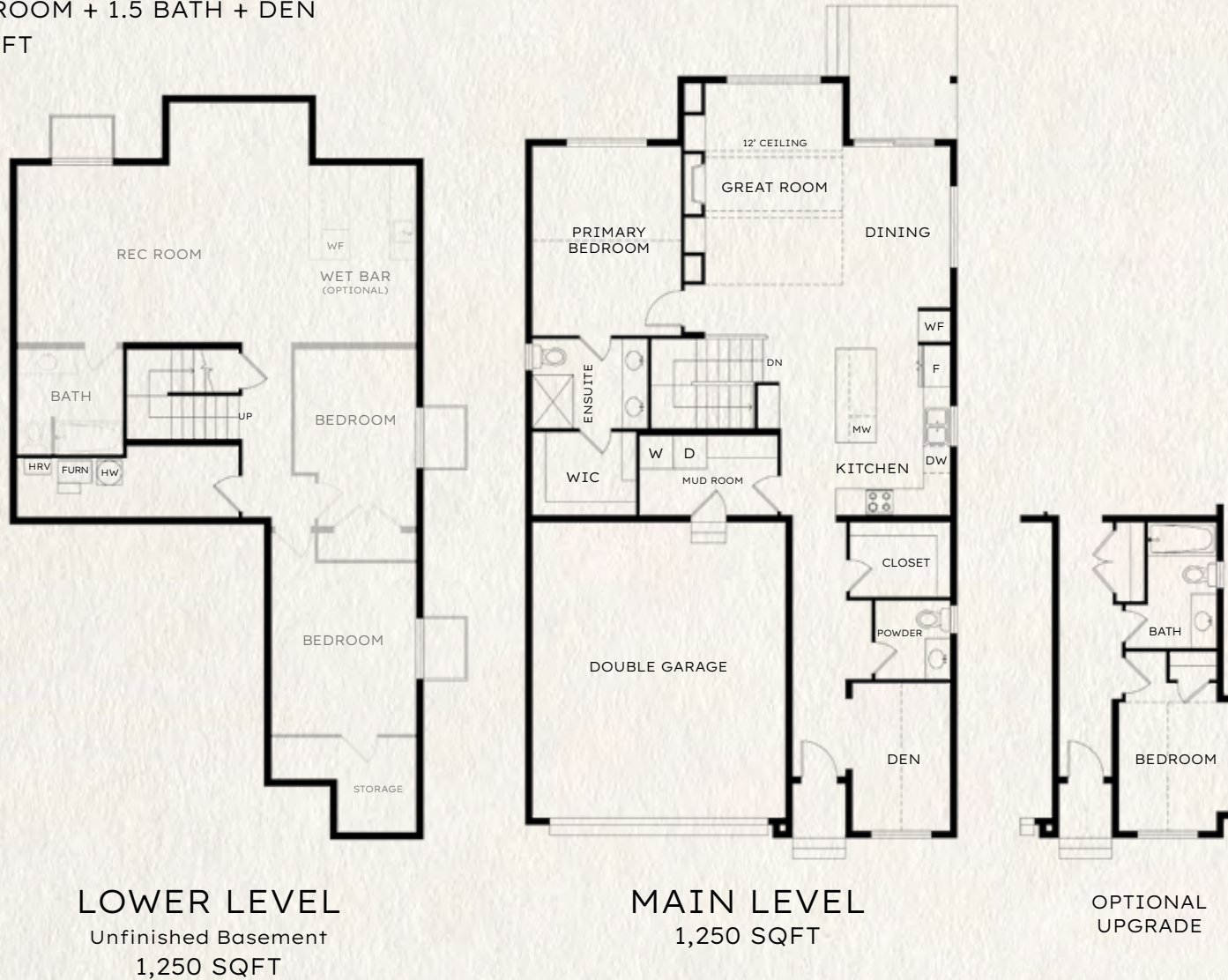


# Plan J

ELEVATION 2  
COLOUR SCHEME 6

# Plan J

1-2 BEDROOM + 1.5 BATH + DEN  
1,250 SQFT



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# Plan K

ELEVATION 1  
COLOUR SCHEME 3

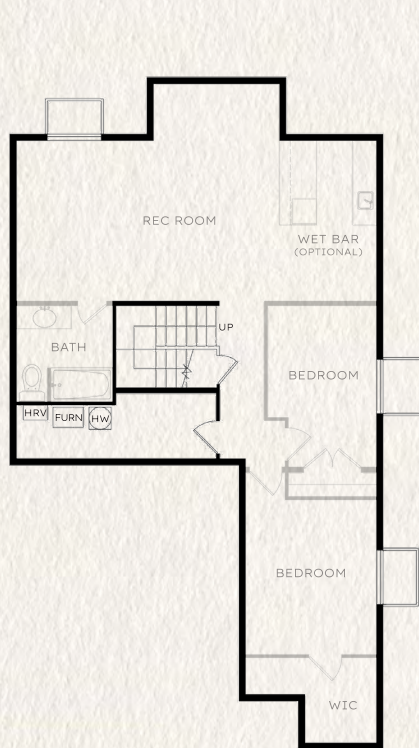


# Plan K

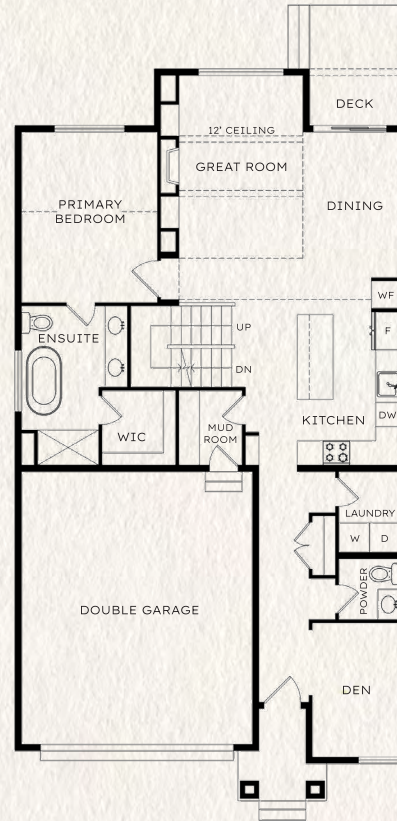
ELEVATION 2  
COLOUR SCHEME 7

# Plan K

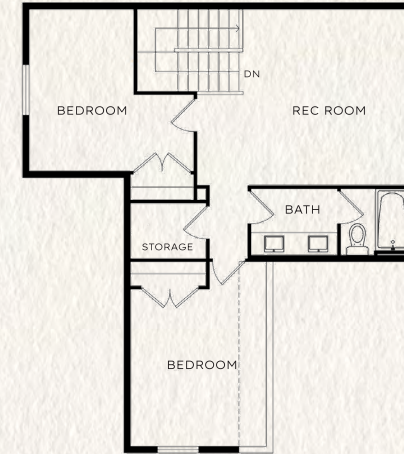
3 BEDROOM + 2.5 BATH + DEN  
1,963 SQFT - 1,993 SQFT



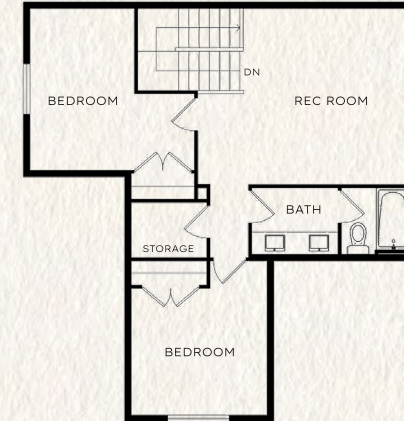
**LOWER LEVEL**  
Unfinished Basement  
1,250 SQFT



**MAIN LEVEL**  
1,250 SQFT



**UPPER LEVEL  
ELEVATION 1**  
743 SQFT



**UPPER FLOOR  
ELEVATION 2**  
713 SQFT

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# Features



## INTERIORS

- High-quality finishes in two designer colour schemes, Linen and Clay
- Open concept floorplans featuring 9' or 10' ceilings on main floor\*
- Large, covered decks for year-round enjoyment\*
- Great room ceilings open to upper floor\*
- Custom archways into den, pantry & powder room corridor
- Wide plank vinyl flooring throughout main floor
- Smooth finish ceilings & modern 5 ¼" flat stock baseboard throughout
- Gas fireplace complete with textured Venetian Plaster
- Laundry rooms and/or mud rooms complete with checkerboard pattern tiled floors
- Shelving in all closets

## PRIMARY BEDROOM

- Spacious primary suite with vaulted ceiling\*, walk-in closet & spa-inspired ensuite\*
- Stylish matte black chandelier
- Free standing tub & oversized shower with 10mm frameless glass doors
- Double vanities with quartz countertop, undermount sinks & oval mirrors
- Matte black hardware & plumbing fixtures
- Hand-set porcelain tile floors
- Walk-in closet with shelving & organizers

## GOURMET KITCHENS

- White oak painted shaker-style cabinets with soft-close doors and drawers
- Stained white oak, free-standing island complete with storage, eating bar and built-in microwave
- Spice & utensil pull out drawers on either side of 30" gas range stove and oven
- Garbage/recycle bin pullout next to sink
- Undercabinet puck lighting
- Stainless steel appliance package featuring high end 30" gas range, dishwasher and French-door fridge with integrated water and ice dispenser
- Arched hutch area in kitchen
- Arched opening to walk-in pantry with solid melamine shelving\*
- Deep, undermount double bowl sink
- Matte black, single-lever high-arc faucet with integrated spray function

## SERENE BATHROOMS

- Wood veneer slab door cabinets with soft-close doors & drawers
- Polished quartz countertop with undermount sink
- Full bath/shower tile surround
- High-efficiency elongated toilets with soft-close seats
- Matte black hardware and plumbing fixtures

## AMENITIES IN THE ROSEMONT COMMUNITY

- Exclusive VIP Membership to Overlander Golf Course & Restaurant, with two complimentary passes for a year's worth of golf
- Network of trails passing through the golf course green belt with immediate access for Rosemont residents

## EXTERIORS

- Stylish exteriors featuring textured finishes such as; stucco, over-mortared stone, and timeless brick
- Metal roof accents\*
- ICF foundations, creating a dryer & warmer home in winter & a cooler basement in summer
- RV and boat parking adjacent of the garage\*
- Covered rear deck for all season entertaining\*
- High quality window & patio door screens
- Well-lit homes with recessed & designer lighting
- Durable 30-year asphalt roof shingles

## PEACE OF MIND

- All homes are solar power-ready for energy efficient living
- Roughed-in for gas BBQ
- High performing double pane windows for quietness & savings
- Roughed-in AC Lineset for future air conditioning
- Forced air heating
- High efficiency furnace
- Heat recovery ventilation system, fresh air exchange
- Roughed-in alarm system
- EV car charger roughed-in
- Added insulation for sound proofing and maximum efficiency (R24 in the walls)
- R50 Attic insulation
- Roughed-in for built-in vacuum
- 50-gallon natural gas power vented water heater
- High quality cedar fencing in backyard
- Generous sized lots that allow for hot tubs, fire pits, pools\*
- Comprehensive 2-5-10 to homeowner's warranty backed by Travelers Company of Canada

\*Plan specific

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## WESMONT HOMES

# Built by family for families

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Consolidating unique talents and a strong history of construction, the Wesmont family banded together to create a highly valuable and satisfying experience for each and every client. Whether it's homes, warehouses, or property management, our Wesmont team ensures thoughtful design and excellent building quality.

Wesmont is an experienced residential and industrial development and construction company from British Columbia. With involvement in many projects in the Rosemont area, Wesmont is no stranger to the North Okanagan region.

We're a family owned and operated business with a long-term vision to create a healthier world.

One of our core values is to give back to vulnerable communities both locally and globally, so we incorporated the Wesmont Foundation into our business model. We don't want to just build beautiful neighborhoods, we want to build sustainable ones too.

**We're building a legacy and we invite you to do the same.**



**WESMONT**  
HOMES



BREAKSIDE  
REAL ESTATE GROUP

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