

# C · R · E · S · S · M · A · N

HOMES OF DISTINCTION

## Tobiano - Ranchlands 3 Upcoming Cressman Builds 2022

Thank you for your interest in Tobiano and Cressman Homes. We have been fortunate enough to be building in such a beautiful setting, surrounded by Kamloops Lake and the award winning Tobiano Golf Course.

Due to demand and unexpected circumstances driven by Covid and the unforeseen supply issues, in early 2021 Cressman Homes put a halt on all sales. With 19 pre-sold homes to work through, we wanted to focus on delivering the high quality homes our amazing customers have come to know and expect...no exceptions.

Now that we are in the process of completed those homes, we have designed and began construction on some of our new homes slated to be completed in 2022 or early 2023. Please see the table below for details.

Cressman Homes will not be pre-selling any of our upcoming homes. Should you be interested in one of the plans below, we are happy to offer you a First Right of Refusal option to purchase that home. A refundable deposit of \$10,000 will allow you to be ahead of the general public in purchasing that home once it nears completion. Details of this [contract can be viewed](#) at the bottom of this document.

Lot	Lot Size	Plan	Sq Ft	Framing Start	Completion Date**	Sale Price**
4	37,026	<a href="#">Casa Mesa</a>	3934	Nov 2021	May 2022	SOLD
42	20,038	<a href="#">Estrella</a>	3210	Jan 2021	June 2022	\$1,300,000
62	16,117	<a href="#">Sedona</a>	3993	Feb 2021	July 2022	\$1,400,000
43*	19,166	<a href="#">Verrado</a>	3682	Feb 2021	Aug 2022	\$1,300,000
13	16,552	<a href="#">Ranchero 2</a>	3719	May 2022	Oct 2022	SOLD
60*	15,246	<a href="#">Vista</a>	4048	May 2022	Oct 2022	\$1,450,000
59	15,246	<a href="#">Montecito</a>	3300	Jun 2022	Nov 2022	\$1,400,000
55	19,166	<a href="#">Sierra</a>	3758	Jul 2022	Dec 2022	\$1,350,000
17*	14,035	<a href="#">El Dorado</a>	3700	Jul 2022	Dec 2022	\$1,450,000
18	20,589	Rancher w/ Bsmt 4 Car Garage	3430	Aug 2022	Early 2023	\$1,450,000
58	15,246	<a href="#">Sedona 2</a>	4208	Aug 2022	Early 2023	\$1,425,000
26*	33,106	El Dorado w/ Walkout	TBD	Sept 2022	Spring 2023	\$1,650,000
27	29,878	Rancher w/ Bsmt	TBD	Oct 2022	Spring 2023	\$1,600,000

\* Under First right of refusal contract

\*\* Start/Completion dates and sales prices subject to change

If you have any additional questions please reach out and we would be more than happy to discuss.

**Nathan Doubroff**  
**778-554-4777**  
**nathan@cressmanhomes.ca**

## Ranchlands 3 – Site Plan

The lots in large green circles are the pre-designed homes that have been approved through the Tobiano Design Review Committee, waiting for building permits, and/or started construction. All of these will be completed in 2022 or early 2023. Please see the presentation pages below for renderings and layouts of the home. The lots with yellow dots indicate a home has not been designed for that specific lot yet, again these lots are not for sale as we are in the process of finalizing plans and timing.

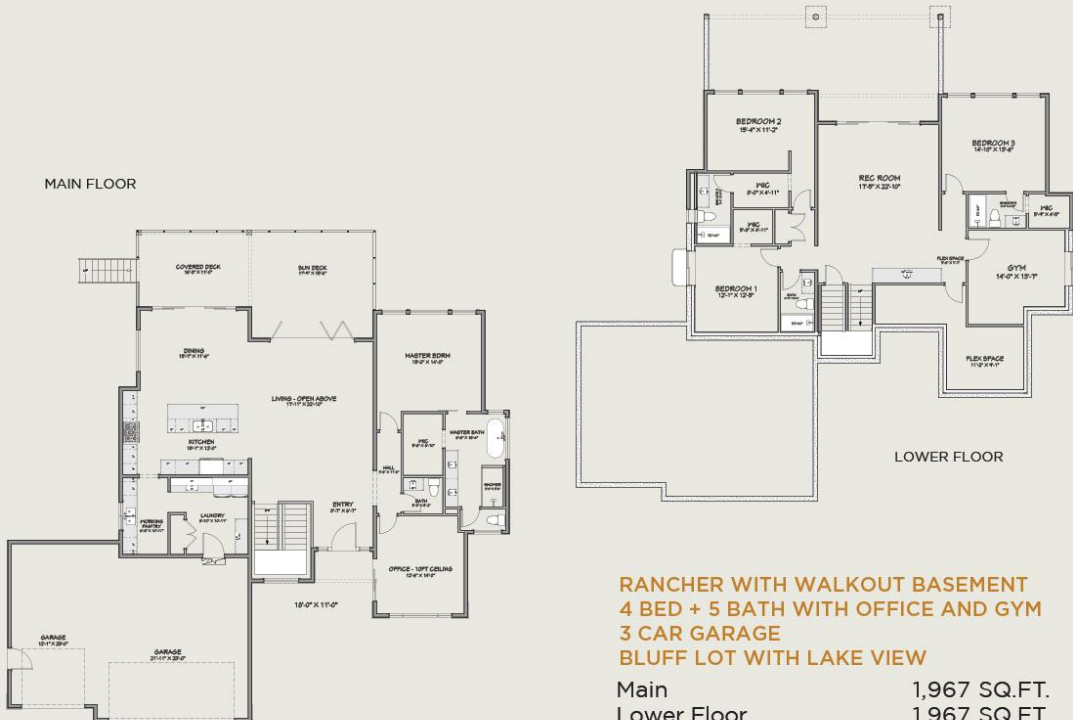
## Ranchlands 3 – Site Plan



PRESENTATION PAGE – LOT 4 – CASA MESA



LOT 4 - CASA MESA



**RANCHER WITH WALKOUT BASEMENT**  
**4 BED + 5 BATH WITH OFFICE AND GYM**  
**3 CAR GARAGE**  
**BLUFF LOT WITH LAKE VIEW**

Main	1,967 SQ.FT.
Lower Floor	1,967 SQ.FT.
<b>Total</b>	<b>3,934 SQ.FT.</b>
Garage	834 SQ.FT.
Rear Deck	460 SQ.FT.

The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E.&O.E.

# PRESENTATION PAGE – LOT 17 – EL DORADO



## LOT 17 - EL DORADO

MAIN FLOOR



LOWER FLOOR



**RANCHER WITH MASTER ON MAIN  
3 BED + 3 BATH PLUS OFFICE**

Main	1,850 SQ.FT.
Lower Floor	1,850 SQ.FT.
<b>Total</b>	<b>3,700 SQ.FT.</b>
Garage	728 SQ.FT.

The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E.&O.E.

**C · R · E · S · S · M · A · N**  
HOMES OF DISTINCTION

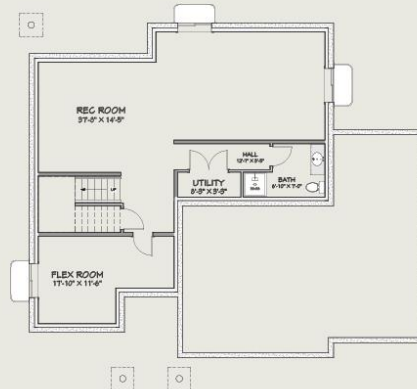
PRESENTATION PAGE – LOT 42 – ESTRELLA



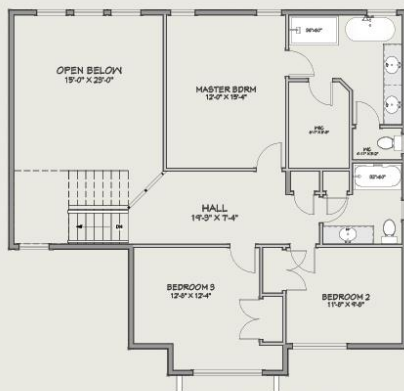
LOT 42 - ESTRELLA



MAIN FLOOR



LOWER FLOOR



UPPER FLOOR

**3 BED + 3 BATH PLUS DEN  
3 CAR GARAGE**

Main	1,198 SQ.FT.
Upper Floor	922 SQ.FT.
Basement (Unfinished)	1,090 SQ.FT.
<b>Total</b>	<b>3,210 SQ.FT.</b>
Garage	738 SQ.FT.
Open To Below	352 SQ.FT.

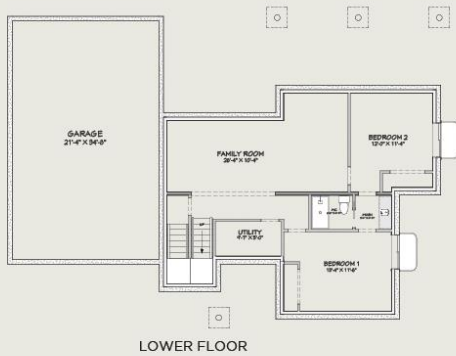
The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E.&O.E.

**C · R · E · S · S · M · A · N**  
HOMES OF DISTINCTION

# PRESENTATION PAGE – LOT 43 – VERRADO



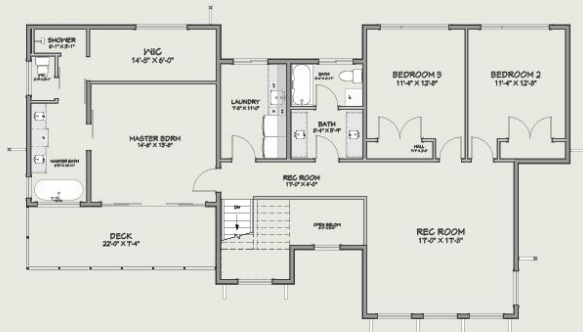
## LOT 43 - VERRADO



LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

### 3 BED + 3 BATH PLUS LOFT LARGE COVERED REAR PATIO

Main	1,118 SQ.FT.
Upper Floor	1,446 SQ.FT.
Basement (Unfinished)	1,118 SQ.FT.
<b>Total</b>	<b>3,682 SQ.FT.</b>
Garage	792 SQ.FT.
Open to Below	136 SQ.FT.
Master Deck	162 SQ.FT.
Rear Patio	468 SQ.FT.

The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E.&O.E.

**C · R · E · S · S · M · A · N**  
HOMES OF DISTINCTION

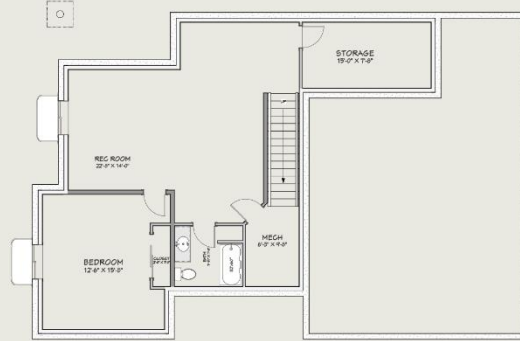
PRESENTATION PAGE – LOT 55 – SIERRA



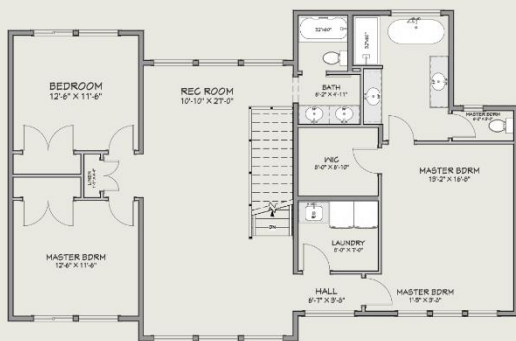
LOT 55 - SIERRA



MAIN FLOOR



LOWER FLOOR



UPPER FLOOR

**3 BED + 3 BATH**  
**LARGE KITCHEN + LIVING**

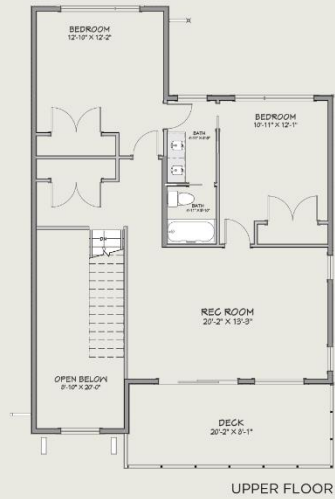
Main	1,160 SQ.FT.
Upper Floor	1,438 SQ.FT.
Basement (Unfinished)	1,160 SQ.FT.
<b>Total</b>	<b>3,758 SQ.FT.</b>
Garage	808 SQ.FT.

The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E.&O.E.

PRESENTATION PAGE – LOT 58 – SEDONA 2



LOT 58 - SEDONA 2



**MASTER ON MAIN  
3 BED + 3 BATH  
BALCONY OVER GARAGE**

Main	1,678 SQ.FT.
Upper Floor	852 SQ.FT.
Basement (Unfinished)	1,678 SQ.FT.
<b>Total</b>	<b>4,208 SQ.FT.</b>
Open to Below	210 SQ.FT.
Upper Deck	166 SQ.FT.

The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E.&O.E.



PRESENTATION PAGE – LOT 59 – MONTECITO



LOT 59 - MONTECITO



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

**3 BED + 3 BATH PLUS DEN  
3 CAR GARAGE**

Main	1,192 SQ.FT.
Upper Floor	916 SQ.FT.
Basement (Unfinished)	1,192 SQ.FT.
<b>Total</b>	<b>3,300 SQ.FT.</b>
Garage	824 SQ.FT.
Open to Below	322 SQ.FT.

The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E.&O.E.

**C · R · E · S · S · M · A · N**  
HOMES OF DISTINCTION

PRESENTATION PAGE – LOT 60 – VISTA



LOT 60 - VISTA



**CORNER LOT WITH LAKE VIEW  
AND 3 CAR GARAGE  
3 BED + 3 BATH PLUS OFFICE**

Main	1,404 SQ.FT.
Upper Floor	1,240 SQ.FT.
Basement (Unfinished)	1,404 SQ.FT.
<b>Total</b>	<b>4,048 SQ.FT.</b>
Garage	862 SQ.FT.

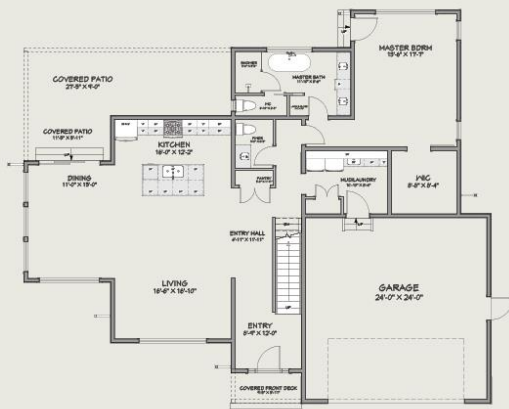
The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E.&O.E.

**C · R · E · S · S · M · A · N**  
HOMES OF DISTINCTION

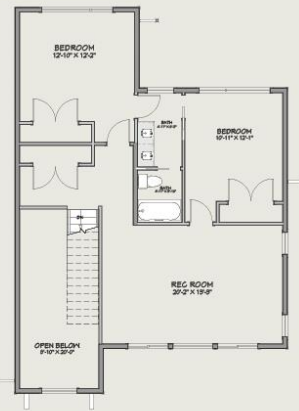
PRESENTATION PAGE – LOT 62 – SEDONA



LOT 62 - SEDONA



MAIN FLOOR



UPPER FLOOR



LOWER FLOOR

3 BED + 3 BATH PLUS REC ROOM

Main	1,576 SQ.FT.
Upper Floor	840 SQ.FT.
Basement (Unfinished)	1,576 SQ.FT.
<b>Total</b>	<b>3,992 SQ.FT.</b>
Garage	625 SQ.FT.
Open To Below	210 SQ.FT.

The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E.&O.E.

C · R · E · S · S · M · A · N  
HOMES OF DISTINCTION

PRESENTATION PAGE – LOT 13 PHASE 2 – RANCHERO 2



LOT 13 PHASE 2 - RANCHERO 2



MAIN FLOOR



LOWER FLOOR



3 BED + 3 BATH  
 LARGE REAR PATIO WITH LAKE AND GOLF VIEWS  
 3 CAR GARAGE

Main	1,866 SQ.FT.
Finished Basement	1,853 SQ.FT.
<b>Total</b>	<b>3,719 SQ.FT.</b>
Garage	942 SQ.FT.
Rear Deck	514 SQ.FT.

The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice. Sizes are based on architectural measurements E&OE.

**C · R · E · S · S · M · A · N**  
 HOMES OF DISTINCTION

## FIRST OPTION TO PURCHASE AGREEMENT

### RANCLANDS 3 – TOBIANO

THIS AGREEMENT made this \_\_\_\_ day of \_\_\_\_\_

BETWEEN:

Cressman Homes (1315301 BC LTD) of 2021 Everett St, Abbotsford, BC V2S 7S1  
(Hereinafter called "the Builder")

OF THE FIRST PART

AND:

\_\_\_\_\_  
(Hereinafter called "Purchaser")

OF THE SECOND PART

#### BACKGROUND FACTS:

- A. The Purchasers are entitled to have First Right of Refusal to enter a purchase agreement with Cressman Homes Ltd. on the following lands: Location: Lot\_\_\_\_\_, Ranchlands 3 Phase in Tobiano, BC
- B. Builder is a Licensed Residential Builder pursuant to the Homeowner Protection Act. S.B.C. 1998 C.31, license #49072. The Builder is a registered member of Pacific Home Warranty, member number DOUB213 providing the mandatory 2/5/10 new home warranty coverage.
- C. The Builder will construct a home on the Lot with plans and specifications provided to the Purchaser when they become available. The purchaser will have no input into the construction of the house plans or specifications.

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the payments to be made by the Purchaser as specified in this Agreement, the Builder and the Purchaser agree as follows:

#### 1. DEPOSIT AMOUNT

The Purchaser agrees to pay the Builder herein a sum of **\$10,000** (the "Deposit Amount") which will secure the First right of refusal for the property in Item A above. If the Purchaser decides to purchase the home, the deposit will be credited to the Purchase price.

#### 2. PURCHASER LIST

The Purchaser will have the First right of refusal to purchase the property. In the case of additional potential customer interest, a customer list will be created. The List will indicate who has the first right of refusal and second, third and so on. Once the Builder decides to make the property available for sale, the Purchaser will have the sole right to purchase the property and will have 7 days to enter into an unconditional sale agreement on the property. If the Purchaser chooses not to buy the property, the deposit will be refunded and the potential customer who is in the second right of refusal position shall move to the first right of refusal position.

#### 3. CANCELLATION:

Cancellation of this contract by the Purchaser shall result in FULL REFUND of deposit and removal from First Right of Refusal position.

#### 4. CONSTRUCTION:

The Builder will construct a new home on the Lands described in item A

#### 5. UPGRADES:

Any upgrades requested by the Purchaser above and beyond what the Builder has specified for the home, and done so prior to entering the sale agreement, will be required to be paid in FULL, and only if the Builder agrees to these upgrades.

#### 6. TIMING:

The builder agrees to notify the Purchaser within 2 months of the home being completed with the Price of the home and a completion date.