

# news

## Homes now for sale at Osoyoos Lake waterfront development

BY KEITH LACEY  
*Osoyoos Times*

Eric Van Maren has been a successful and respected home builder and land developer in British Columbia for almost 40 years and he insists his new project on Osoyoos Lake is the most exciting project he's ever been involved with.

"This is, without a doubt, the most special project I've ever been involved with in my career," said Van Maren, the owner/partner, with his brother Bernie, of Osoyoos Cottages Limited Partnership, the company building the huge subdivision on the shores of Osoyoos Lake half-way between the towns of Osoyoos and Oliver off Nk'Mip Road.

"It's taken us almost five years to come up with a plan for this place and now it's time to execute the plan and start selling these homes on what I truly believe is one of the most beautiful pieces of residential property in the entire Okanagan Valley."

Osoyoos Cottages is the only waterfront development currently taking place anywhere in the Okanagan Valley and he's proud of that fact, said Van Maren.

"We think this place is going to be something special," he said. "Most of the failed projects in the Okanagan Valley have failed because of the continued concept of expensive, condo-styled units in high density areas."

"Every one of our homes are single-family

dwellings and we're building 284 units on 70 acres, which is four per acre, which is extremely low density compared to any other residential subdivision you will see across the province. There's plenty of open space and almost every unit will have an amazing view of arguably the most beautiful lake in the province. We're very excited about what we have to offer."

Van Maren and his brother are partners in the Van Maren Group out of Chilliwack. They have built numerous residential subdivisions across the province and several in the South Okanagan, but nothing on the scale of Osoyoos Cottages, where 284 single-family residential units are being built over the next decade.

The homes will range in size from just under 1,000 square feet to lakefront properties around 2,400 square feet. Prices range from just under \$290,000 for the smaller units to \$850,000 for the 31 lakefront lots, he said.

After months of site preparation, four model homes have now been completed, with the official open house taking place on-site this past Victoria Day holiday weekend.

All the homes that will be sold have been built using a "cottage-style" theme, which includes high ceilings, plenty of open space, fenced in porches and verandas and other country living themes, said Van Maren.



Photo by Keith Lacey  
Eric Van Maren, the owner and president of Osoyoos Cottages Limited Partnership, looks out over the hill towards Osoyoos Lake. The company's four model homes have now been built and his company is now selling 284 units, which range in size from 1,000 square feet to 2,300 square feet and in price from around \$300,000 to \$850,000.

Osoyoos Cottages almost never happened, Van Maren admits.

"A good friend of mine, Rod Cook, who is a top real estate appraiser in the Okanagan had been telling me about this property in Osoyoos way back in 2007 and he wanted me to take a look at it," said Van Maren smiling. "I just couldn't at the time because I was simply too busy."

"But I made the trip in the spring of 2008 because Rod kept at me and I absolutely fell in love with the property and knew immediately this was a special place."

It took almost 20 months of negotiations with Jane Stelkia, an elder with the Osoyoos Indian Band and OIB band council to finalize a deal, he said.

After purchasing the

land, Van Maren said he didn't know what kind of subdivision or what style of homes to build, so he and Cook toured every single waterfront development across the Okanagan Valley and none appealed to him.

However, another friend told him about Veranda Beach in Oroville, Washington, and the cottage community that had thrived there and he knew immediately he wanted the same theme with this development, said Van Maren.

"Ironically enough, the majority of people who live at Veranda Beach are Canadians and so many of them told me they couldn't find anything like this anywhere in the Okanagan," he said. "I knew at that moment that was the minimum standard of what I

wanted to build here.

"These were all cottage-style homes, but they were gorgeous with an awful lot of open space and screened porches. I loved it."

It took almost 20 more months to receive provincial approval following environmental assessments and water studies for construction of the four model homes to begin last November.

"Part of the agreement is we had to promise, in writing, to numerous environmental protection issues, such as reserving

the desert features of the Okanagan and all it has to offer," he said. "Ultimately, I think we've found something that nicely balances the protection of this beautiful environment and the development of a truly remarkable property."

The subdivision will

See **OSOYOOS LAKE**  
on Page 26

Sat. - Sun. - Mon. - Tues. - Wed. - Thurs. - Fri.  
May 19 - 20 - 21 - 22 - 23 - 24 - 25  
ONE SHOWING NIGHTLY AT 7:30 P.M.

Science may frighten young children

Sat. - Sun. - Mon. - Tues. - Wed. - Thurs. - Fri.  
May 26 - 27 - 28 - 29  
Showtimes on Sat. at 7:00 & 9:25 p.m.

Sexually suggestive scenes, coarse language

Thurs. - Fri. - Sat. - Sun. - Mon. - Tues.  
May 31, June 1 - 2 - 3 - 4 - 5  
Showtimes on Fri. & Sat. at 7:00 & 9:15 p.m.

**\*Regular Showtimes\***  
Sun. - Mon. - Tues. - Thurs... 7:30 P.M.  
Fri. - Sat. .... 7:00 & 9:00 P.M.  
(unless otherwise stated)

**OLIVER THEATRE**  
250-498-2277  
Oliver, B.C.

The Rotary Club  
of Osoyoos  
supports  
The Osoyoos  
Coyotes

### Johnston Meier

Insurance Agencies Group  
*Best Insurance Service in Town!*

COMPREHENSIVE TRAVEL, COMMERCIAL & SPECIAL RISK INSURANCE  
NUMEROUS DISCOUNTS AVAILABLE  
For full details visit us at [www.jmins.com](http://www.jmins.com)

**SIMRAT**

**FULL AUTO INSURANCE**

- Renewals
- New Registrations
- Change of Use
- & Much More

101 - 8111 Main St. Osoyoos  
E-mail: [osoyoos@jmins.com](mailto:osoyoos@jmins.com)

**PERSONAL INSURANCE**

- All Risk
- Full Replacement
- Sewer Backups
- & Much More

Phone 250-495-2681  
Fax 250-495-7920

**SAL**

Member of the  
Insurance Brokers  
Association of B.C.

# news

## Osoyoos Lake waterfront development now selling homes

From Page 3

feature 31 lakefront units, another 180 or so in what is being called “The Meadows” and another 160 on “The Hillside.”

Lake access for every owner will be less than a five-minute walk, said Van Maren.

Construction will begin in September on a 7,000 square foot community clubhouse featuring two outdoor pools and two hot tubs and a recreation facility.

“Unlike other developments, we’re committed to building the major amenities like the clubhouse at the front end of development and not at the back end as we want to take away all uncertainty,” he said. “This is going to be a wonderful, family-oriented development with something to do for every member of the family.”

Being able to purchase a brand new home only metres away from lakefront property for the prices being offered at Osoyoos Cottages is unheard of in this province, said Van Maren.

“We’re very comfortable at the price points we’re offering,” he said. “We’ve had great reaction since we opened our model homes and we expect sales to take off.”

When full-time construction of Phase 1 of home building begins in September, Van Maren said he expects to create 75 full-time construction jobs and dozens more with sub-contractors.

Every single home being sold comes with five furniture packages being offered by an award-winning designer, he said.

“But if you want to decorate it yourself, you have that option too,” he said.

Sales manager Florence Lethbridge said her phone has been ringing off the hook since the four model homes were opened to the public.

“When I came here last November, there was nothing but a concrete slab and big piles

of dirt,” she said. “Now people can see these beautiful homes and what the entire project is going to look like and there’s a lot of excitement being built.”

“I’m overwhelmed with the response. We

haven’t heard a negative comment yet, so it’s a pretty exciting thing to be part of.”

More than 100 visitors attended the open house this past Friday, Saturday and Monday, which means word

about Osoyoos Cottages is spreading quickly, said Van Maren.

“The response from visitors is very positive, people just love the design and prices. Best of all, we sold two homes on Saturday,” he said.

The model homes and head office are located about a 15-minute drive from downtown Osoyoos.

You travel north towards Oliver and turn right onto Road 22 from Highway 97

and turn right again onto Nk’Mip Road and follow the signs to the site.

Anyone wanting more information can visit [www.osoyooscottages.com](http://www.osoyooscottages.com) or call 1-855-742-5555.

# HOMETOWN STORE

IF IT'S AVAILABLE AT SEARS IT'S AVAILABLE AT YOUR SEARS HOMETOWN STORE

## EMPLOYEE PRICING EVENT

SAVE AN EXTRA 10% OFF OUR LOWEST TICKETED PRICE

**SAVE \$155**  
**944<sup>98</sup>**  
AFTER DISCOUNT  
SEARS REG. 1099.98 PAIR  
SALE 1049.98

Kenmore®/MD HE laundry pair.  
4.1 cu. ft. top-load washer. #21392  
7 cu. ft. dryer. #61292  
R2684 CC054F5 A M1 2621392



SAVE \$400  
**1899<sup>88</sup>**

REG. 2299.88  
CRAFTSMAN®/MD yard tractor. Briggs & Stratton Platinum engine. Hydrostatic transmission. Sale price ends Thurs., June 7, 2012

718 460 266  
7160266



25% LONGER LIFE  
BRIGGS & STRATTON PLATINUM ENGINE SERIES IS QUALIFIED TO 25% LONGER LIFE\*\*.

PLUS, receive a FREE CRAFTSMAN hat (#94035) with purchase of any tractor

**999<sup>97</sup>**

POULAN® lawn tractor. Single cylinder Briggs & Stratton engine with Fender Shift.

718 460 271  
7160271



## \*ALL REG. PRICED PATIO FURNITURE & GAS GRILLS ON SALE!

FRI., MAY 25 - SUN., MAY 27

SAVE \$100  
**299<sup>99</sup>**

SEARS REG. 399.99

BROIL KING® gas grill. Sale price ends Sun., May 27, 2012

028 490 906  
0290906



WOW GREAT PRICE  
**249<sup>88</sup>**

SEARS REG. 499.88  
SAVE 50%

YARD PRO™ 3-in-1 self-propelled mower. 22" deck. Powered by Kohler engine. Smart choke and easy pull starting systems.

718 436 214  
7136214



POWERED BY KOHLER.

SALE PRICES START FRI., MAY 25 & END THURS., MAY 31, 2012, unless otherwise stated, while quantities last. Look for the ENERGY STAR® logo. It shows that the product meets ENERGY STAR specifications for energy efficiency. \*These savings offers exclude items with prices ending in .97 and clearance priced items. \*\*Offer cannot be combined with Sears associate discount. Ask for details. Applicable taxes will be charged. \*\*\*When compared to the expected life standards of a Briggs & Stratton Intek with XRD engine. †Offer available in store only, while quantities last.



**SEARS OSOYOOS**  
Phone 250-495-6655  
7611 85th Street  
OPEN 7 DAYS A WEEK  
Lowest Prices Guaranteed!

SEARS HOMETOWN STORE are locally owned and operated by dedicated individuals serving their communities. We carry the top major appliance brands, sleep sets, home appliances, home electronics and lawn and garden products and much more.

**Sears**  
Hometown Store

Shop by phone 1-800-267-3277 Shop online at [sears.ca](http://sears.ca)

ND054D112 © 2012, Sears Canada Inc.