



# THE KOOCANUSA

2 + 3 BED - 1.5 + 2 BATH

45'-0" X 45'-6"



NEW DAWN  
DEVELOPMENTS

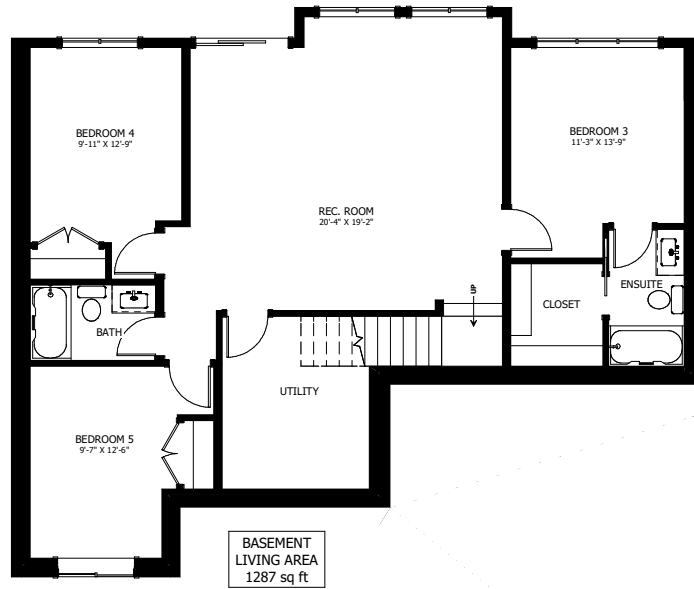
CALL US TODAY: 250-489-1519  
WWW.NEWDAWNDEVELOPMENTS.COM

**FLOOR PLAN HIGHLIGHTS:**

- LARGE DOUBLE CAR GARAGE
- ISLAND WITH EATING BAR
- LARGE WALK-IN PANTRY
- MASTER ENSUITE WITH WALK-IN CLOSET
- COVERED FRONT PORCH

**OPTIONAL UPGRADES:**

- DEVELOPED BASEMENT WITH SECOND MASTER WITH ENSUITE, TWO BEDROOMS, BATH, & REC ROOM
- VAULTED CEILING IN LIVING ROOM WITH DECORATIVE CEILING BEAMS
- GAS FIREPLACE IN LIVING ROOM



**NEW DAWN  
DEVELOPMENTS**

PLANS AND ELEVATIONS ARE APPROXIMATE AND DISPLAY NON-STANDARD FEATURES. ELEVATIONS MAY VARY BY COMMUNITY & THE BUILDER RESERVES THE RIGHT TO MAKE MODIFICATIONS WITHOUT NOTICE. ALL FLOOR PLANS AND ELEVATIONS ARE THE EXCLUSIVE PROPERTY OF NEW DAWN DEVELOPMENTS. ALL RIGHTS RESERVED, INCLUDING THE RIGHT OF REPRODUCTION, IN PART OR IN WHOLE. LAST UPDATED: NOVEMBER 2023