

live where you play



tobiano



live | rest | play



# picture-perfect living

A Thompson Okanagan masterplan community, Tobiano is placed in a region known for magnificent sunrises and sunsets, award-winning wineries, farm-to-table feasts, year-round sunshine, and limitless outdoor recreation. Here, home is perched above a scenic lakeside, only 15 minutes from the urban conveniences of Kamloops.





# welcoming masterplan community



Tobiano stretches across 1,000 well-designed acres above the shores of Kamloops Lake, with another 17,000 acres of beautiful, sage-scented nature in your backyard. Featuring one of British Columbia's best golf courses, a new freshwater marina, and plans for a pedestrian-friendly village, this masterplan community offers a lifestyle as exhilarating or peaceful as you choose.

- |                   |                         |
|-------------------|-------------------------|
| 1 The Westhills   | 6 Driving Range         |
| 2 Cottage Lots    | 7 Access to Backcountry |
| 3 Lake Star       | 8 Latitude              |
| 4 Summers Landing | 9 Fairway Homes         |
| 5 Golf Lodge      | 10 The Bluff            |





## amenities close to home

Whether you want to immerse yourself in nature or enjoy an urban energy, you can find it in the Okanagan. Lakes, mountains, and parks offer an endless menu of recreational activities – hike verdant trails, float on the lake, or horseback ride along a desert path. Everything you need in a city exists in Kamloops, only a short drive away from your home at Tobiano. Participate in art culture, live music, sporting events, and other social happenings. Discover award-winning wineries, local boutiques, national retailers, and favourite restaurants. Live with balance here.







#### LIMITLESS SHOPPING

- 1 Costco Wholesale
- 2 Rexall
- 3 Canadian Tire
- 4 Real Canadian Superstore
- 5 Nature's Fare Markets
- 6 Aberdeen Mall
- 7 Jardine's Domaine
- 8 Main Street Clothing Co
- 9 Winners
- 10 Starbucks

#### EDUCATION/HIGHER LEARNING

- 1 Dufferin Elementary School
- 2 Kamloops School of the Arts
- 3 Thompson Rivers University
- 4 Sa-Hali Secondary School
- 5 Kamloops Montessori Preschool/Full Daycare
- 6 South Kamloops Secondary School
- 7 Lloyd George Elementary School

#### ESSENTIALS

- Downtown Kamloops
- Royal Inland Hospital
- Canada Post
- Kamloops Airport

#### MORE ACTIVITIES

- 1 Tobiano Golf Course
- 2 Cascades Casino
- 3 Bruker Marina on Kamloops Lake
- 4 Riverside Park
- 5 Sun Peaks Resort
- 6 Sandman Centre
- 7 Canada Games Aquatic Centre
- 8 McArthur Island Park
- 9 Albert McGowan Park
- 10 Kenna Cartwright Park

#### EATS & DRINKS

- 1 Iron Road Brewing
- 2 Bright Eye Brewing
- 3 Monte Creek Ranch Winery
- 4 Privato Vineyard & Winery
- 5 Harper's Trail Estate Winery
- 6 Match Eatery & Public House
- 7 Shark Club Sports Bar & Grill
- 8 Earls Kitchen + Bar
- 9 Boston Pizza
- 10 Moxie's Grill & Bar
- 11 Browns Socialhouse Summit
- 12 Original Joe's Restaurant & Bar
- 13 Red Robin Gourmet Burgers & Brews

#### EV CHARGING

- 2370 Pacific Way
- 1180 Rogers Way
- 1290 Trans-Canada Hwy
- Thompson Rivers University
- 660 Columbia St W
- 675 Tranquille Rd
- ChargePoint Charging Station
- 2483 Trans Canada Hwy East



# TOBIANO GOLF COURSE

Tobiano Golf is hailed as one of the top 100 golf courses in the world by Golf Digest Magazine, and it's part of the community. Striking up a game on the sprawling, manicured greens is an easy endeavour, adding more leisure to an already active lifestyle.







# BRUKER MARINA

Whether you're boating, sailing, or paddling, Kamloops Lake is a magical water world waiting to be explored. Follow the shoreline and discover quiet coves. You may even spot some Rocky Mountain bighorn sheep roaming the northern hillside.





homesites and  
custom homes

**LATITUDE**



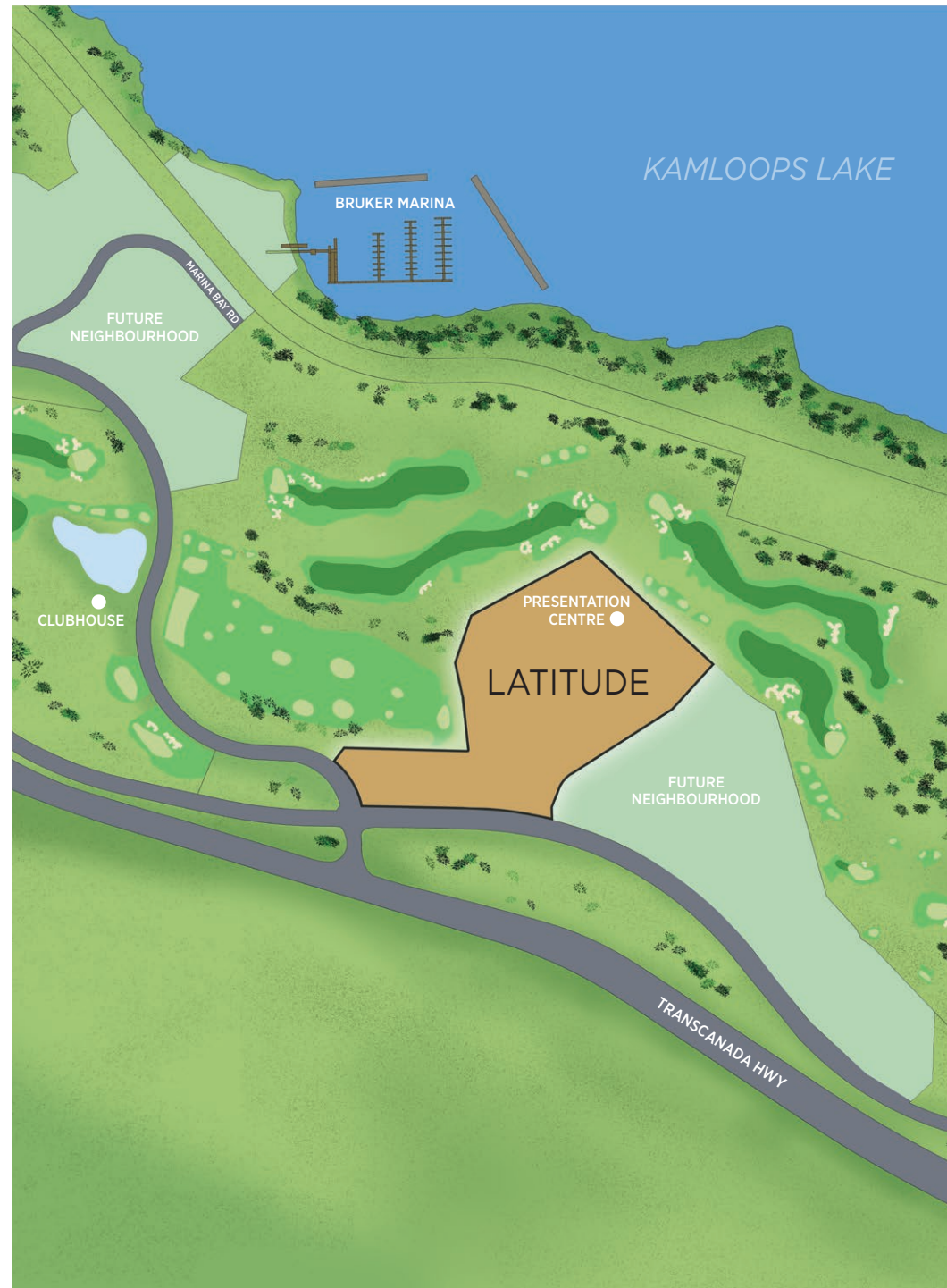
live | rest | play





# LATITUDE

Introducing Tobiano's newest neighbourhood of Single-Family Homes with stunning views overlooking the golf course and Kamloops Lake. Latitude is located here in the area surrounding the Presentation Centre and will include a variety of lot sizes and types with a central green space, perfect for neighbours to meet and gather together. Discover the perfect balance of rest and play within this central community.



Renderings are artist's concept only.

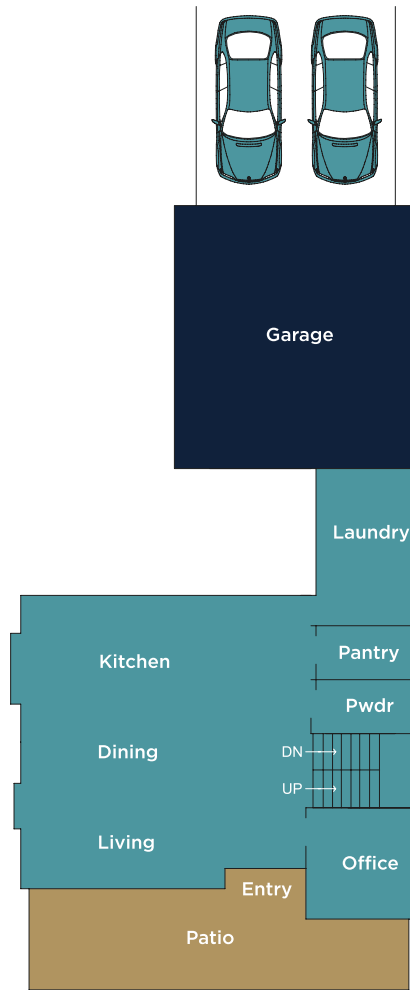


# LATITUDE

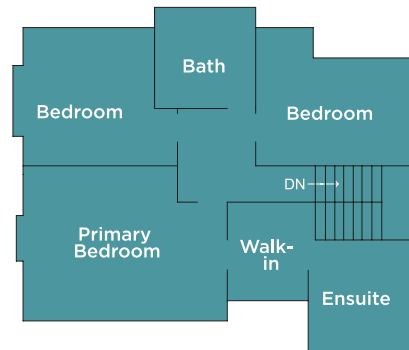
## Mid Row 2 Storey

50' Lane Entry

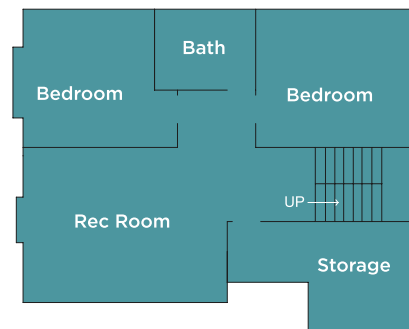
Homesites: 35-38, 47-51 | TOTAL SQFT: 3,575



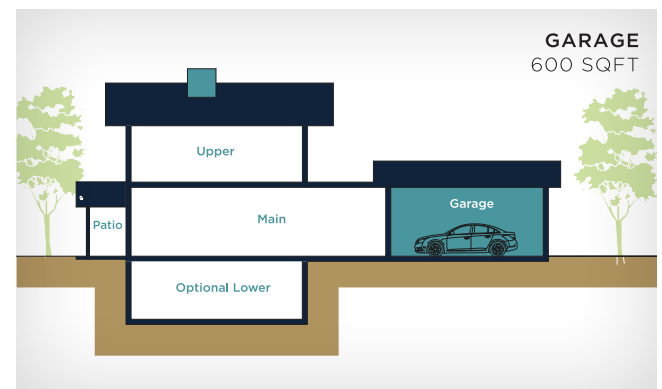
**MAIN LEVEL**  
1,275 SQFT



**UPPER LEVEL**  
1,150 SQFT



**OPTIONAL LOWER LEVEL**  
1,150 SQFT



**GARAGE**  
600 SQFT

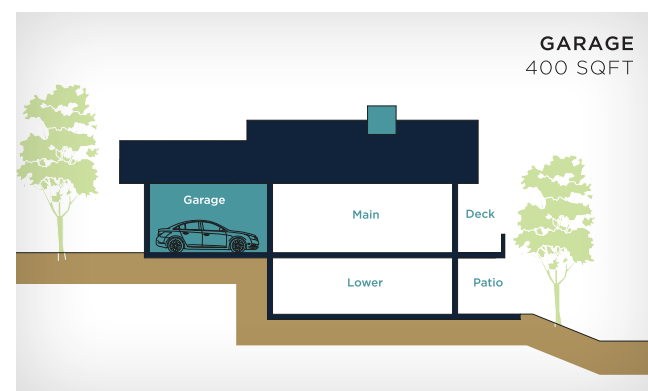
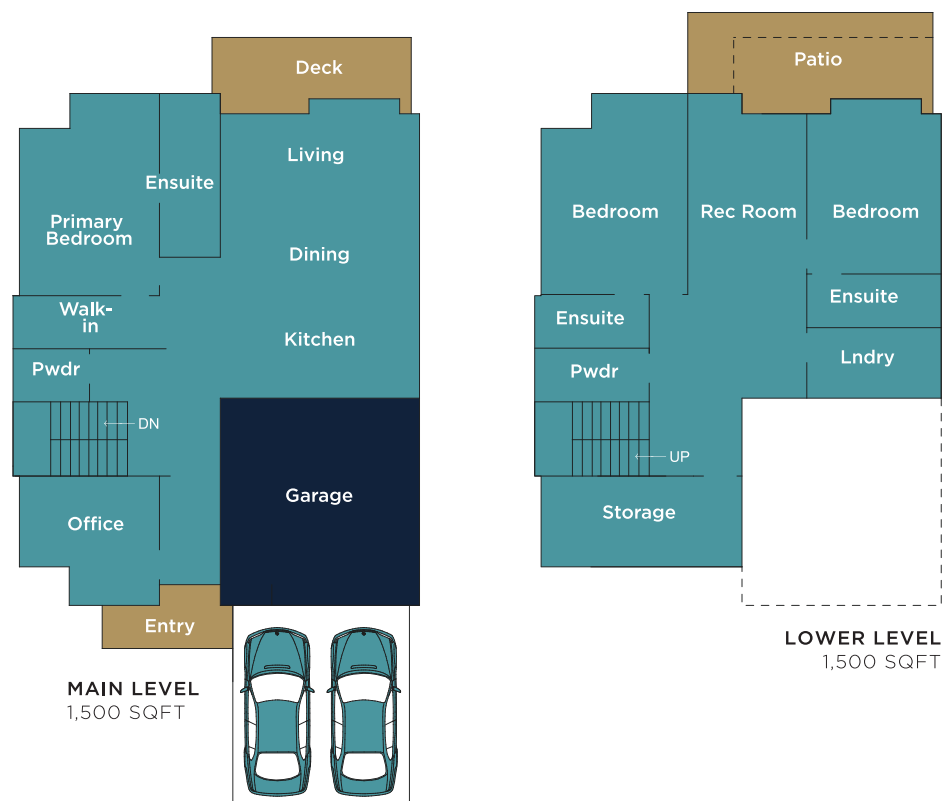


# LATITUDE

## Golf Front Walk-Out

50' Street Entry

Homesites: 28-33 | TOTAL SQFT: 3,000

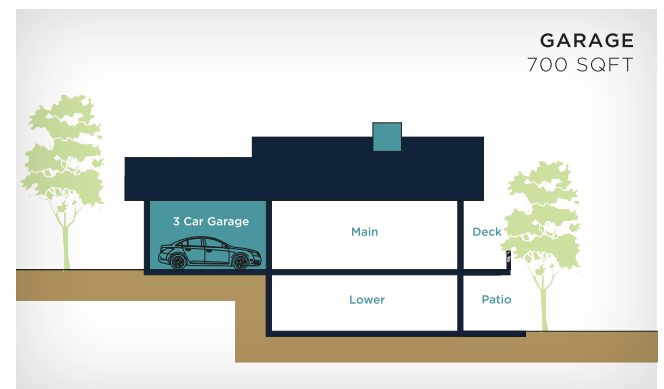
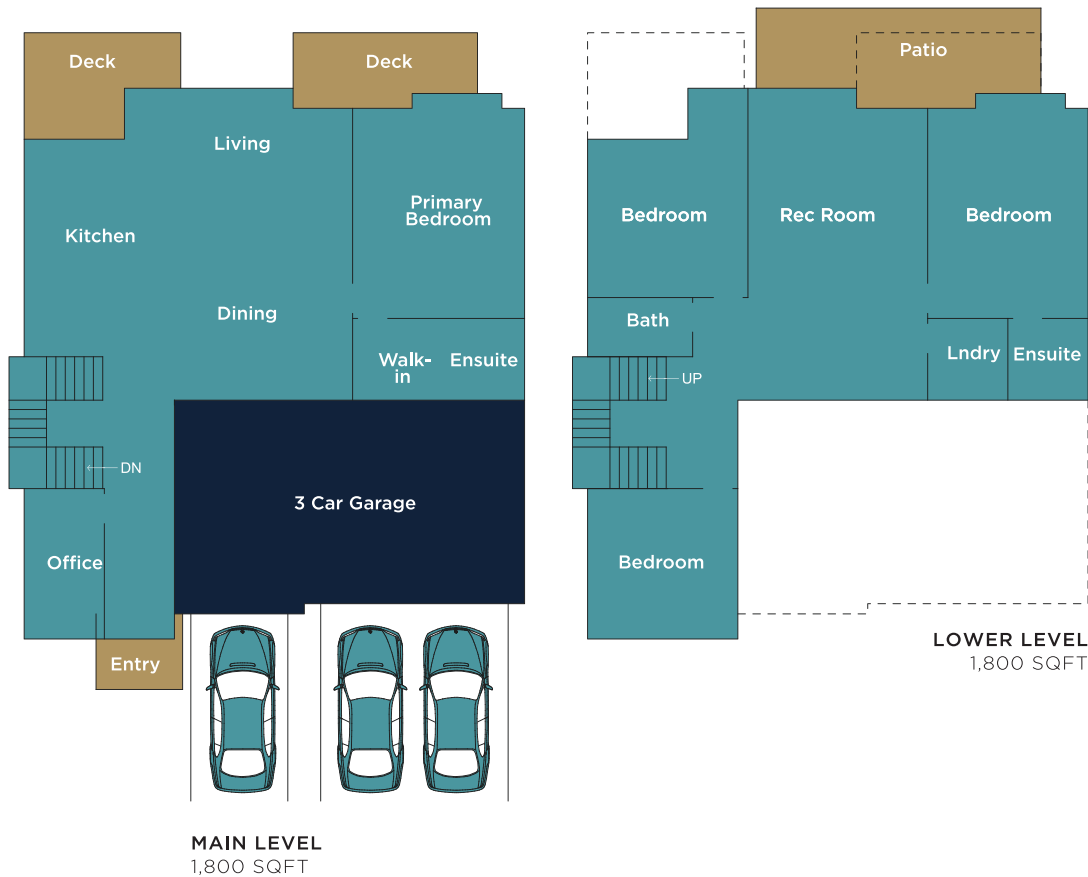




## Golf Front Walk-Out

60' Street Entry

Homesites: 18-27, 34 | TOTAL SQFT: 3,600

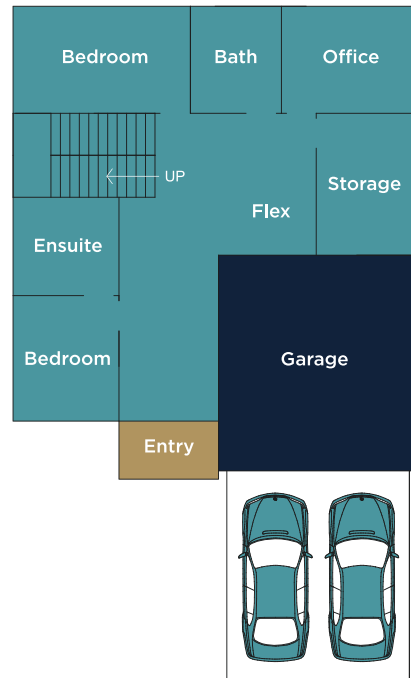




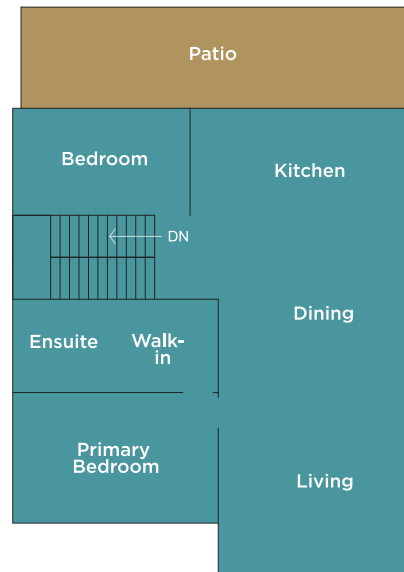
## Entry 2 Storey Walk-Up

50' Street Entry

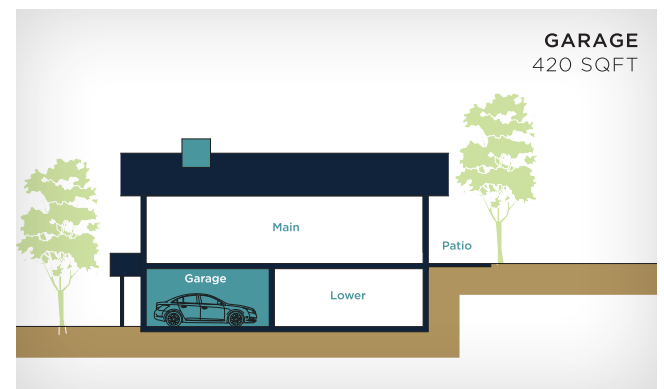
Homesites: 1-9 | TOTAL SQFT: 3,000



**MAIN LEVEL**  
1,300 SQFT



**LOWER LEVEL**  
1,700 SQFT



**GARAGE**  
420 SQFT

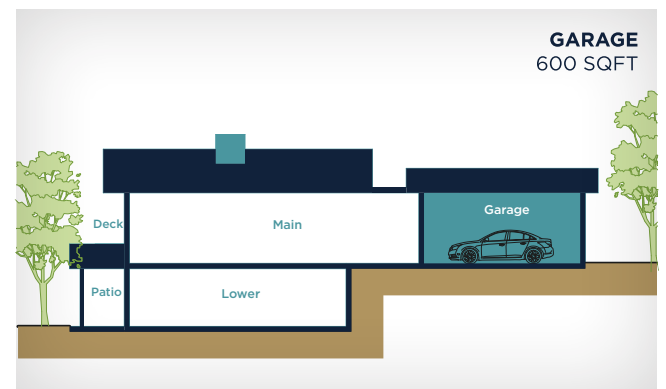
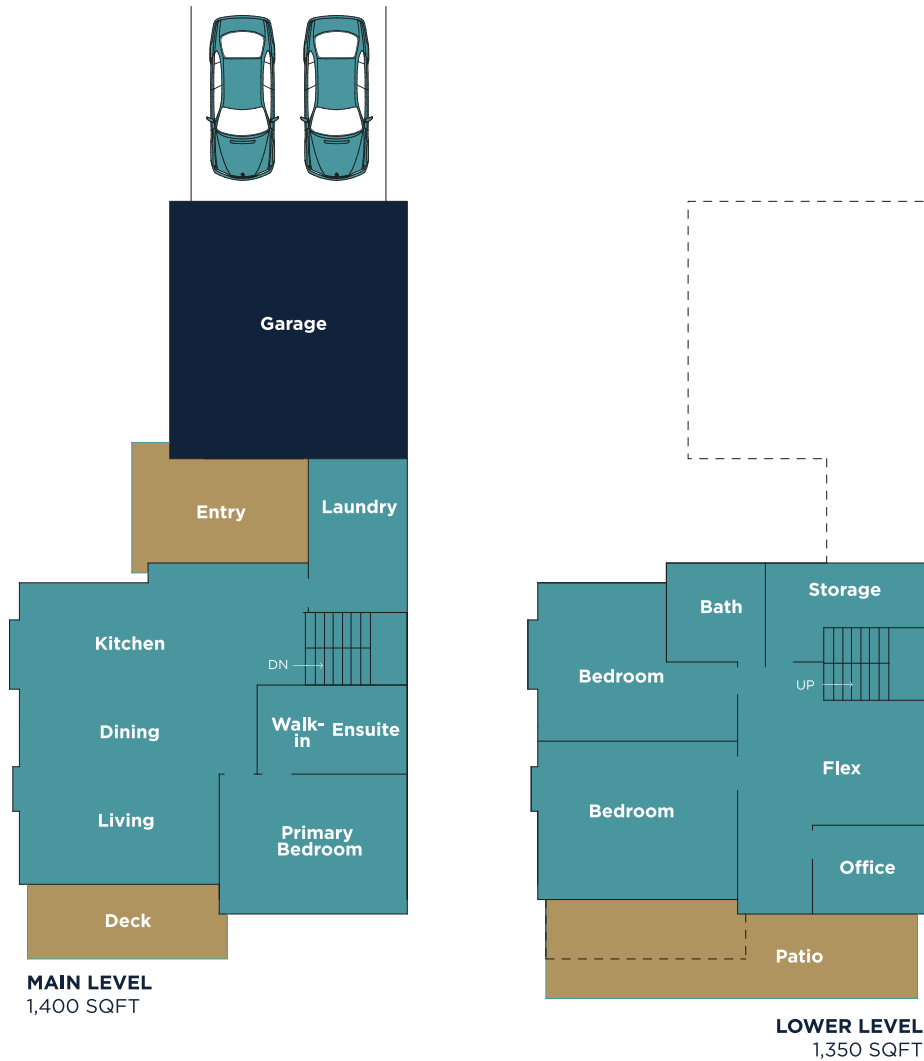


# LATITUDE

## Mid Row Walk-Out

50' Lane Entry

Homesites: 39-46 | TOTAL SQFT: 2,750





# homesites and custom homes

## RANCHLANDS 3

With a growing interest from homeowners to live in a scenic neighbourhood and experience a resort lifestyle, our desirable lots in the Ranchlands 3 are now sold out!

Great news! Your opportunity to live in the Ranchlands is available through our preferred builder Cressman Homes. Partner with them to develop your dream home or select one of their stunning pre-designed homes now under construction.





a tobiano preferred builder

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



live | rest | play

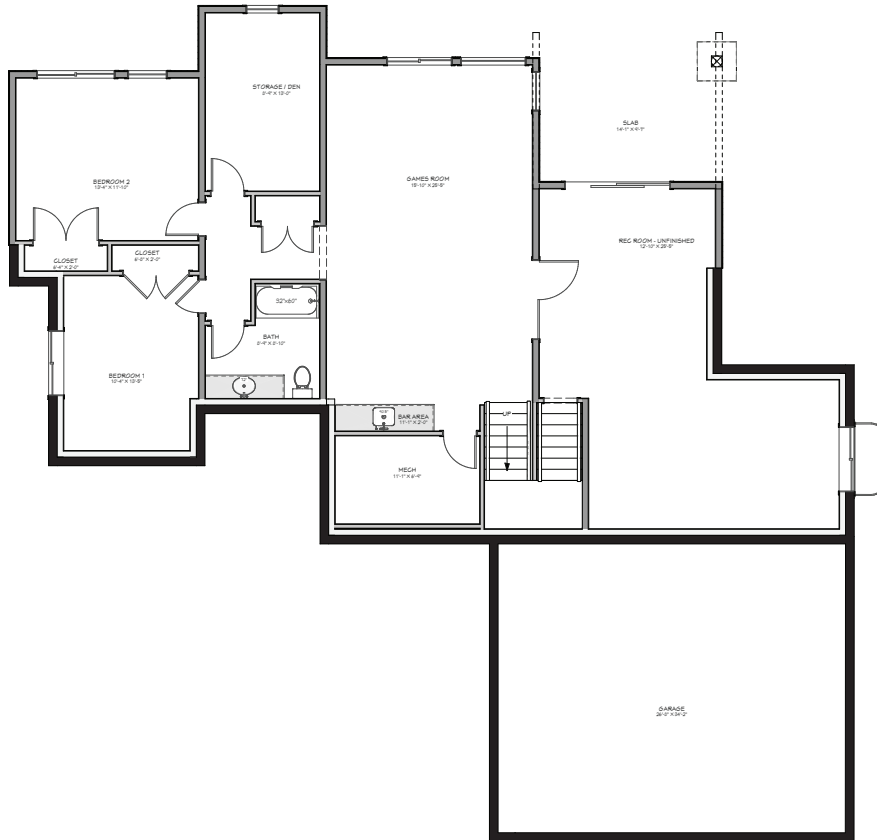




# EL DORADO

**3 BED + 3 BATH + DEN**  
**Total 3,700**

Main 1,850 SQ.FT.  
Lower 1,850 SQ.FT.





## building award-winning communities for over 30 years



Diverse Properties is the master plan developer of Tobiano, and the steward of the natural lands and the community's future development. As an integrated development company, we offer a complete set of real estate services, including acquisition, development and construction.

Over the years, we have received multiple Canadian Home Builders Association Awards of Excellence, as well as Business Excellence Awards in Development and Construction. It's our commitment to create a positive, lasting impression in our communities and a legacy of quality homes.





trevor e. finch

PREC, CNE, CHSA

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tobiano

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This is not an offering for sale. Any such an offering can only be made with a disclosure statement. E.&O.E. 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.



**tobiano.ca**