



ISLAND DWELLINGS Brochure 2023



Bringing your dream home to you.



1355 Comox Rd Courtenay BC | 250-871-7766 | [iconicid.ca](http://iconicid.ca)

# Exclusive Island Dealer for



The making of your dream home is much more than just choosing a floor plan, home style, upgrades and colours. It is the most important investment into life's daily pleasures, family togetherness, shelter and security. Iconic Island Dwellings is equipped to help you craft your future home to meet these important needs without annoying sales pressure, all while minimizing the stresses of the new home creation process. Our vast choices of plans, styles and options make crafting your new home a satisfying reality. An industry leading 20-year manufacturer's warranty and attention to every detail in construction, transport and final finishing, complete your journey.

## Why Factory Built?

The number of differences between traditional site-built homes and factory-built homes have shrunk in recent years, with factory-built housing quickly meeting and exceeding the standards long viewed to be the prerogative of site builders. While factory-built structures are constructed to the same national and provincial standards as site-built homes, the exceptional quality of factory-built homes becomes strikingly apparent once you examine the home-building process. With materials and construction performed within climate-controlled facilities, by dedicated trained professionals, and under the inspection of third-party agencies, our homes are not plagued by the challenges of rotating seasonal staff or inclement weather. Likewise, daily ongoing inspection and training ensures that challenges are met early and often, reducing the possibility of undiagnosed concerns.

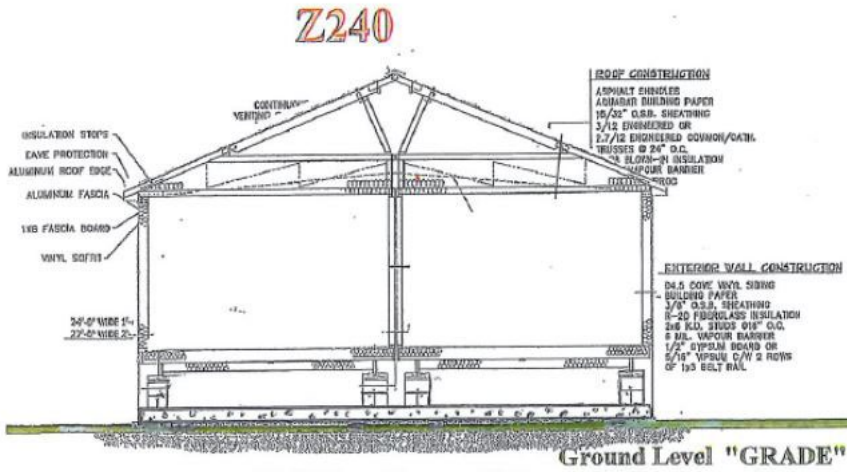
By using automation within the factory floor, from the cuts of lumber to the raising of walls, we can ensure stability and consistency across all jobs performed. This consistency and environmental focus adds to the exceptional energy efficiency of the final home, ensuring the home saves you money. Finally, by using our one-of-a-kind Ridge Wall System, we build strength into the finished product. Through lateral bracing, double continuous headers, continuous vapour barriers, and compressed floor-to-wall-to-ceiling fastenings, we minimize deflection and allow for the future craning or rolling into place upon arrival. It is this strength that allows for our industry-leading 20-year structural warranty.



# Construction

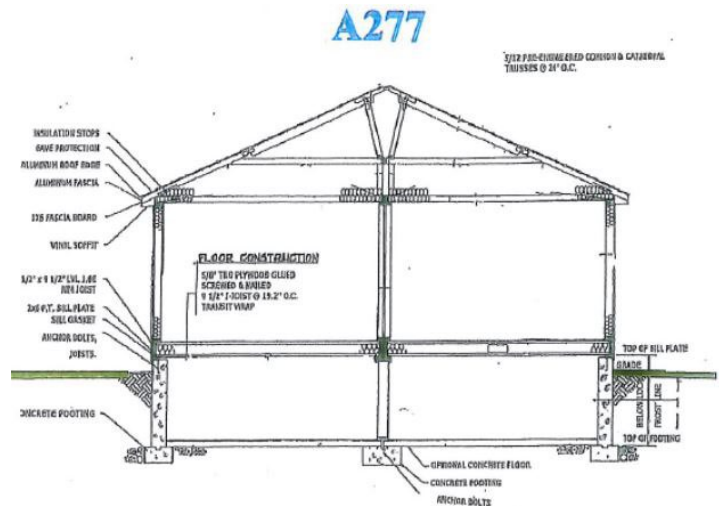
## CSA Standard Z240 – Manufactured Homes

Manufactured Homes, or those built to the CSA Standard Z240, are homes built in both sectional (meaning 2 halves) and single sectional types. Sectional homes are constructed on large metal frames and delivered to the site where they are blocked and leveled on concrete blocks from the frame to support the home. They generally sit approximately three feet above ground and would be skirted to the ground with wood or vinyl.



## CSA Standard A277 – Modular Homes

Modular Homes, or those built to the CSA Standard A277, which is the same standard as a site-built home. Modular homes are built on wood frames, are transported on a flat deck (float), and must be craned or rolled onto a prepared crawlspace or basement, depending on the style ordered. These generally sit ground level and would not require skirting. Modular Homes can be offered in both single sections and double sections.



# Turn-Key Service

At Iconic Island Dwellings, we strive to make your experience stress-free. We offer a “one-stop-shop” service, that will take you from permitting to moving in and everything in between. We have an experienced team ready to handle all administrative duties such as applying and acquiring permits, and in-house designers to assist you with the many options available for your new home. We will do site preparation of your property including foundation, excavation, fill and storm drains. We have certified electricians, plumbers, carpenters and water specialists that can bring the necessary services such as hydro hookups, exterior lights, additional conduits, connections from incoming water and sewer, gutters and downspouts, garages, decks, steps and skirting if necessary. As a buyer, simply enjoy the thrill of your new home...let us do the rest!



## Our Process

We want your next building project to be simple. So, we've developed a 3-step process to home-building that demonstrates the many ways in which our strengths go far beyond the usual. We deliver on a quality product and bring value to the table every step of the way giving you that extra level of service you deserve.

### Step 1: Initiate

- Browse website for your home
- Select your favorite home floor plans
- Contact our Sales Center
- Make an appointment
- Confirm your new home floor plan
- Select interior & exterior options
- Finalize your home order quote
- Obtain your home bank approval
- Application for permits

### Step 2: Implement

- Finalize & sign your home design
- Relax and enjoy the home process
- Construction of your home begins
- Site prep, foundation, septic begins
- Delivery of your home
- Interior & exterior finish work
- Connections to services
- Quality check & cleaning

### Step 3: Inhabit

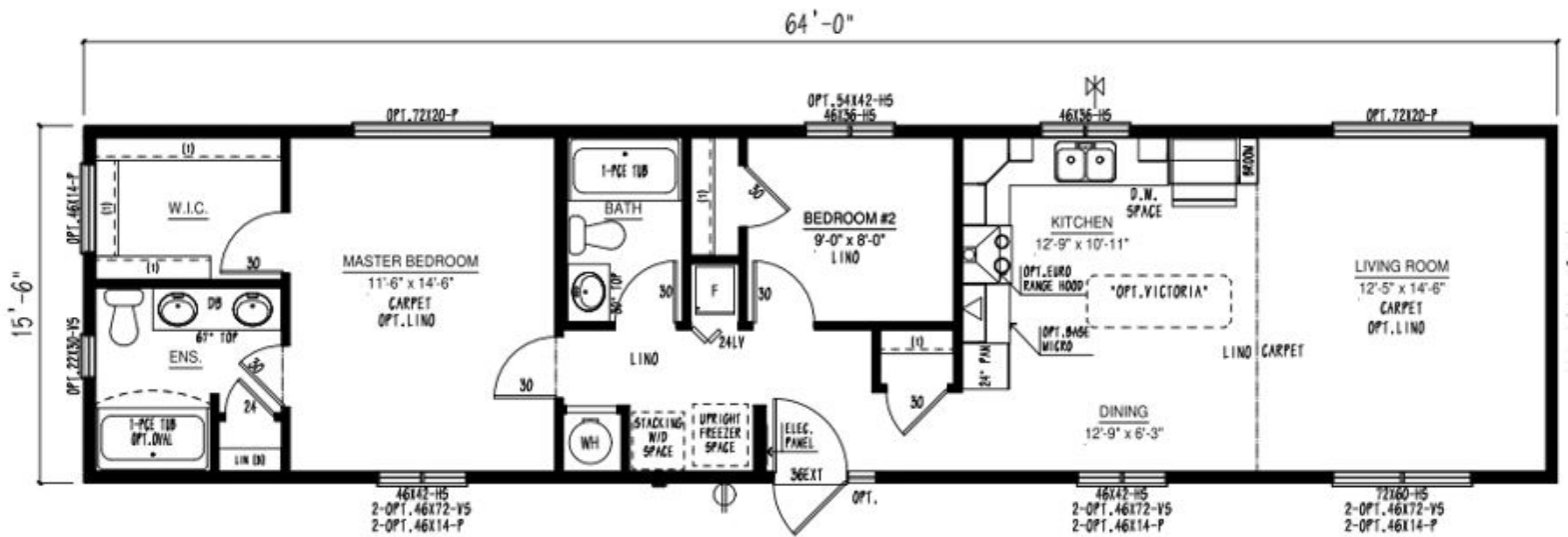
- Closing Day of your home
- Walk-through of your home
- Review of systems & maintenance
- Final payment and your keys
- You're a new homeowner
- Move in and enjoy
- Service & 20-year warranty begins
- Service walk-through



# Our Designs & Floor Plans

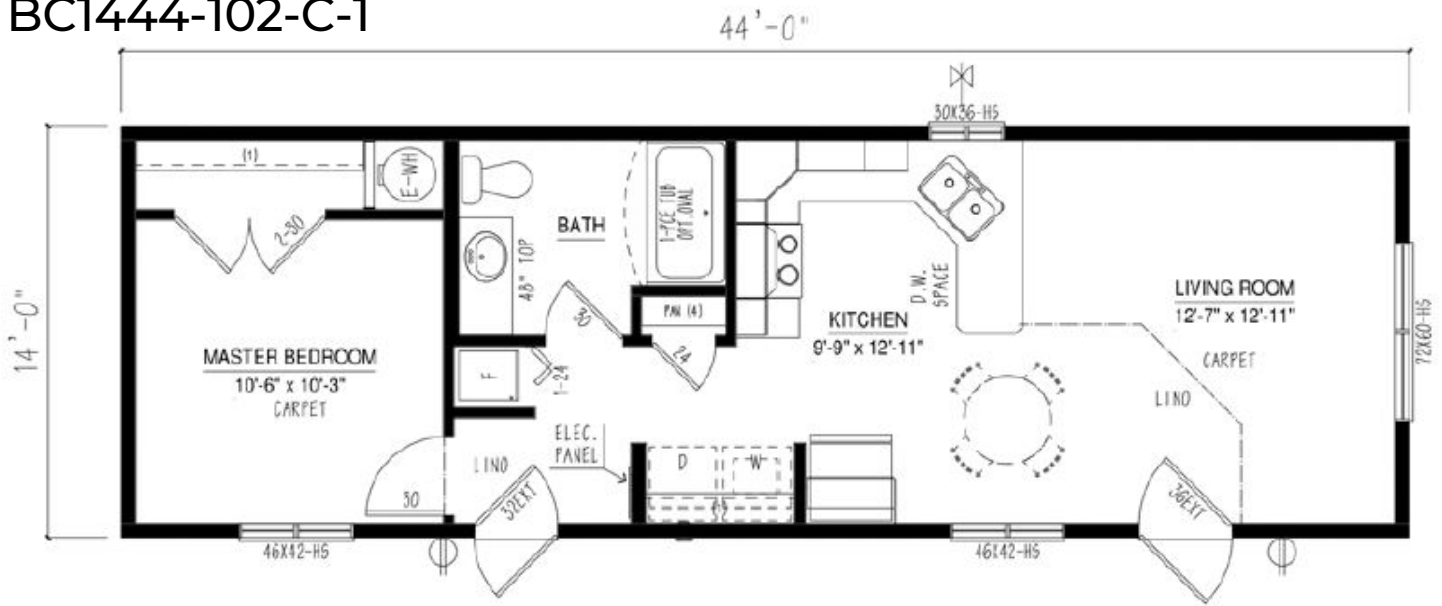
Our Design & Sales Team will work with you to create your Dream Home! We offer over 100 unique floor plans to suit your style and needs. These floor plans range from single wide, double wide, and two-story options, and range in number of bedrooms and bathrooms featured. Our homes can be customized to suit your preferences in flooring, paint colour, counter tops and cabinets, exterior siding colour and much more. We can also alter any floor plan to move walls, add windows and doors or delete bathrooms – the possibilities are endless!

## Show Home Skyview

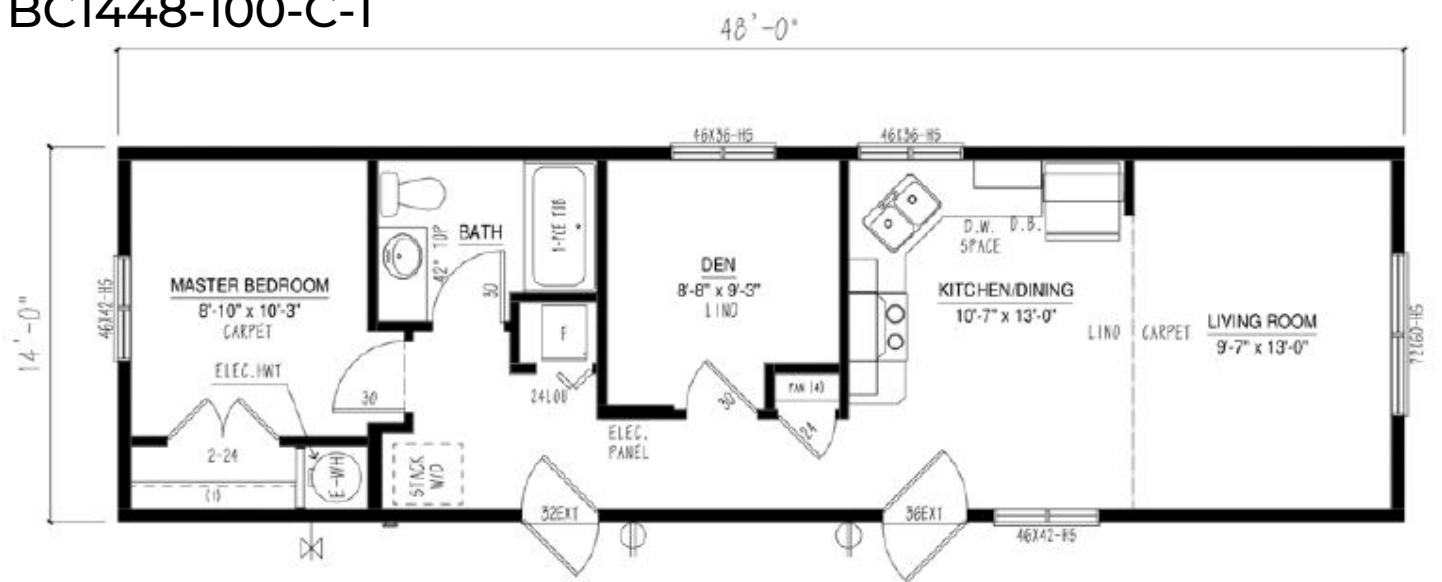


# Single Floor Plan Options

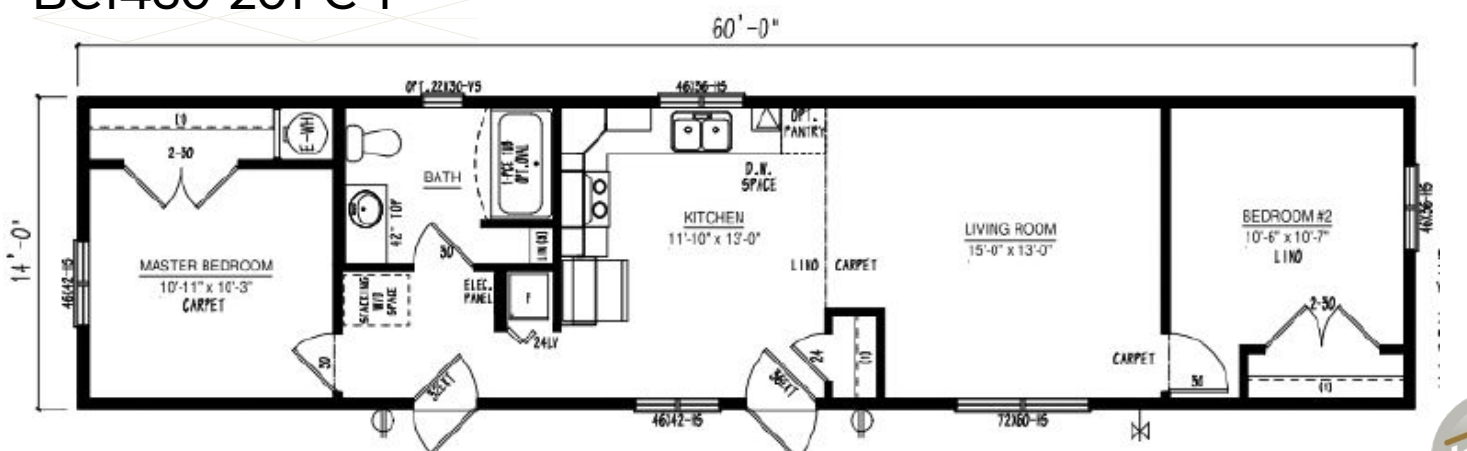
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BC1448-100-C-1

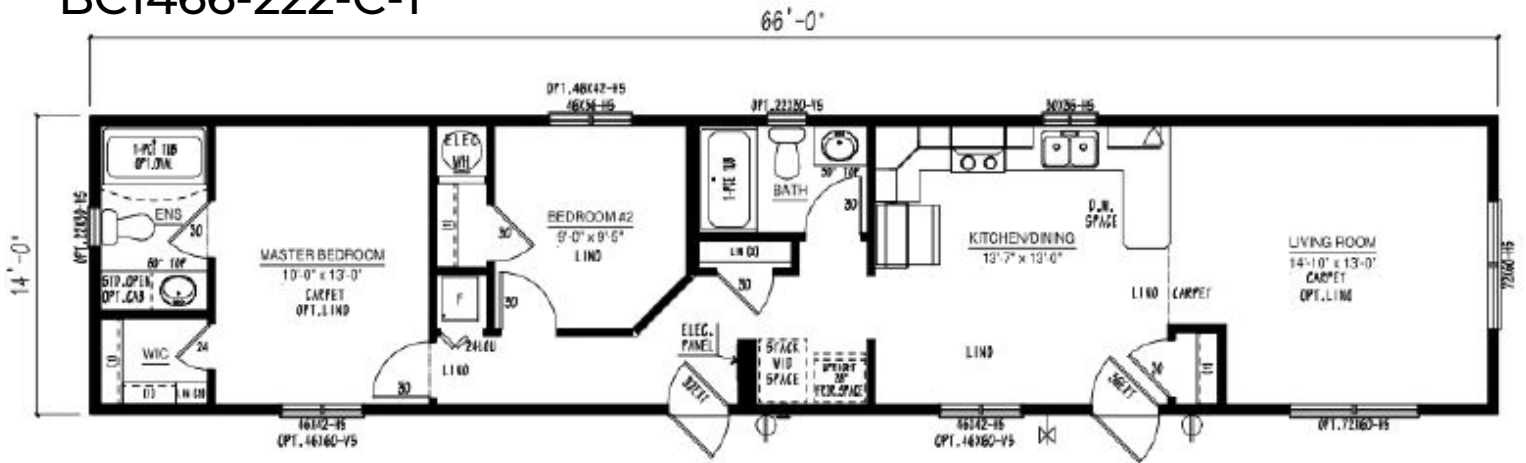


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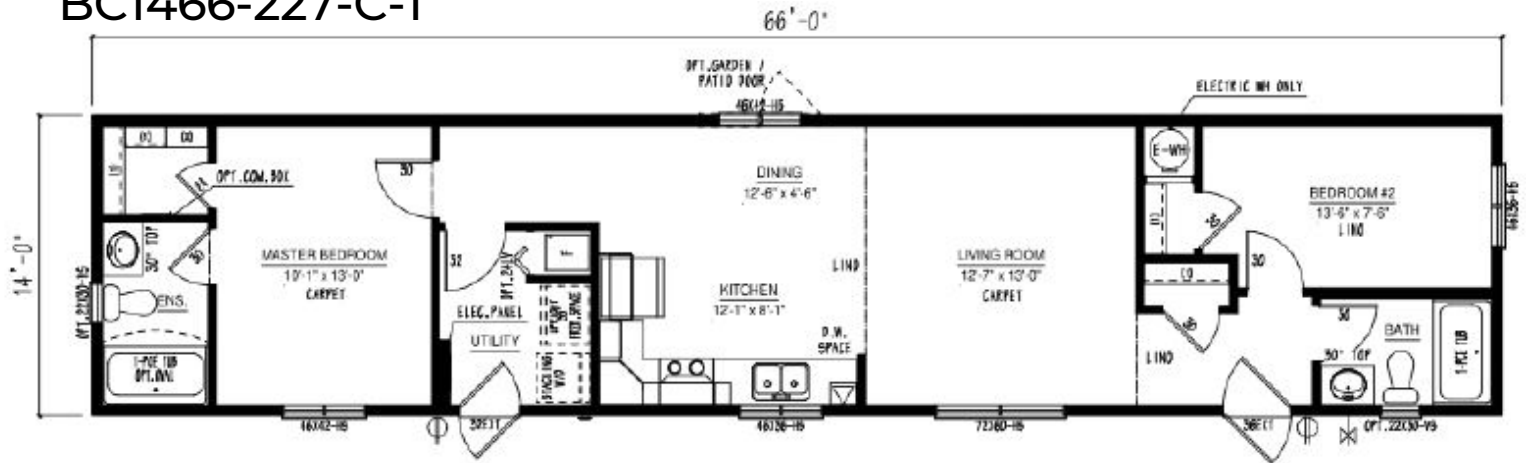


# Single Floor Plan Options

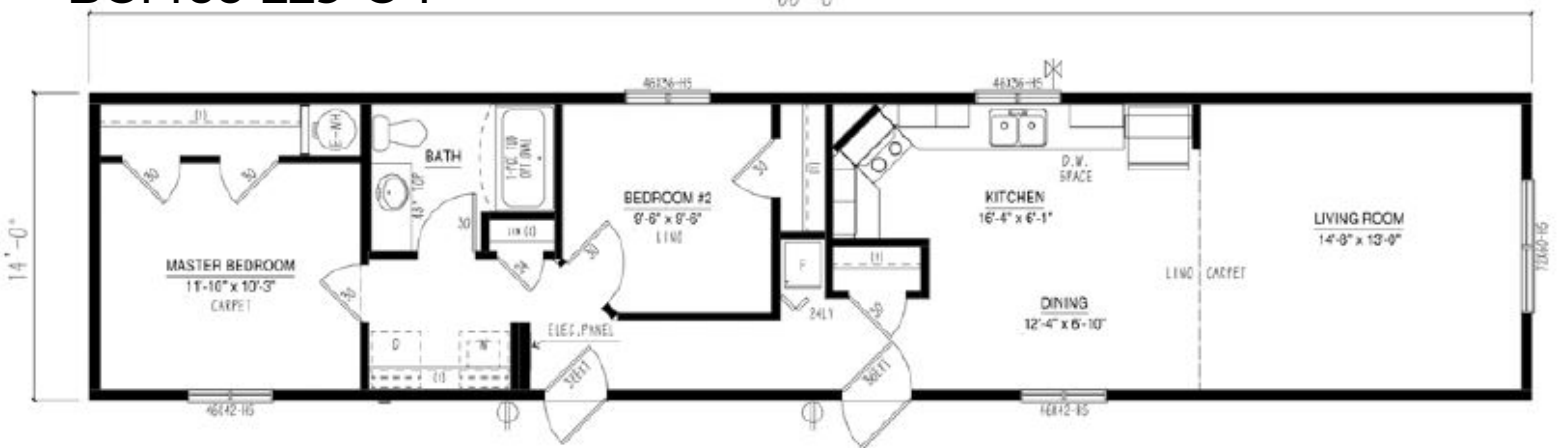
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## BC1466-227-C-1

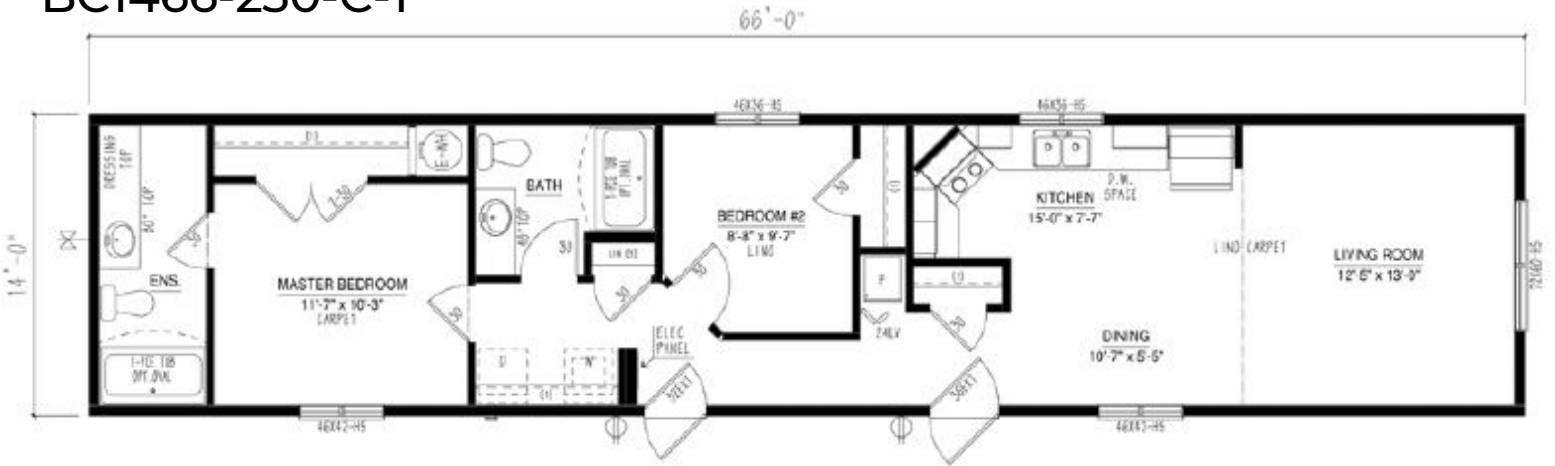


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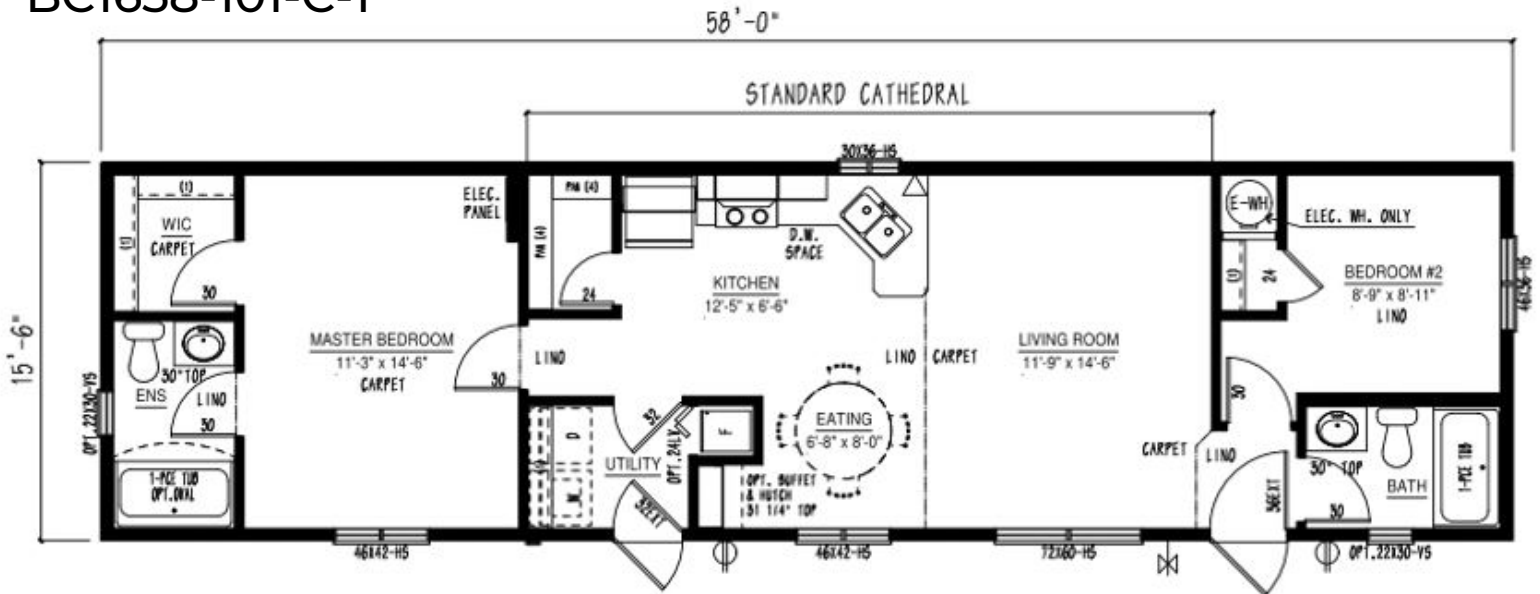


# Single Floor Plan Options

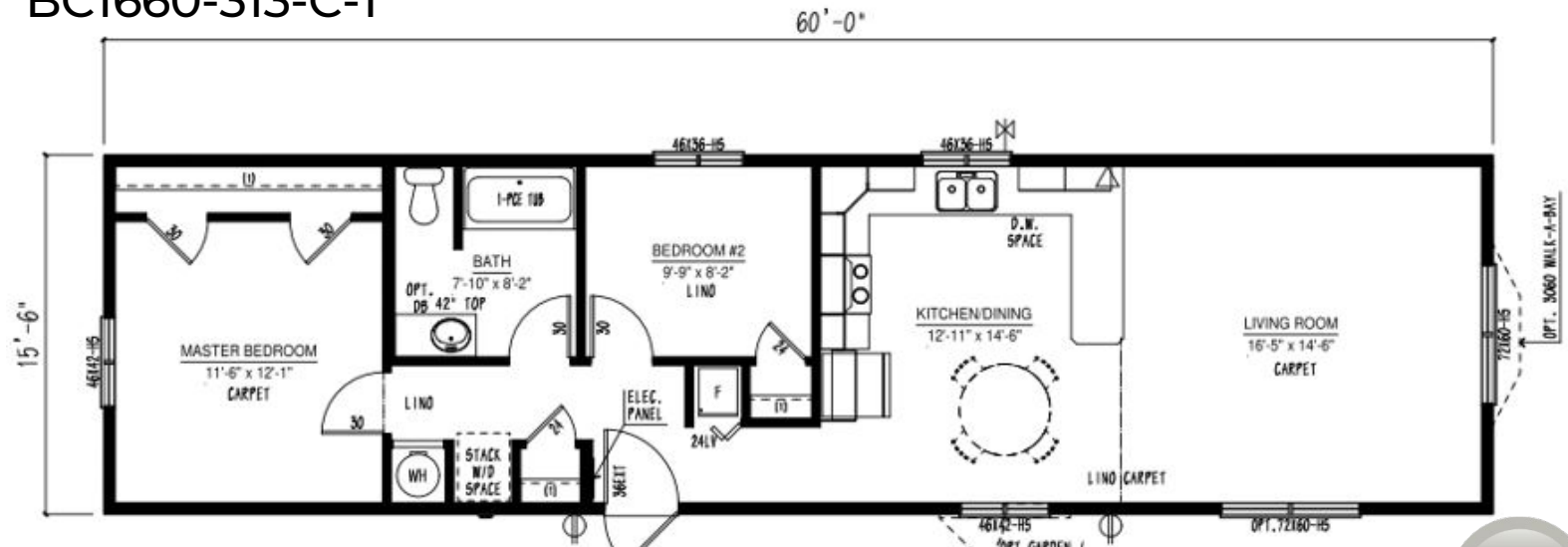
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BC1658-101-C-1



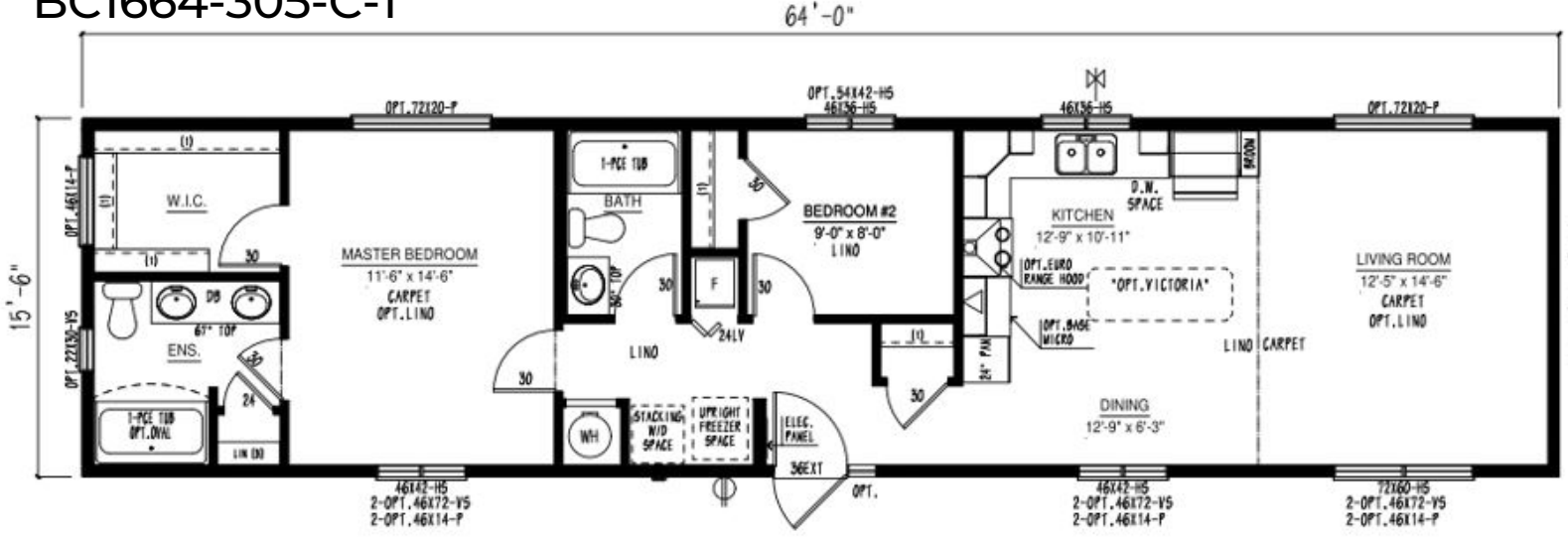
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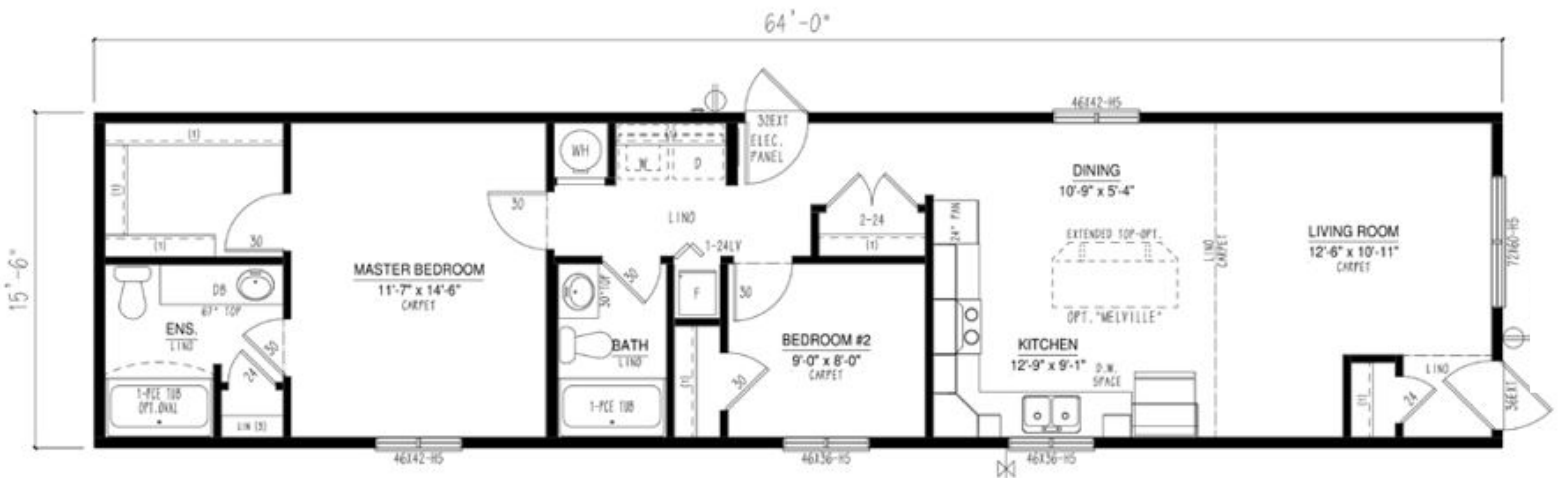


# Single Floor Plan Options

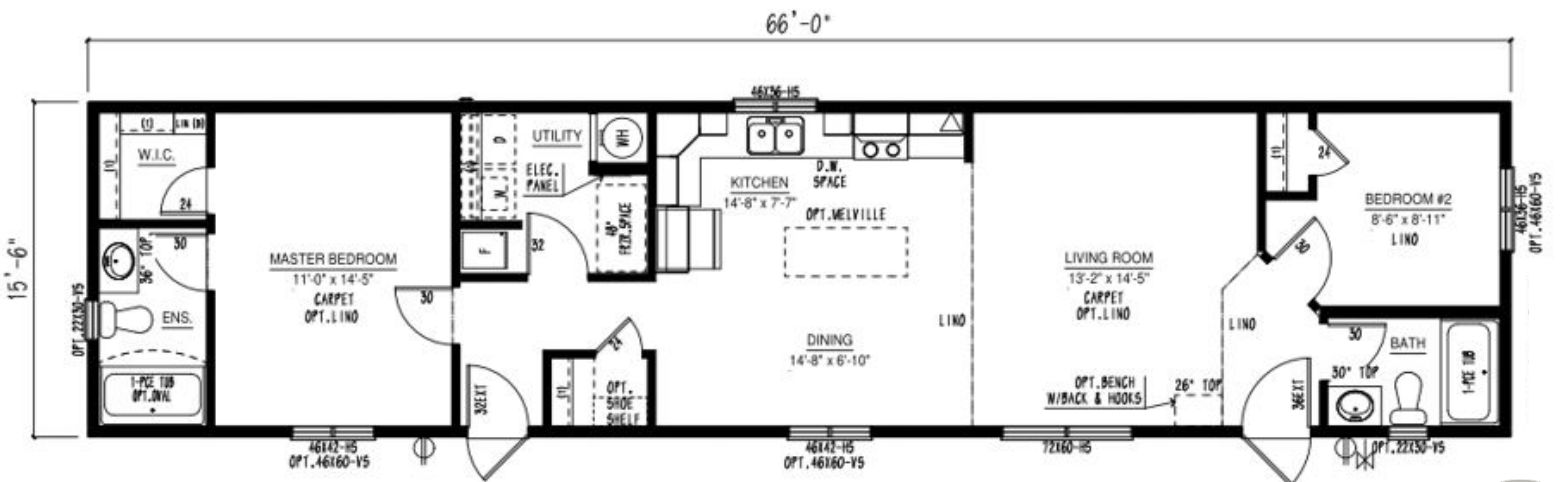
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## BC1664-306-C-1

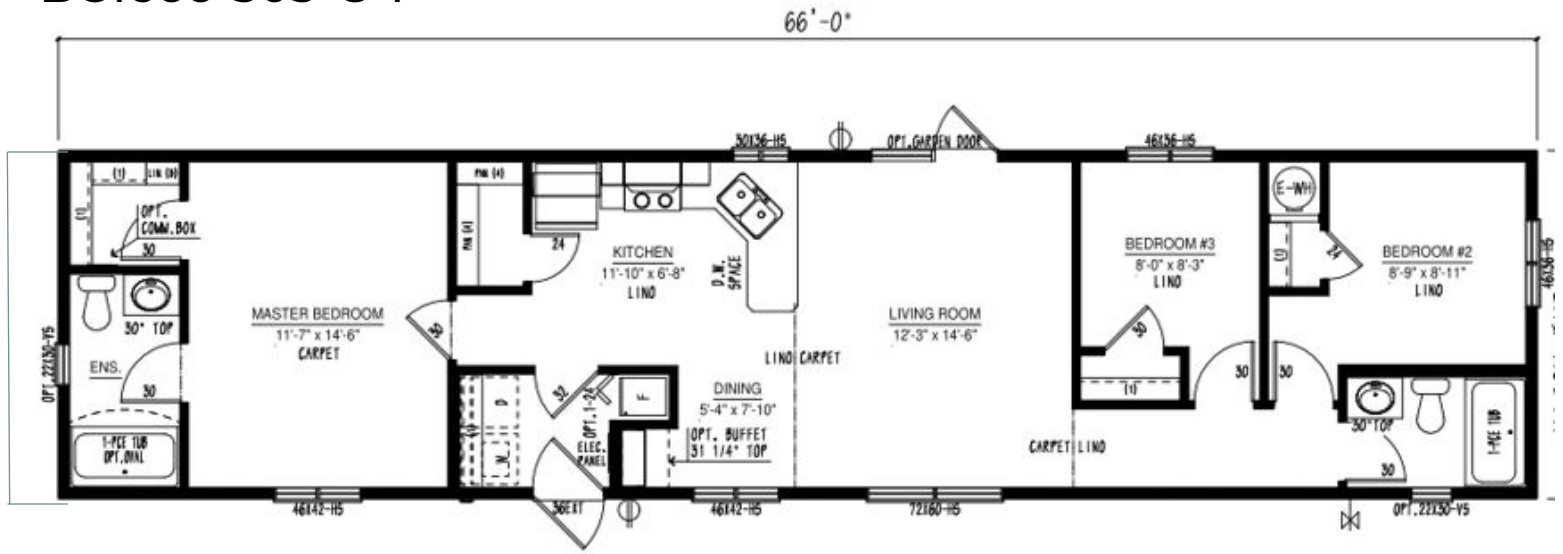


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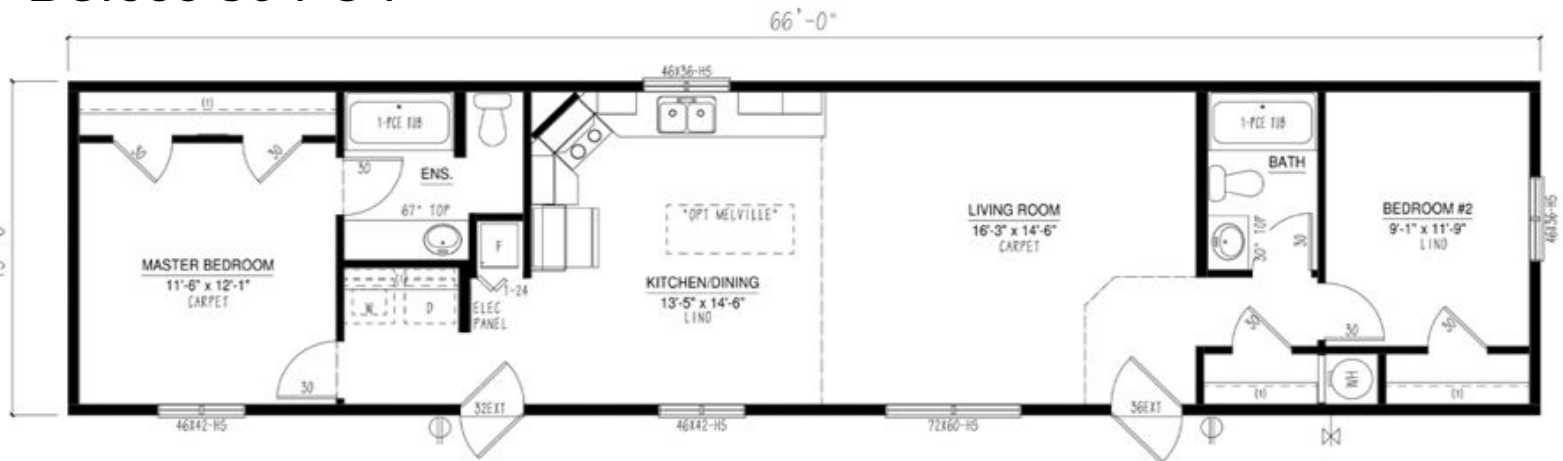


# Single Floor Plan Options

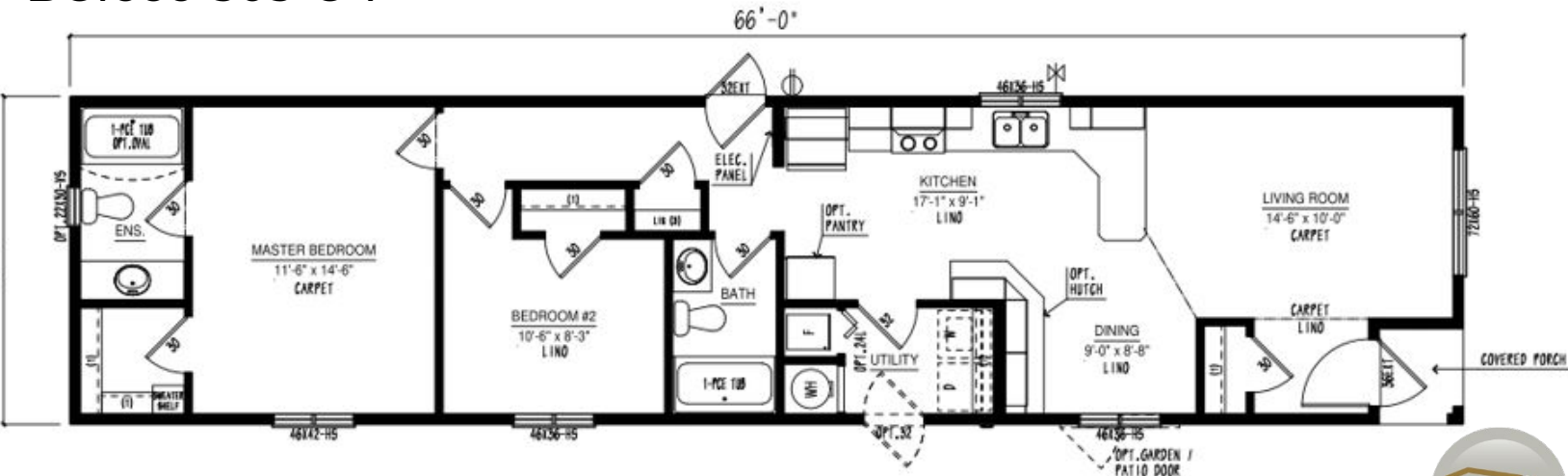
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## BC1666-304-C-1

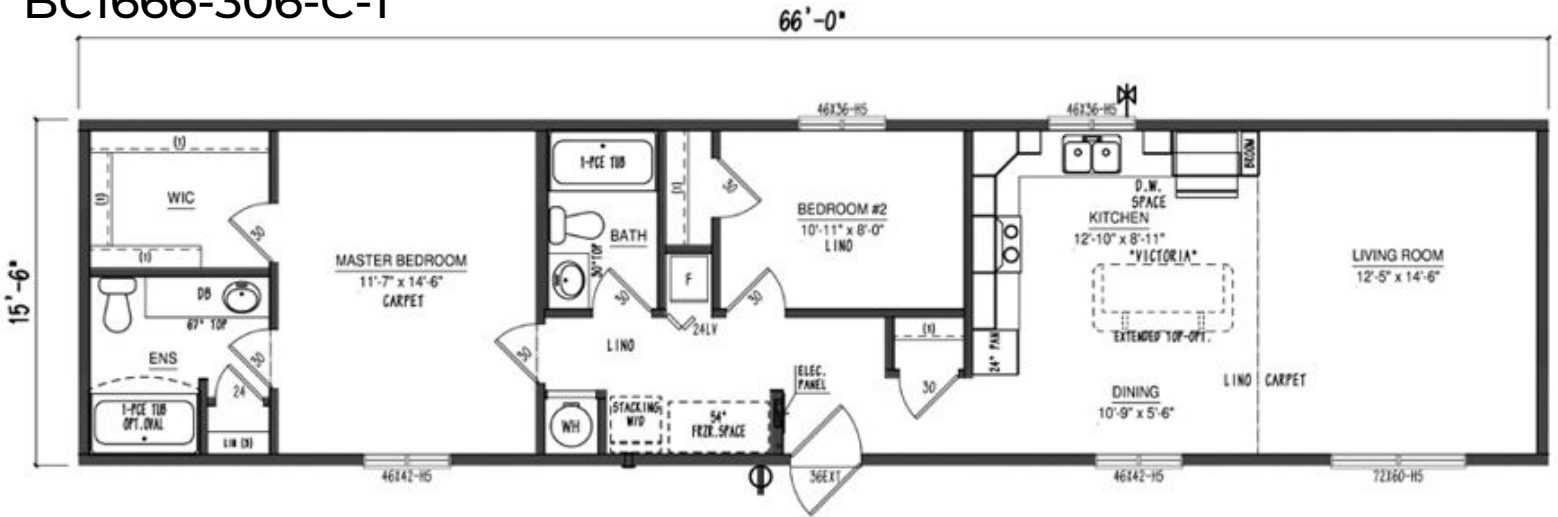


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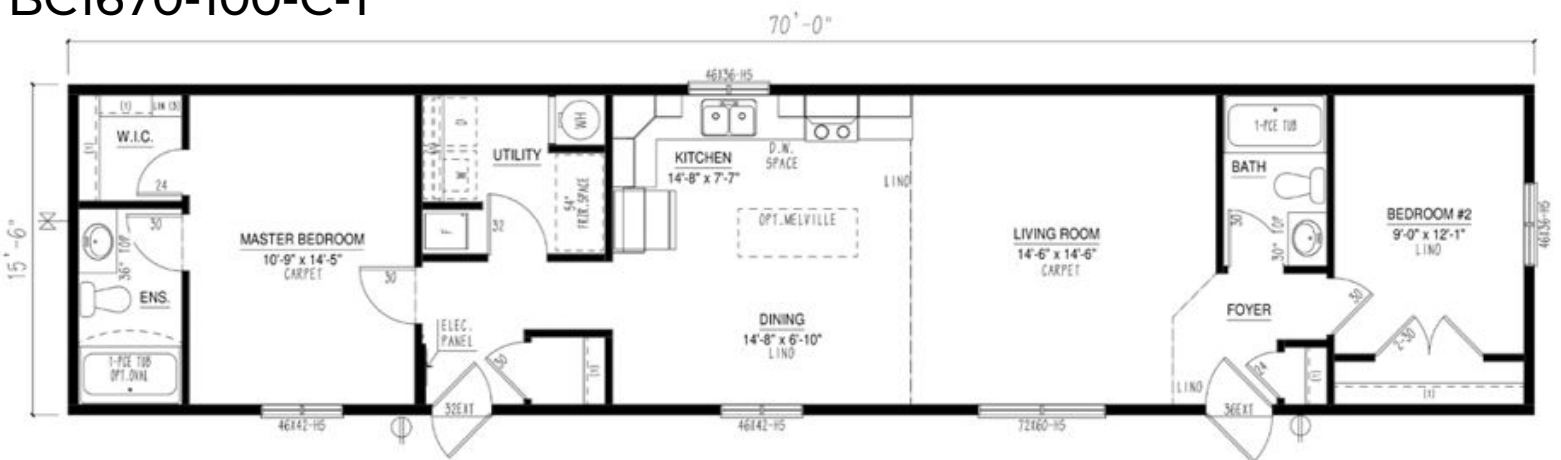


# Single Floor Plan Options

BC1666-306-C-1



BC1670-100-C-1



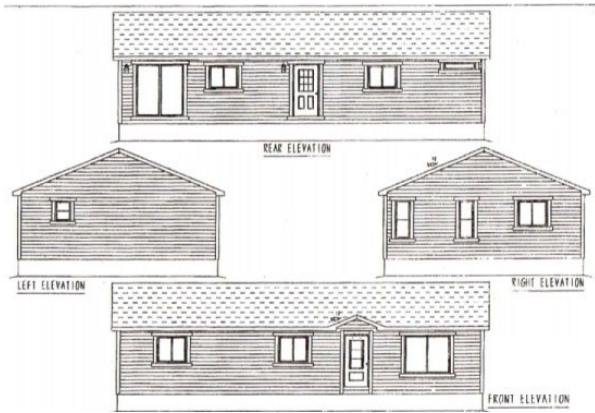
Iconic Island Dwellings reserves the right to change standards specifications without prior notice. See sales associate for details



# Multi Section Floor Plans

## Show Home Silverwater

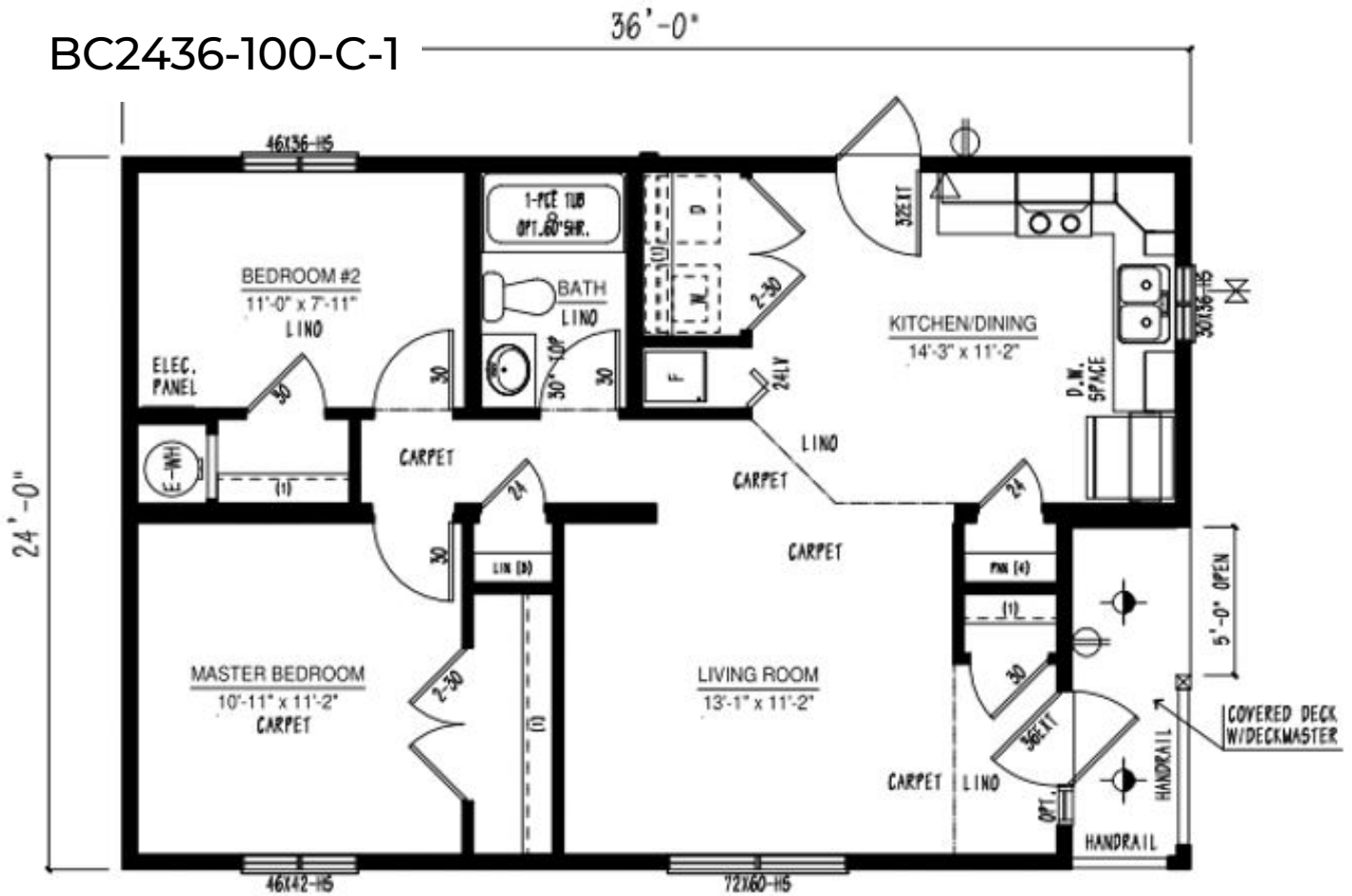
50'



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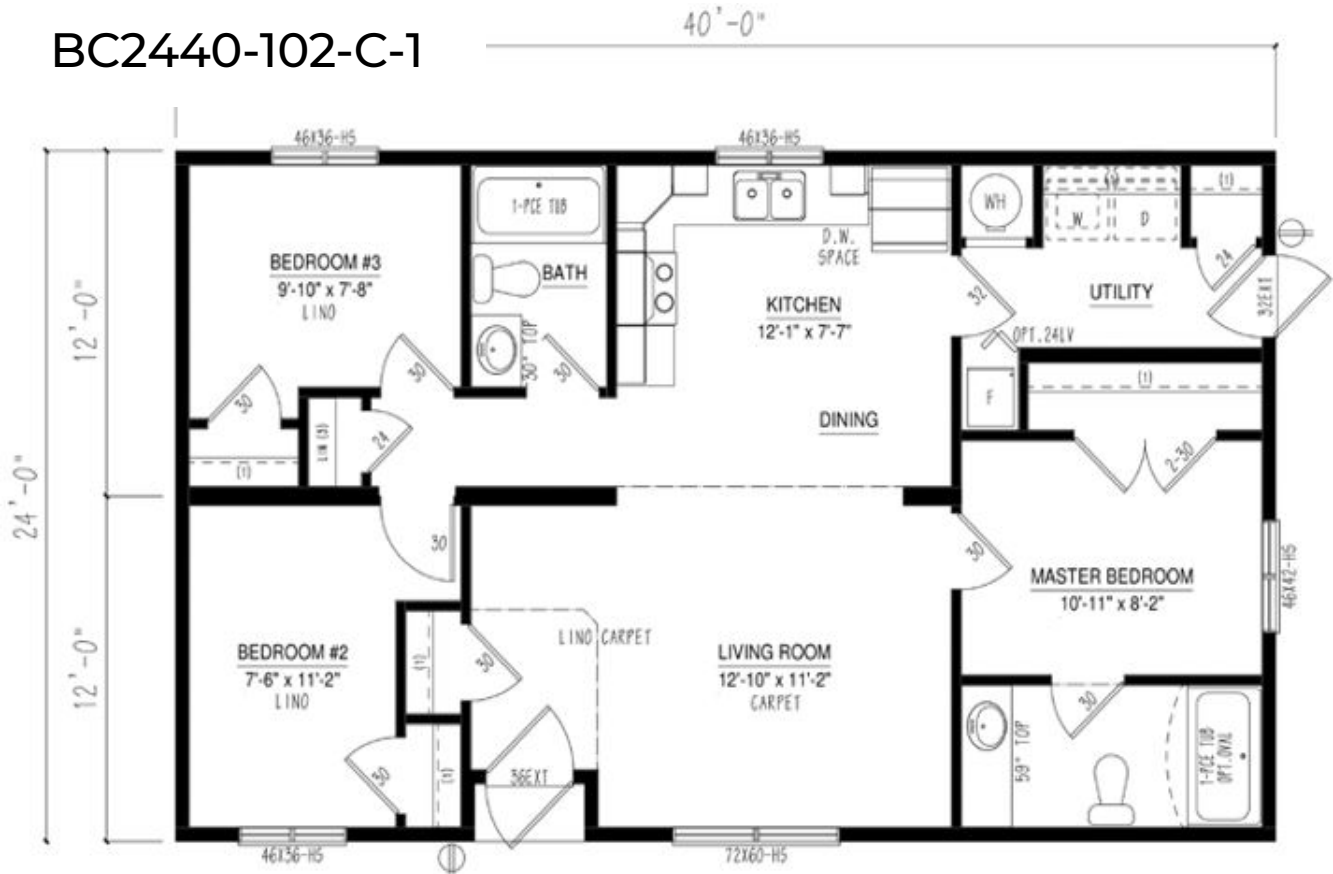
# Multi Section Floor Plan Options



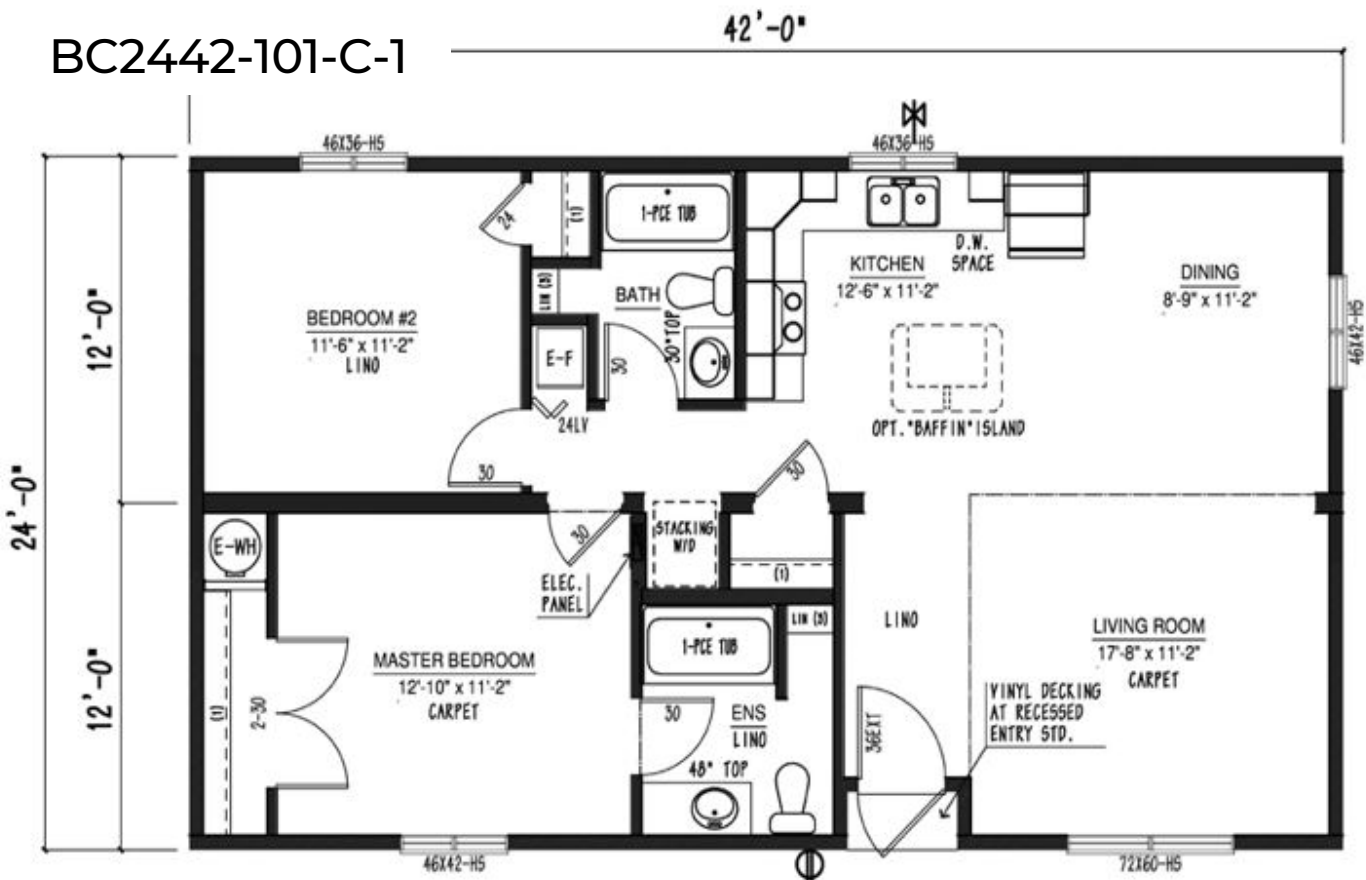
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# Multi Section Floor Plan Options

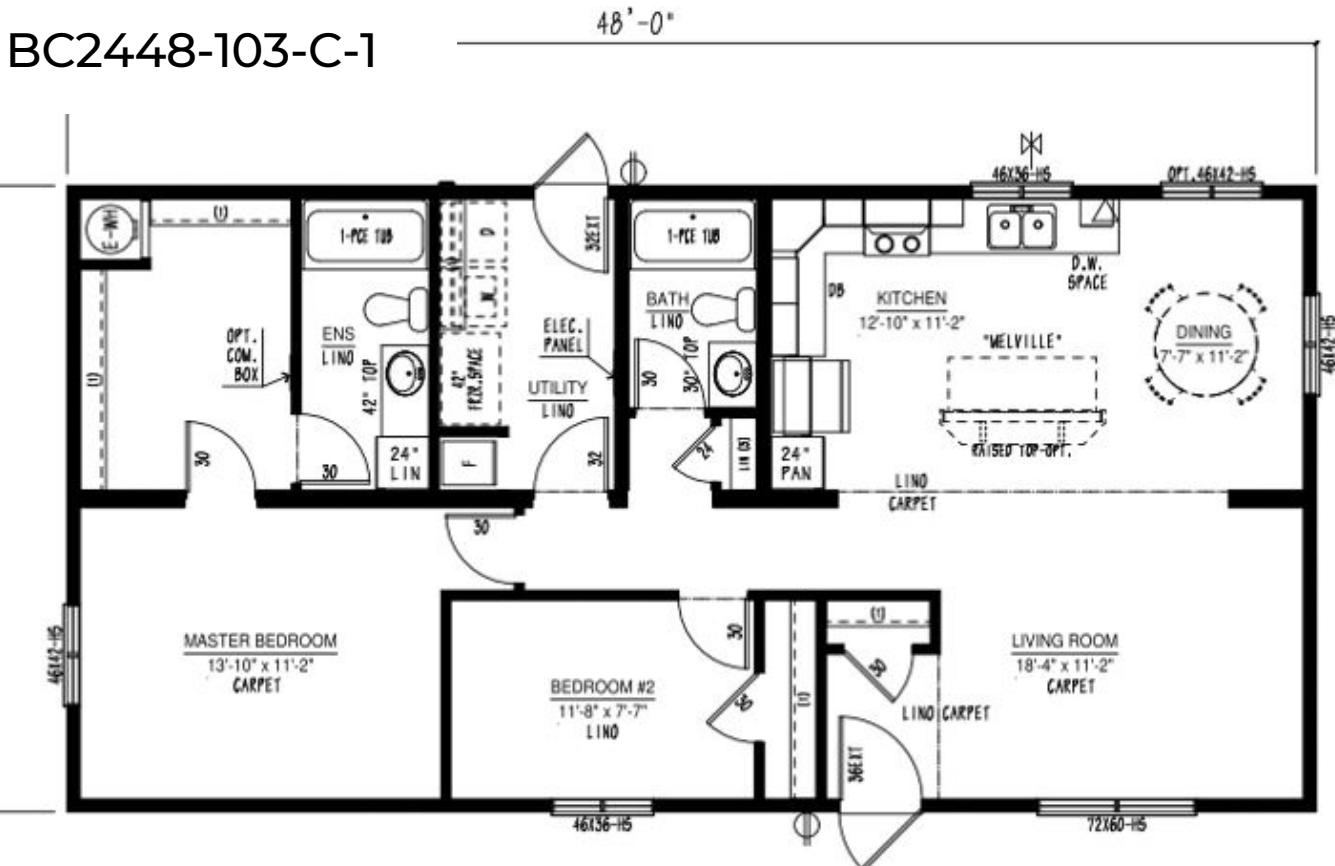
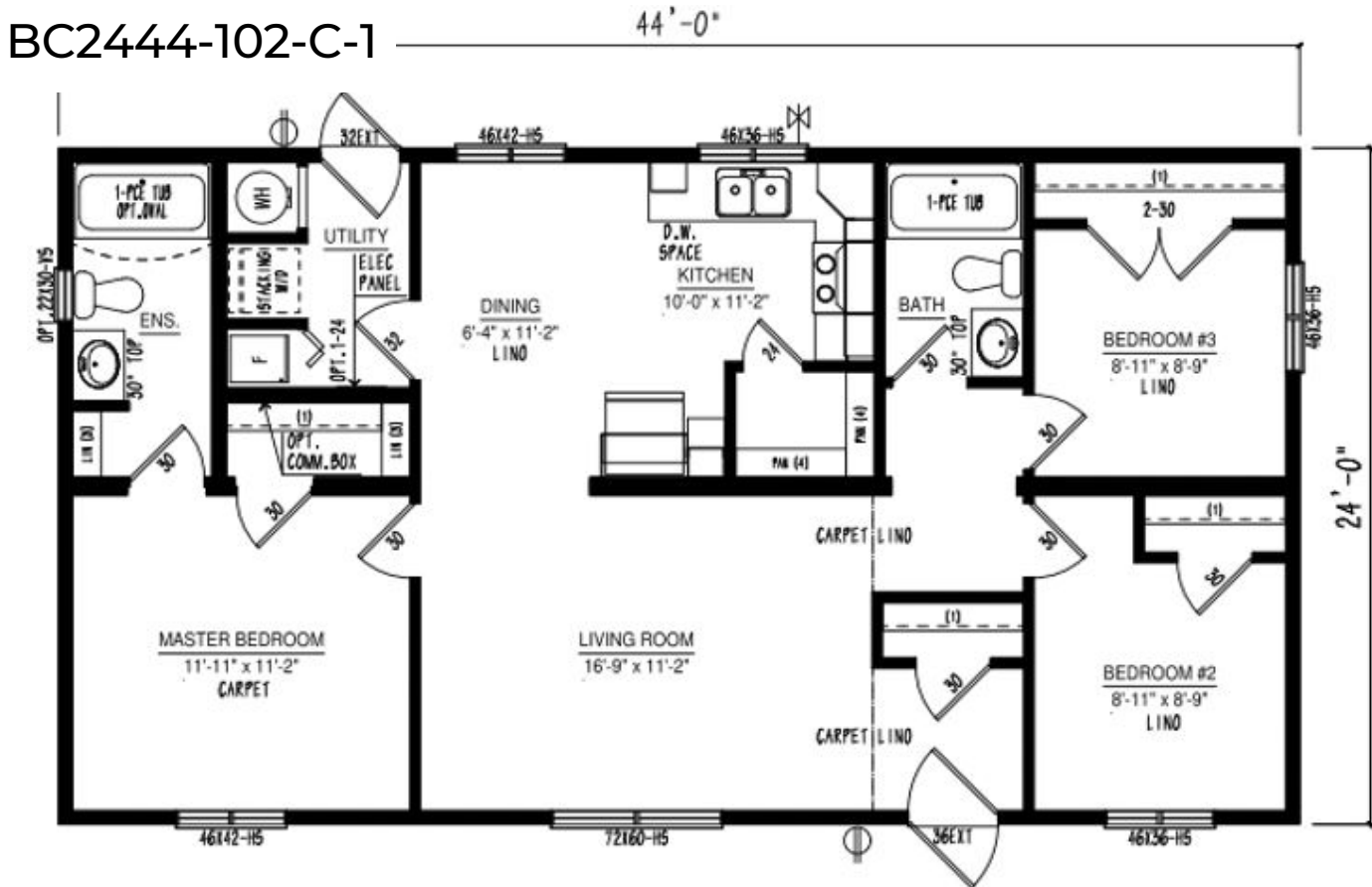
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BC2442-101-C-1

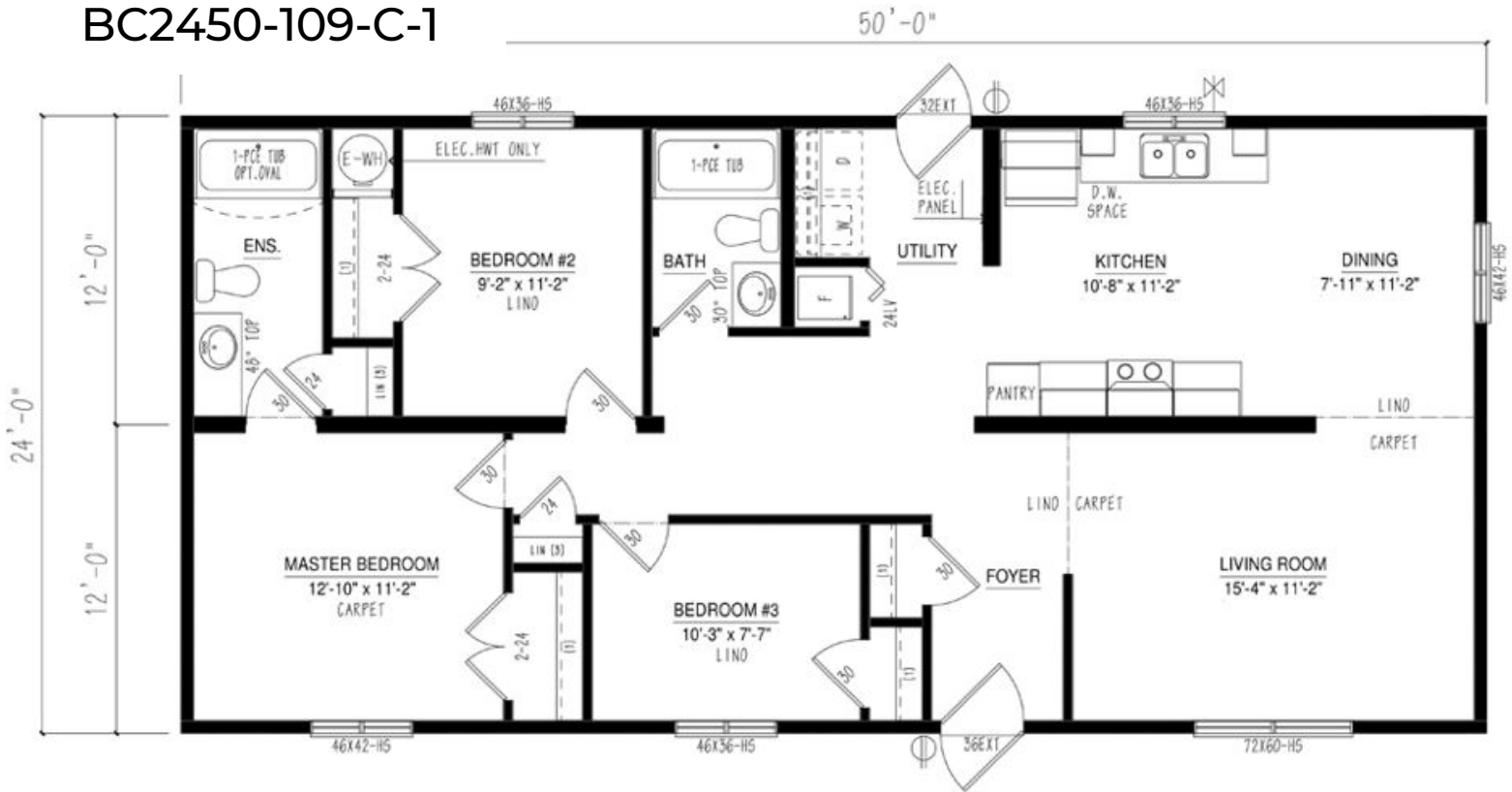


# Multi Section Floor Plan Options

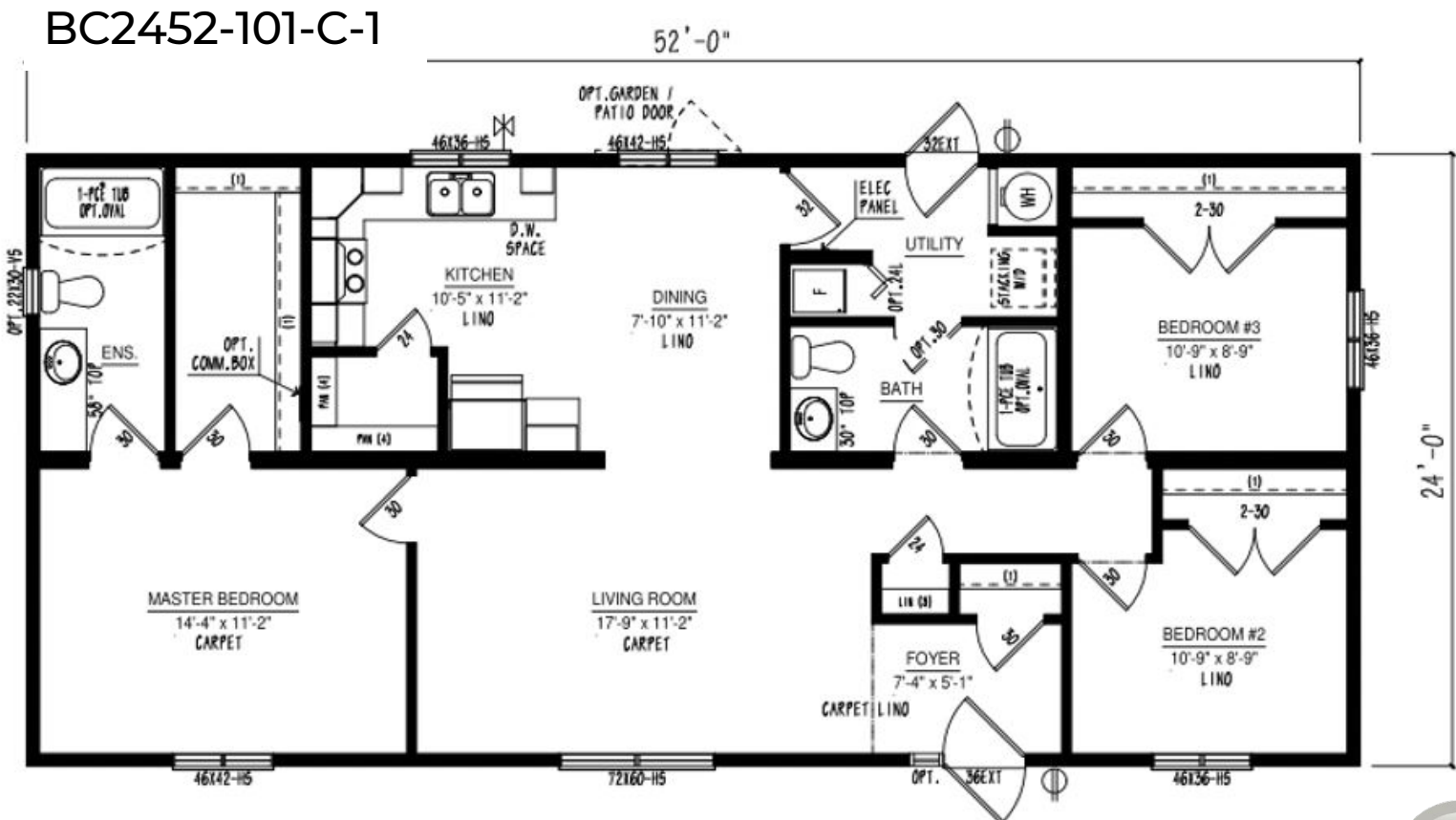


# Multi Section Floor Plan Options

BC2450-109-C-1



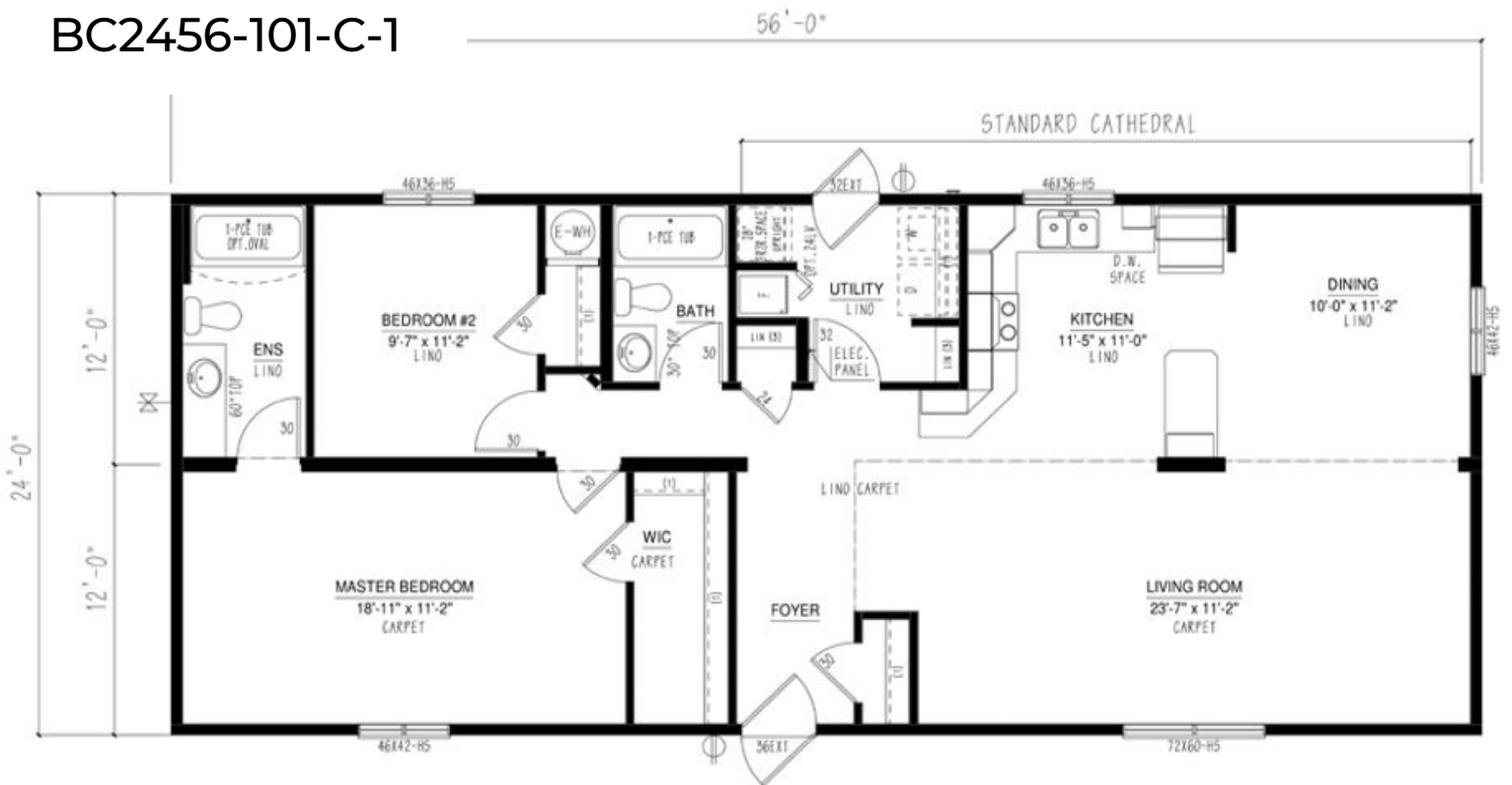
BC2452-101-C-1



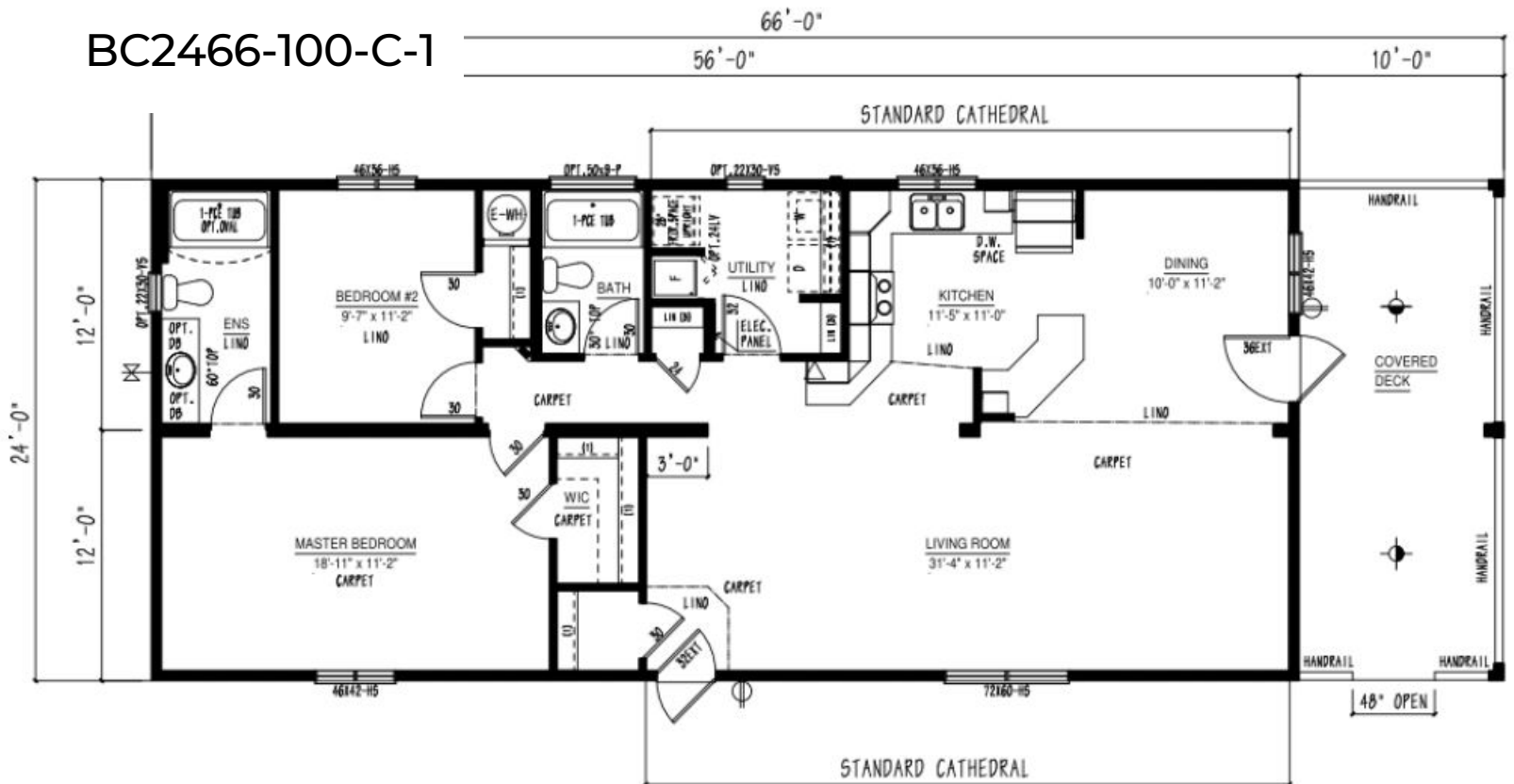


# Multi Section Floor Plan Options

BC2456-101-C-1

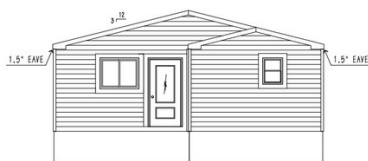
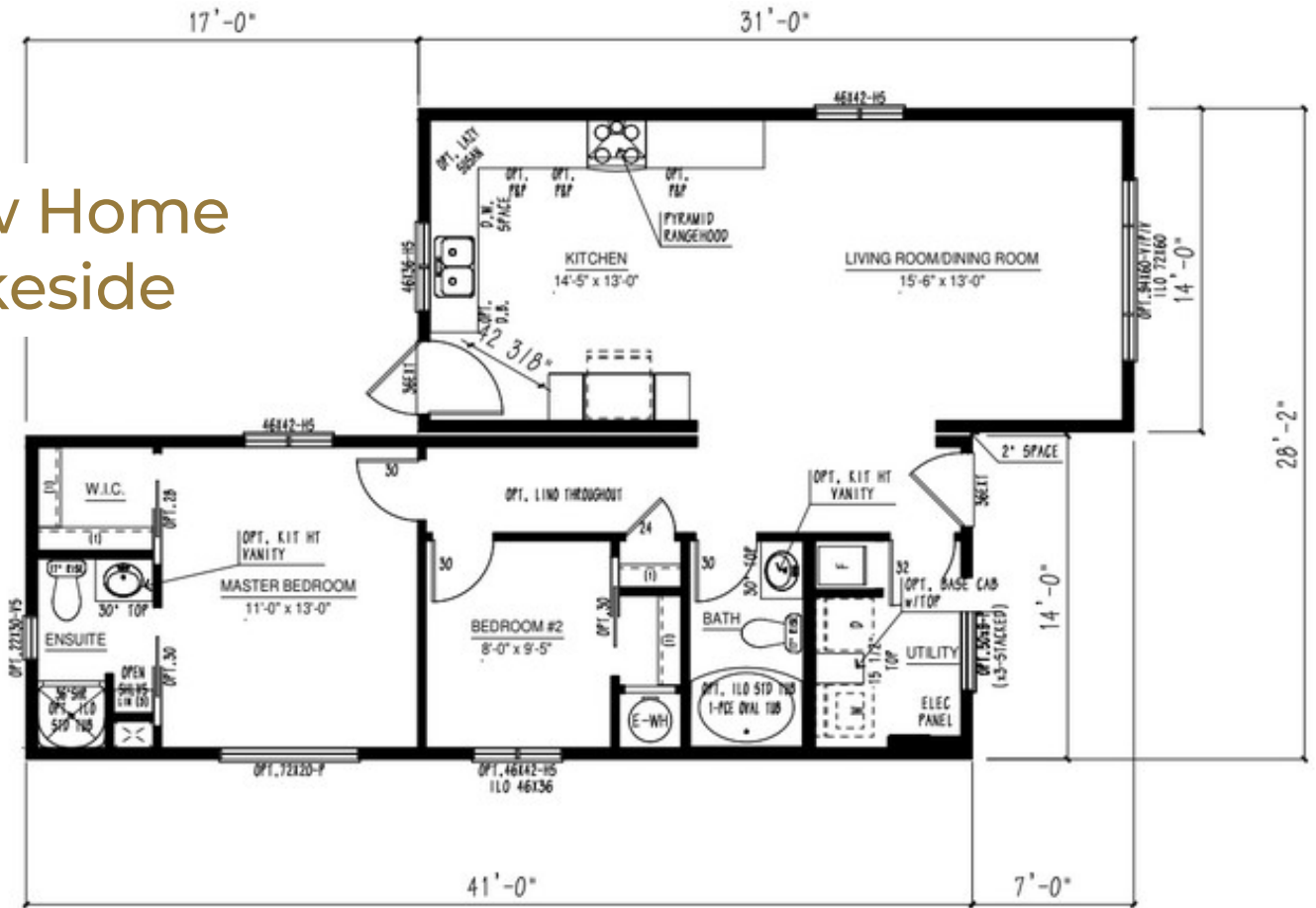


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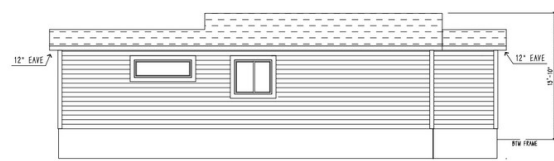


# Multi Section Floor Plans

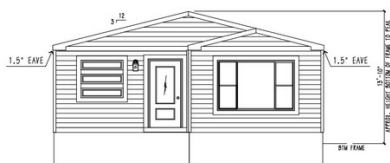
## Show Home Lakeside



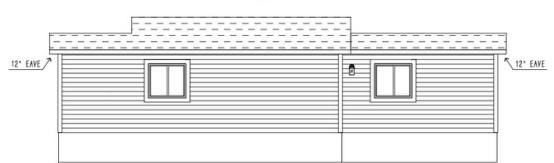
REAR ELEVATION  
SCALE: 3/16"=1'-0"



LEFT ELEVATION  
SCALE: 3/16"=1'-0"



FRONT ELEVATION  
SCALE: 3/16"=1'-0"



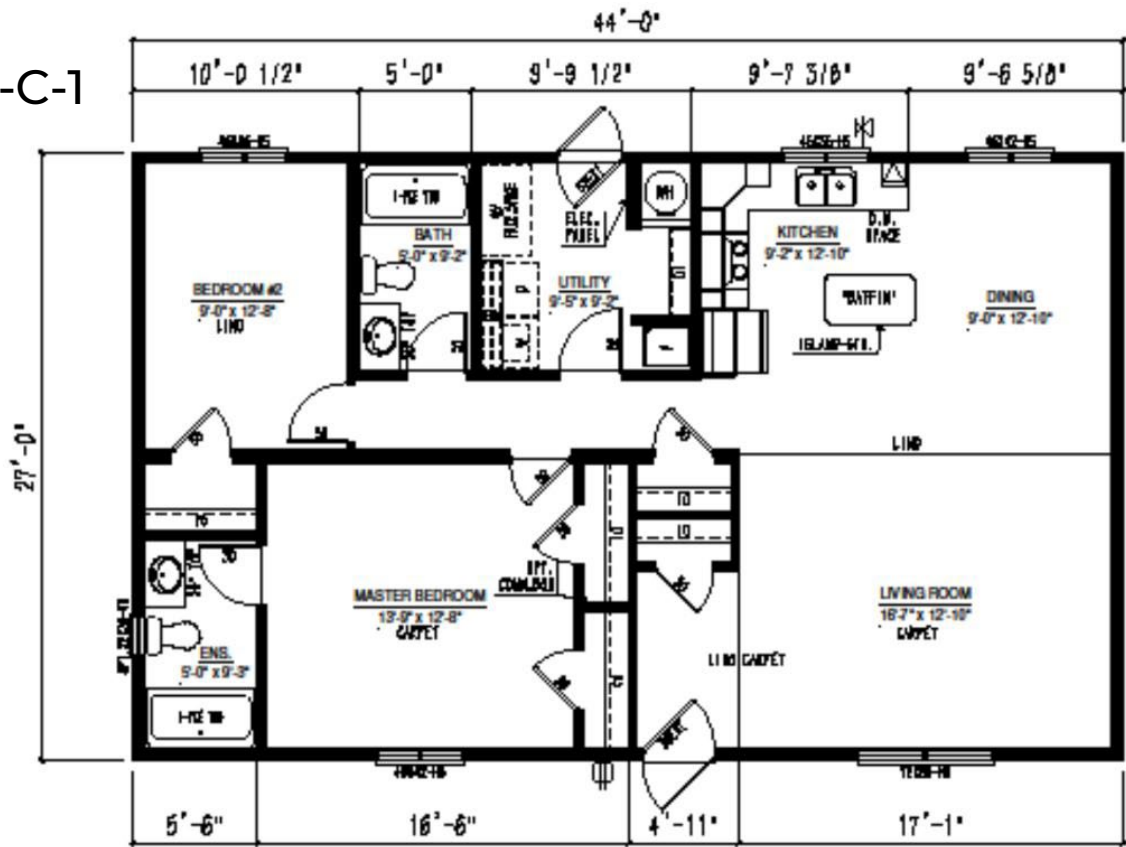
RIGHT ELEVATION  
SCALE: 3/16"=1'-0"

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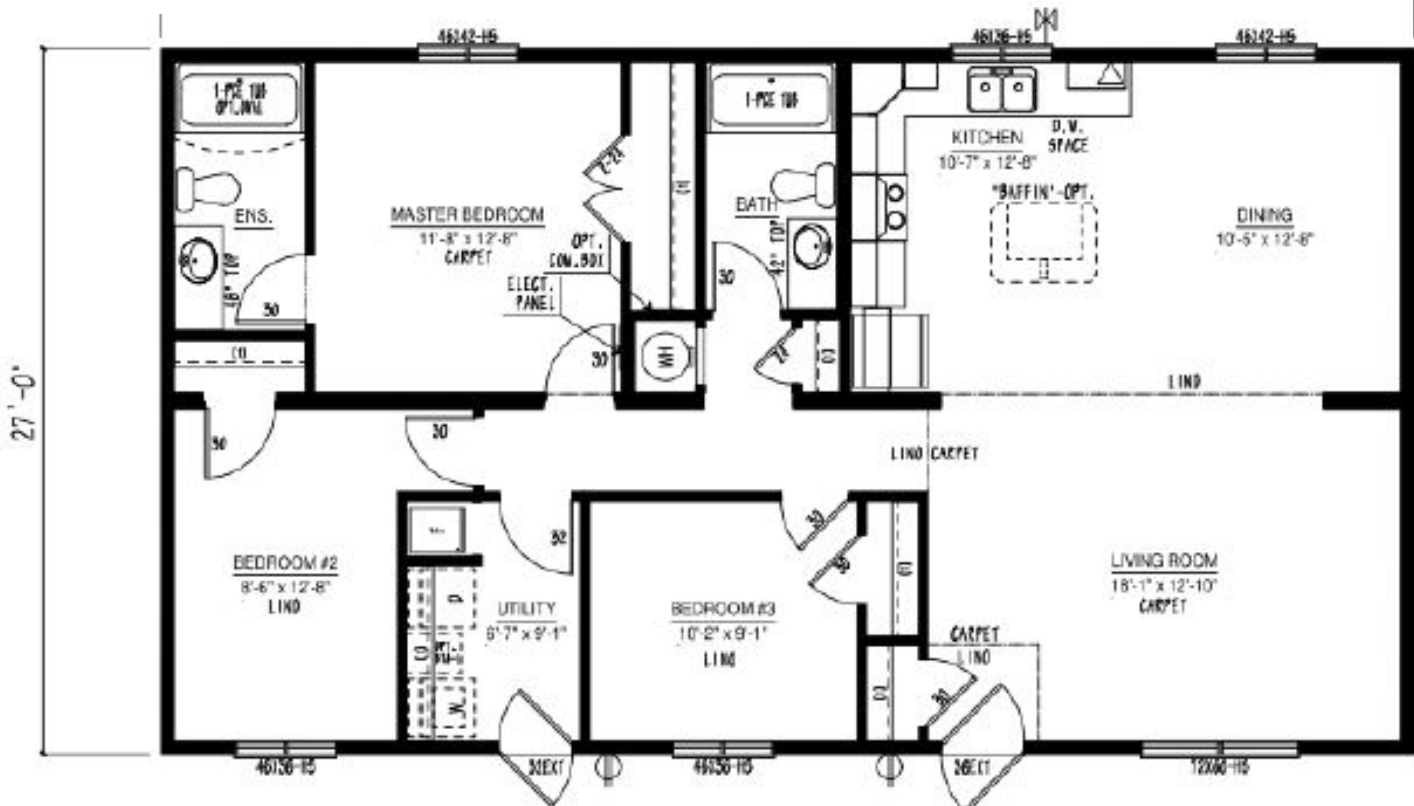


# Multi Section Floor Plan Options

BC2744-102-C-1



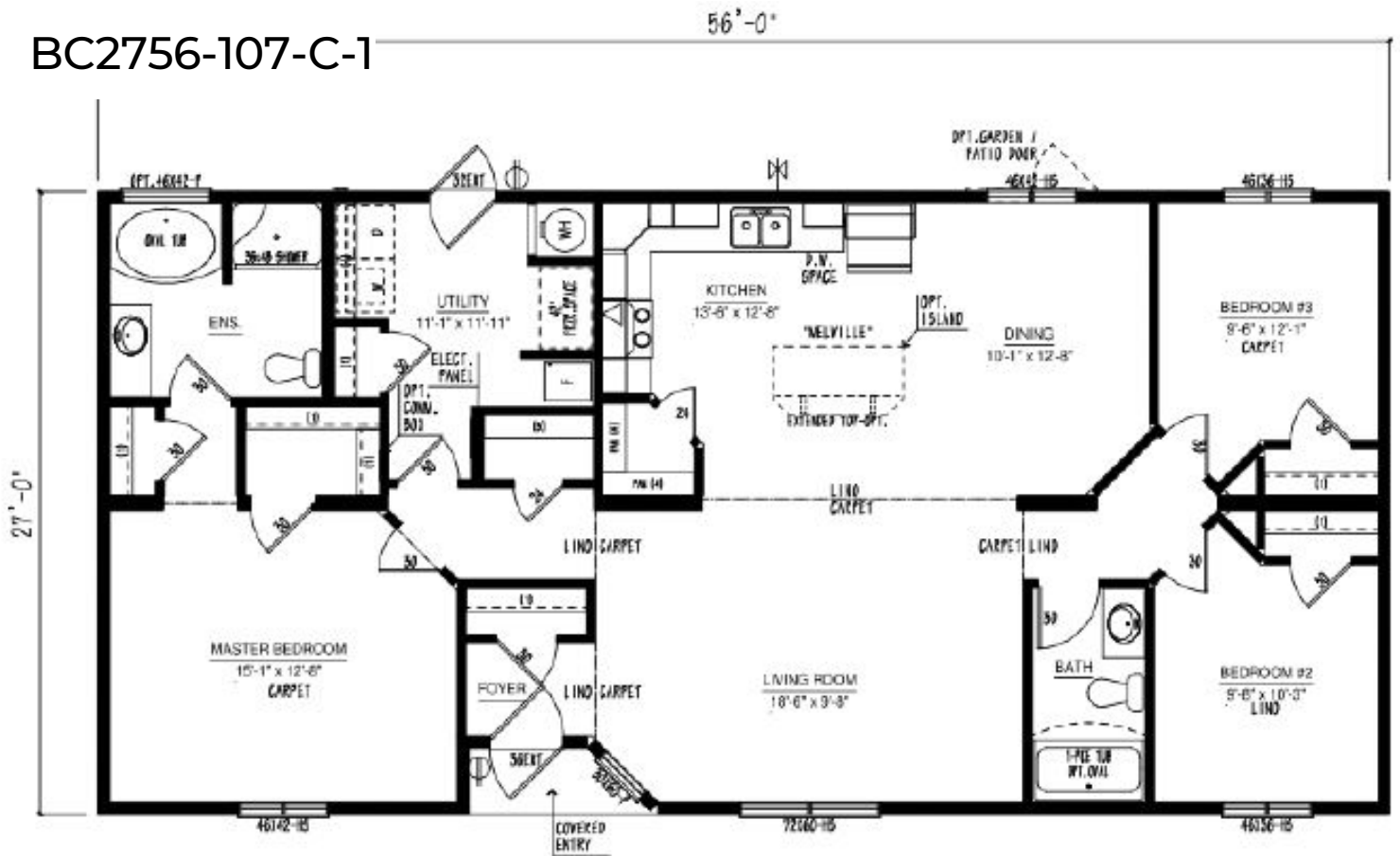
BC2748-102-C-1



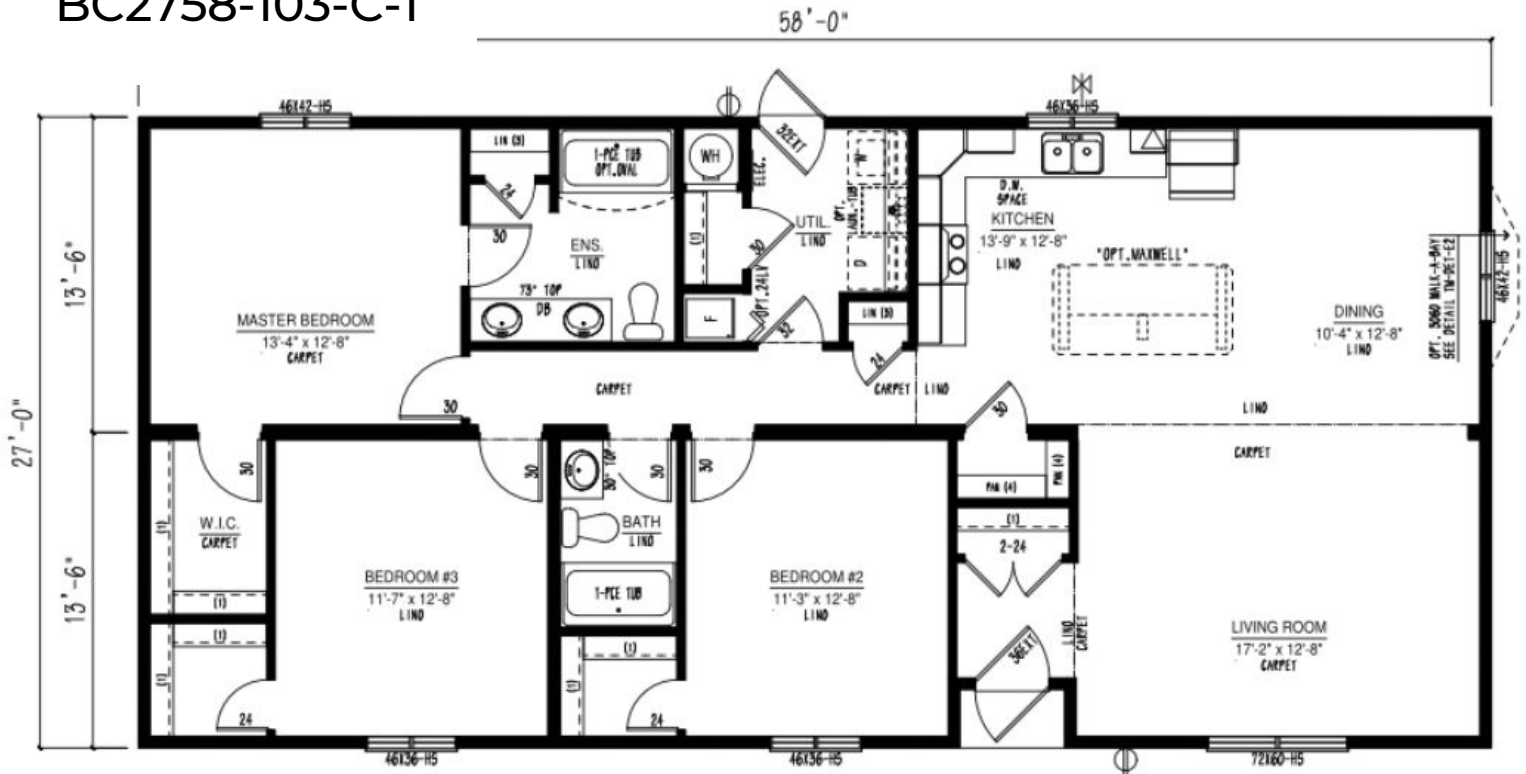


# Multi Section Floor Plan Options

BC2756-107-C-1

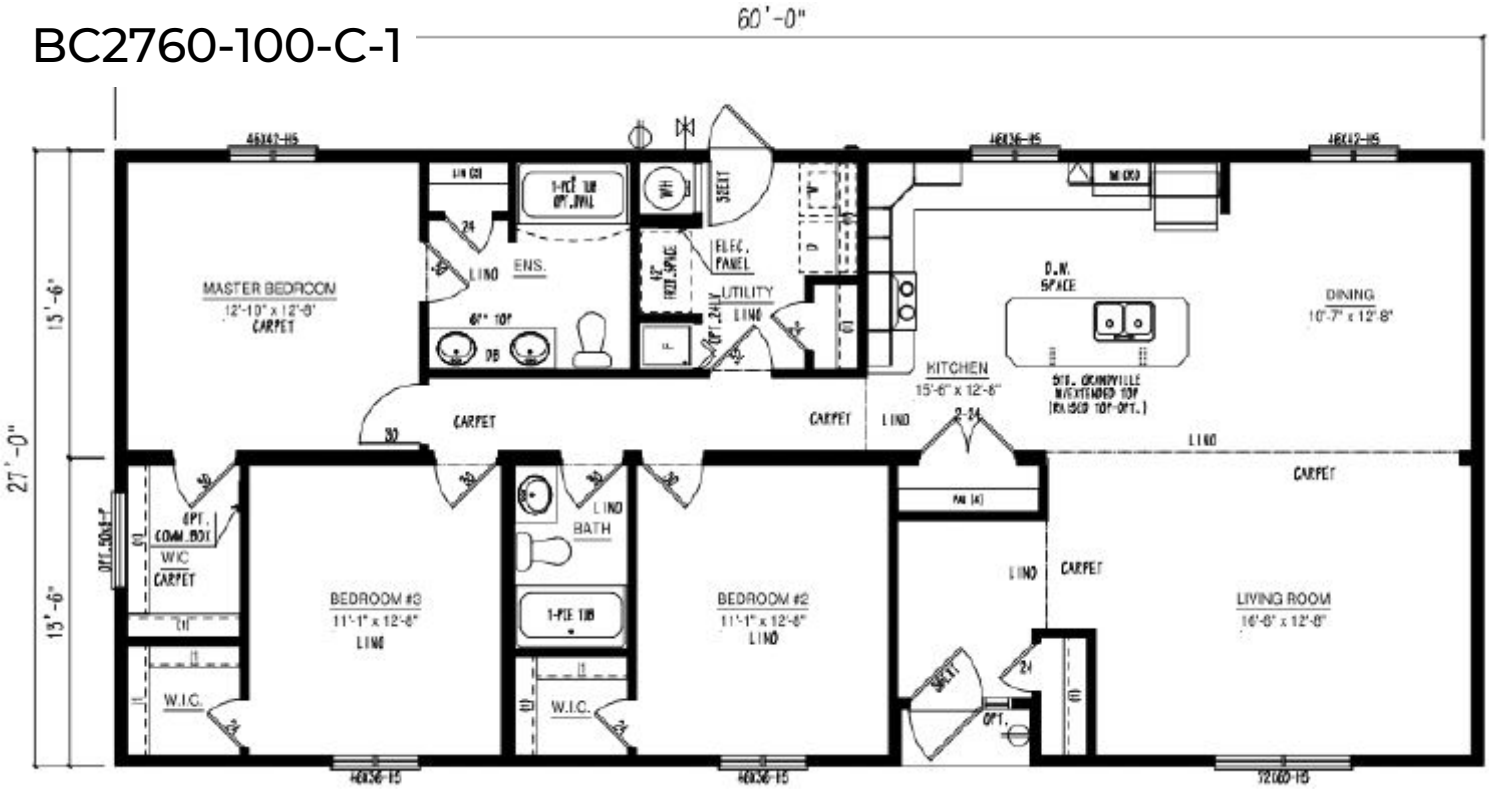


BC2758-103-C-1

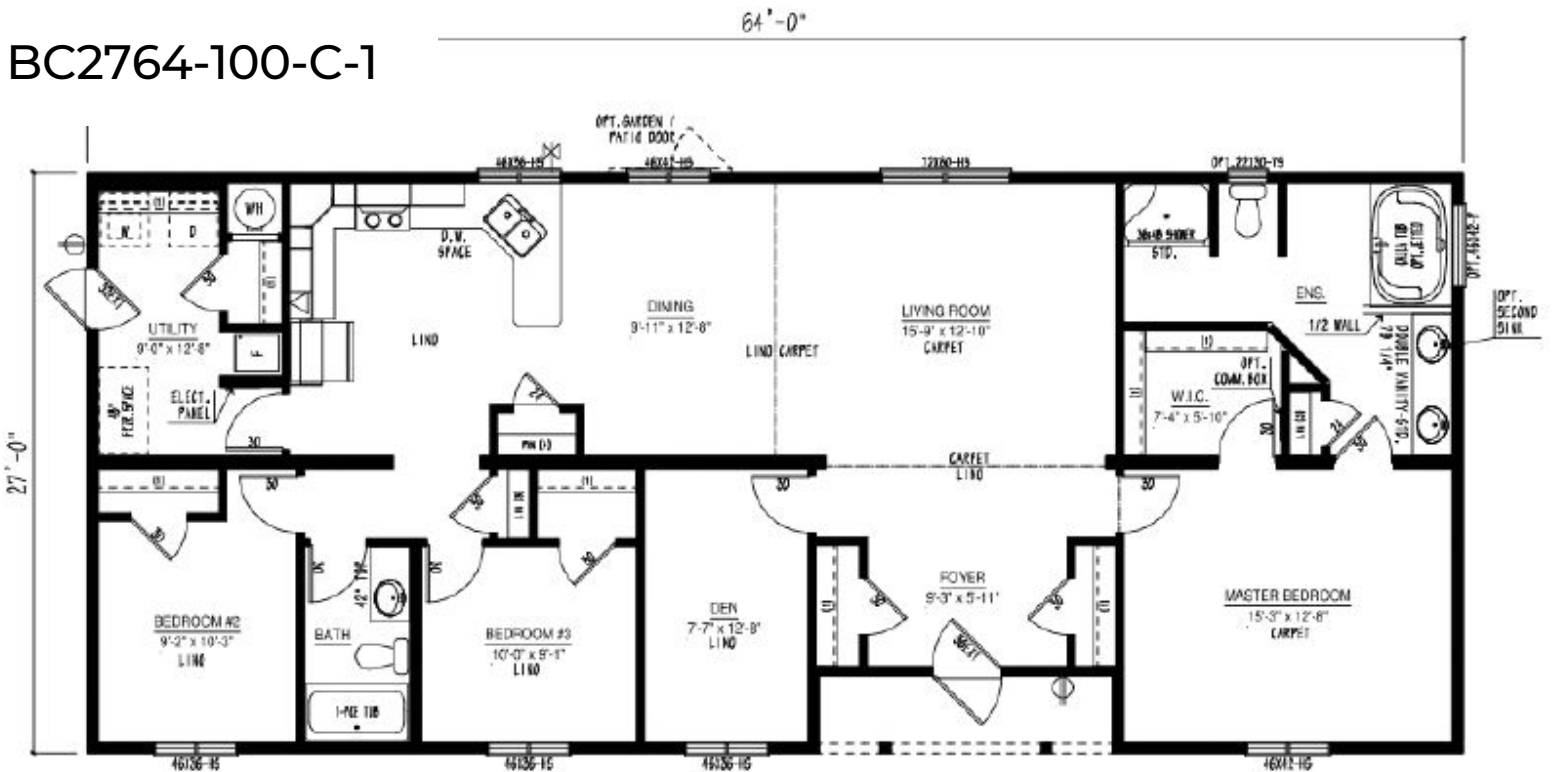


# Multi Section Floor Plan Options

BC2760-100-C-1

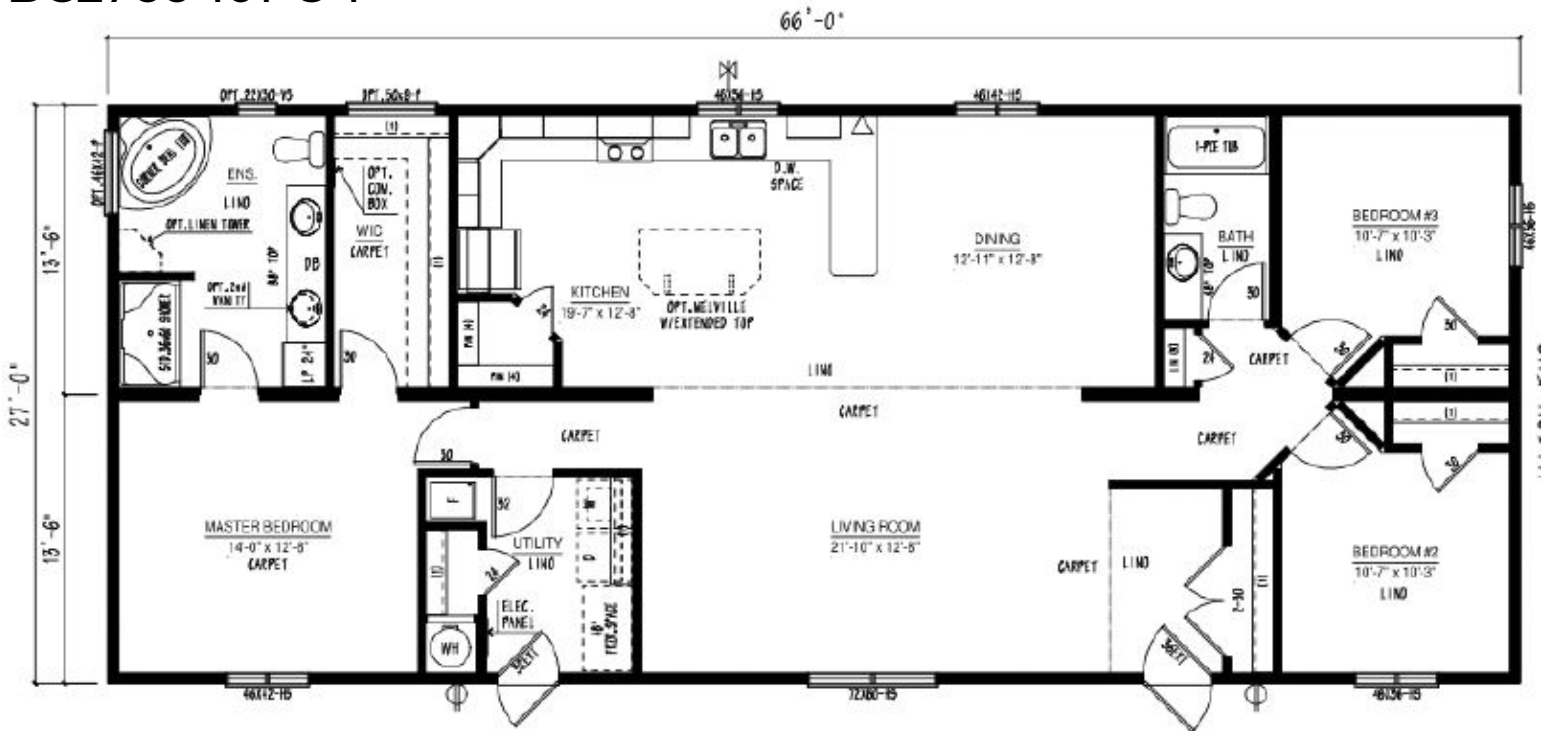


BC2764-100-C-1



# Multi Section Floor Plan Options

BC2766-101-C-1



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