


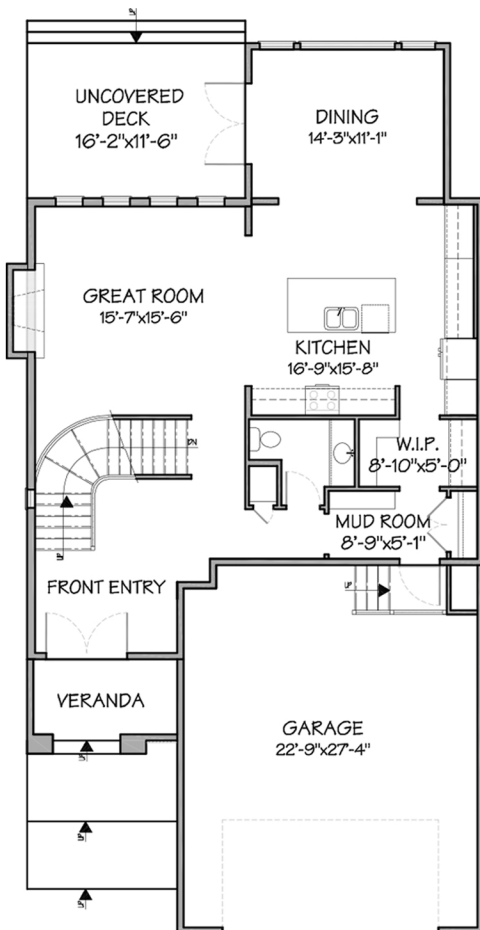
# The Broc James

inspiration

2-STOREY

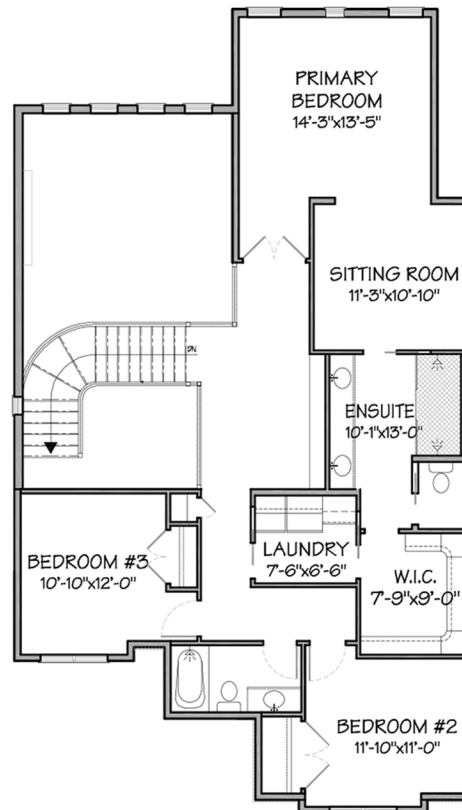
2438<sub>SF</sub>

3  2.5 



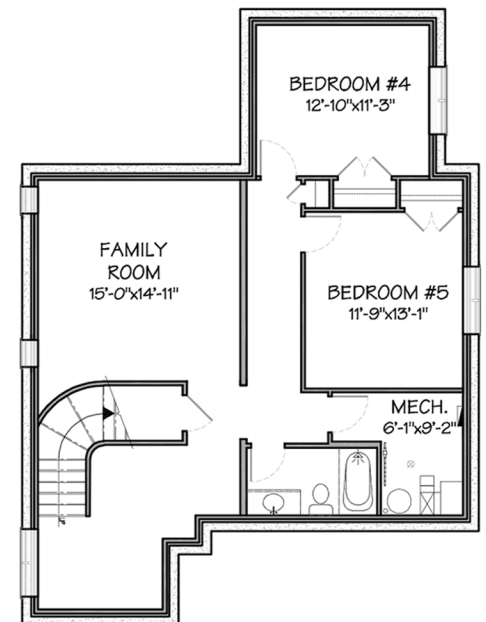
MAIN LEVEL FLOOR PLAN

1,178 sq. ft.



UPPER LEVEL FLOOR PLAN

1,260 sq. ft.



LOWER LEVEL

934 sq. ft. Future Dev.

**STARS**  
2026 LOTTERY®



VAL LOWEN

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VANARBORHOMES.COM

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## THE BROCK JAMES 2 STOREY

**STARS**  
LOTTERY®  
2024 HOME

2438 SF 3  2.5 

Van Arbor Homes welcomes you to Broc James, which is inspired by Tudor architecture. Broc James blends contemporary and traditional elements with moody and rich colors, luxurious textures, stained glass, and bold prints. Despite its grandeur, Broc James creates a warm and inviting atmosphere and features 2438 square feet of developed living space with another 934 square feet that you can further develop to suite your personal needs. A curved staircase which opens onto a two-story great room and leads to a striking reading nook at the top of the stairs. The stain glass in the reading nook gives a nod to the Tudor architecture and is viewed also in the primary ensuite. Enter the primary bedroom and you will find 4 distinct areas – the sleeping quarters, a lounge and tv area, the ensuite, and the walk-in closet. The ensuite shower is a double sized curb less tiled shower. The primary suite is located conveniently to the 2 smaller bedrooms but is also located with privacy in mind. The kitchen is well appointed with an abundance of cabinets, a butler's pantry and a desk that is fully hidden by a retractable pocket door. The generous island can sit 4 people and still lots of room for food prep.

Come visit Broc James and see for yourself why we think it is so special.



**Val & Mike Lowen**  
OWNERS OF VAN ARBOR HOMES

*Van Arbor Homes is honoured to be building the **STARS Lottery Home**, supporting the STARS cause, and the life-saving services they provide for Albertans.*

After 24 years of homebuilding it is still our passion to provide quality product to our clients.

We strive to create unique experiences inspired by creativity and innovation.



**STARS**  
LOTTERY®



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