

August 22, 2008

BREAKING GROUND

## Tobiano and Blalock Lakes

By NICK KAYE

**WHAT** Large lakefront resort community.

**WHERE** Near Kamloops, British Columbia.

**AMENITIES** A golf course and an equestrian center, among others.

**PRICES** Homesites start at about \$268,000 and town houses start at about \$392,000.

**STATUS** The golf course opened last summer. The first residences are expected to be completed in fall 2009.

**DEVELOPER** Pagebrook Inc.

**CONTACT** (877) 373-0055 or [www.tobianoliving.com](http://www.tobianoliving.com).

**DETAILS** Many Americans know little of British Columbia beyond Vancouver, its largest city; Victoria, its capital; and Whistler Blackcomb, the colossal ski resort. But to the east, the Thompson Okanagan region attracts a steady stream of visitors with wineries, orchards, lakes, ample hiking and biking trails and ski areas. One development capitalizing on the popularity of the area, which has one of the warmest and driest climates in Canada, is Tobiano, about 20 minutes west of the center of Kamloops. The 18,000-acre development fronts Kamloops Lake, and it has plans for about 1,100 residences, three hotels, a 100-slip public marina, a pedestrian village and the equestrian center. Current residential options include homesites spread around the site and two collections of two- and three-bedroom town houses. Both town house enclaves will include swimming pools. Most buyers of the sites will follow architectural guidelines while building houses independently, but some of the sites have specific customizable designs. The golf course was designed by Thomas McBroom, and a clubhouse with a restaurant and lounge opened last spring. There is an extensive network of trails. Vancouver is about three and a half hours away by car, and Seattle is about five hours.

Blalock Lakes

**WHAT** Outdoor-sports focused residential development.

**WHERE** Newnan, Ga.

**AMENITIES** A hunting club and lakes stocked for fishing, among others.

**PRICES** Homesites start at \$135,000; houses, including lots, start at \$575,000.

STATUS Model homes have been completed, and a few other houses are under construction.

DEVELOPER Cousins Properties Inc.

CONTACT (770) 683-7100 or [www.blalocklakes.com](http://www.blalocklakes.com).

DETAILS When a severe drought descended on the Southeast last year, it seemed as if lakeside homes near Atlanta had become an endangered species. Now the crisis has abated somewhat — though long-term water supply problems persist — and options remain for those interested in a waterfront getaway. Blalock Lakes is a roughly 3,000-acre community about 45 minutes southwest of downtown. Centered on three creek-fed lakes, it is to eventually include 399 houses. After selecting a half-acre to 50-acre site, buyers can choose a three- to five-bedroom house design to be built for them. The developer will build 136 of these houses, which are designed to be energy efficient and feature hardwood floors, wood-burning fireplaces and decks made entirely of recycled materials; homes may also be constructed independently, but they must adhere to strict green-building guidelines. One-fifth of the community's space is designated for hunting, including a 12-station sporting-clays course and a walking course that uses motion sensors to trigger clay throwers. A hunting lodge (shown) opened early this year, and also available now are an equestrian center and 25 miles of trails for riding, [hiking](#) and [biking](#). Membership in the hunting club is \$5,000 for residents, plus \$2,000 a year in dues.

Breaking Ground is a weekly look at projects, planned or under construction, that include weekend or vacation homes.

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