

EST. 2025
ESQUIMALT

OAKWOODS

The Legacy We Live

Preview Package



A distinctive
coastal setting.
A rich and
diverse history.
A new
masterplan
community that
celebrates both.

A WELL-KEPT SECRET,
MINUTES FROM
DOWNTOWN VICTORIA.

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Made Modern

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Natural Comfort

GEOTHERMAL —————>

Homes
Designed to
Move You
Forward

ARAGON STORY —————>

A full-page background image showing a person in a white shirt and brown pants walking across dark, wet rocks in a coastal setting. The ocean is calm, and the sky is overcast with soft, golden light. In the distance, a forested coastline is visible under a hazy sky.

*While the
West Coast is
famous for its
beautiful
shoreline, parts
of this landscape
still feel like
undiscovered
treasures.*

ARAGON

We strive
to discover
new ways
of thinking,
designing
and building
to move
communities
forward.

THINKFORWARD™

What we need from our homes is evolving in step with shifts in the ways we live, work and gather. Oakwoods is an extraordinary proposition—and a holistic new community with deep roots.

LIVEFORWARD™

Home is more than a roof and four walls. It's everything that your neighbourhood offers. This community proves that it is possible to experience connection and solitude, convenience and privacy, all at the same time.

A TRUE SENSE OF PLACE

A modern sanctuary, minutes from both city and ocean

Bordered by rugged coastline, the environment here is a naturally occurring phenomenon. And yet, Downtown Victoria is just a 10-minute drive away, and the ocean is a quick walk from Oakwoods. Experience all that the city has to offer—a short distance from your own private retreat.

**THE NEXT GENERATION
OF LIFE AND LEISURE**

More than just residences, Oakwoods is a truly diverse community in a rich natural setting. The meadows and gardens invite you to explore, while a thoughtfully restored boutique hotel welcomes travellers and locals alike with a luxurious spa and intimate restaurant.

02 MINUTES TO THE OCEAN	EST 2025
03 MINUTES TO ESQUIMALT TOWN SQUARE	4.3 ACRES
10 MINUTES TO DOWNTOWN VICTORIA	179 HOMES
	20+ SPECIES OF TREES



Stewarding the natural environment



Oakwoods is an oasis—a place to relax, unwind and take in the beauty around you. Lush foliage brings a sense of discovery while meadows and second-growth forests create opportunities to

reconnect with nature. Generous courtyards and footpaths provide ample space between residences, offering room to explore the natural landscape.

GARRY OAK
QUERCUS GARRYANA
P'XWULHP

*European-style
gardens are
anchored by
Garry oaks,
mature trees
that have been
here for
generations.*



RESORT-STYLE LIVING

Welcome to the West Coast

Vancouver Island is renowned for its scenery, culture and lifestyle. The locals know why these coastal communities attract visitors from around the world: they offer a feeling of escape and a sense of resort-style living year-round.



Eat, drink and take in live music at Bard and Banker in Victoria



Explore the coast and enjoy the sunset at Saxe Point Park

Local vendors and small businesses occupy historic buildings in Downtown Victoria, creating a unique and laidback feel.



Stroll through historic streets and take in the incredible architecture



Discover the season in full bloom as you explore the shops downtown



Indulge in the sights and smells at Zingaro Floral Perfumery

PRIVACY MEETS DISCOVERY

Located just minutes from BC's capital, Oakwoods is an inspired West Coast community—with nearby access to a network of walking and biking paths, local boutiques, music venues and high-end dining options.

PARKS

SHOPPING

MARKETS

Settle in for a cocktail and meal at Brasserie L'Ecole



Experience the city from the sea with the Victoria Harbour Ferry

DINING

CONVENIENCE

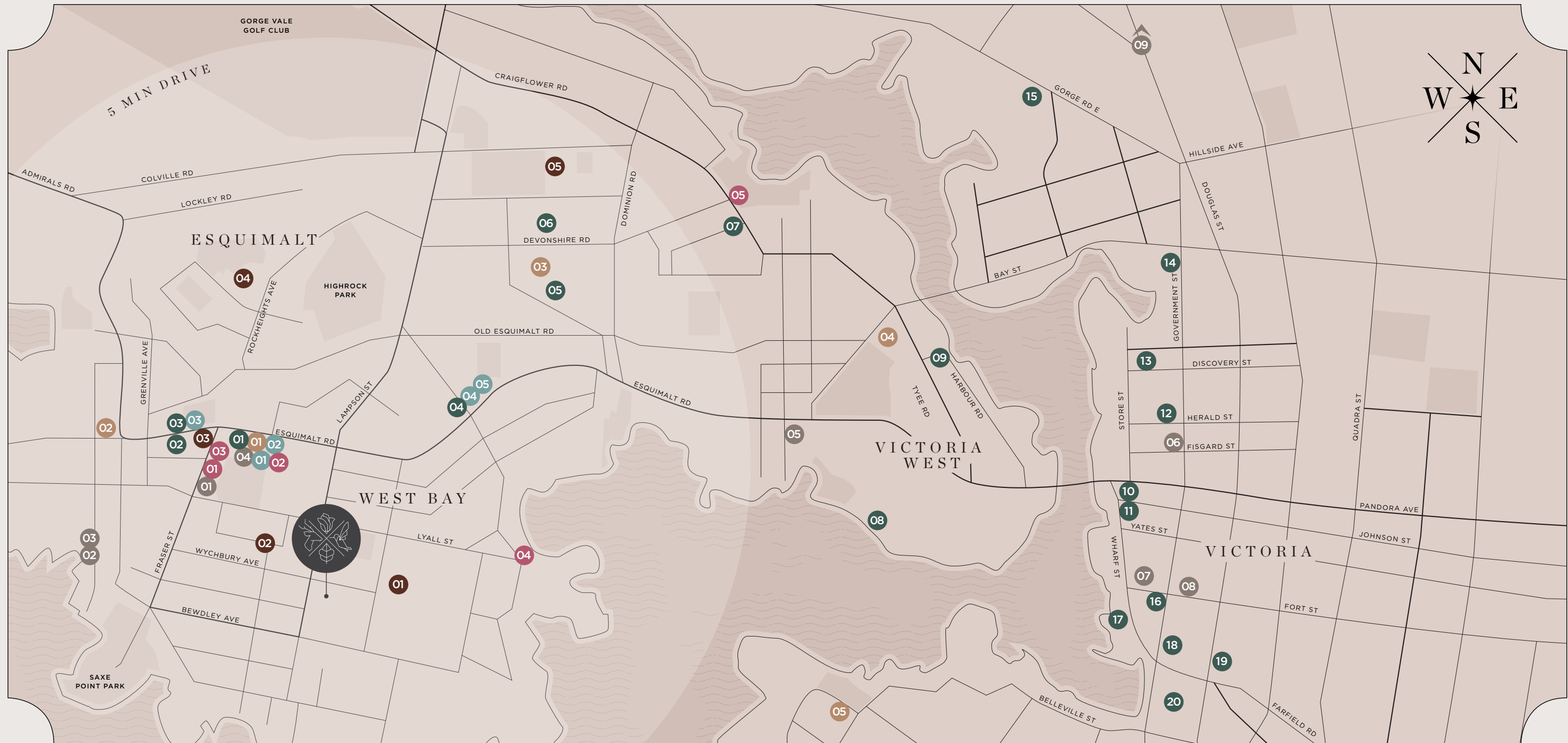
EDUCATION



Enjoy honest, authentic, brick-fired French baking from Fol Epi



Find the freshest local ingredients at the Esquimalt Farmers Market



MINUTES FROM AMENITIES

Historic charm, modern convenience. Residents at Oakwoods can enjoy everything that Esquimalt has to offer—as well as all the urban amenities of nearby Downtown Victoria.

CAFÉS & RESTAURANTS

- | | | |
|---------------------------------|---|---------------------------------------|
| 01 Esquimalt Bake Shop | 07 Fry's Red Wheat Bread Bakery | 14 Vancouver Island Brewing |
| 02 Esquimalt Roasting Company | 08 Boom + Batten Restaurant & Café | 15 Bows & Arrows Coffee Roasters |
| 03 Sunnyside Café | 09 Fol Epi | 16 Bard & Banker |
| 04 Blue Nile African Restaurant | 10 Hey Happy Coffee | 17 Red Fish Blue Fish |
| 05 Driftwood Brewing Company | 11 Il Terrazzo | 18 10 Acres Bistro |
| 06 Lighthouse Brewing | 12 Jam Cafe | 19 The Sticky Wicket Bar & Restaurant |
| | 13 Phillips Brewing & Malting Beer Shop | 20 Q at the Empress |

GROCERS

- 01 Country Grocer
- 02 Red Barn Market
- 03 Wholesale Club
- 04 Save-On-Foods
- 05 Finest at Sea

RECREATION

- 01 Esquimalt Recreation Centre
- 02 Archie Browning Sports Centre
- 03 Esquimalt Adventure Water Park
- 04 Westbay Marine Village
- 05 Victoria West Community Centre

HEALTH

- 01 Esquimalt Medical Clinic
- 02 Esquimalt Pharmasave
- 03 Esquimalt Dental
- 04 Esquimalt Urgent and Primary Care Centre
- 05 Shoppers Drug Mart

EDUCATION

- 01 Ecole Macaulay Elementary School
- 02 Anchors Cove Playcare
- 03 Island Kids Academy
- 04 Rockheights Middle School
- 05 Esquimalt High School

SHOPPING

- 01 Esquimalt Farmers Market
- 02 Kenmar Flower Farm
- 03 Pottery by Corinne
- 04 Esquimalt Plaza
- 05 Trek Bicycle Store
- 06 Victoria's Chinatown
- 07 Bastion Square
- 08 The Bay Centre
- 09 Mayfair Shopping Centre

RESIDENCES

A playfully nostalgic, uniquely
West Coast community.

*Generations of history.
A passion for nature.
A place rediscovered.*





A R A G O N

Welcome to
the residences
at Oakwoods,
where history
is woven with
contemporary
design and
every brick tells
a story.

DESIGNFORWARD™

Before it was Oakwoods, it was unrealized potential near the heart of Esquimalt. Standing on the grounds was a treasured inn with a distinctive character and architectural expression. And, it was surrounded by four acres of rolling meadows. Here was a compelling challenge: how do you establish a new community while respecting history and place? We set out to create a destination that integrates a new vision around a generations-old landmark.



The heritage feeling of Oakwoods comes from architectural details—like pitched roofs and mullioned windows. The design of the original manor was adapted for the West Coast with local materials like cedar shakes and quarried stone, which can also be found throughout this new community.



PRIVACY MEETS DISCOVERY

Heritage Made Modern

Inspired by the energetic vistas of the West Coast and conceived by Victoria architect Paul Merrick, the new community celebrates the landscape by preserving and integrating it into every aspect of the design. The tones and textures reflect the forests that surround the residences. And, stand-out features in the interiors are inspired by the history of the location itself.

HONOURING A LEGACY

EMBRACING
CLASSIC DETAILS

*Oakwoods is a place
where history is preserved.*



PRIVACY MEETS DISCOVERY

Where the West Coast sets the tone

TRADITION EVOLVED

OAKWOODS | THE RESIDENCES



**REFINED SPACES DESIGNED
WITH CHARACTER**

Homes at Oakwoods harness elements of the landscape, with colours, textures and features inspired by the beautiful West Coast. Airy living spaces feature engineered oak flooring laid in a herringbone pattern, and kitchens are finished with Italian shaker cabinets, quartz countertops and premium GE Monogram appliances.

**CONTEMPORARY
TOUCHES**

**THOUGHTFUL
DETAILS**

**EXCEPTIONAL
DESIGN**



Living spaces combine character details with a modern sensibility.

Kitchens feature quartz countertops with polished tile backsplashes.





Bedrooms feature spacious layouts and ample storage space.



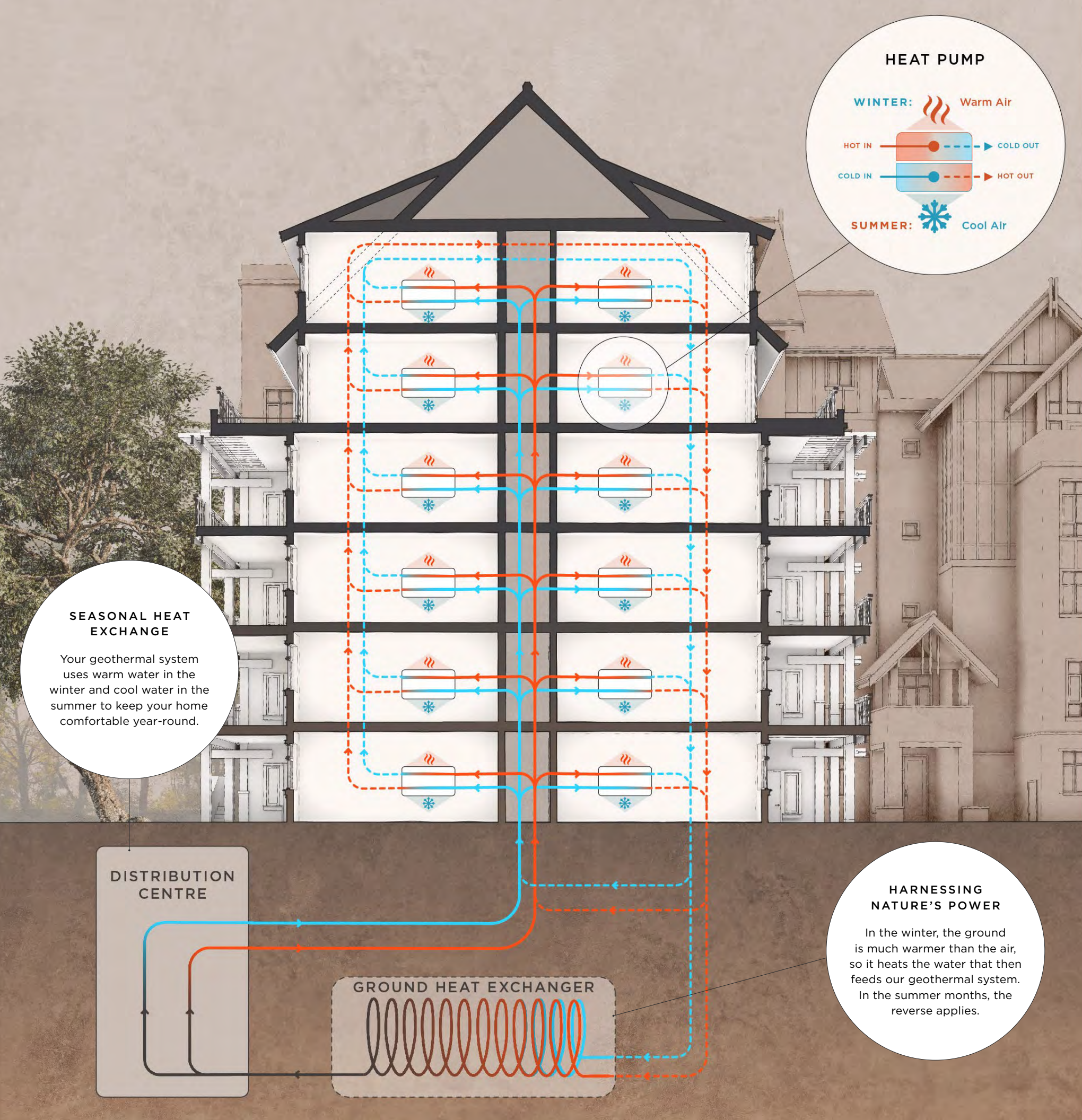
Custom closet organizers feature brushed nickel hardware and built-in drawers in select homes.

MODERN INTERIORS WITH A HINT OF NOSTALGIA

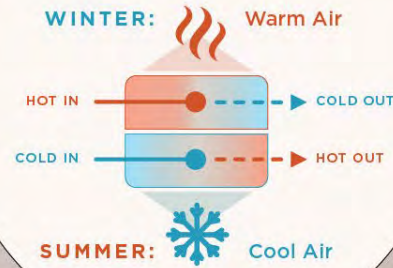
Living spaces are designed with refined touches that balance modern elegance with heritage design. Bathrooms feature large-format polished tiles and frameless floating mirrors, and bedrooms include custom closet organizers.



Bathrooms include Italian shaker cabinets with integrated under-cabinet LED lighting.



HEAT PUMP



A DEEP RESPECT
FOR NATURE

Geothermal Innovation

We sought every opportunity to protect and enhance the beauty of the landscape at Oakwoods, which is why homes are heated and cooled with low-impact, renewable geothermal energy. And, this eco-friendly option is also cost-effective. Compared to traditional heating, this system cuts energy costs by 20–50%. It also offers superior comfort—without any loud mechanical systems outside or on the roof.

While many builders using geothermal sell the system to the local utility (which charges the strata to use it), our system is owned by the community, which benefits the homeowners.

SEASONAL HEAT EXCHANGE

Your geothermal system uses warm water in the winter and cool water in the summer to keep your home comfortable year-round.

DISTRIBUTION CENTRE

GROUND HEAT EXCHANGER

HARNESSING NATURE'S POWER

In the winter, the ground is much warmer than the air, so it heats the water that then feeds our geothermal system. In the summer months, the reverse applies.

*Homes designed
to move you forward.*

Aragon is 100% Canadian-owned and operated, with a legacy spanning over 35 years. From the start, we’ve focused on innovation, distinctive design and outstanding quality—values that reflect our deep roots in the communities we serve, today and for generations to come.

With every community, we create new design standards. We challenge old real estate models. We embrace the importance of living in a changing environment. And, we contribute to neighbourhoods with undiscovered potential.



*Timber House
New Westminster, BC*

Building better communities is an ambitious undertaking, and a thoughtful masterplan makes the difference.



*Esquimalt Town Square
Esquimalt, BC*

*We believe that every
new community is an
opportunity to redefine
the urban home with
details designed to move
you forward.*

OUR TRACK RECORD OF
MASTER-PLANNED COMMUNITIES

Esquimalt
Town
Square

Working with the Township of Esquimalt, we transformed a former works yard into a master-planned community with engaging spaces for living and working, as well as shopping, learning, relaxing and meeting. It’s now a lively town square that’s at the heart of Esquimalt’s next chapter.

- EST 2020
- 2 ACRES
- 4 BUILDINGS
- 76 HOMES
- LIBRARY
- CAFE
- RESTAURANT



PORT ROYAL

The story of Port Royal is more than 25 years in the making. While others overlooked this former lumber yard, we envisioned a vibrant waterfront community in the decades ahead. And today, Port Royal is one of the most sought-after neighbourhoods in New Westminster, BC.

- EST 1999
- 52 ACRES
- 15 BUILDINGS
- 1,300 HOMES

OKWOODS

- Three designer color schemes: Shoreline (grey), Meadow (natural) and Grove (black)
- Reclaimed brick feature wall with Napoleon linear electric fireplace in select homes, for a one-of-a-kind centerpiece
- Expansive folding glass window walls that open up your living space to the outdoors in select homes
- Tork's Everest XP twist engineered oak veneer flooring in a refined herringbone pattern
- Solid core interior doors with shaker profile and satin nickel hardware provide style and acoustic comfort
- Sleek sliding frosted glass doors in select living rooms, primary bedrooms and dens create airy interiors
- Solid white oak railings in select homes
- White sunscreen roller shades control privacy and ambiance
- Statement drum shade pendant lights and LED strip accent tread lights in homes with stairs
- Modern LED pot lights throughout

- Silestone square-edge quartz countertops for a durable and beautiful work surface
- Statement-making polished tile backsplash
- Italian ash veneer cabinet doors featuring a timeless raised shaker profile. Upper cabinets feature integrated LED strip lighting

- 48" built-in side-by-side refrigerator with ice maker, water filter and Wi-Fi connectivity

- Deep white acrylic Hytec or Maax bathtubs and contemporary shower bases

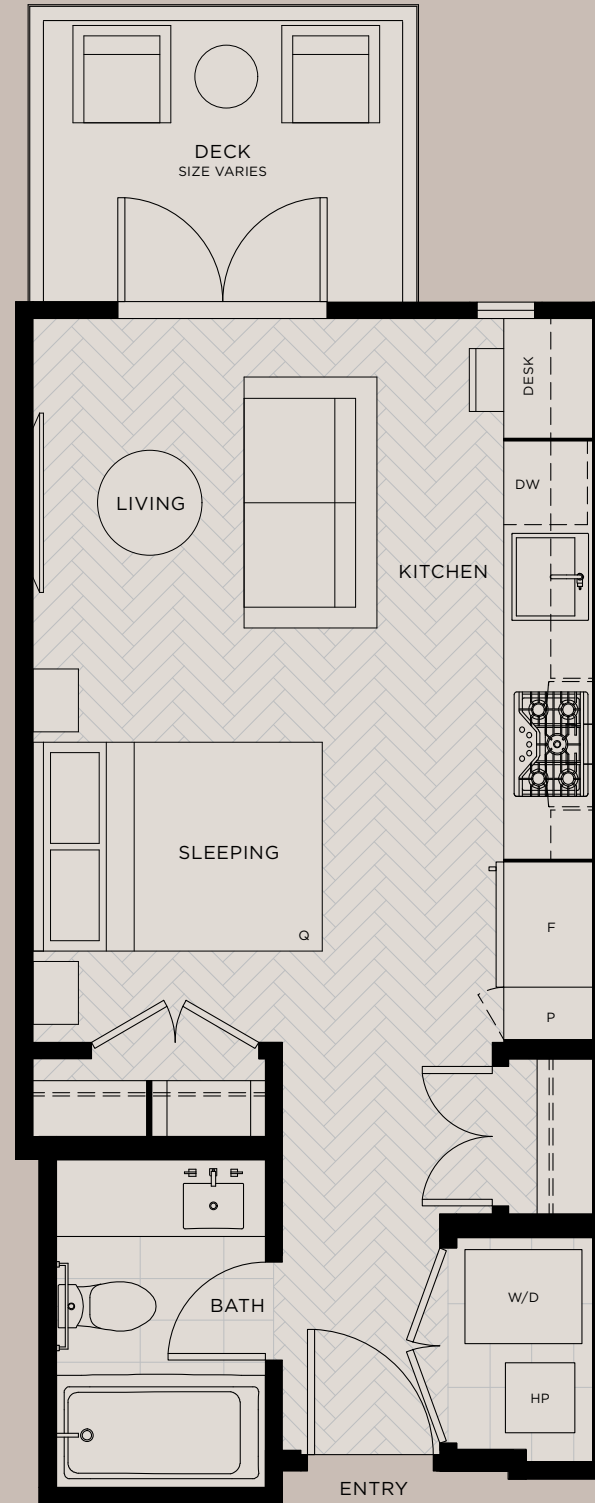
- Custom storage cabinets with Silestone quartz countertops in select primary bedrooms

- European-style courtyards with manicured gardens, walking paths and social areas

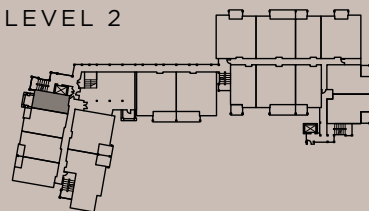
F2

STUDIO
1 BATH

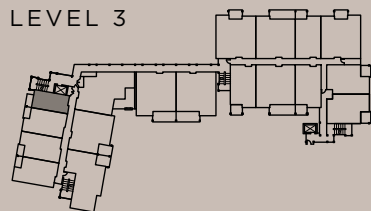
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69 EXT SQFT



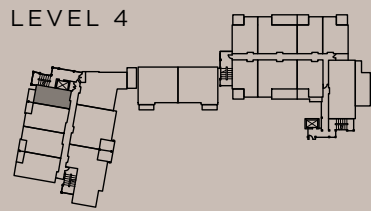
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LEVEL 3



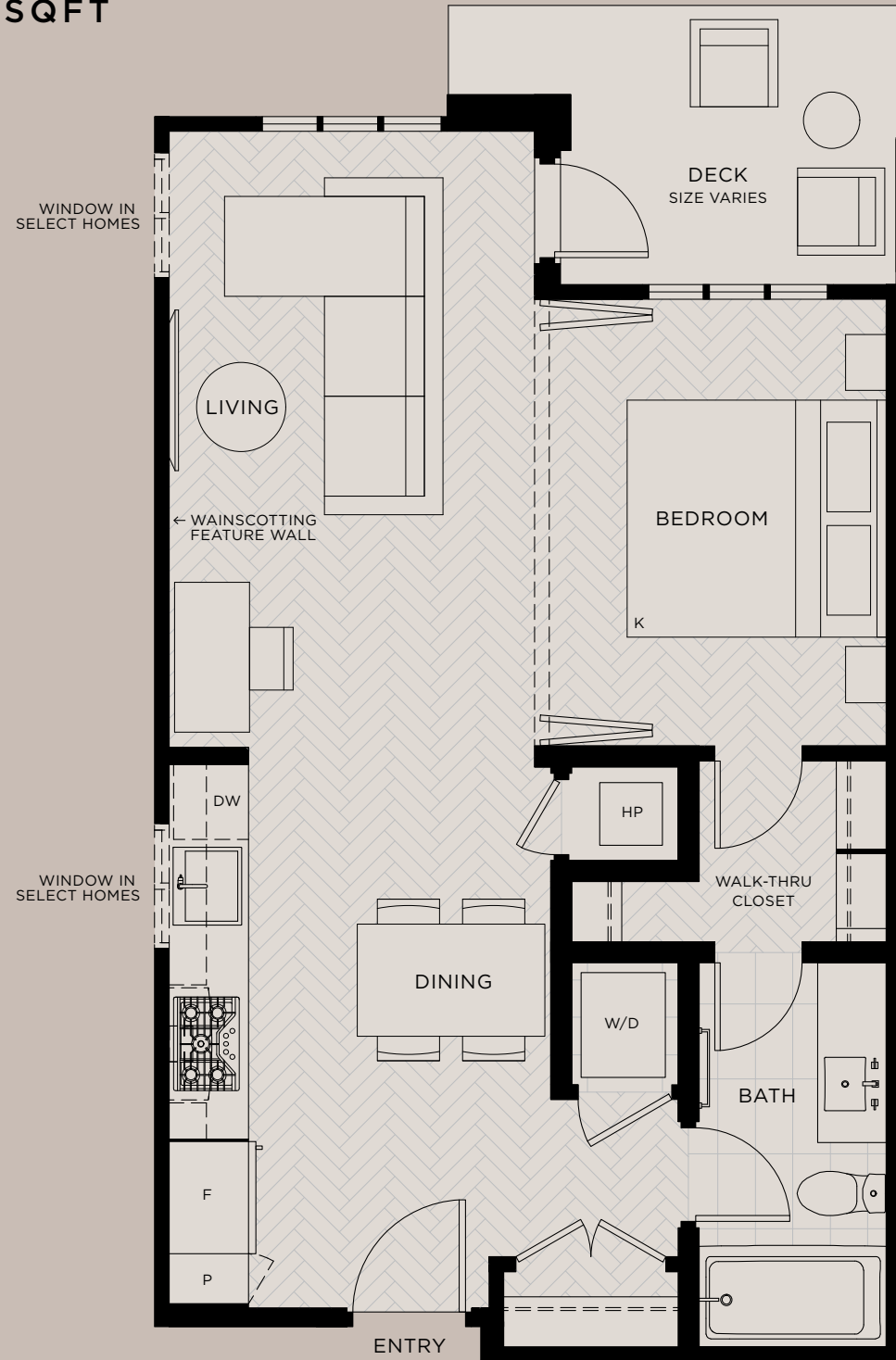
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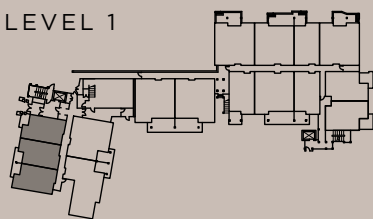
F1

1 BED
1 BATH

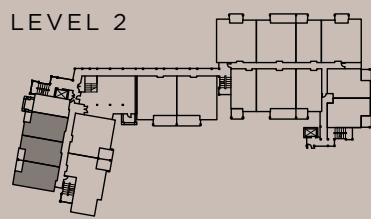
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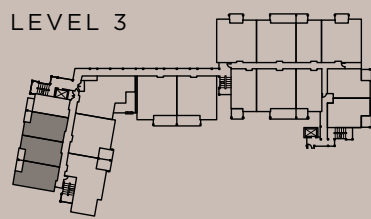
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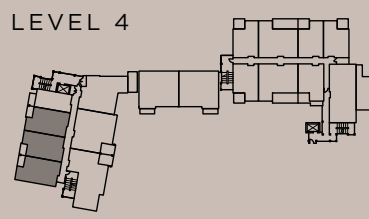
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LEVEL 3



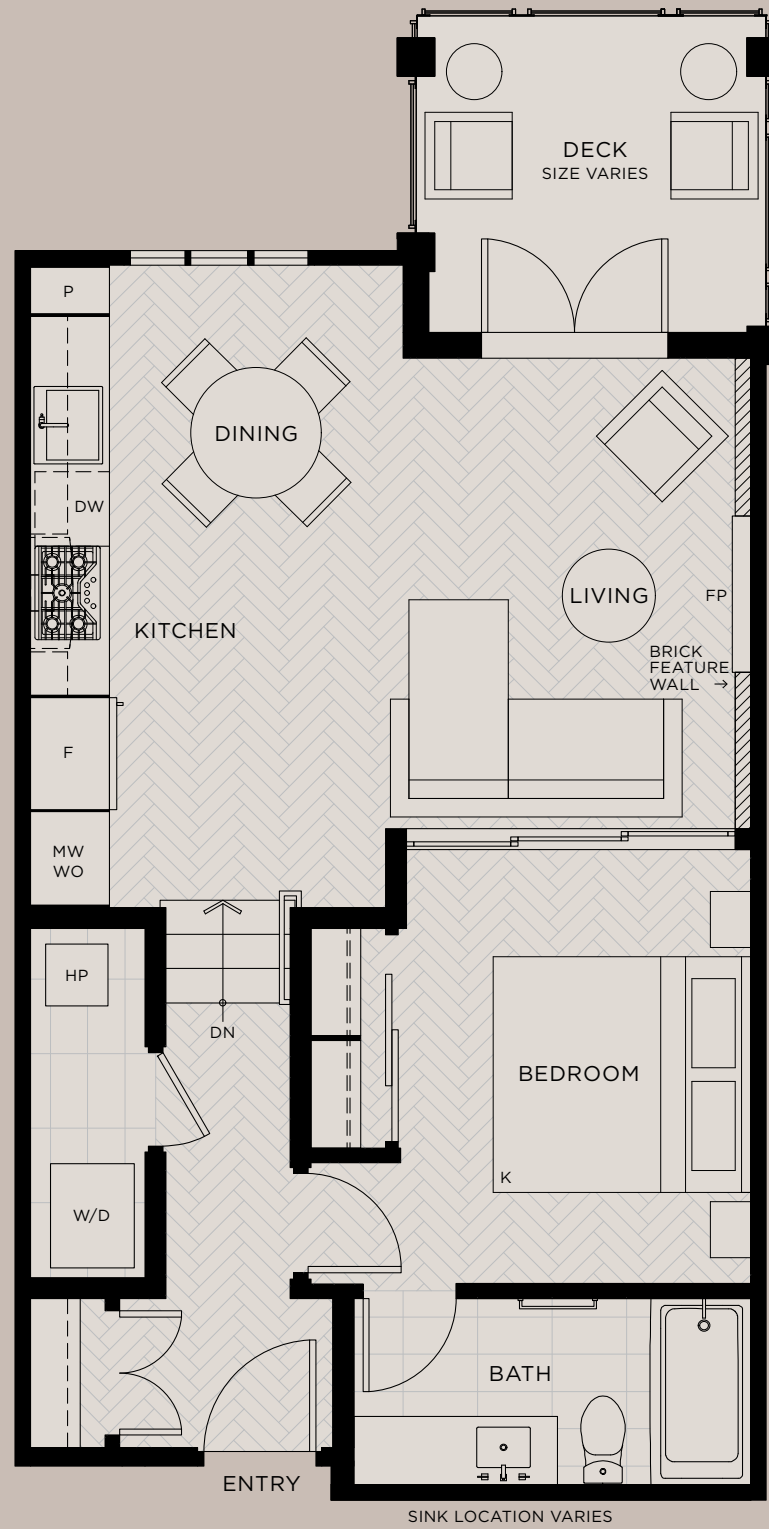
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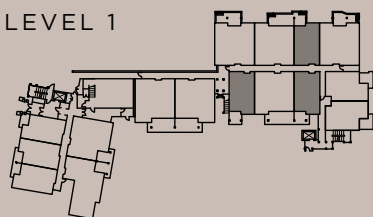
E1

1 BED
1 BATH

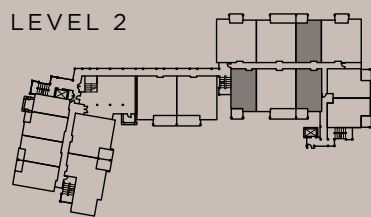
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74-204 EXT SQFT



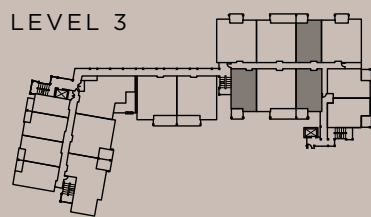
LEVEL 1



LEVEL 2



LEVEL 3

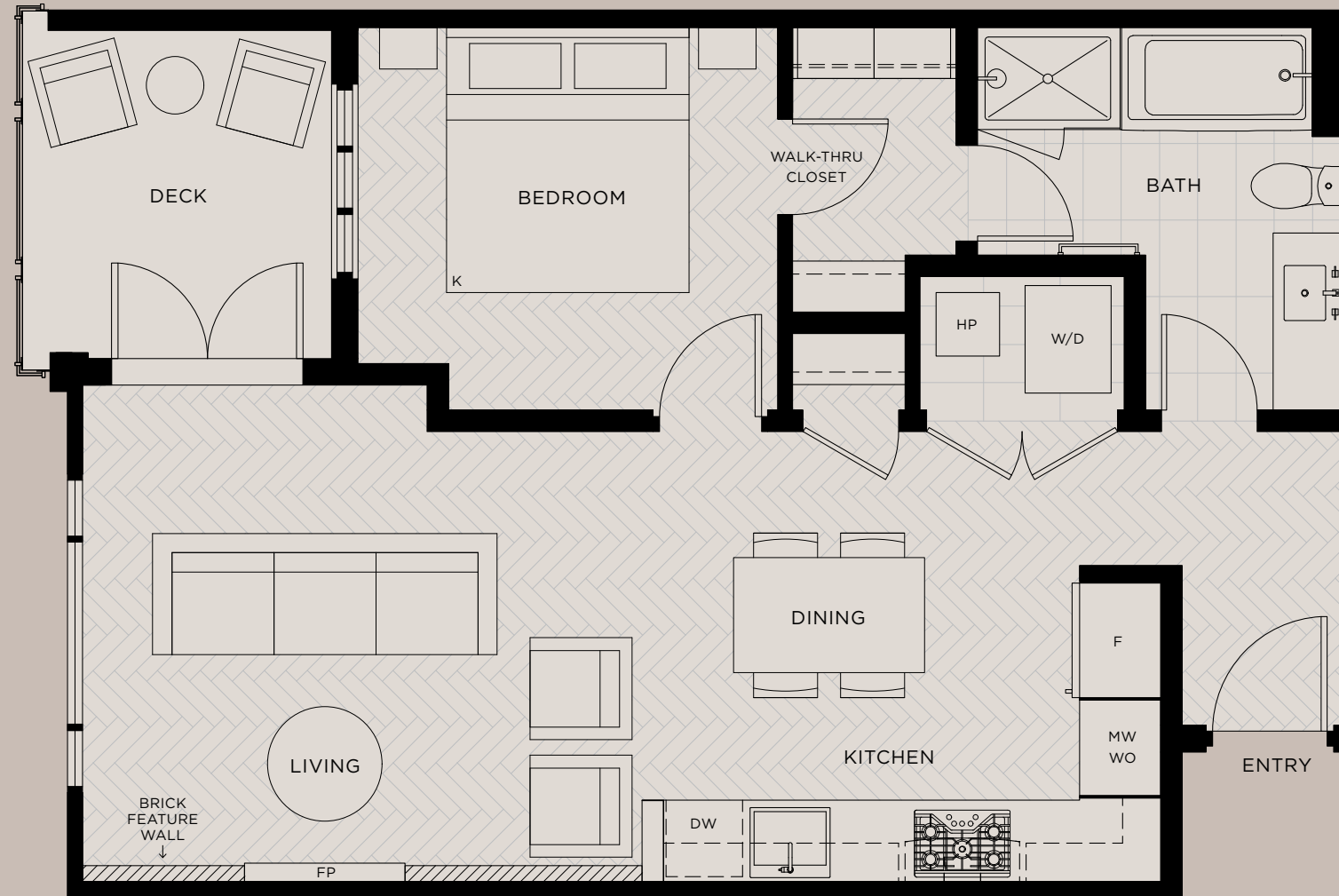


OKWOODS

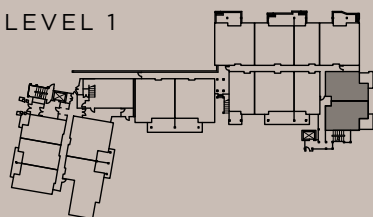
D1

1 BED
1 BATH

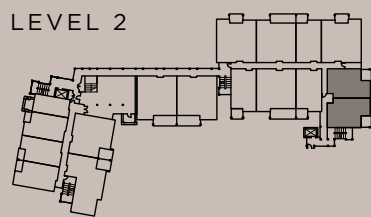
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81-199 EXT SQFT



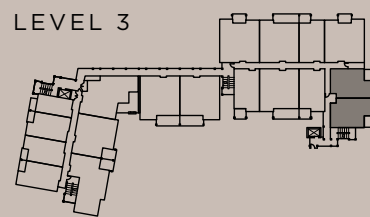
LEVEL 1



LEVEL 2



LEVEL 3



In our continuing effort to improve and maintain the highest standard, the developer reserves the right to modify or change plans, specifications, features and prices without notice. All dimensions and sizes are approximate and are based on Architectural measurements. Please refer to disclosure statement for specific offering details. E.&O.E. Exterior square footage measurements are an estimate only and taken from the Landscape Drawings and may differ from the actual constructed area.

ARAGON

ICON PROPERTY ADVISORS LTD

OKWOODS

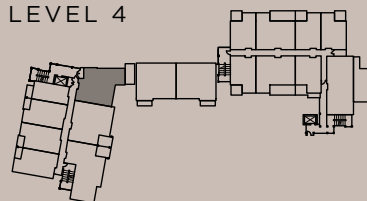
C5

2 BED
1 BATH

918 INT SQFT
236 EXT SQFT



LEVEL 4



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ARAGON

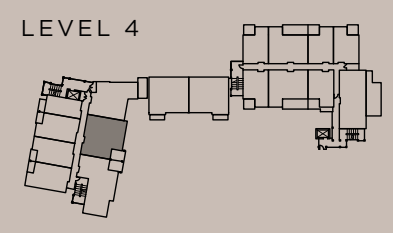
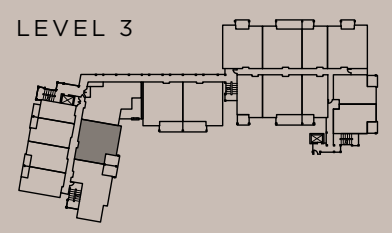
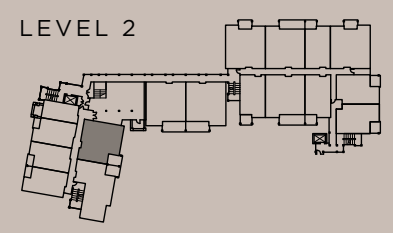
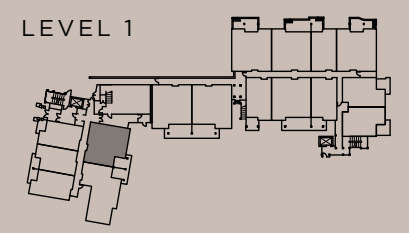
ICON PROPERTY ADVISORS LTD

OKWOODS

Ala

2 BED
2 BATH

942 INT SQFT
103-171 EXT SQFT



OKWOODS

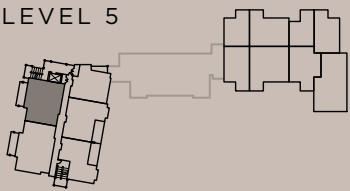
C3b

2 BED
2 BATH

933 INT SQFT
191 EXT SQFT



LEVEL 5



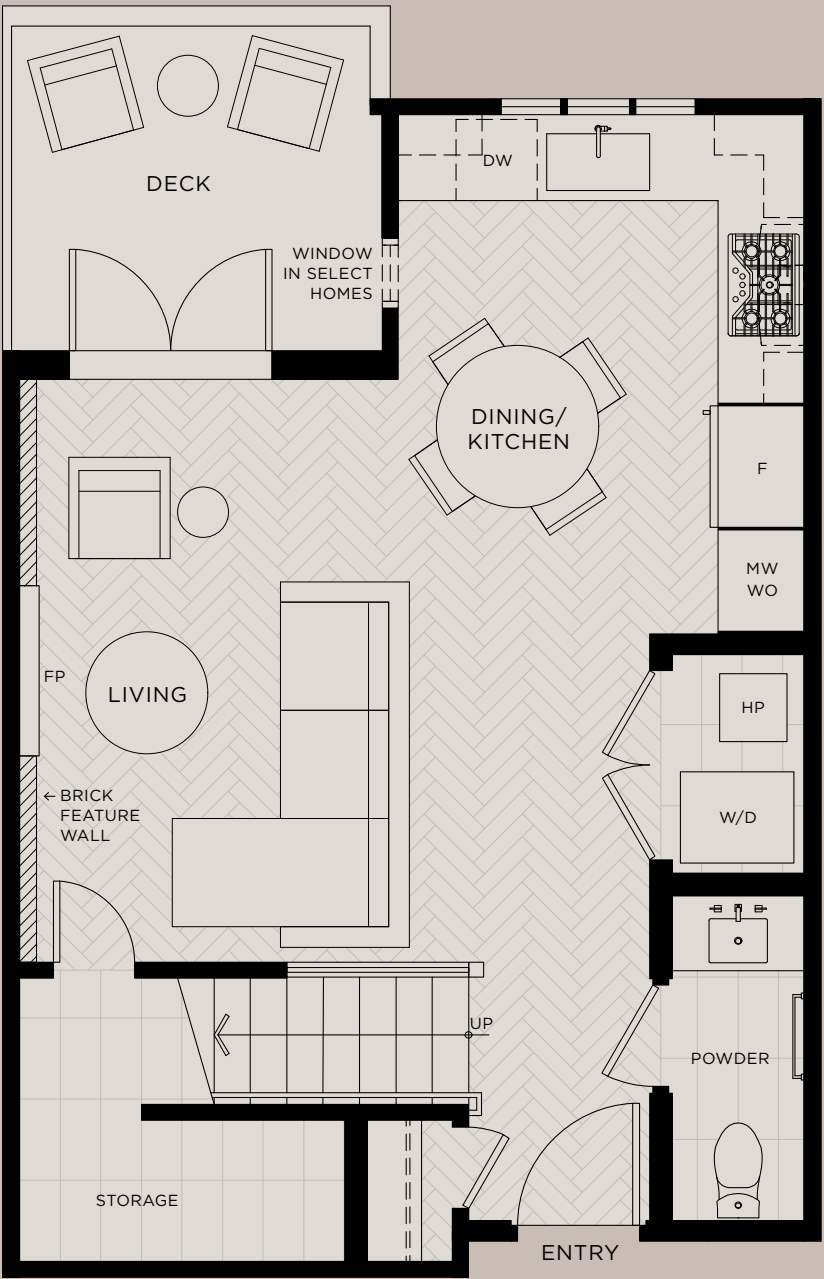
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OKWOODS

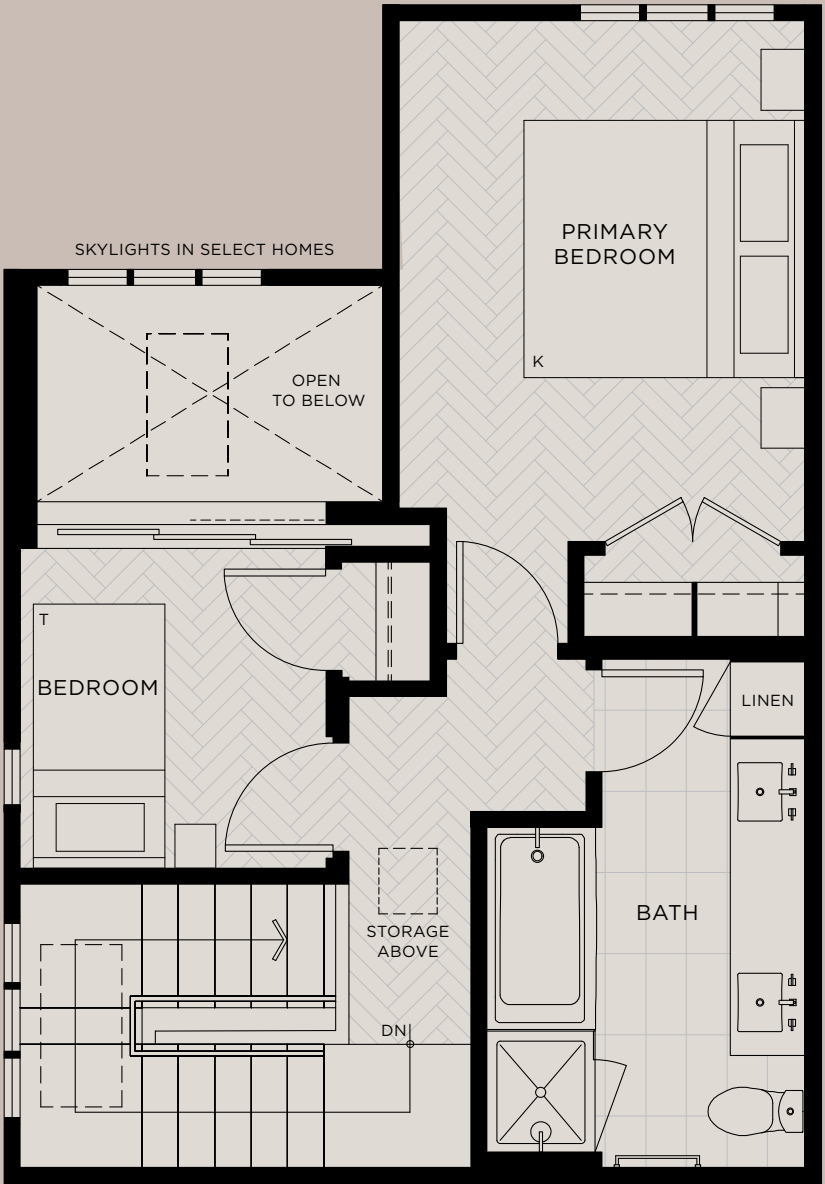
J2

2 BED
1.5 BATH

983 INT SQFT
80 EXT SQFT



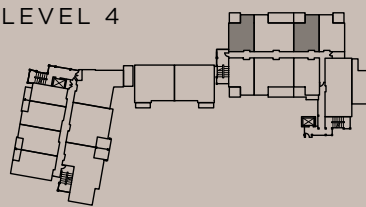
MAIN



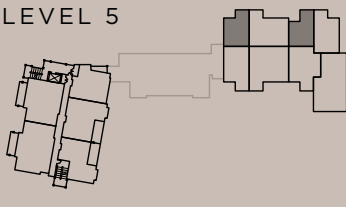
UPPER



LEVEL 4



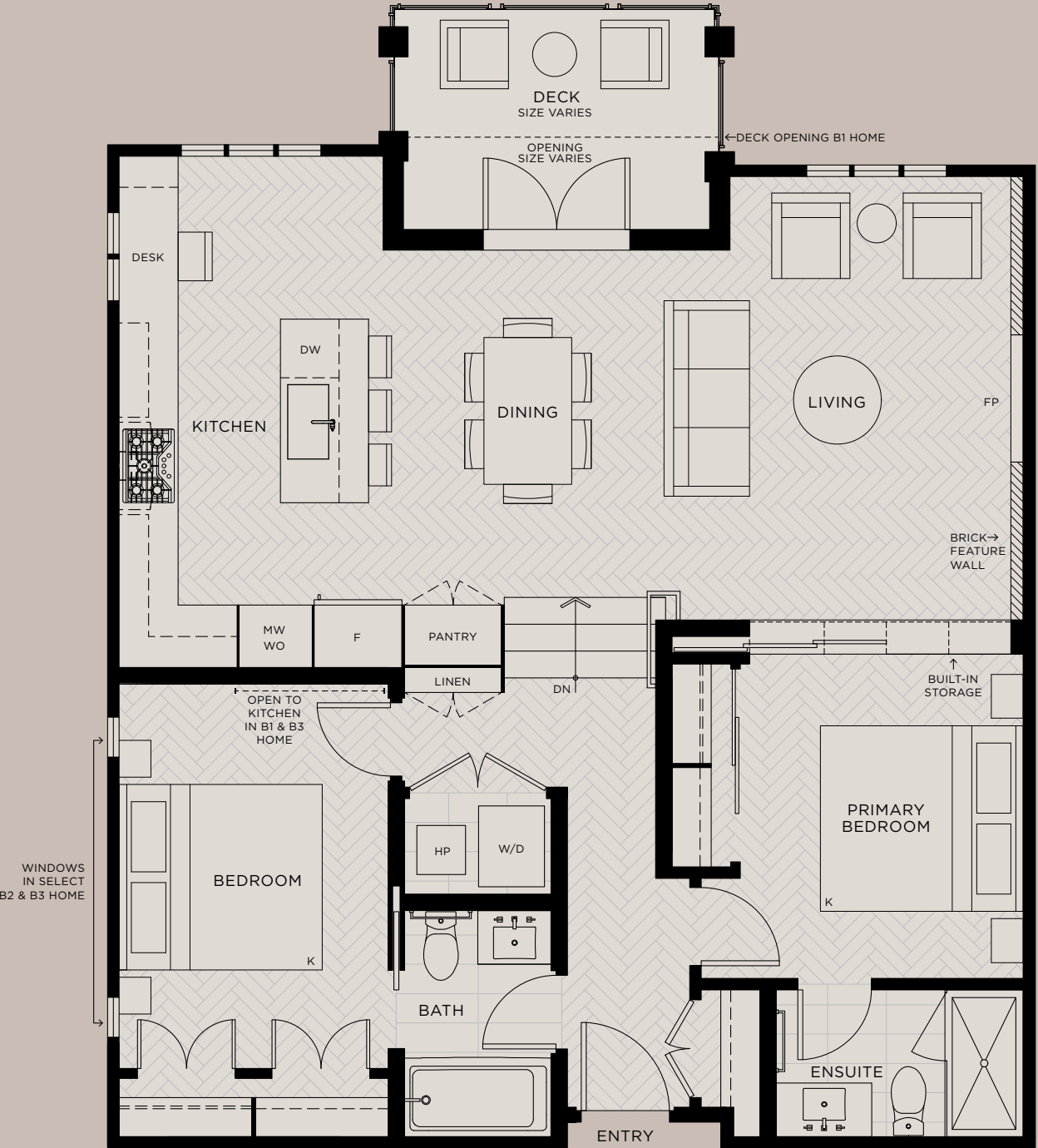
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B1|B2|B3

2 BED
2 BATH

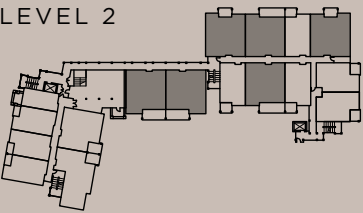
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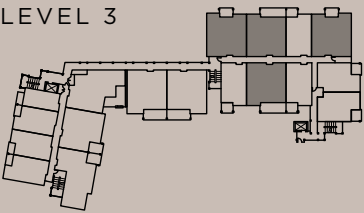
LEVEL 1



LEVEL 2



LEVEL 3



OKWOODS

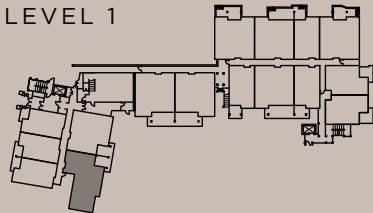
G2

2 BED
2 BATH

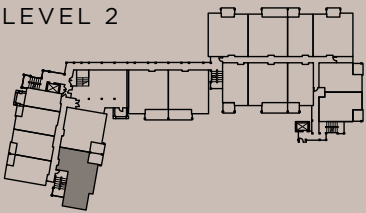
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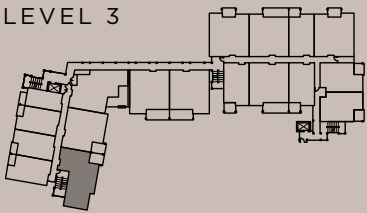
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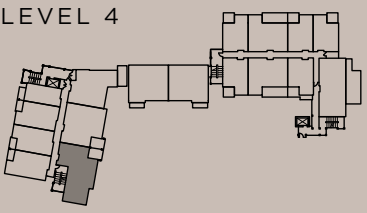
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LEVEL 3



LEVEL 4



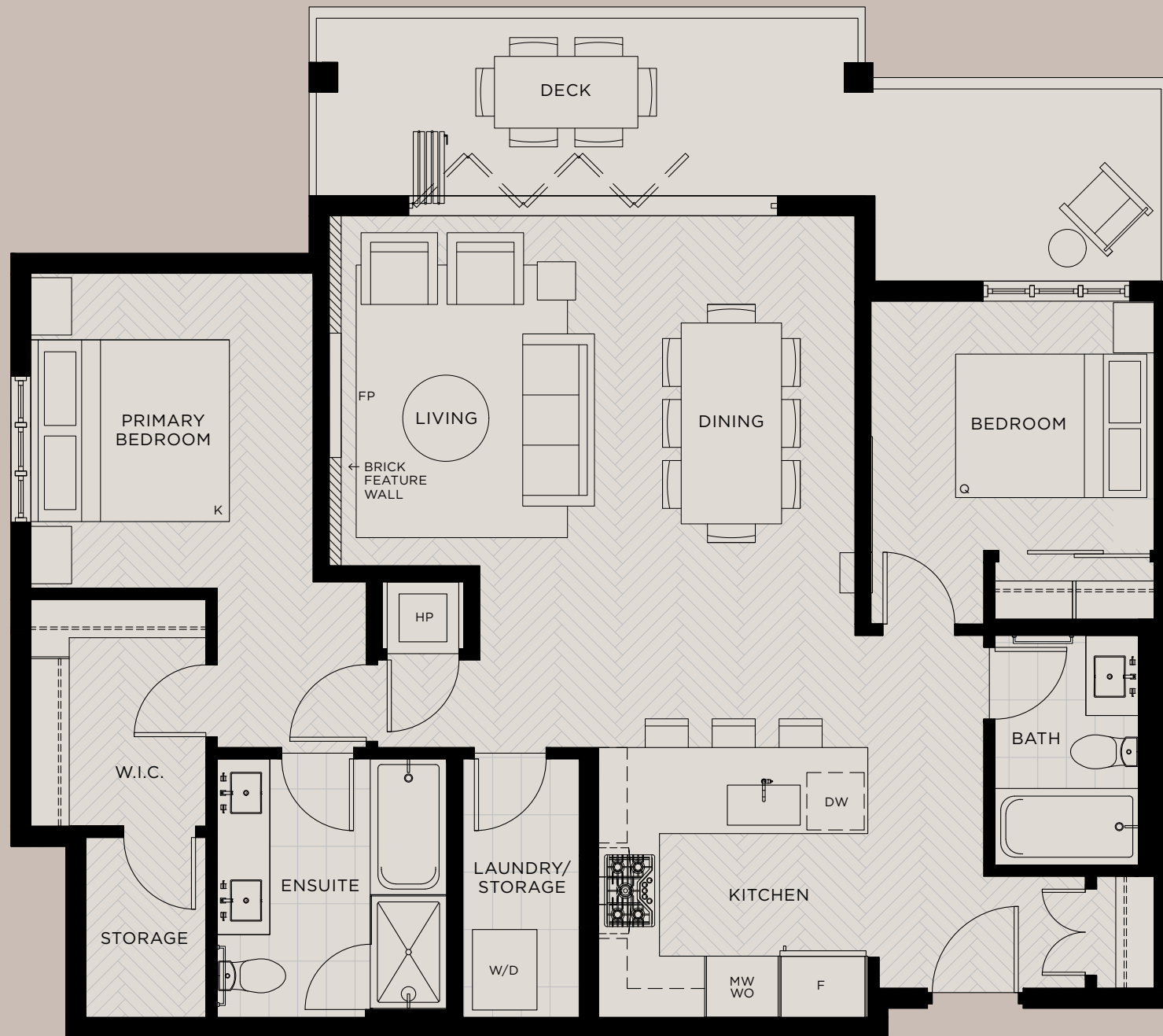
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OKWOODS

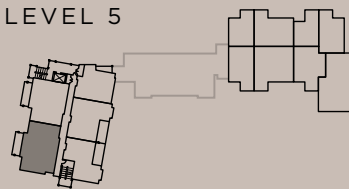
C3

2 BED
2 BATH

1068 INT SQFT
186 EXT SQFT



LEVEL 5



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ARAGON

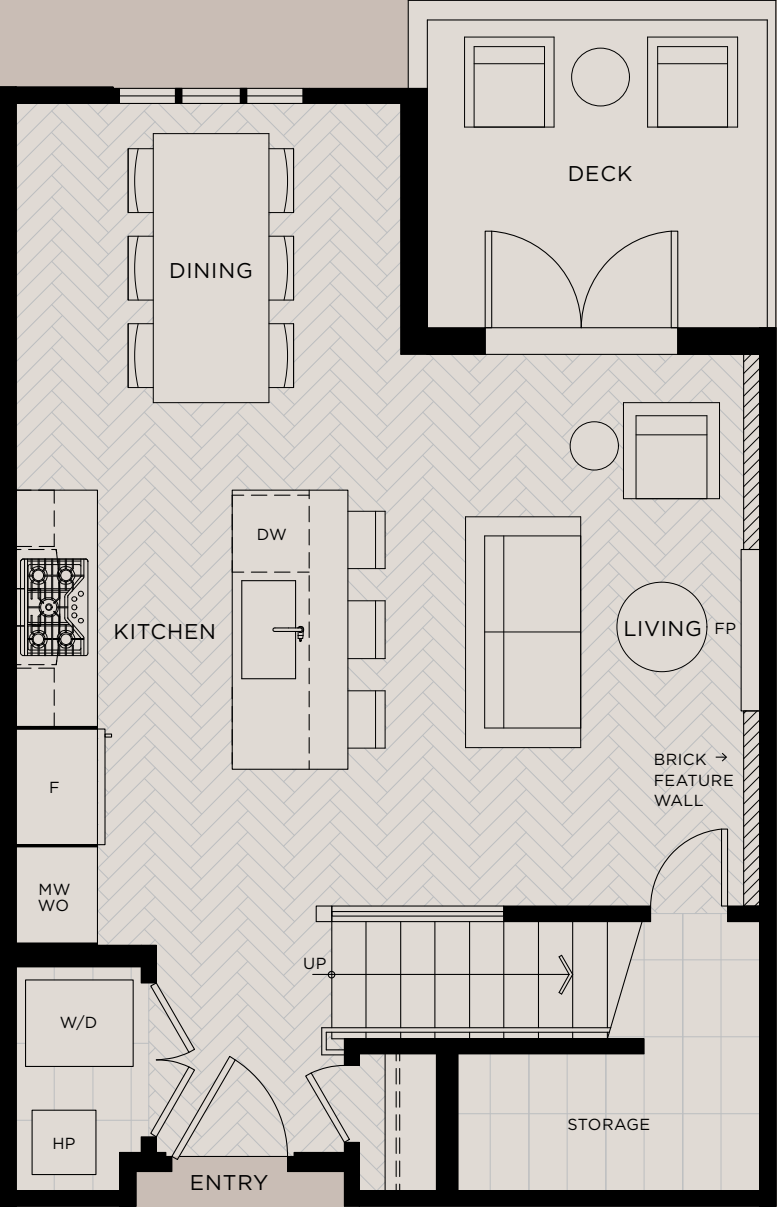
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OKWOODS

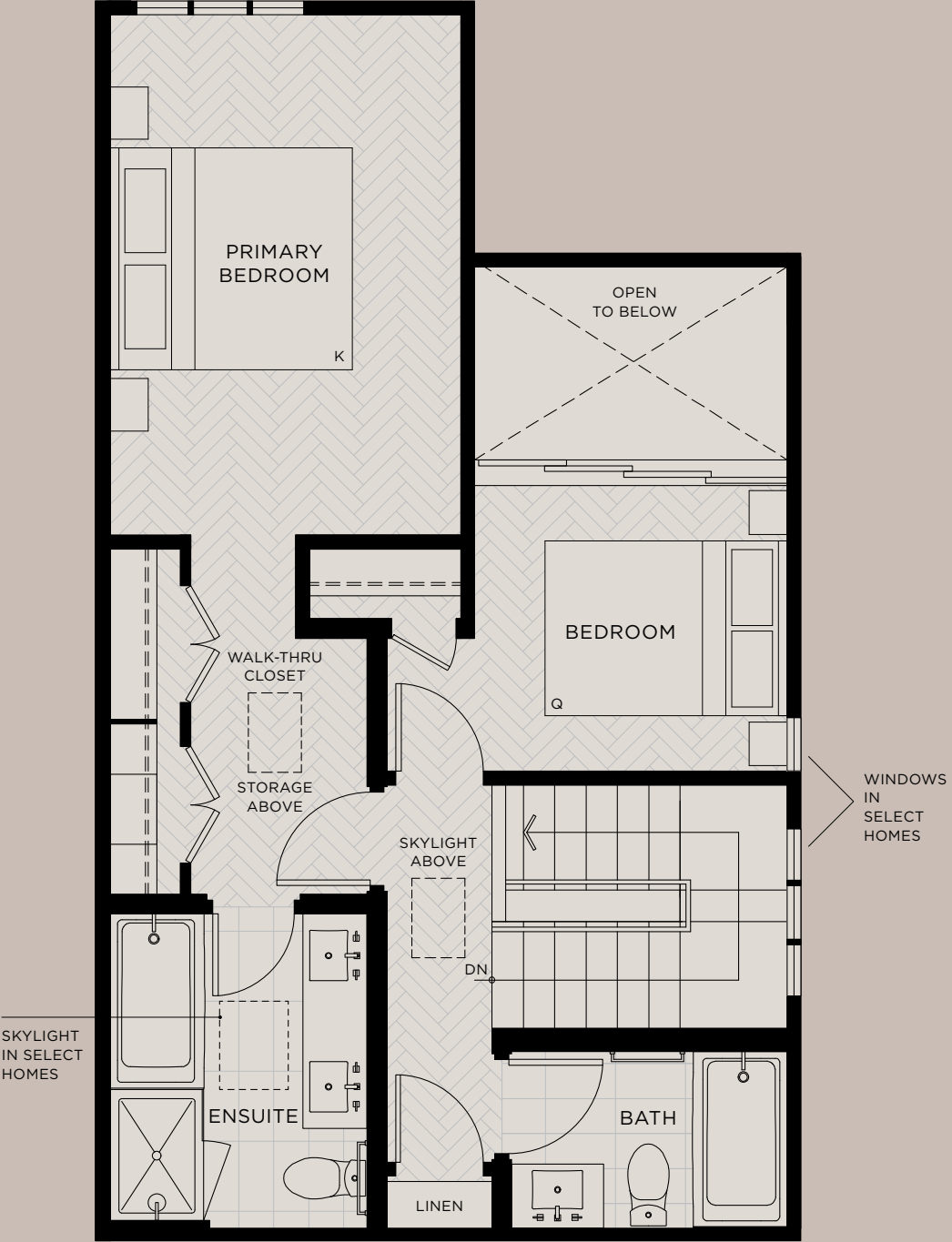
J3

2 BED
2 BATH

1107 INT SQFT
81 EXT SQFT



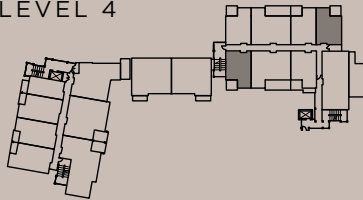
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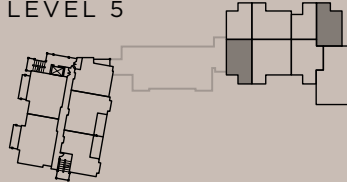
UPPER



LEVEL 4



LEVEL 5

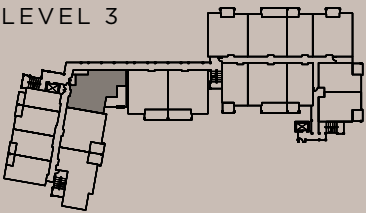


OVERLOOKS

D8

2 BED
2 BATH

1114 INT SQFT
224 EXT SQFT

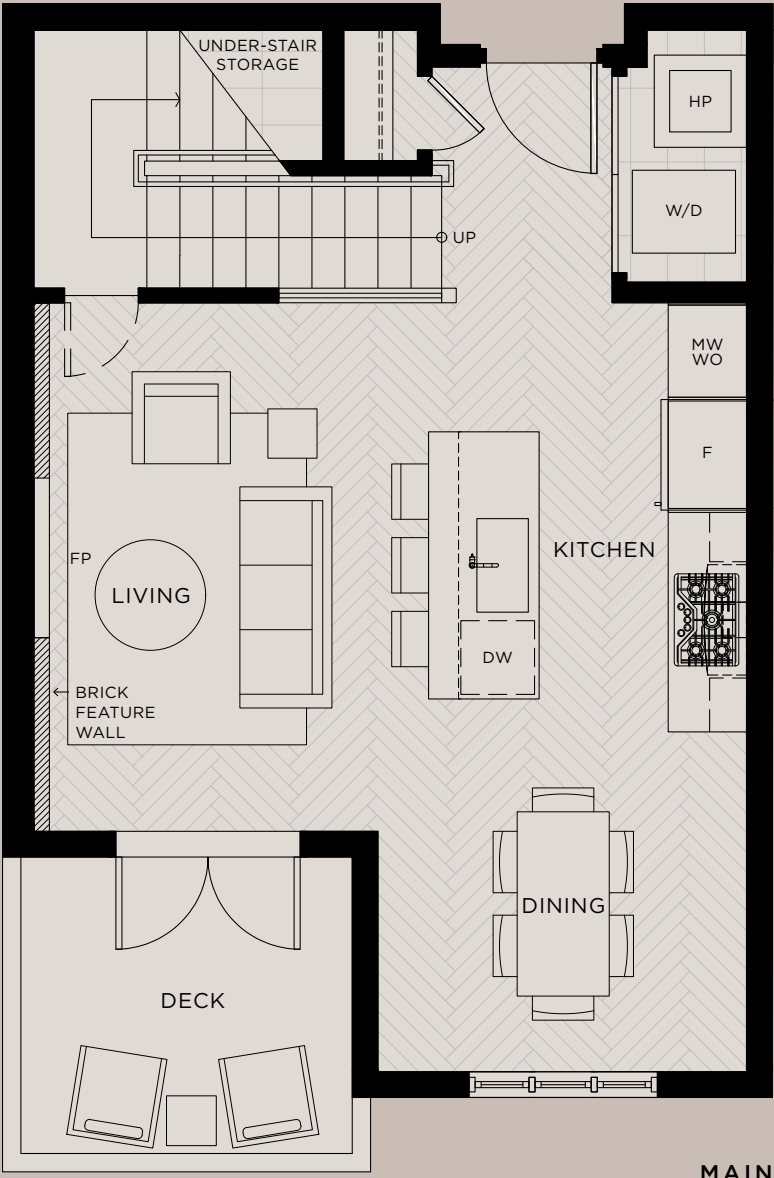


OKWOODS

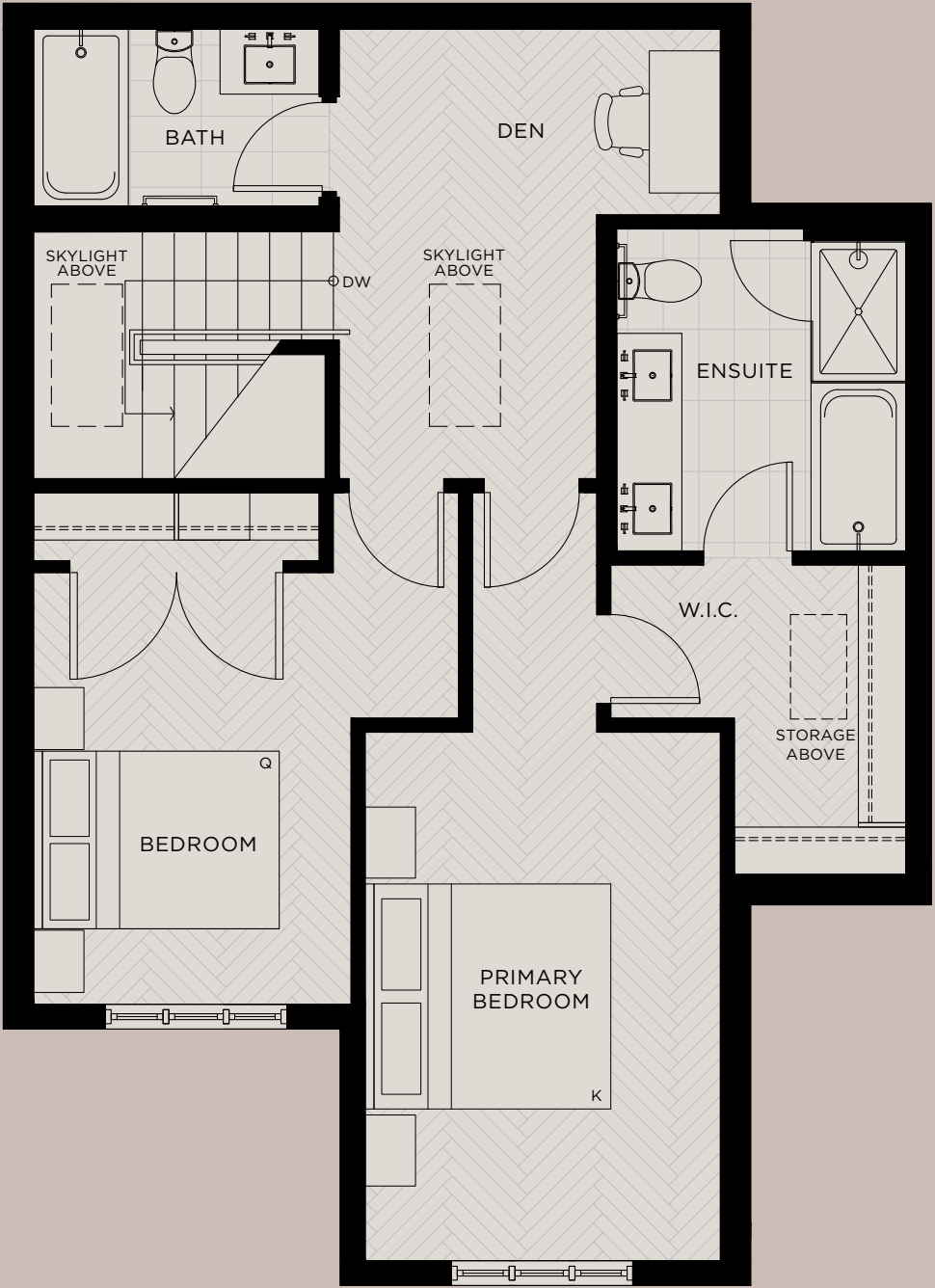
J6

2 BED
2 BATH

1262 INT SQFT
125 EXT SQFT



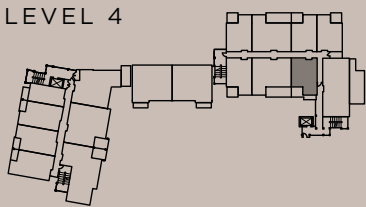
MAIN



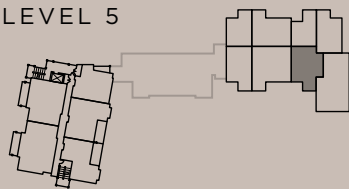
UPPER



LEVEL 4



LEVEL 5



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OKWOODS

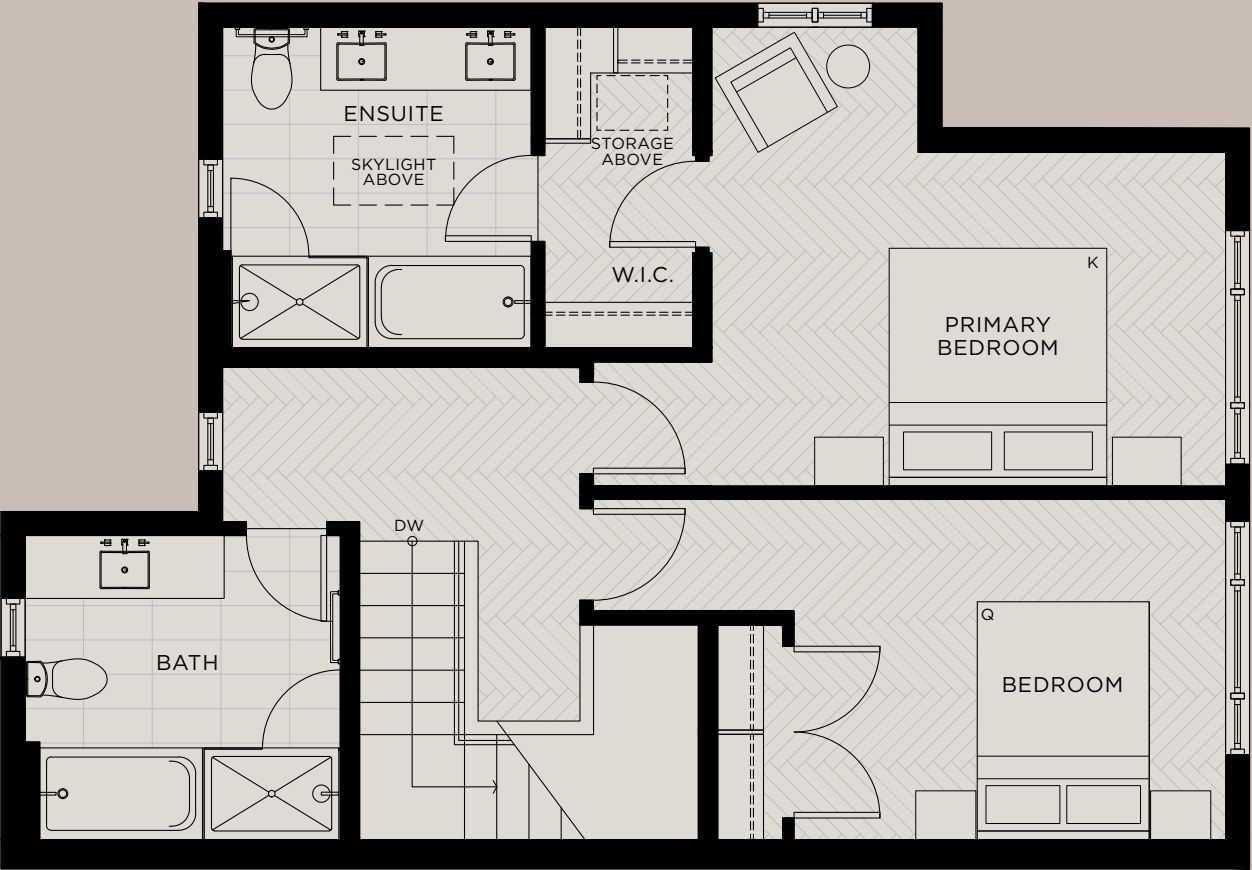
J5

2 BED
2.5 BATH

1474 INT SQFT
81 EXT SQFT



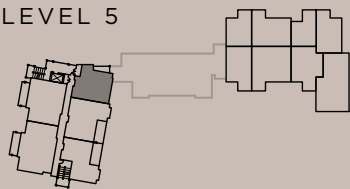
MAIN



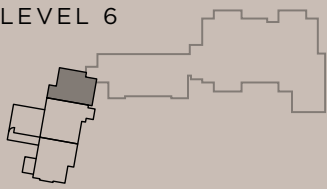
UPPER



LEVEL 5



LEVEL 6



OVERLOOK

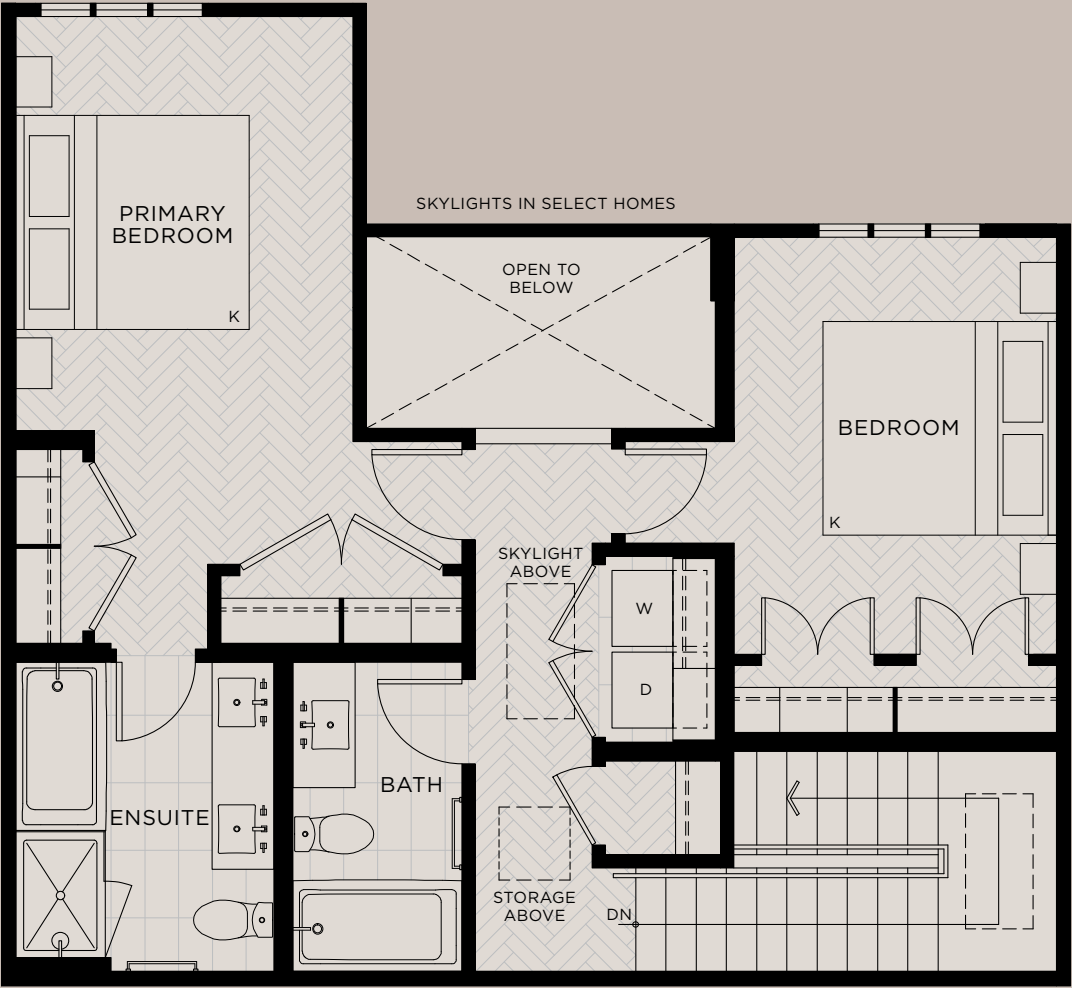
H2

2 BED
2.5 BATH

1491 INT SQFT
175 EXT SQFT



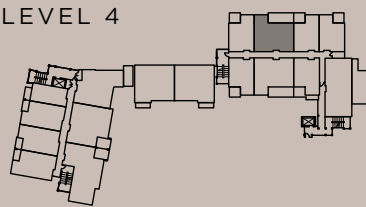
MAIN



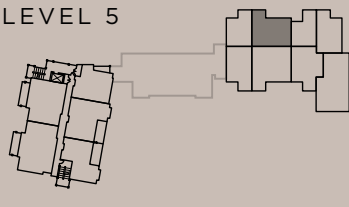
UPPER



LEVEL 4



LEVEL 5



ARAGONWOODS

H12

3 BED
2.5 BATH

1632 INT SQFT
469 EXT SQFT



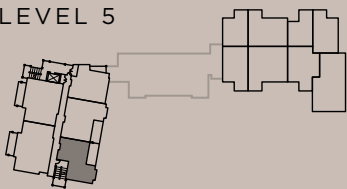
MAIN



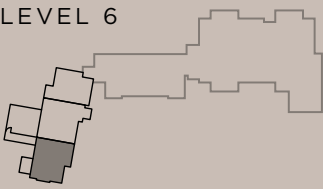
UPPER



LEVEL 5



LEVEL 6



OVERLOOKS

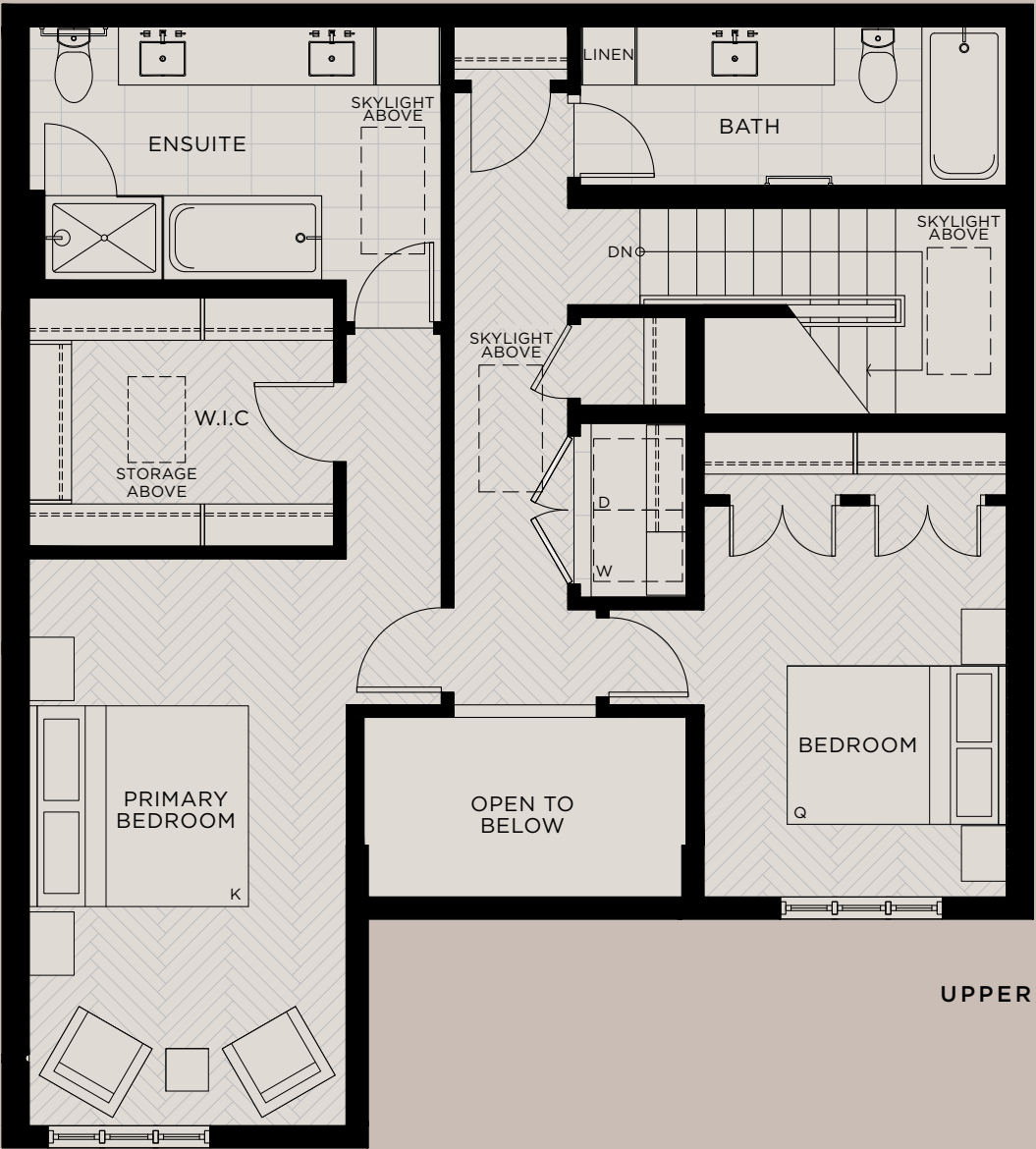
H3

2 BED
2.5 BATH

1677 INT SQFT
179 EXT SQFT



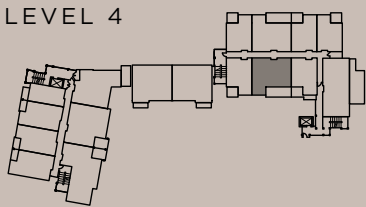
MAIN



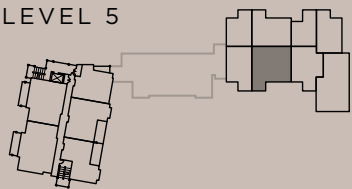
UPPER



LEVEL 4



LEVEL 5



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OKWOODS

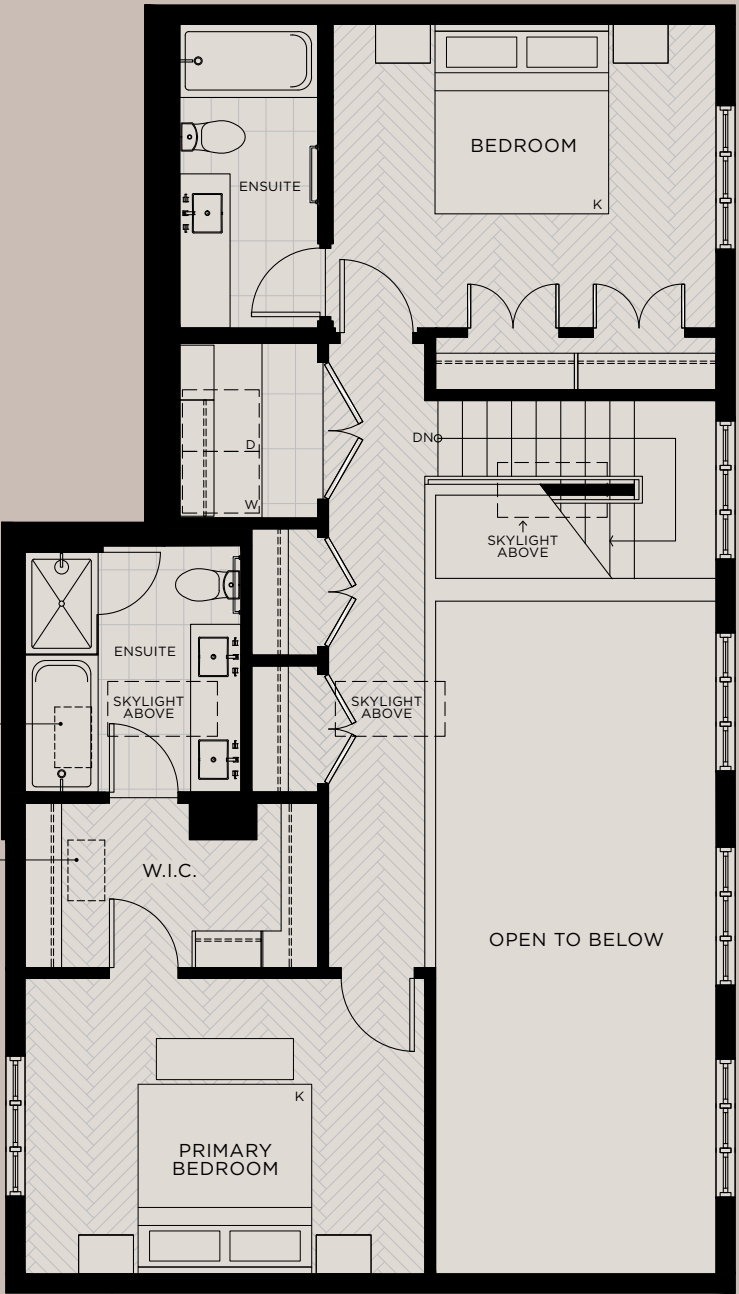
H5

3 BED
3.5 BATH

1713 INT SQFT
401 EXT SQFT



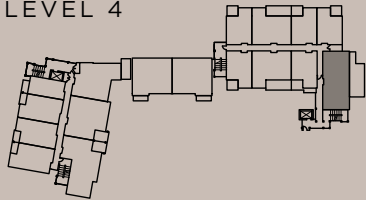
MAIN



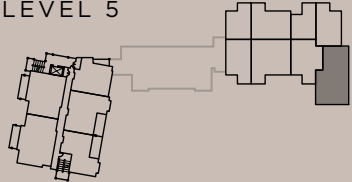
UPPER



LEVEL 4



LEVEL 5



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OKWOODS

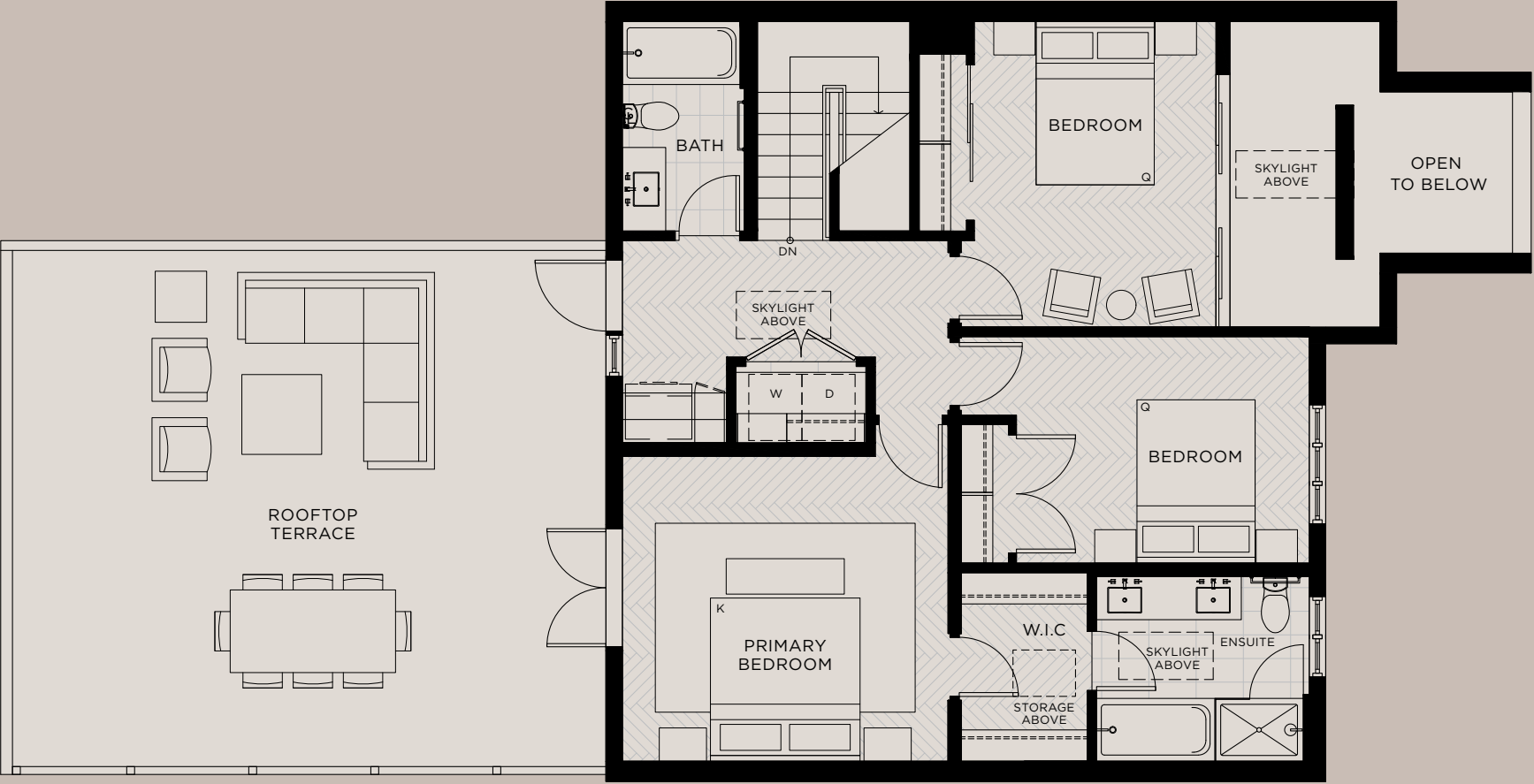
H13

3 BED
2.5 BATH

1778 INT SQFT
690 EXT SQFT



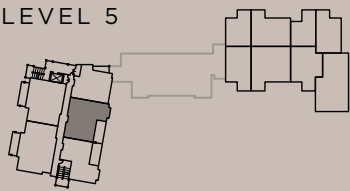
MAIN



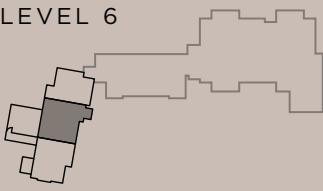
UPPER



LEVEL 5



LEVEL 6

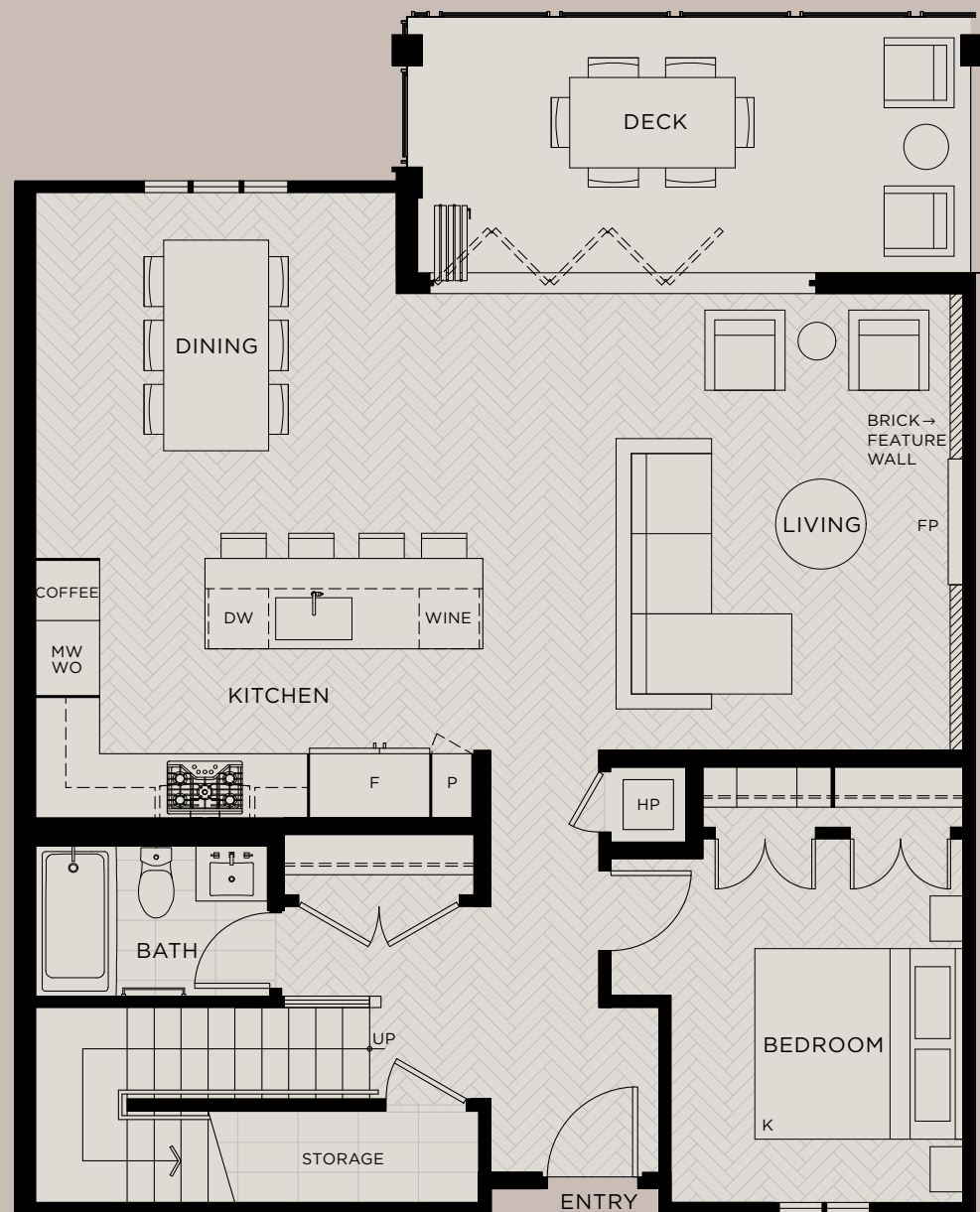


OVERLOOK

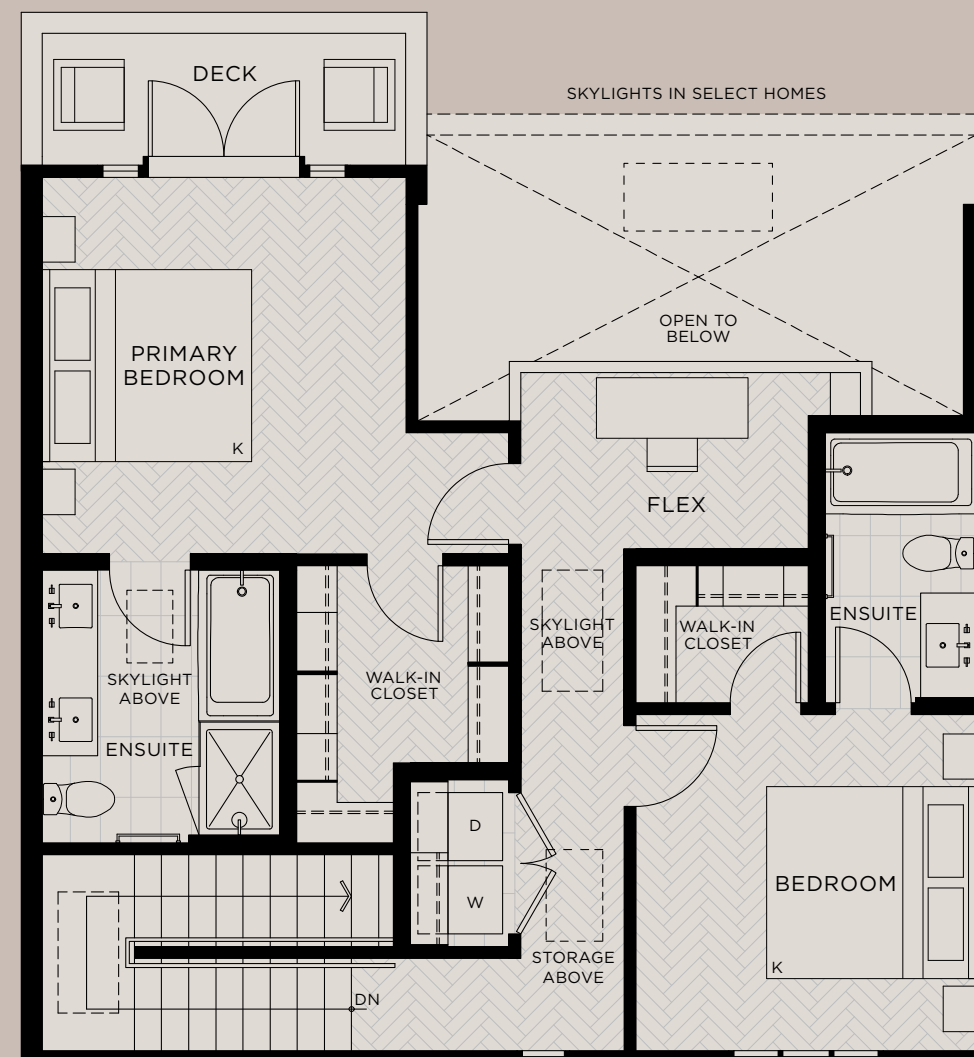
H1

3 BED
3 BATH

1801 INT SQFT
172 EXT SQFT



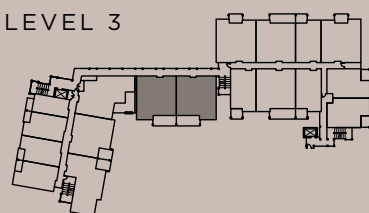
MAIN



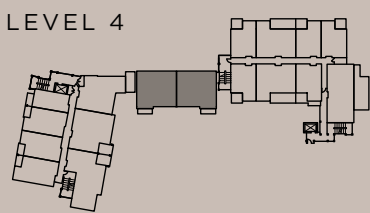
UPPER



LEVEL 3



LEVEL 4

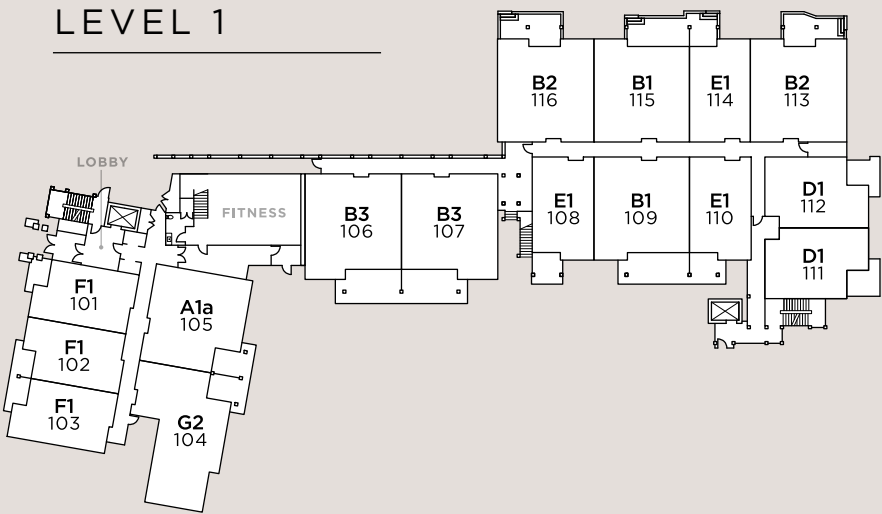




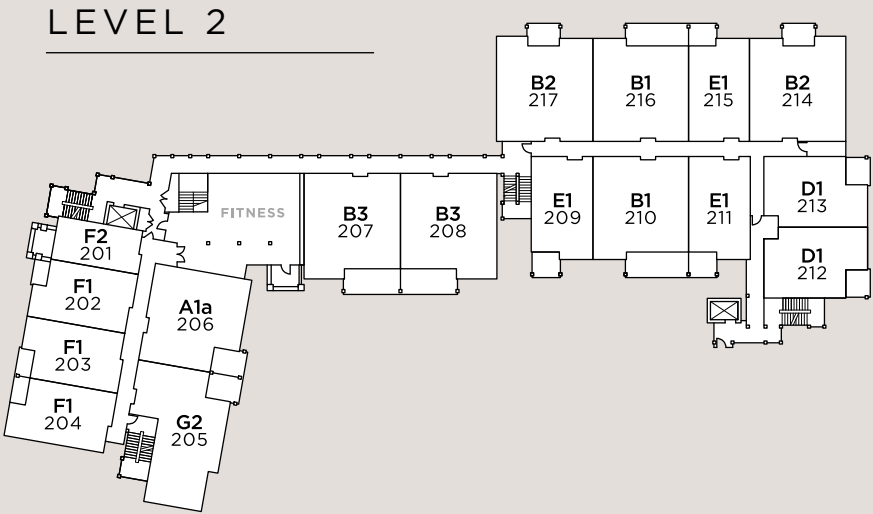
Flora Site Plan

OAKWOODS

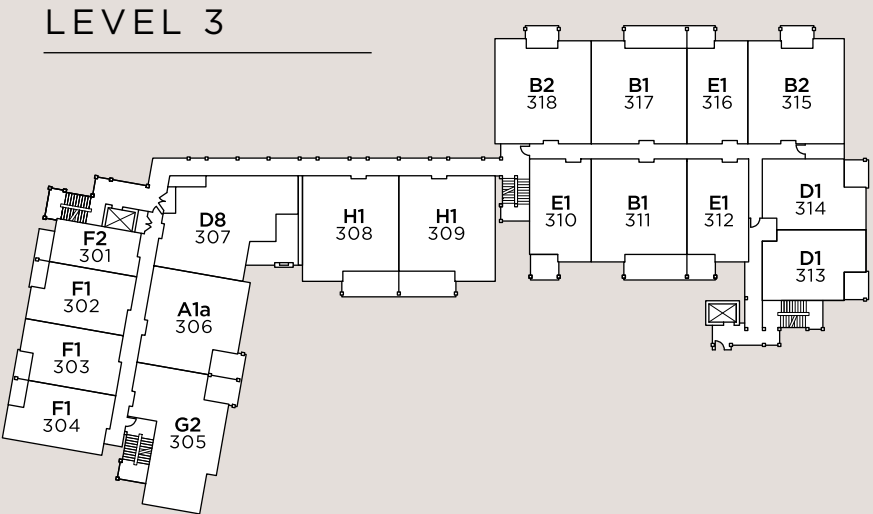
LEVEL 1



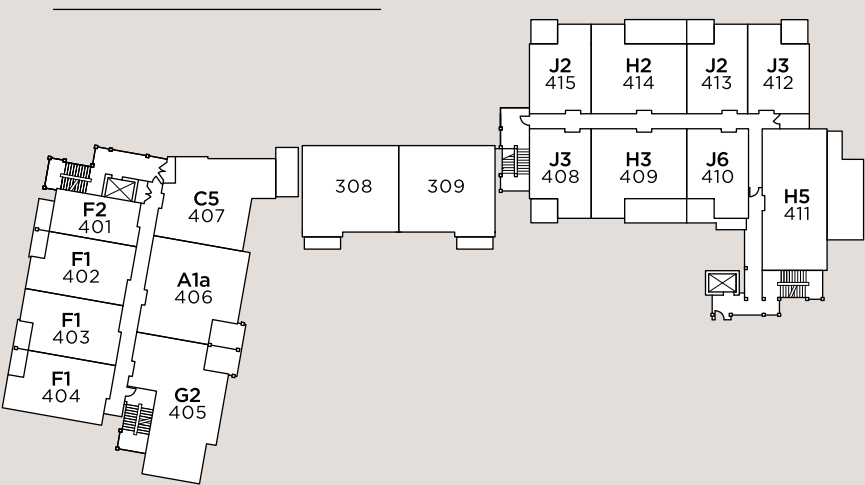
LEVEL 2



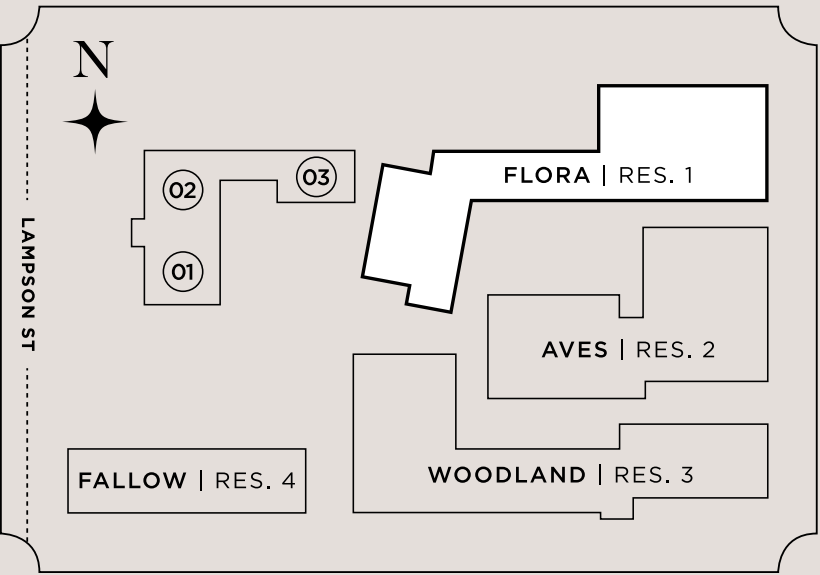
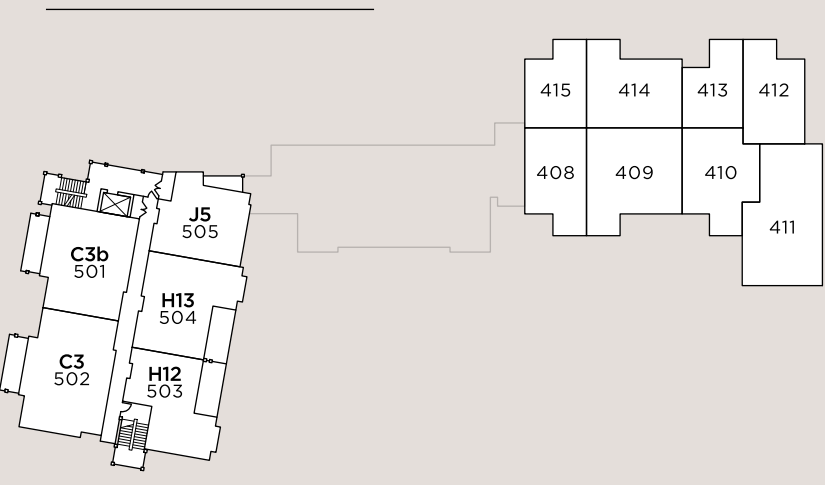
LEVEL 3



LEVEL 4



LEVEL 5



- 01 Janevca Kitchen & Lounge
- 02 Rosemead House Hotel
- 03 Salt & Ivy Spa