



**LIVE** WHERE  
YOU **PLAY**  
SHAWNIGAN HEIGHTS





# LAKE LIFE MADE FOR YOU

Welcome to **Shawnigan Heights**, a low-density community designed for modern buyers seeking more spacious, private living environments and an active, outdoor West Coast Island lifestyle.

With an enviable location surrounded by nature but offering urban conveniences within easy reach and prices starting at just **\$577,900+gst** for completed homes, Shawnigan Heights captures the best of the beautiful British Columbia living on Vancouver Island.

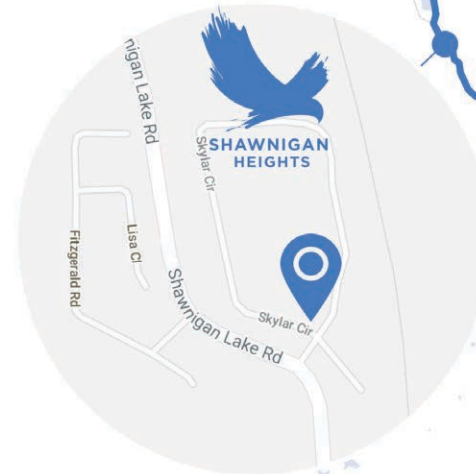




# WELCOME TO YOUR COMMUNITY

Vibrant and charming, the community surrounding Shawnigan Heights offers everything you need and more. Gather with friends at the Black Swan Pub or enjoy Thai, Japanese or Mexican cuisine over a casual meal or a fine dining experience at any of the several restaurants found in Shawnigan Lake. Explore Farmers Markets for fresh organic produce, cheese and eggs from local farmers or tour the many wineries of Cowichan Bay. Take classes at O.U.R Ecovillage Community Center, get active at the Shawnigan Hills Athletic Park or spend weekends on the lake, famous for fishing, motorized watersports, stand up paddling and kayaking, or adventuring in one of the several Provincial Parks nearby. Our community is warm, welcoming, and active, with emergency services close at hand for your piece of mind.

- 5 MINUTES AWAY FROM SHAWNIGAN LAKE
- 19-MINUTE DRIVE TO LANGFORD CITY CENTER
- 30 MINUTES TO DOWNTOWN VICTORIA
- 45 MINUTES TO VICTORIA INTERNATIONAL AIRPORT
- 60 MINUTES TO BC FERRIES SWARTZ BAY TERMINAL





# AN EASY ESCAPE FROM URBAN LIVING

With the conveniences of Langford city center less than 20 minutes away and only a 30-minute drive to Victoria, Shawnigan Heights is a pristine, residential retreat that gives you more of the outdoor lifestyle you want, in a prestigious community featuring two of British Columbia's best private schools and some of the most desirable real estate in Canada.

Ideal for families and outdoor adventurers, Shawnigan Heights are attractively priced homes that bring the natural outdoors right to your doorstep. Walkout to hiking and mountain bike trails, golfing nearby, and coveted Shawnigan Lake just 5 minutes away - you are closer to the aspirational West Coast lifestyle than you know.







- 5 MINUTES AWAY FROM SHAWNIGAN LAKE
- 19-MINUTE DRIVE TO LANGFORD CITY CENTER
- JUST 30 MINUTES AWAY FROM DOWNTOWN VICTORIA
- WELL-RESPECTED SCHOOLS & EDUCATIONAL CENTERS NEARBY
- YEAR-ROUND OUTDOOR SPORTS & RECREATION
- RAPIDLY EXPANDING INFRASTRUCTURE CLOSE TO MEDICAL CENTERS & RETAILERS
- EASY ACCESS TO LANGFORD, VICTORIA, & NANAIMO
- MINUTES FROM THE CHARMING VILLAGE OF SHAWNIGAN LAKE

## ABOUT SHAWNIGAN HEIGHTS

Shawnigan Heights is a residential retreat nestled in the beautiful natural surroundings of the Shawnigan Lake Region. The third phase of The Estates at Shawnigan Station, Shawnigan Heights stretches across 8.6 acres in one of Canada's fastest growing communities.

Shawnigan Heights lets you have it all: a nature-focused lifestyle where you can stock up at the local Farmers Market for weekend barbeques and enjoy a wide range of outdoor activities, but with every urban amenity within easy proximity. Shawnigan Heights lets you live where you play.





# HOMES THAT GIVE YOU ROOM TO BREATHE

With bustling Langford city center and Victoria both an easy drive away, Shawnigan Heights offers spacious floorplans ranging from 1300 to 2000 square feet of finished construction, with attractively priced, private homes designed for young professionals or families looking to escape the squeeze of urban living.

Each home at Shawnigan Heights comes complete with a private backyard that calls out for weekend cook-outs with family and friends, and ample covered garages, perfect for storing the sporting equipment, golf clubs, kayaks or paddle boards you need to completely enjoy the Shawnigan Lake lifestyle.



Renderings for illustration purposes only. Some rendering may include upgrade options. Subject to change

# HOMES AT SHAWNIGAN HEIGHTS

From a spacious one-level rancher perfect for new families and downsizers, to a two level open concept home with walkout to your fenced back yard, the homes at Shawnigan Heights are expertly designed to suit the land and your lifestyle.

**THE SOUTHVUE**  
2 BED + DEN | 2 BATH  
1366 SF.



**THE BIRCHWOOD**  
3 BED | 2.5 BATH  
1453 SF.



**THE CEDARWOOD**  
3 BED + DEN | 2.5 BATH  
1753 SF.



**THE SPRUCEWOOD**  
3 BED | 2.5 BATH  
1856 SF.



**THE ALDRIDGE**  
3 BED | 2.5 BATH  
1547 SF.

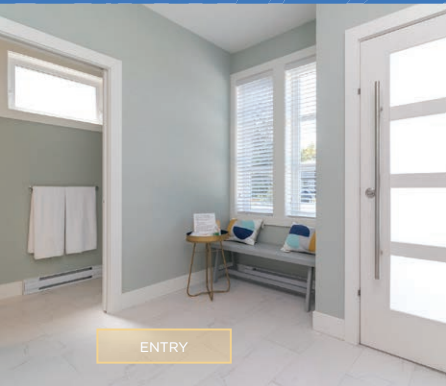


**THE DOGWOOD**  
4 BED | 2.5 BATH  
1974 SF.



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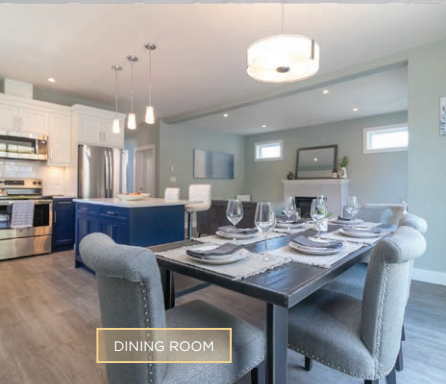
ENTRY



LIVING ROOM



FIREPLACE



DINING ROOM



KITCHEN



INTERIOR



ENSUITE



BATHROOM



BACKYARD



## STANDARD FEATURES & AMENITIES

### APPLIANCES

- Stainless steel appliance package includes: electric range, dishwasher, microwave, 18 cu.Ft. Refrigerator
- Washer/dryer combo

### FLOORING

- SPC vinyl plank flooring
- Wall-to-wall carpet with underlay in bedrooms, selected hallway areas and stairs
- 2'X1' porcelain tile in the bathrooms

### WINDOWS

- Low E double-glazed white vinyl windows with screens
- 2" white blinds in all windows on the front of the house

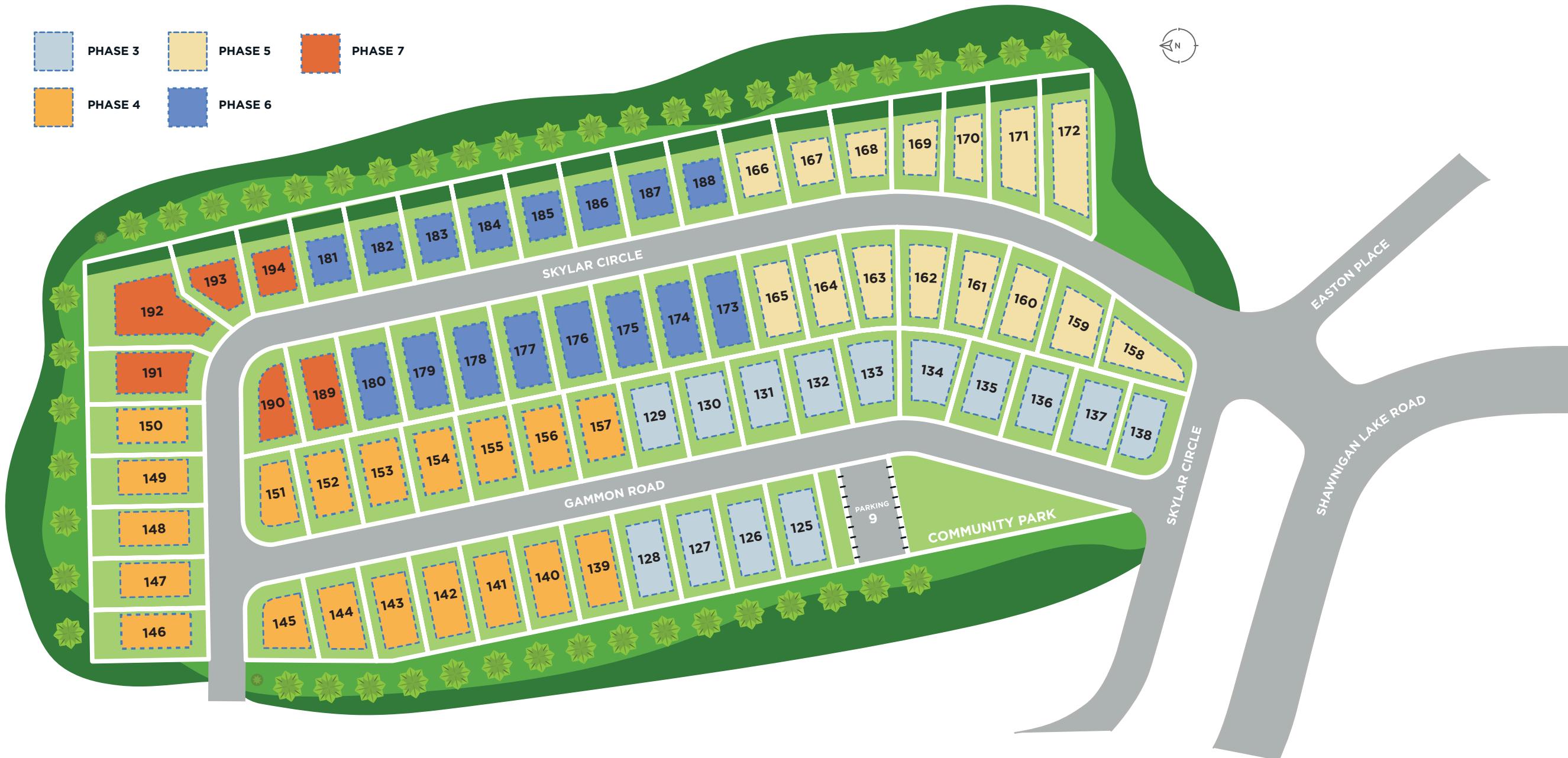
### LANDSCAPING & EXTERIOR

- Sod laid and tree(s) planted
- Fully fenced back yard
- Hardi-plank siding

### UPGRADES

Ask your sales rep about upgrades for flooring, countertops, appliances, heating and landscaping







A man and a woman are standing in the doorway of a modern house at night. The house has a brick exterior and a balcony above the entrance. The interior lights are on, and the couple is smiling.

# QUALITY CONSTRUCTION FOR MODERN WEST COAST LIVING

Every Shawnigan Heights home is built with contemporary Westcoast design and finishes throughout and is equipped with a full Amana appliance package including electric range, dishwasher, microwave, and refrigerator, and an Inglis washer/dryer. We have local builders that will construct your home to exacting standards. We have partnered with local builder Rayn who will construct your home to exacting standards.



## ABOUT THE DEVELOPER

Shawnigan Heights is the latest development from Performing Equity Limited, the award-winning real estate and development company which has successfully developed, acquired, and repositioned over 1 billion dollars in residential and resort properties across 112 projects in Canada, the USA, and Mexico.

Shawnigan Heights is the latest unique, nature-oriented community added to the company's impressive portfolio. Other Performing Equity projects in British Columbia include The Lauren, a 48-unit residential development in beautiful Squamish, and the Sotavento Ocean Resort and Villas, a luxury villa-hotel development on Playa La Ropa in Zihuatanejo, Mexico.

[www.performingequity.com](http://www.performingequity.com)

