

WASHINGTON



Traditionally-Inspired 2, 3 & 4 Bedroom Townhomes in Burnside Gorge

FORMWELL

WASHINGTON

A beautiful collection of traditionally-inspired 2, 3 and 4-bedroom townhomes tucked away on a quiet, tree-lined street in Burnside Gorge.

Washington offers the relaxed pace of neighbourhood living in a history-rich area, surrounded by parks and outdoor spaces, steps from the Selkirk Waterfront, and minutes from downtown Victoria.

Two and three-storey homes celebrate traditional form with pitched roofs and gable architecture, surrounded by wood picket fences that frame charming private yards.





HOMES

White picket fences and leafy, tree-lined streets

Plant and tree-lined paths lead to each classically-designed home, with welcoming gates and entryways, board-and-batten detailing and thoughtfully oriented windows to capture every moment of daylight.

Enjoy your coffee and a visit with fellow neighbours in Washington Green, a lush common courtyard accented with seating under a canopy of large mature trees.

INTERIORS

Walk in, and exhale

Every home features overheight ceilings and large windows, with our signature cased openings on the main floor, creating cozier and more intimate living spaces.

Plenty of clever built-ins extend throughout each home, beginning with integrated seating and storage in the front entryway, and continuing to every floor. We've even anticipated which cabinets you'll want to store your toaster and broom in.

Flexible floorplans offer superbly functional living spaces made for every moment – live, work and play. Spaces are designed to feel great today, and adapt to your changing life when it's time.

Choose from two beautiful interior palettes – Harriot and Willow – designed with earthy elements and layered textures for calm and comfort. Both share carefully considered materials with time-honoured detailing that will last for years to come.



INTERIORS

Welcome inside

PALETTE

Harriott



1 Shaker-style cabinets

2 Quartz countertops

3 Painted beadboard wall paneling

4 Chrome accent sconces



PALETTE
Willow

Kitchens combine abundant cabinet space with open shelving for displaying your favourite items, along with spacious pantries, broom storage and built-in recycling stations.

5 Chrome faucet

6 Utensil and pot and pan rail

7 Integrated Broan hood vent

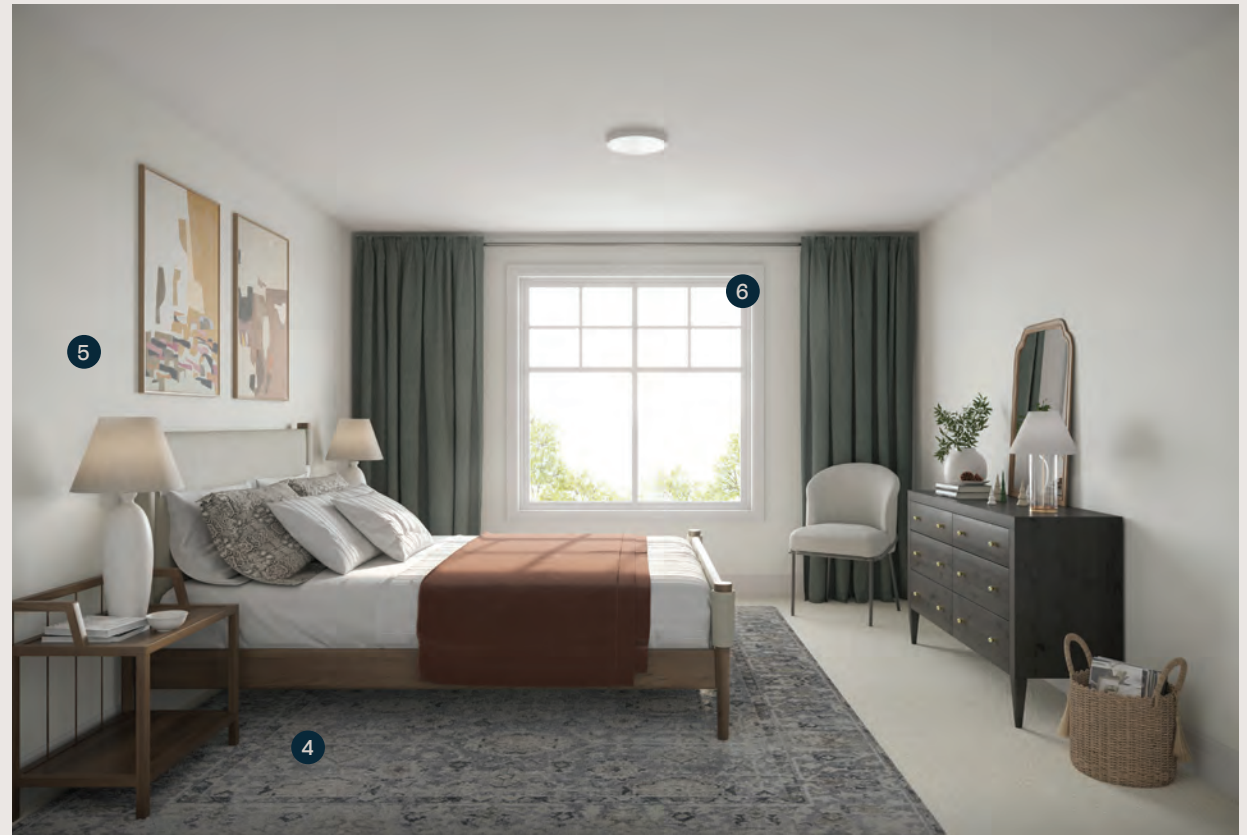
8 Broom and appliance storage

- 1 Frameless glass shower door
- 2 Vanities with wall sconces
- 3 Porcelain vanity pulls



In a nod to the neighbourhood's heritage, bathrooms offer thoughtful details like pattern floor tiles, porcelain vanity pulls and chrome accents.

Bedrooms are designed for peace and relaxation. Double wall assemblies and continuous insulation between townhomes makes for quieter, more comfortable, sleep-ready spaces.



- 4 Wool broadloom carpet
- 5 Double wall assemblies
- 6 Option for UV blackout blinds

A Third or fourth bedroom

B Media room (not shown)



The flex room, reimagined – for a space as individual and adaptable as you are.

C Office or study

D Guest room (not shown)

A MORE LIVABLE HOME

Live Well by Formwell

We're relentless about improving livability for our homeowners. As long-time homebuilders, we've seen firsthand the benefits that well-designed and well-built homes can have on people's lives. We recognize the positive impacts our design decisions can have.

For this reason, we created Live Well, a new set of design standards for livability, exclusively by Formwell. Because we believe spaces should encourage well-being through their design.

When homes are easy to maintain, and everything has its place, there's more time to focus on the things that really matter. We maximize every square inch of storage, from built-ins in the front entry, to open shelving and expansive cabinet space in every kitchen.

We also believe that natural light has a positive impact on how a home feels. Large windows and overheight ceilings are used to flood our homes with natural light and create bright and comfortable living spaces.

These are just a few of the Live Well features we include in every Formwell home. Each has been carefully considered for its function and livability.

Because we believe your home should be a beautiful backdrop for all of the important moments in your life, not the focal point.



NEIGHBOURHOOD

A neighbourhood rich in character

Washington is situated on a charming tree-lined street in historic Burnside Gorge, one of the city's oldest neighbourhoods.

Steps away from Cecelia Ravine Park and close to the Selkirk Waterfront and the Burnside Community Centre, the area offers plenty to see and do close to home.

Navigate the neighbourhood's many local shops and amenities. Burnside Gorge offers a vibrant and diverse food and drink culture, along with great spots for locally made goods.

Need to go further? Washington's central location steps off the Galloping Goose Trail means downtown Victoria, and Mayfair, Uptown and Tillicum Centres are all less than 10-minutes away by bike. Where else can you say that?





Parks & Recreation

- 1 Selkirk Waterfront & Trestle
- 2 Cecelia Ravine Park
- 3 Burnside Gorge Community Centre
- 4 Fairway Gorge Paddling Club
- 5 Cuthbert Holmes Park
- 6 Pearkes Recreation
- 7 Selkirk Green Park
- 8 Project Albero Floating Dock
- 9 Gorge Park

Shopping & Essentials

- 10 Uptown Centre
- 11 Whole Foods
- 12 Mayfair Shopping Centre
- 13 Tillicum Centre
- 14 Lifestyle Markets
- 15 Downtown
- 16 Rock Bay Market

Food & Drink

- 17 Bows and Arrows Coffee
- 18 Wheelies Motorcycle Café
- 19 Glo Restaurant and Lounge
- 20 Moon Over Water Brewpub
- 21 Saltchuk Pies
- 22 Parachute Ice Cream
- 23 Melt Truck
- 24 Cultured Kombucha
- 25 Working Culture Bread
- 26 Haus Sausage Co.
- 27 Hoynes Brewery

Education

- 28 Selkirk Montessori
- 29 Quadra Elementary School (K-5)
- 30 Lansdowne Middle School (6-8)
- 31 Victoria High School (9-12)
- 32 Camosun College (Interurban)
- 33 Camosun College (Lansdowne)
- 34 University of Victoria (UVIC)



ABOUT FORMWELL

A modern approach to homebuilding, more than 30 years in the making

Formwell is led by Sam Ganong and Kyle Ryan, who together bring more than three decades of combined experience in residential development, design and project management.

Both of them fathers with young children, they set out to create multi-family homes that meet the real and ever-evolving needs of families through a commitment to lasting, human-centric designs that are relevant today and long into the future.

FORMWELL



YOUR EXCLUSIVE PREVIEW

Floorplans

Following is a selection of floorplans available with the introductory release of homes at Washington.

To learn more, or to book an appointment, please contact the Washington Sales Team:

The Condo Group Real Estate
250 382 6636

washington@formwell.ca
formwell.ca/washington

A1 Floorplan

2 Bedroom 3 Bathroom & Flex

Interior 1,333 - 1,334 sq.ft.
Exterior 225 - 425 sq.ft.



B1 Floorplan

4 Bedroom 2.5 Bathroom

Interior 1,612 - 1,614 sq.ft.
Exterior 271 - 319 sq.ft.



B2 Floorplan

4 Bedroom 2.5 Bathroom

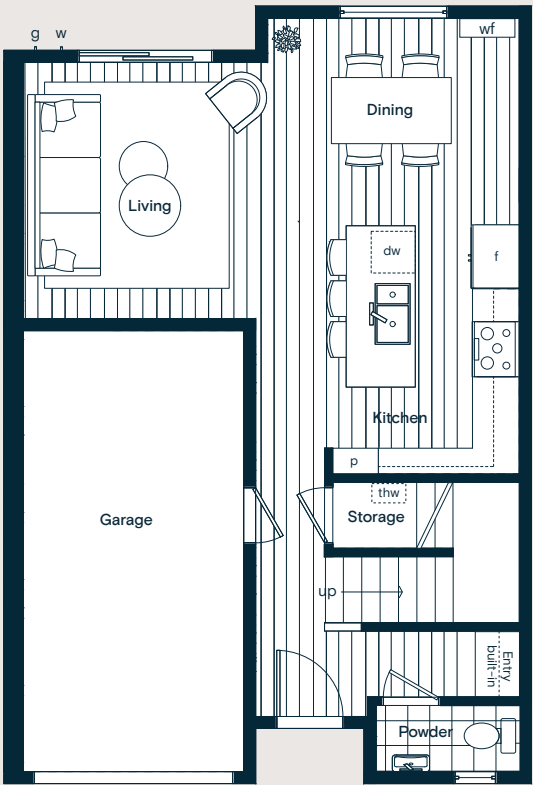
Interior 1,594 - 1,595 sq.ft.
Exterior 286 - 321 sq.ft.



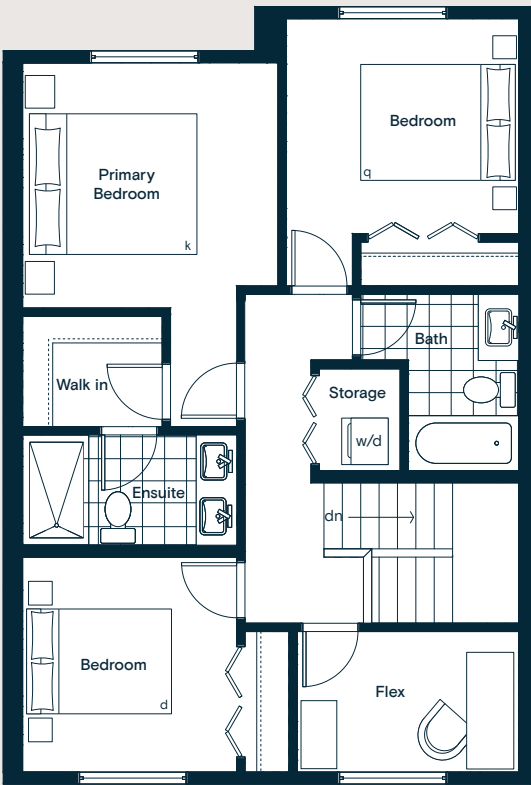
D1 Floorplan

3 Bedroom 2.5 Bathroom & Flex

Interior 1,343 - 1,344 sq.ft.
Exterior 205 - 506 sq.ft.



MAIN



UPPER

Site Plan

WASHINGTON



WASHINGTON AVENUE



- 2 STOREY HOME
- 3 STOREY HOME

Features

Home Comforts

- Washington's interiors were inspired by a contemporary take on traditional form, with warm and inviting finishes, and lasting materials
- Two curated interior palettes by Bidgood + Co incorporate timeless, nature-inspired textures to create elevated living spaces - Harriot and Willow
- Traditional baseboard and doorway trims and beadboard wall detailing offer enduring appeal
- High-quality, thick vinyl plank flooring in blonde oak or traditional brushed oak provides durability underfoot
- Wool broadloom carpeting throughout upper floor bedrooms and hallways, and on stairs
- Efficient, heat recovery and ventilation system (HRV) and gas-fired wall furnaces ensure comfortable living spaces
- Voluminous 9-foot ceilings with cased openings on the main floor offer a sense of traditional home appeal
- Front loading, energy-efficient Samsung washer and dryer
- Private outdoor spaces for every home, and shared natural space, Washington Green

Kitchen

- Slim profile shaker-style cabinetry in linen or eucalyptus
- Quartz stone countertops with 1 1/2 bowl undermount sink
- Accented by oil-rubbed bronze or chrome kitchen faucet, lighting and pulls
- Integrated hood vent above the range with traditional beadboard backsplash and rounded gable profiles for a classic, timeless look
- Appliances:
 - Samsung 33" stainless steel counter depth refrigerator with French doors and bottom freezer
 - Samsung 30" slide-in gas range
 - Samsung 24" integrated dishwasher
 - Broan 20.5" stainless steel hood fan
 - Option to add Panasonic under-counter microwave with trim kit

Bathrooms

- Painted or oak tone shaker-style cabinetry
- Porcelain feature tile lines the floor and walls
- Quartz stone countertops with feature backsplashes
- White porcelain rectangular sinks
- Single-lever faucets and showerhead in polished chrome
- Chrome or brushed brass accents in the powder room
- Porcelain vanity pulls throughout
- Tiled shower niches keep everyday items easily at hand
- Acrylic deep soaker bathtub
- White high-efficiency toilet

Live Well by Formwell

- Double wall assemblies and continuous insulation make for quieter, more comfortable living
- Homes equipped with expansive open and closed storage, so everything has a home:
 - Built-in seating and storage at the front entry
 - Appliance storage
 - Broom closet integrated into cabinetry
 - Utensil and pot/pan rail above the range
 - Built-in recycling and compost stations under the kitchen sink
- Feature wall lighting throughout homes
- Optional UV blackout blinds in bedrooms
- Garages are equipped with electric vehicle (EV) charging capabilities
- Flexible floorplans that adapt to changing needs
- Homeowner peace of mind:
 - 1-year materials & labour warranty
 - 2-year materials & labour warranty for distribution systems
 - 5-year building envelope warranty
 - 10-year structural warranty

Townhome Prices & Availability

The Introductory Release of homes at Washington is now sold out.
Please inquire for more information on the next release of homes, coming early 2022.

Strata Fees

Approximately \$0.31 per sq.ft.
Includes landscaping, HRV, common area maintenance,
tankless hot water heater, gas wall furnace

Deposit Structure

5% at contract firm, 5% at receipt of building permit – total 10%

Contact the Washington Sales Team

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Built for every moment.

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