

est. 2022

# WILLOW + GLEN

URBAN BY NATURE

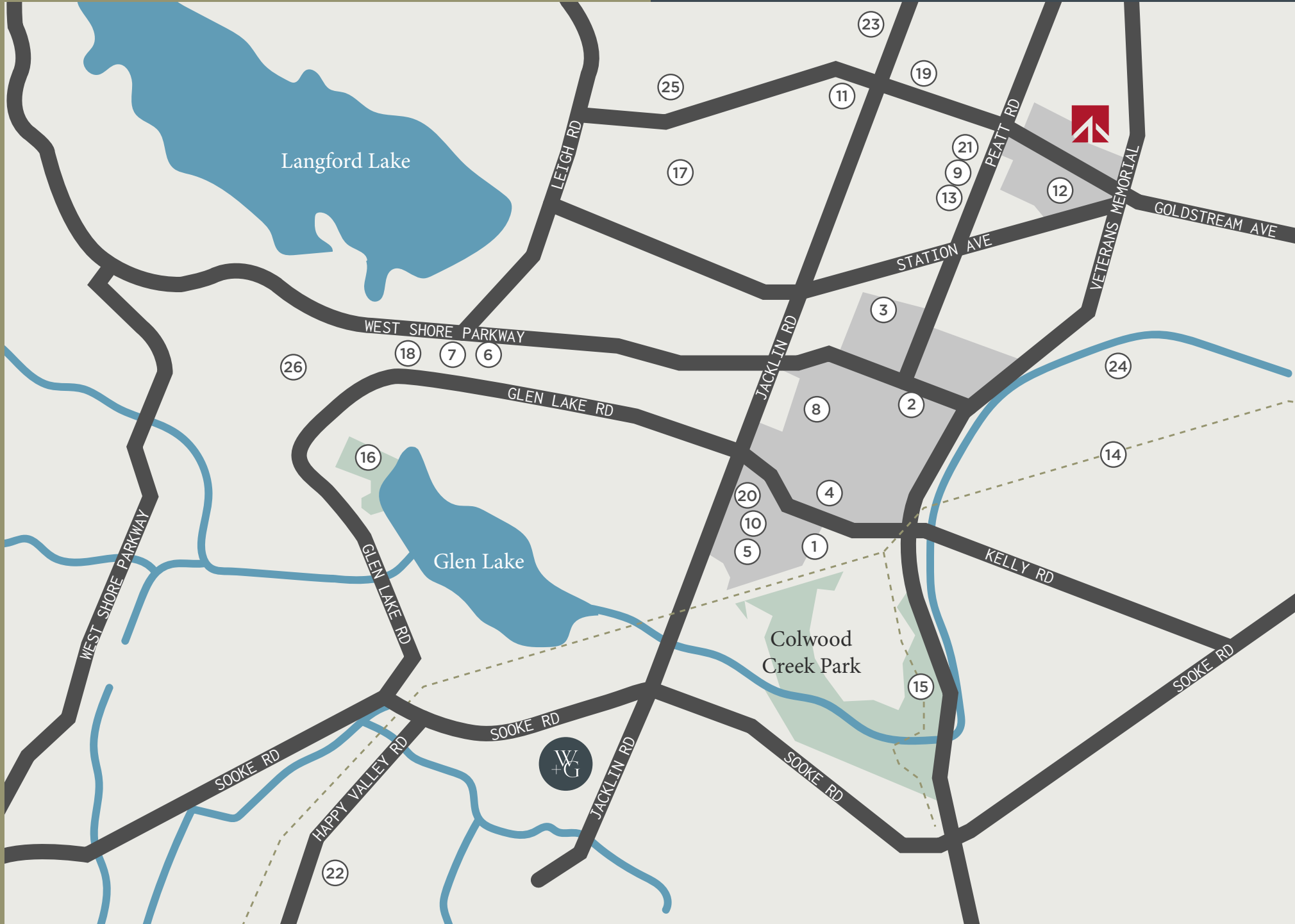
3 & 4 bedroom townhomes  
in the heart of Langford.



YOU CAN DO THAT HERE.

Your Willow + Glen townhome puts a bevy of family adventures at your doorstep. Make a splash at Glen Lake or Langford Lake. Enjoy a picnic in one of the scenic nature parks. Hike a wilderness wonderland or bike the Galloping Goose commuter trail. Shop at a choice of major malls or visit and support our myriad of small local merchants. Then share the day's activities at one of scores of delightful restaurants and eateries.





## WHAT'S AROUND

### GROCERIES & ESSENTIALS

- ① Thrifty Foods
- ② Real Canadian Superstore
- ③ Walmart Supercentre
- ④ Fairway Market

### SHOPPING & ENTERTAINMENT

- ⑤ Belmont Market
- ⑥ Langford Lanes Bowling
- ⑦ Starlight Stadium
- ⑧ Cineplex Odeon Westshore

### DINING

- ⑨ Rhino Coffee House
- ⑩ MOD Pizza
- ⑪ Sabhai Thai
- ⑫ Parachute Ice Cream & Victoria Pie Co.
- ⑬ House of Boateng Café

### OUTDOOR & RECREATION

- ⑭ Galloping Goose Trail
- ⑮ Veterans Parkway Trail
- ⑯ Glen Lake Park
- ⑰ Centennial Park

### HEALTH & FITNESS

- ⑱ Boulderhouse Climbing Langford
- ⑲ SALT Pilates + Barre
- ⑳ Oxygen Yoga and Fitness
- ㉑ F45 Training Langford

### EDUCATION

- ㉒ Happy Valley Elementary
- ㉓ Ruth King Elementary
- ㉔ David Cameron Elementary
- ㉕ Spencer Middle School
- ㉖ Belmont Secondary School



A LANGFORD LANDMARK.

At Willow + Glen, extensive landscaping accompanies contemporary architecture accented by traditional elements. Natural brick and board and batten exterior finishes complement and blend seamlessly into the surrounding area. Every home features two separate outdoor living spaces; a generous second-level balcony and a private ground-level patio.



Bodman Park, a central green space, fosters both a sense of community and collective pride of ownership. On-site picnic tables and benches, a children's play area and an artificial turf dog walking area provide a popular and private family retreat.

## DESIGNED FROM THE OUTSIDE IN.

Willow + Glen pays homage to the land it is built on. More than a diverse and beautiful region with lakes, mountains and wilderness areas, Langford is the inspiration for interiors that invite and engage nature with expansive windows, open floorplans and over-height nine-foot ceilings. Natural materials and subtle colour palettes have been chosen to create a sense of serenity, while warm, brushed-oak floors recall the peaceful trails outside your door.





## A CERTAIN FUTURE.

Your air-conditioned Willow + Glen townhome is designed and built to be both environmentally friendly and efficient. Construction throughout is to a level above-code, featuring thermally-advanced construction with energy-efficient lighting and fixtures throughout. Thermally broken, double-glazed vinyl windows with enhanced Low-E glazing allow for high light transmission and balanced solar heat gain. Outside, thoughtful landscaping includes low-maintenance vegetation with native and non-native plants with integrated and advanced stormwater management.





## A WALK IN THE PARK.

Bodman Park at Willow + Glen is dedicated to the Bodman Family and their long commitment to the Langford Community. The Bodmans resided at 2621 Sooke for generations, and their passion for and efforts on behalf of the area have become a Langford legacy.

The Bodman family home was a gathering place, and the park in their name carries forward a tradition of community and camaraderie. Bodman Park is a central outdoor space, planned to encourage and inspire a sense of pride and place with picnic tables and benches, a children's play area and expansive green space to make it a popular retreat within the Willow + Glen community.



TYPE OF HOME	HOME	INTERIOR AREA	GARAGE TYPE	PRICED FROM
3 Bed	Indigo	1,202 Sq. Ft.	Tandem	\$775,000
4 Bed	Indigo *	1,422 Sq. Ft.	One In + One Out	\$835,000
3 Bed	Midnight	1,217 - 1,220 Sq. Ft.	Tandem	\$785,000
4 Bed	Oxford	1,406 - 1,415 Sq. Ft.	Side by Side	\$820,000
4 Bed	Twilight	1,427 - 1,459 Sq. Ft.	Side by Side	\$830,000
3 Bed + Den	Capri	1,438 - 1,465 Sq. Ft.	Side by Side	\$865,000

Prices are exclusive of GST and subject to change without notice.

## URBAN BY NATURE

Willow + Glen is a community of 64 3 + 4-bedroom traditionally inspired townhomes located in Langford's desirable Glen Lake neighbourhood.

The perfect combination of urban and nature, these homes are mere minutes on foot or bike to Glen Lake, the Galloping Goose Trail, and the shops and services at Belmont Market.

Experience the Abstract difference in your new home.

## DEPOSIT

1st: 10% of the purchase price within 7 days of the Acceptance Date.

2nd: 5% of the purchase price within 60 days following the Acceptance Date.

Bank draft, certified cheque, or wire transfer made payable to: Mullin DeMeo Wirk Law Corporation (In Trust).

## DETAILS

STRATA FEES: Estimated at \$0.25 per square foot. Includes landscaping + maintenance, waste + recycling removal, building insurance, + property management.

ESTIMATED COMPLETION DATE: Early Summer 2024.

PARKING: 2 included with every home.

## MORE INFORMATION?

Contact Willow + Jessica at 250.590.5150 or [info@willowandglen.com](mailto:info@willowandglen.com).

## VISIT US

Visit the **Willow + Glen** townhome display at the Abstract Westshore Home Store.

748A Goldstream Ave, Langford BC  
Open by appointment only

### WELCOME HOME

- A beautifully curated collection of 3 and 4-bedroom townhomes designed by Mallen Gowing Berzins Architecture (MGBA)
- Brick and horizontal siding facades feature thoughtful details and board & batten textures
- Offering generous outdoor living spaces, every home has a private front yard and a deck or terrace off the main floor
- Double car garage in every home with future considerations for EV charging infrastructure
- Customizable lower floor layout in some homes, with an optional fourth bathroom (roughed in) and a flex space that can be tailored for a bedroom, media room, den, or office
- Nestled between urban and natural amenities in the heart of Langford
  - o Urban: Schools, recreation, shopping, dining, and transit hubs are all moments away
  - o Nature: Walk or bike along the Galloping Goose Trail to one of the area's scenic nature parks, lakes, or beaches

### INTERIORS

- Inspired by both the surrounding landscape and bright summer coastal reflections, Willow + Glen offers thoughtfully crafted floor plans to suit your ever-changing lifestyle needs
- Two curated colour palettes to choose from:
  - o Moss - Warm porcelain stone-like tile and wood grains throughout. Kitchen cabinetry in soft sage and warm white pair with muted champagne bronze hardware
  - o Mist - Stone greys, warm white and medium wood grain combine with contemporary veined quartz and chrome hardware to create a sense of timeless serenity
- Open concept main floor living with over-height 9-foot ceilings
- Warm brushed oak luxury vinyl flooring on lower floor and main floor living areas
- Premium carpets with high density underlay on stairs and throughout upper floor bedrooms and hallways
- Porcelain tile in front entry
- Panel-style interior doors with satin chrome hardware throughout
- Air-conditioned primary bedroom and main floor living areas ensure you're comfortable year-round
- Slim ceiling lighting in all main living areas, with designer lighting fixtures throughout
- Full-size 27' stacking Samsung® front load laundry package

### KITCHEN

- Kitchen design anchored by two-tone slim shaker-style matte white and brushed oak or soft sage cabinetry
- Thoughtfully designed kitchen millwork featuring soft-close cabinets, built-in full height-pantry and desk nook in some homes with integrated USB chargers in electrical outlets
- Quartz countertops (1 ¼") accented with porcelain tile backsplash
- Double compartment stainless steel sink (31") and chrome or champagne bronze faucet with pulldown spray function
- Cutlery insert and recycling centre included in kitchen millwork for organized living
- Integrated under-cabinet accent lighting and pendant lighting over island
- Gourmet Smart stainless-steel Samsung® appliance package with Wi-Fi controls:
  - o Samsung® counter depth French door refrigerator with fingerprint resistant finish, water filter, and ice maker
  - o Samsung® 5-burner electric range with a fingerprint resistant finish
  - o Samsung® dishwasher with stainless steel interior
  - o Samsung® slim over the range microwave with voice control

### BATHROOMS

- Floating vanity with under cabinet motion sensor lighting, elegant clear wall scones, and custom frameless mirror
- Natural oak 3D laminate slim shaker-style millwork with contemporary chrome pull
- White undermount sink with single-lever faucets in chrome with dual undermount sinks in primary ensuite
- 1 ¼" Polished quartz countertops and backsplashes
- White alcove tub shower with chrome showerhead and faucet surrounded by porcelain tile in main bathroom
- Minimalist chrome frame glass enclosed shower with oversized porcelain marbled tile surround and chrome showerhead in primary ensuite
- Dual flush low-consumption toilet
- Oversized porcelain marbled tile flooring with radiant, in-floor heat in primary ensuite

### ADDITIONAL CONVENIENCES

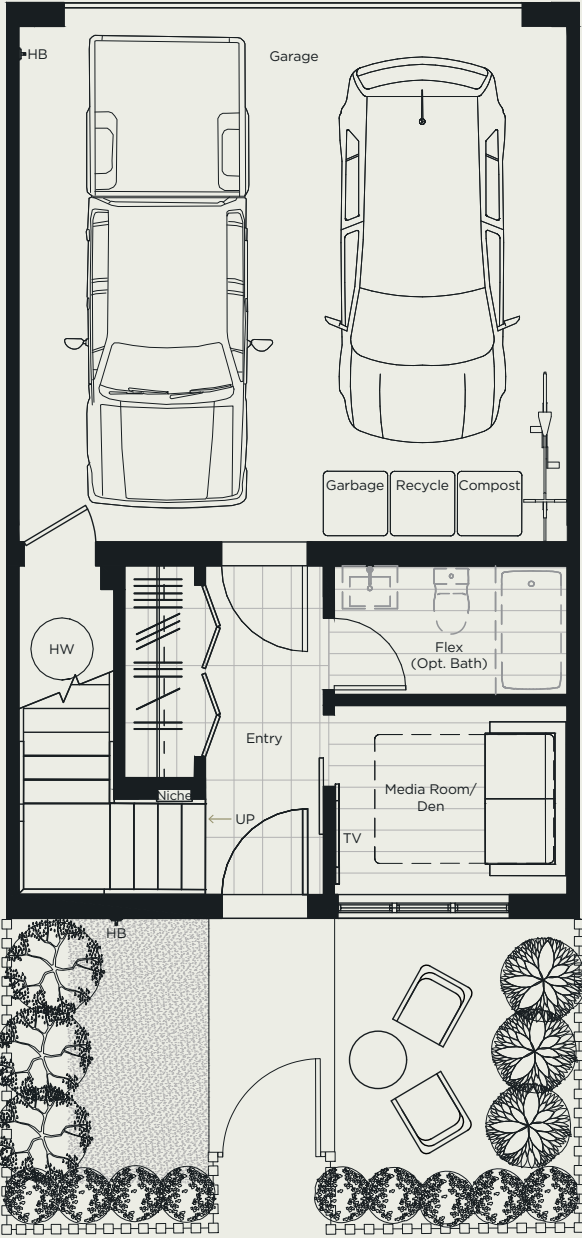
- Bodman Park at Willow + Glen nurtures community and connection with multiple gathering spots and opportunities for outdoor activities, offering:
  - o Central and accessible green space with picnic tables and benches surrounded by retained mature trees
  - o Nature inspired children's play area with boulders and logs to encourage active lifestyles
  - o Dog run area comprised of artificial lawn
- Low-maintenance vegetation including native and non-native plants and advanced stormwater management practices integrated in landscaping
- Outdoor water connection on the patio and electrical outlets on the balcony
- Ring Wireless Camera at entry (optional)
- Thermally broken, double-glazed vinyl windows with enhanced Low-E glazing
- White roller blinds throughout, with blackout window coverings in bedrooms (optional)
- Energy-efficient lighting and plumbing fixtures
- Low VOC interior paints and finishes throughout
- Visitor car and bicycle parking onsite

### ABSTRACT HOMEOWNER CARE

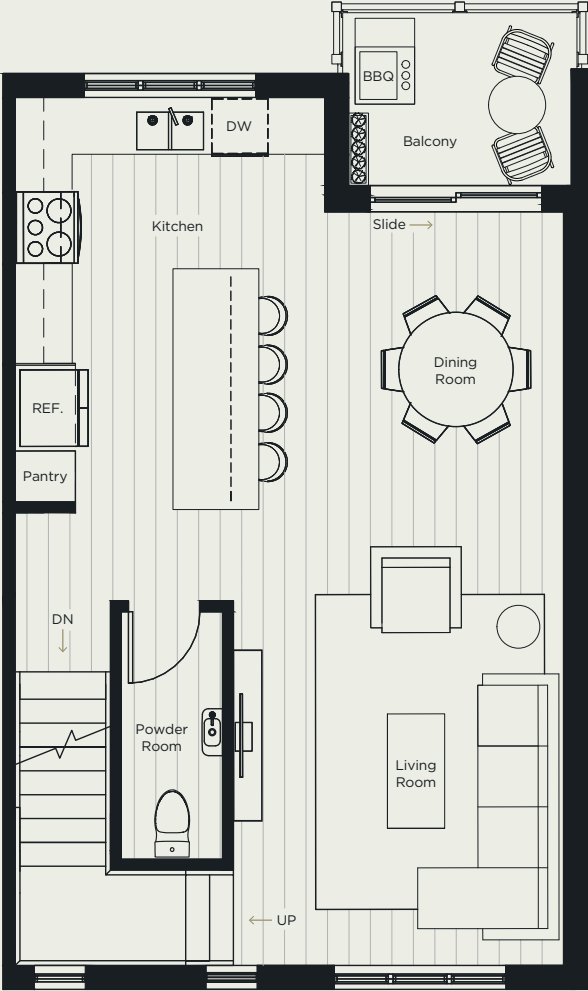
- Constructed by award-winning Abstract Developments, one of Victoria's most-respected developers of residential, mixed-use communities and custom homes
- Peace of mind with Abstract's Homeowner Care, backed by BC Traveler's 2-5-10 New Home Warranty:
  - o 2 Year Materials and Labour
  - o 5 Year Building Envelope
  - o 10 Year Structural
- Abstract Homeowner Care Orientation Program and on-call homeowner support

WILLOW  
+ GLEN

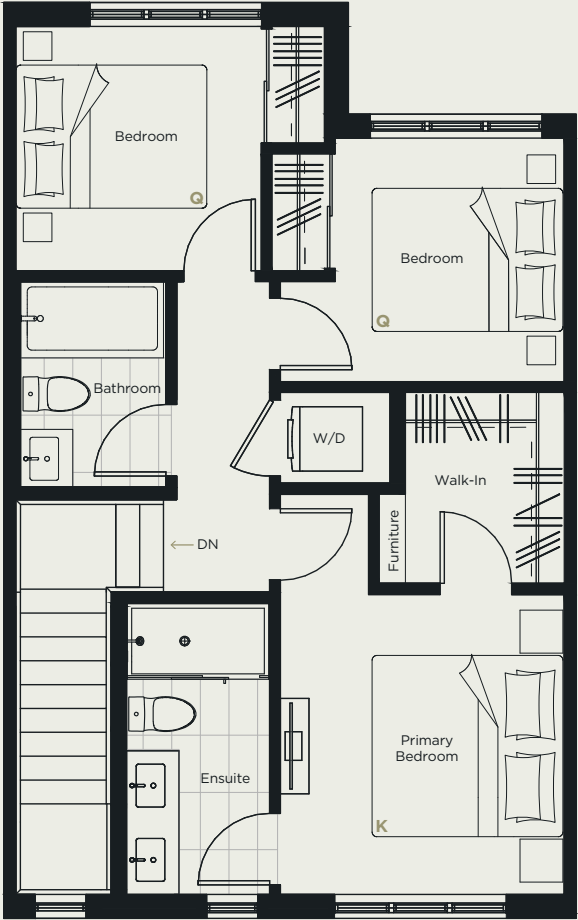
CAPRI  
3 BED + DEN + 2½ BATH



Lower: 258 SF

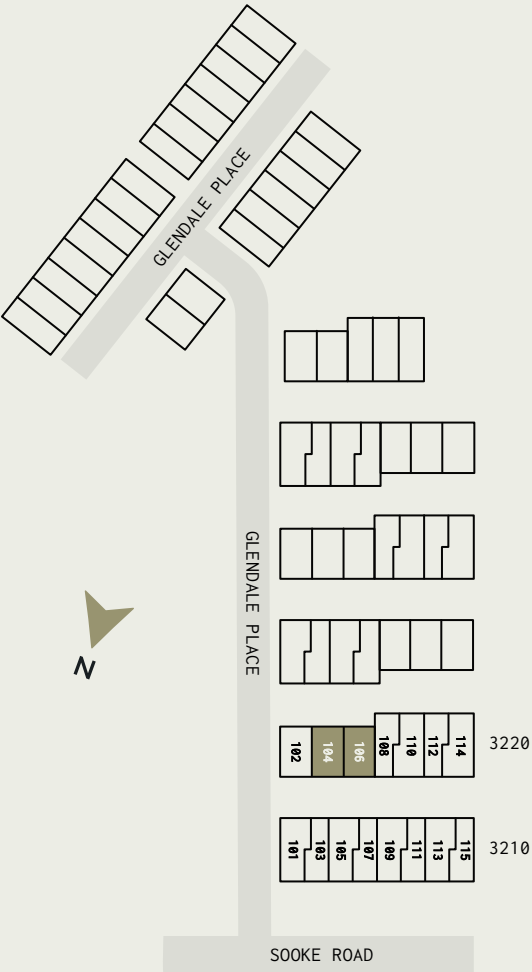


Main: 590 SF



Upper: 590 SF

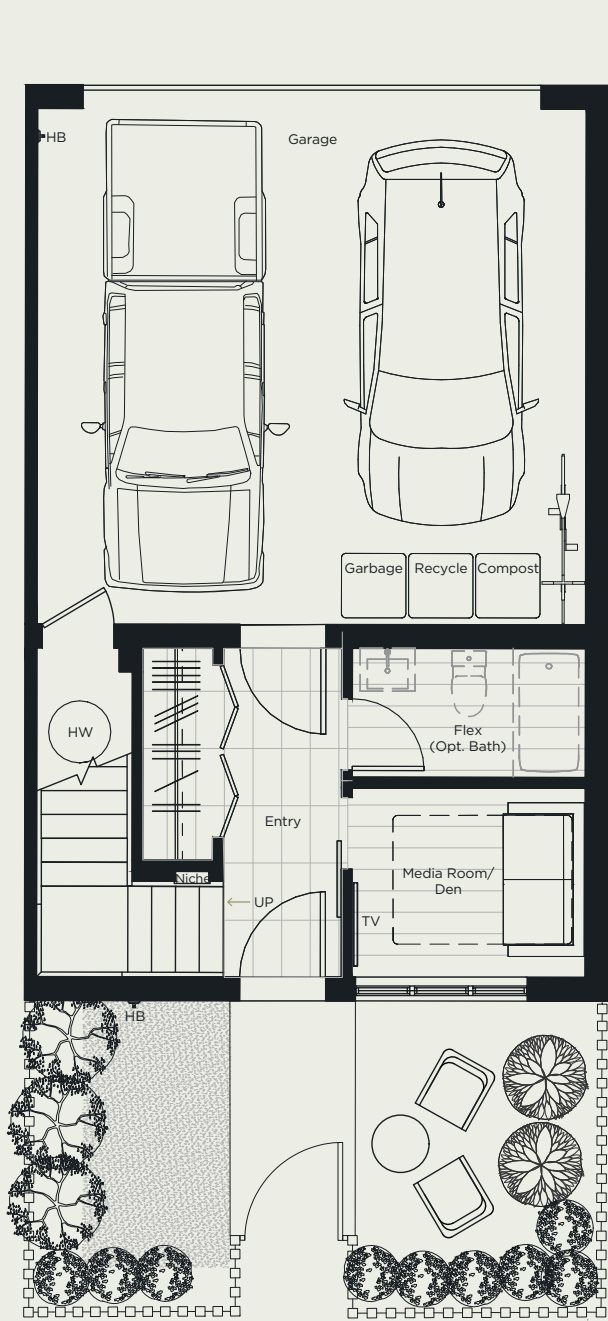
Interior: 1,438 SF  
Exterior: 279 - 292 SF  
**Total: 1,717 - 1,730 SF**



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Air conditioning (AC) wall units may replace a transom window (home specific). Location of AC Units has not yet been finalized and will be determined prior to construction commencement of each block. E.&O.E.

WILLOW  
+ GLEN

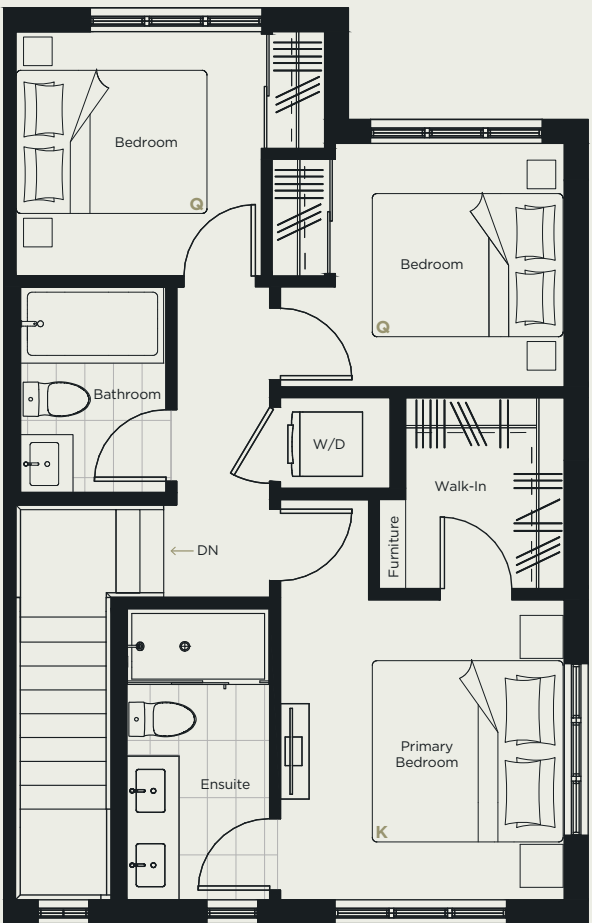
CAPRI \*  
3 BED + DEN + 2½ BATH



Lower: 258 SF

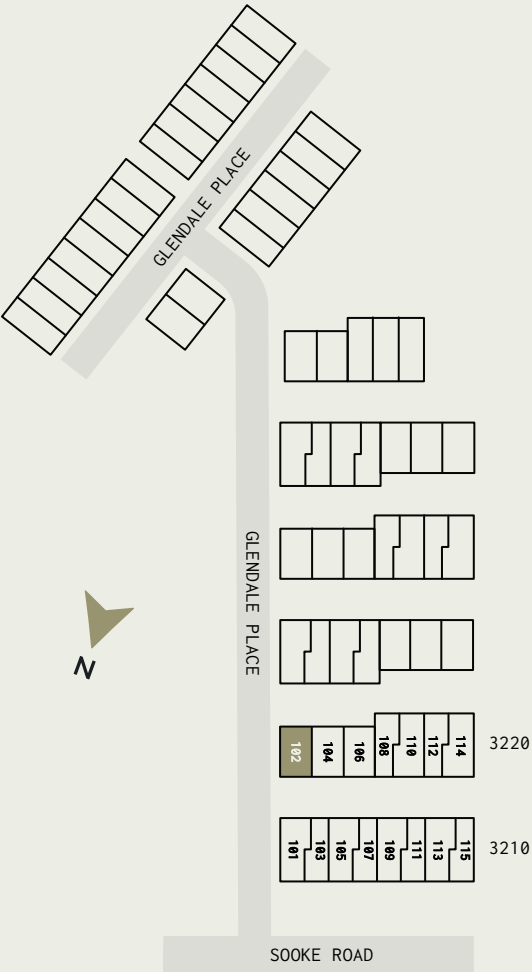


Main: 590 - 603 SF



Upper: 590 - 604 SF

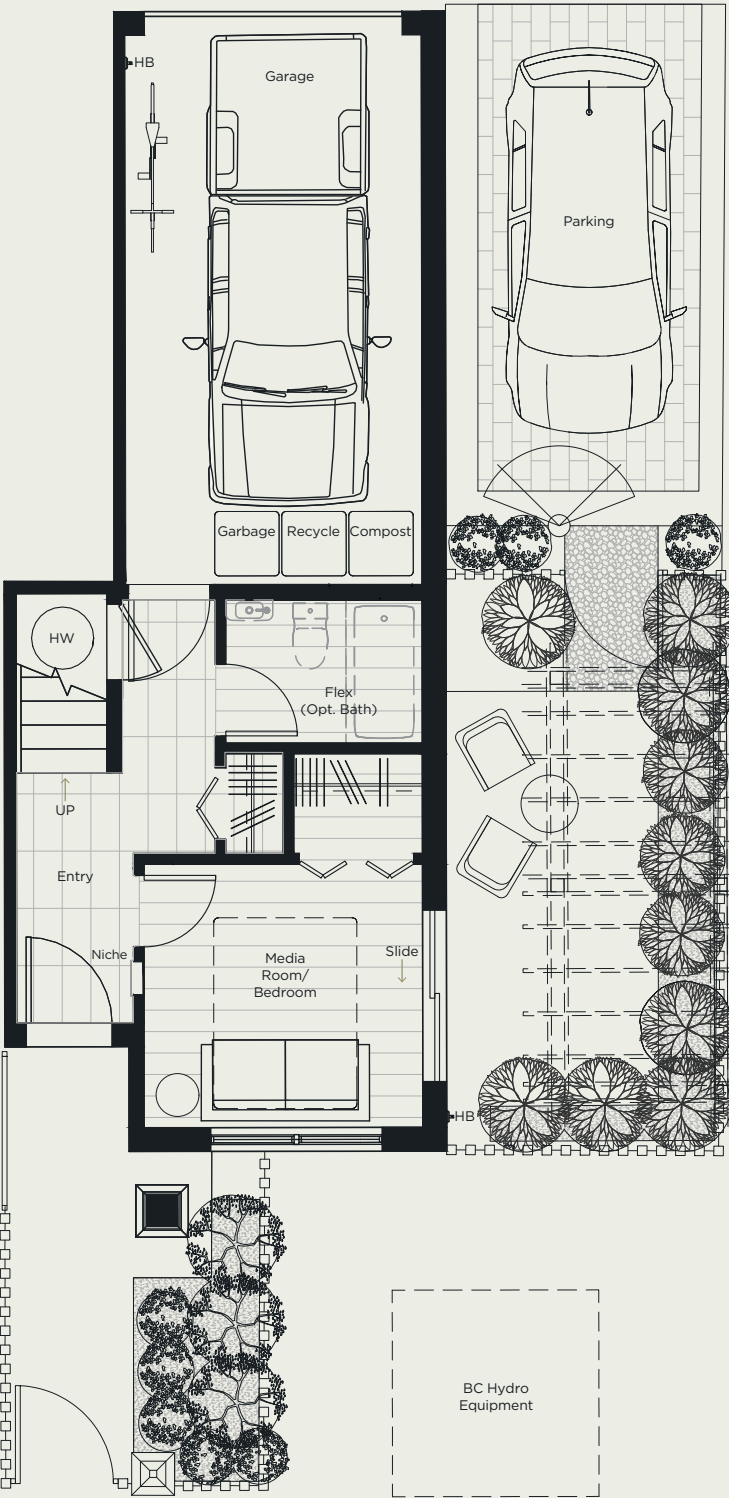
Interior: 1,438 - 1,465 SF  
Exterior: 272 - 619 SF  
Total: 1,736 - 2,057 SF



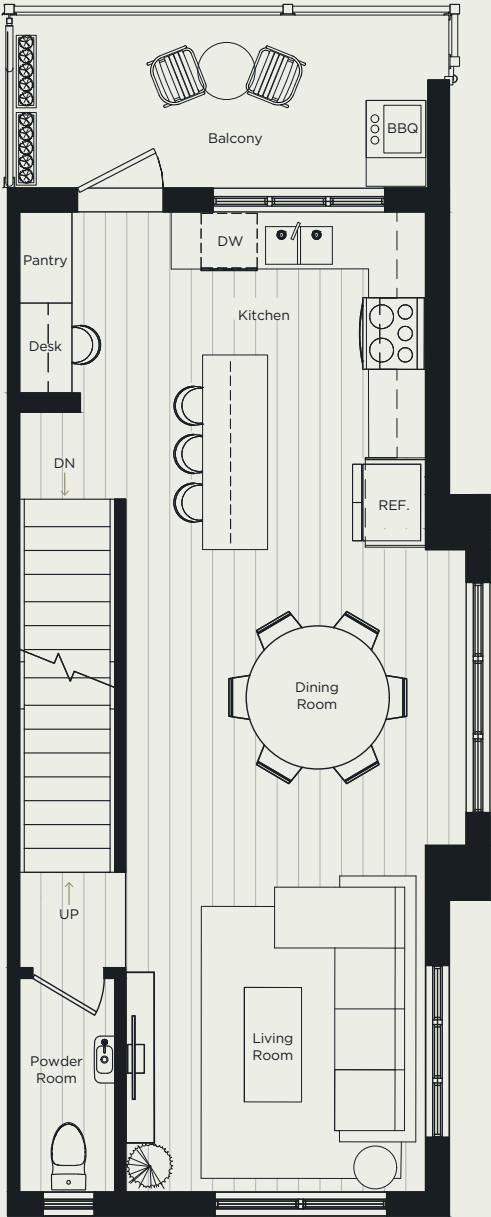
WILLOW  
+ GLEN

INDIGO \*

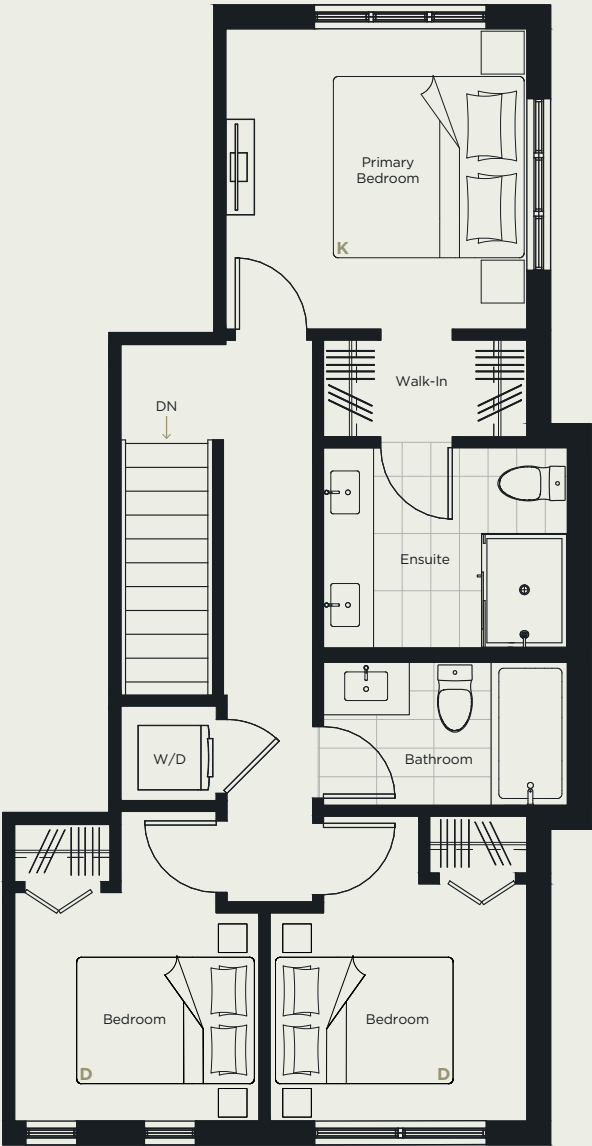
3 BED + 2½ BATH



Lower: 269 SF



Main: 547 SF

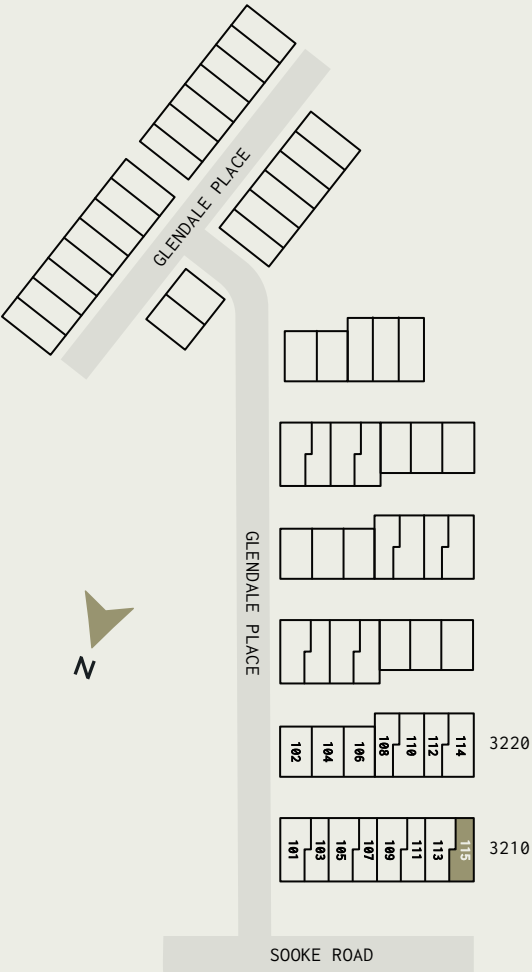


Upper: 606 SF

Interior: 1,422 SF

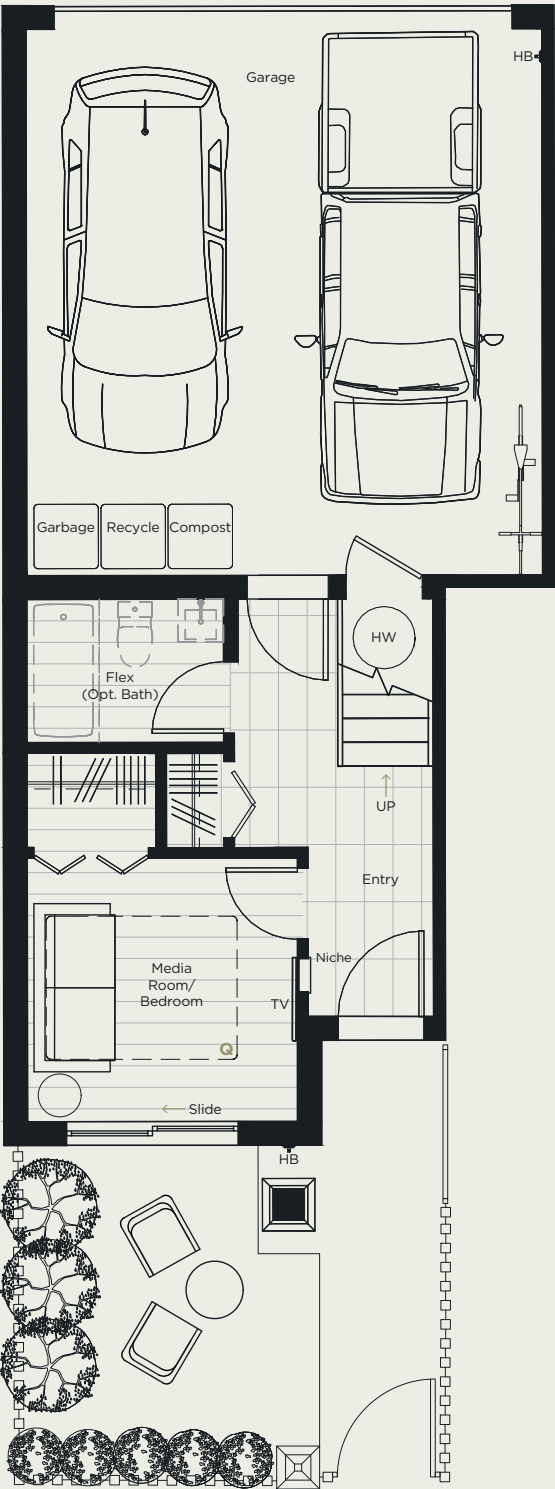
Exterior: 455 SF

**Total: 1,877 SF**

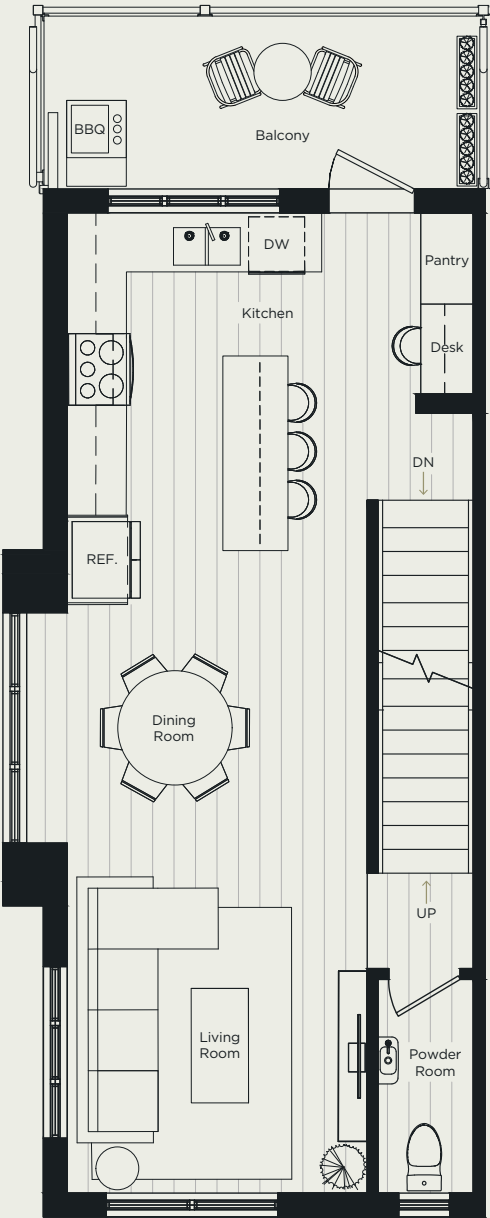


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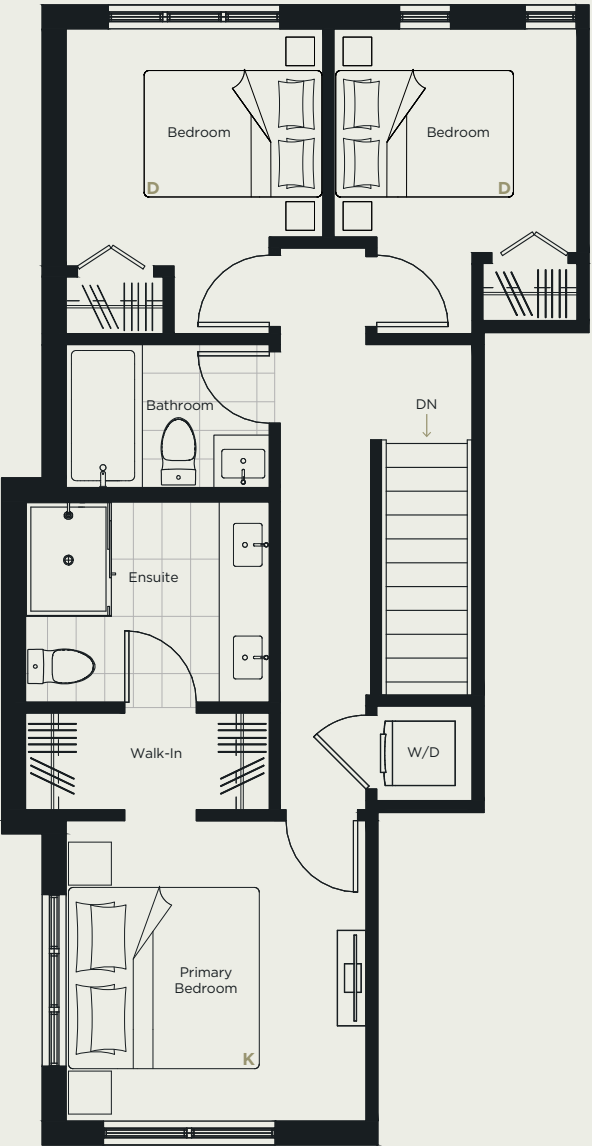
WILLOW  
+ GLEN



Lower: 269 SF



Main: 544 SF



Upper: 602 SF

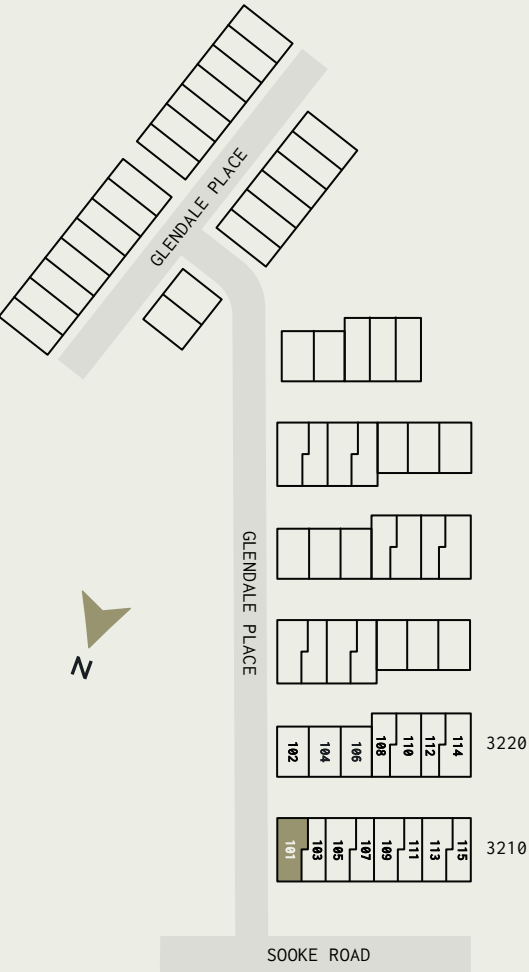
OXFORD \*

4 BED + 2½ BATH

Interior: 1,415 SF

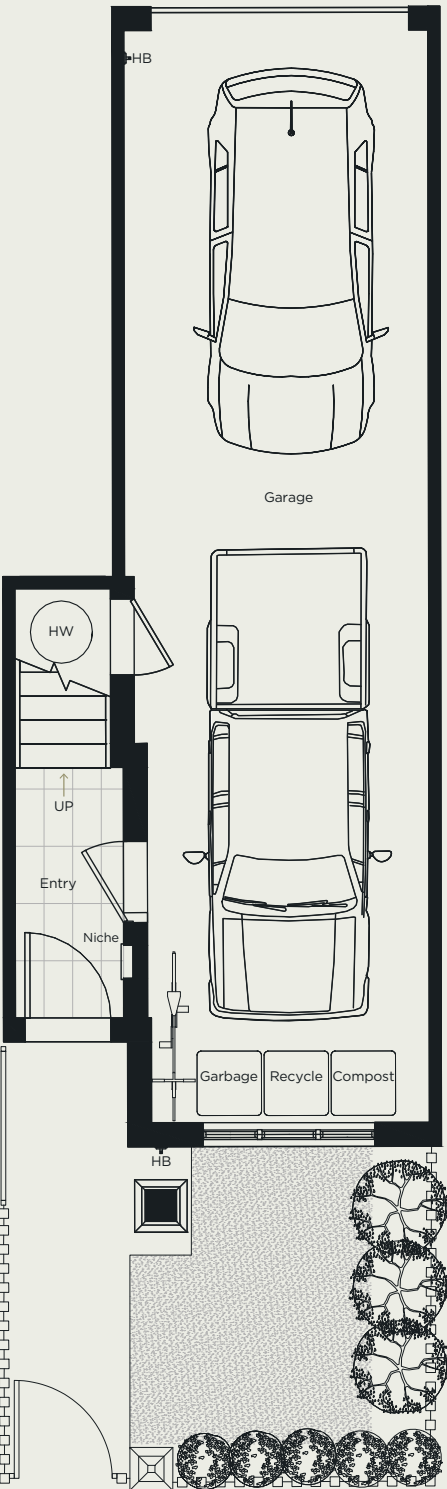
Exterior: 308 SF

Total: 1,723 SF

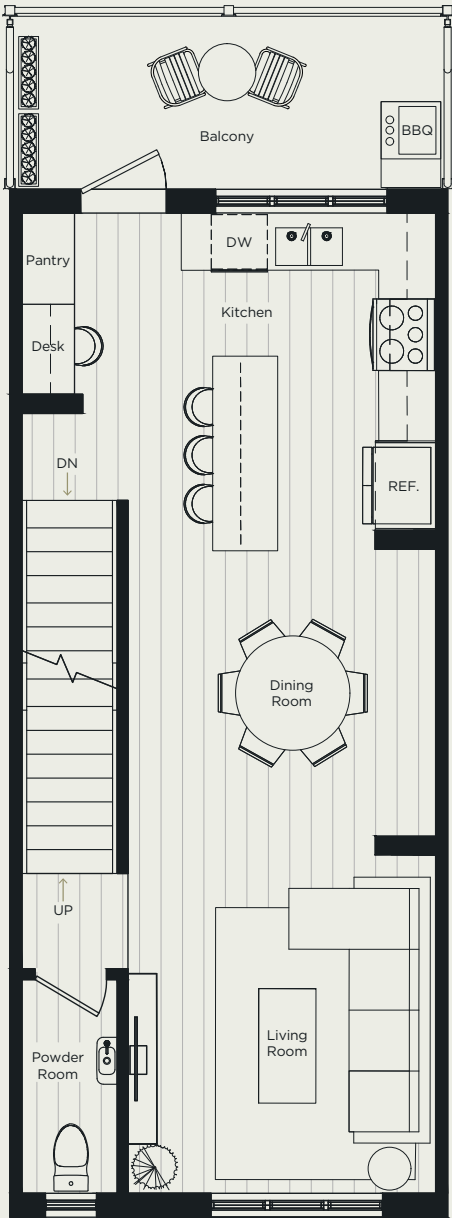


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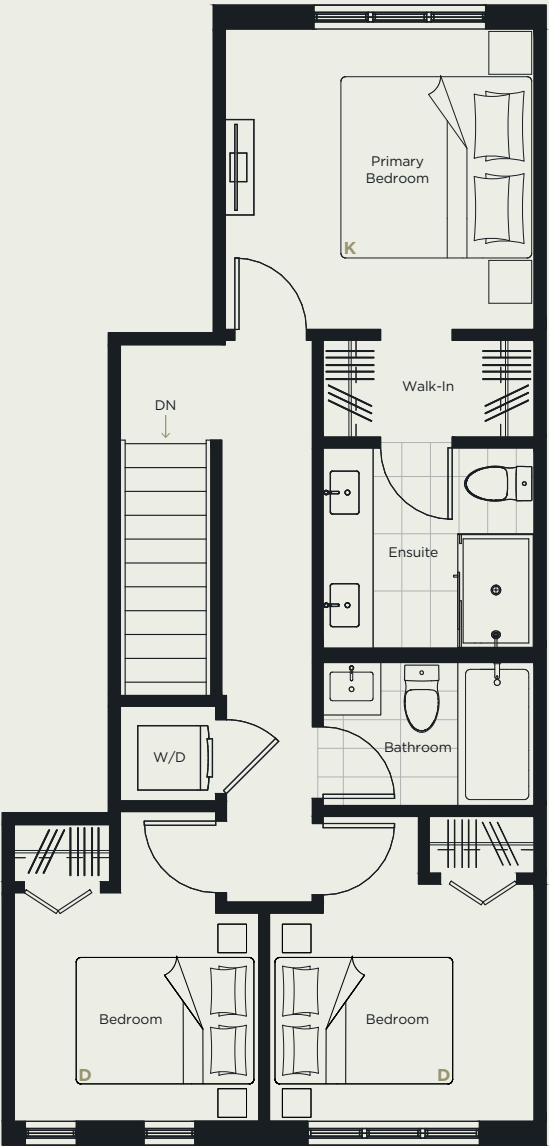
WILLOW  
+ GLEN



Lower: 69 SF



Main: 536 SF



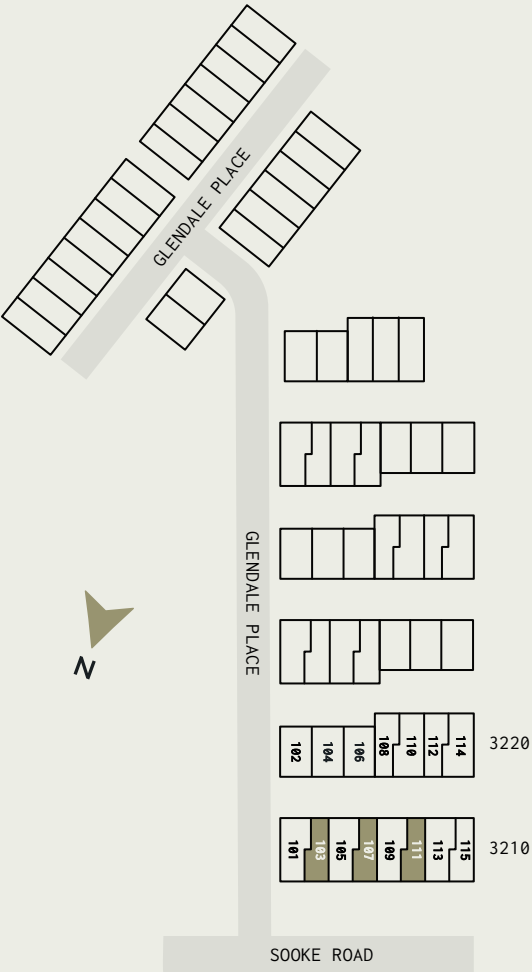
Upper: 597 SF

INDIGO  
3 BED + 2½ BATH

Interior: 1,202 SF

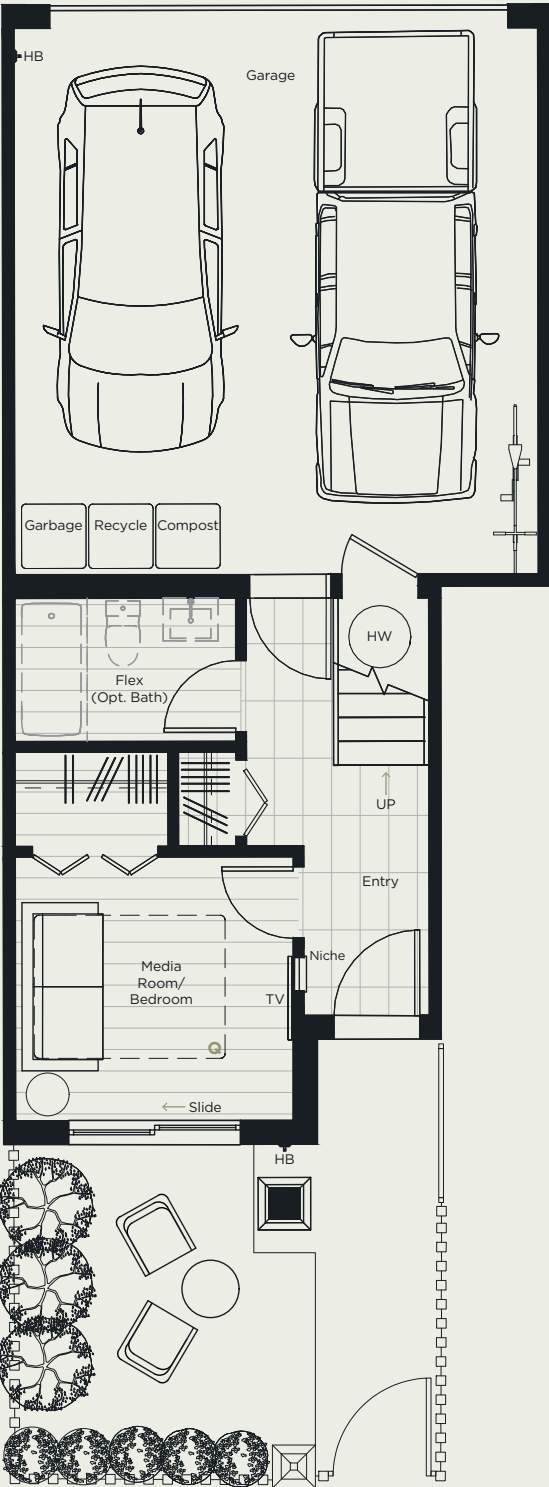
Exterior: 314 SF

Total: 1,516 SF



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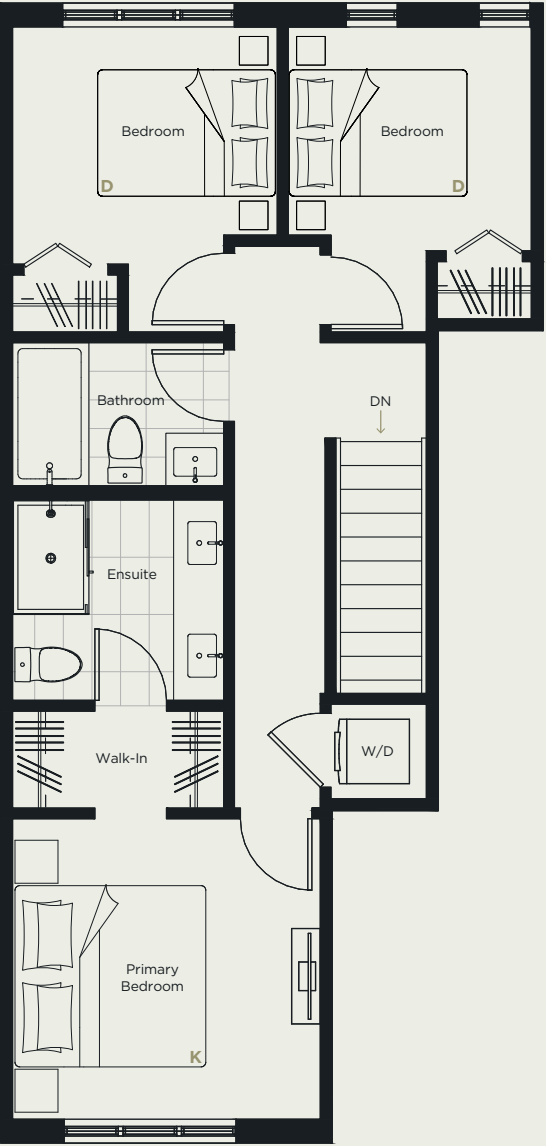
WILLOW  
+ GLEN



Lower: 275 SF



Main: 536 SF



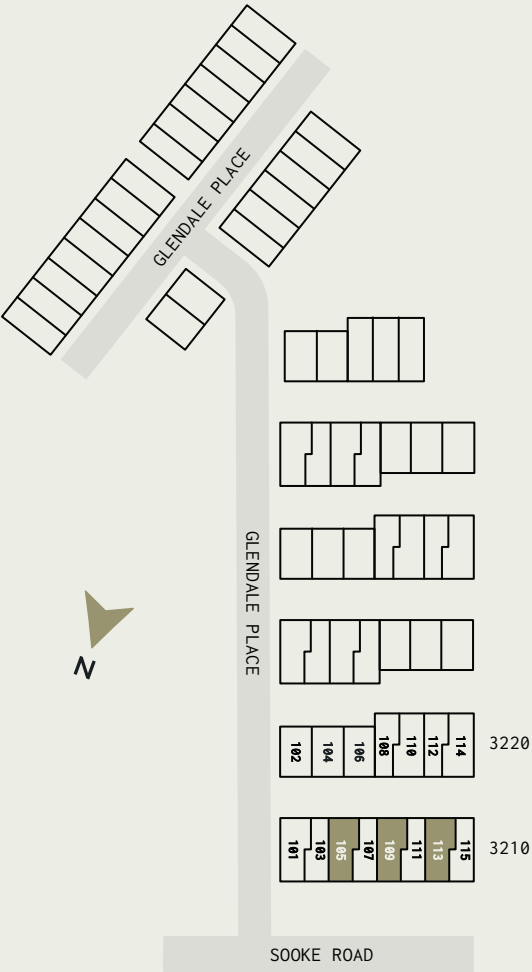
Upper: 595 SF

OXFORD  
4 BED + 2½ BATH

Interior: 1,406 SF

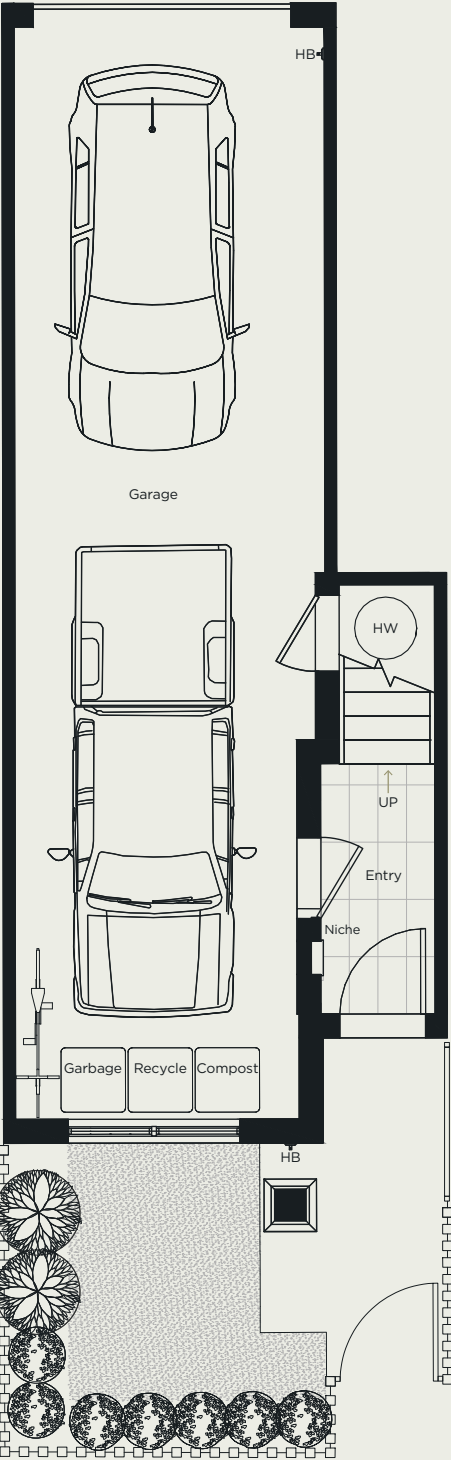
Exterior: 314 SF

Total: 1,720 SF

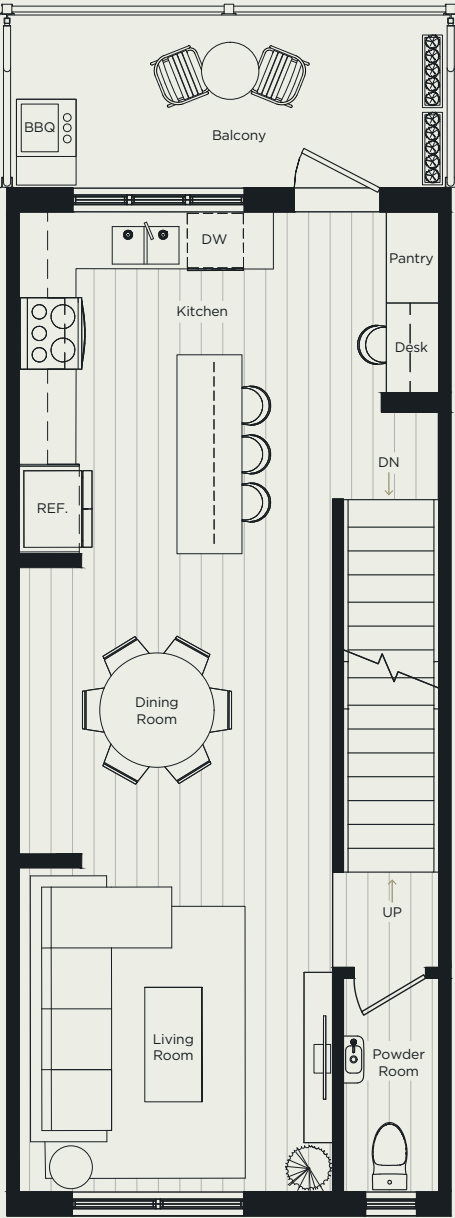


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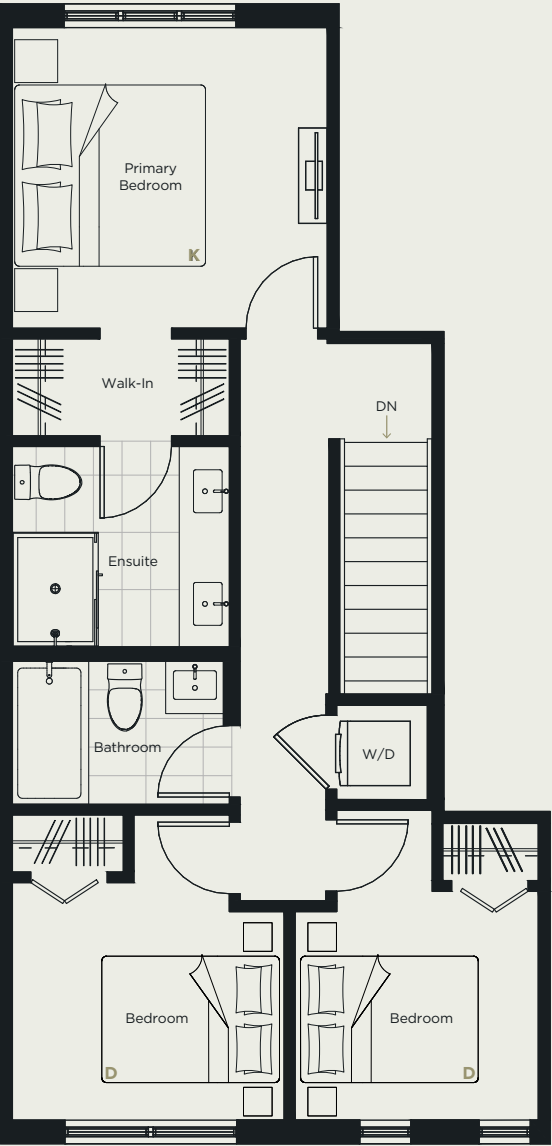
WILLOW  
+ GLEN



Lower: 70 SF



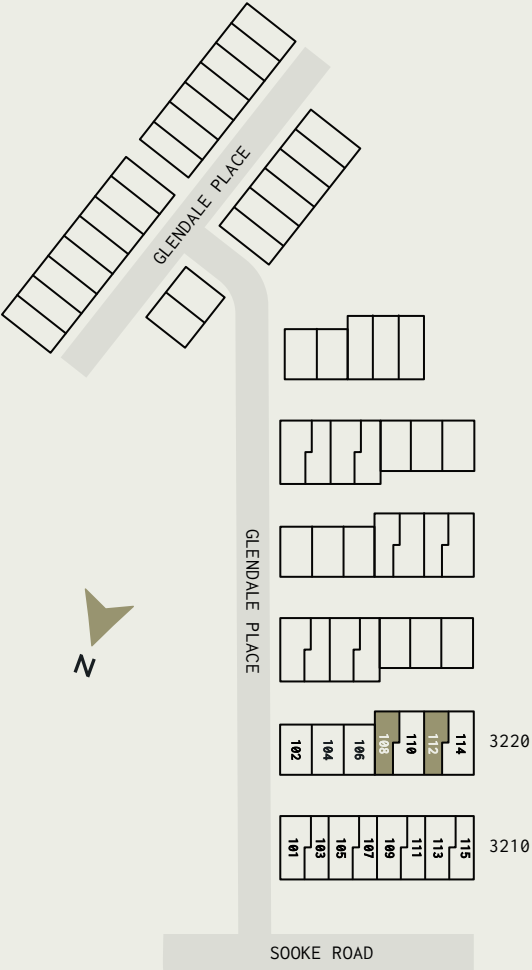
Main: 544 SF



Upper: 606 SF

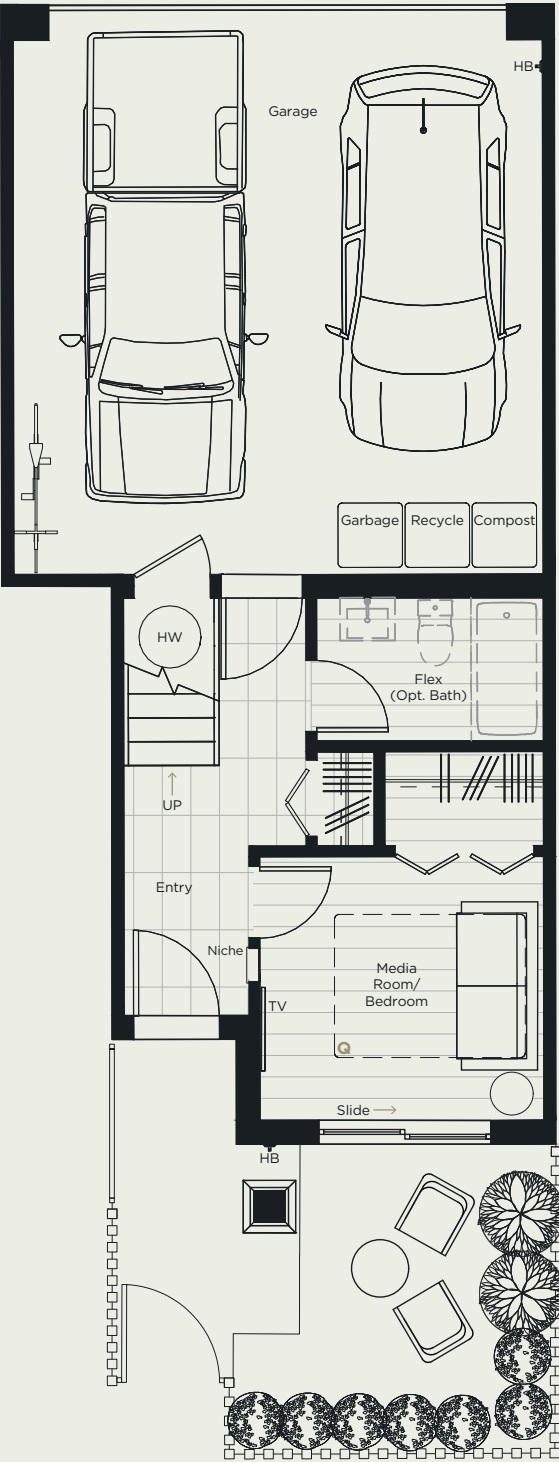
MIDNIGHT  
3 BED + 2½ BATH

Interior: 1,220 SF  
Exterior: 268 - 318 SF  
**Total: 1,488 - 1,538 SF**

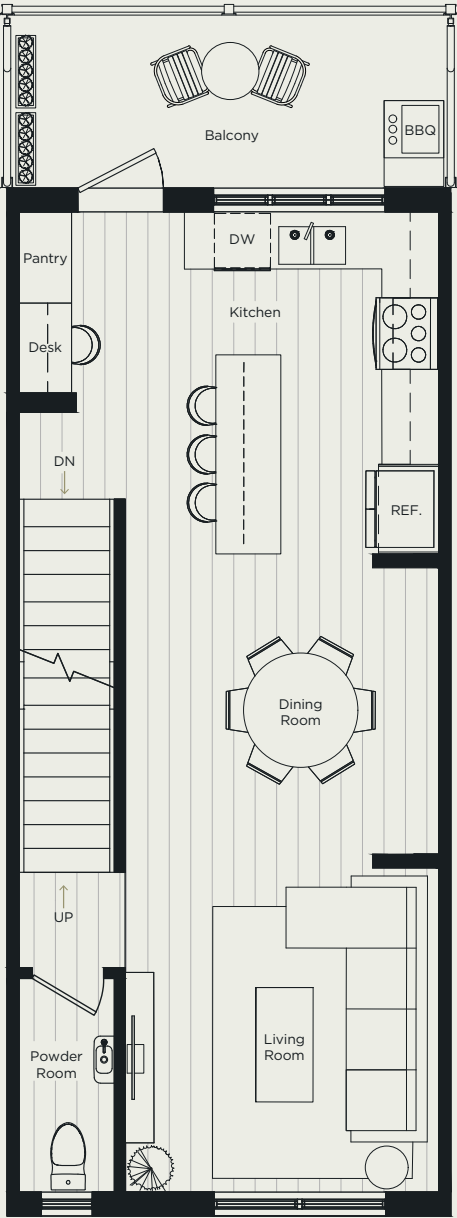


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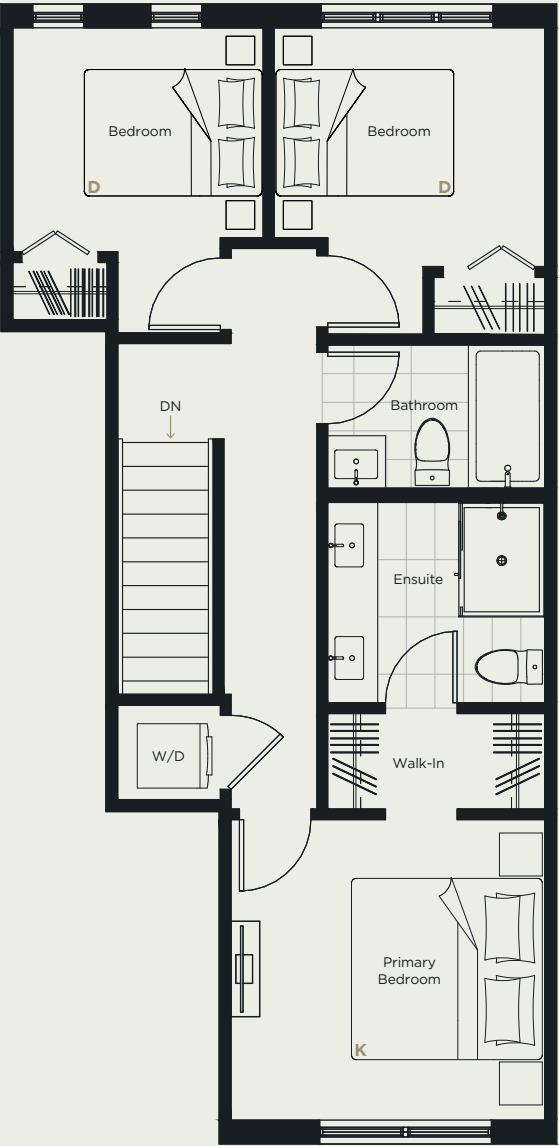
WILLOW  
+ GLEN



Lower: 279 SF



Main: 544 SF



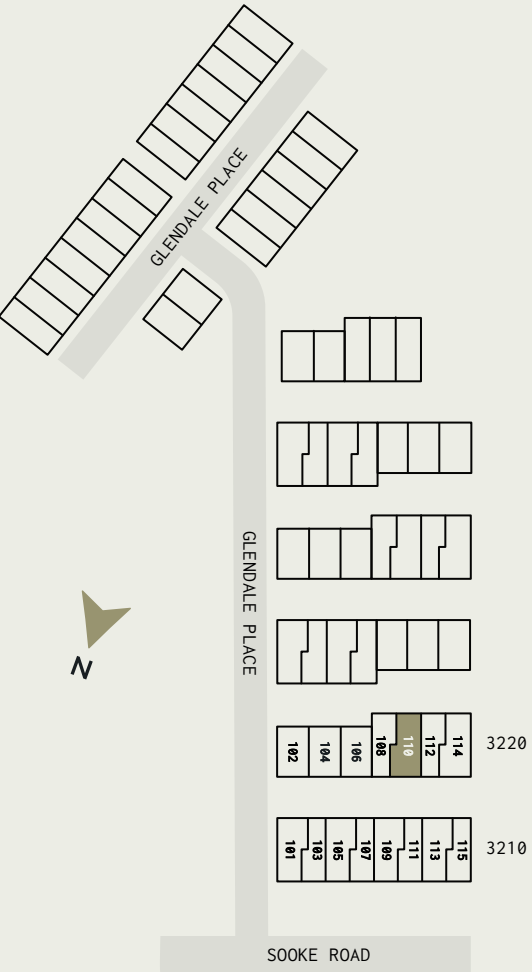
Upper: 604 SF

TWILIGHT  
4 BED + 2½ BATH

Interior: 1,427 SF

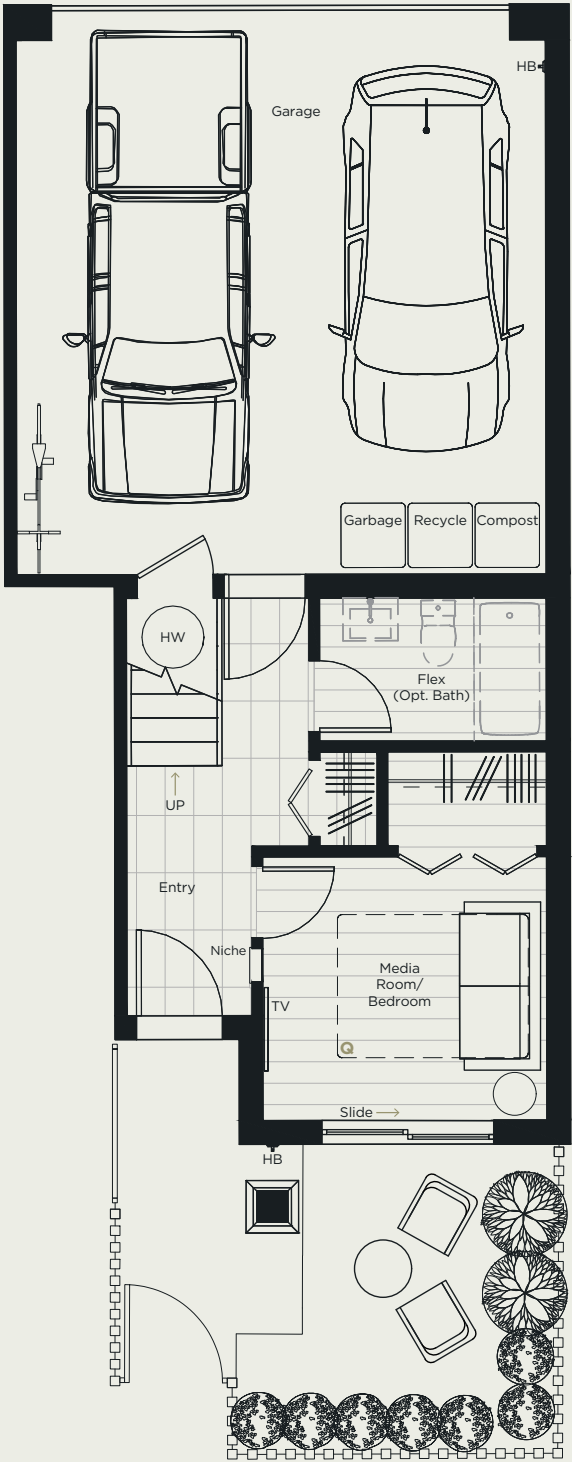
Exterior: 293 - 318 SF

**Total: 1,720 - 1,745 SF**

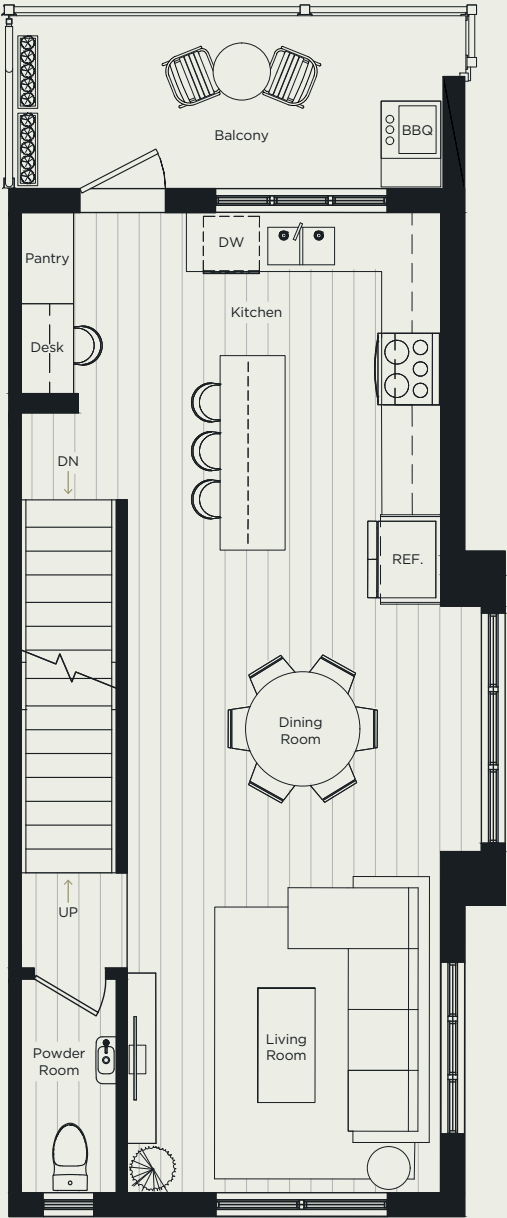


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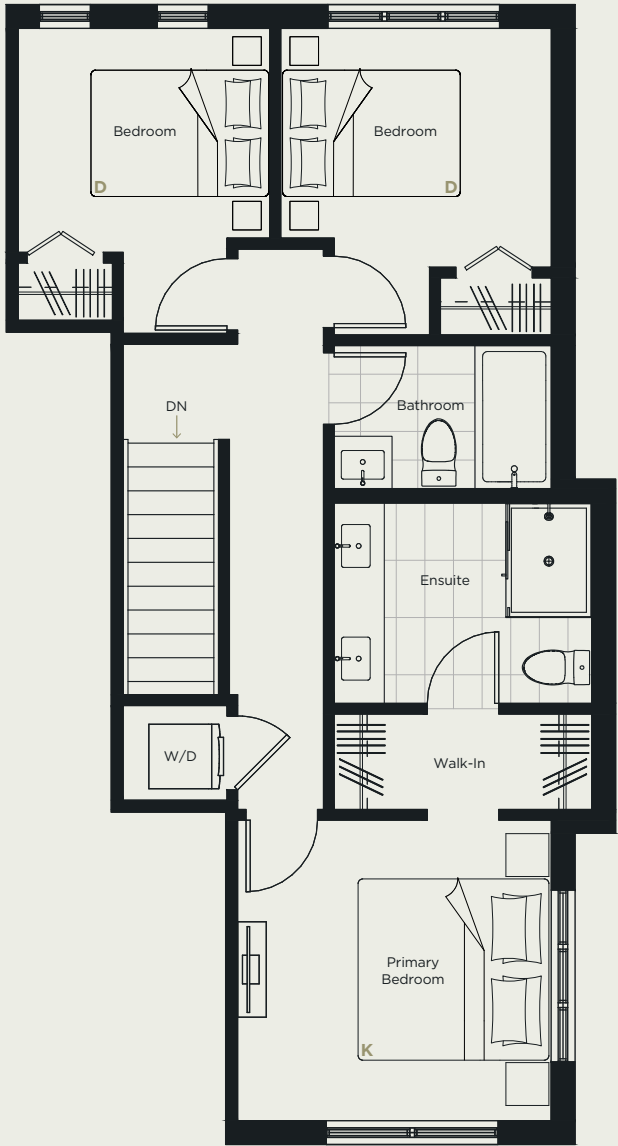
WILLOW  
+ GLEN



Lower: 279 SF



Main: 544 - 560 SF



Upper: 604 - 620 SF

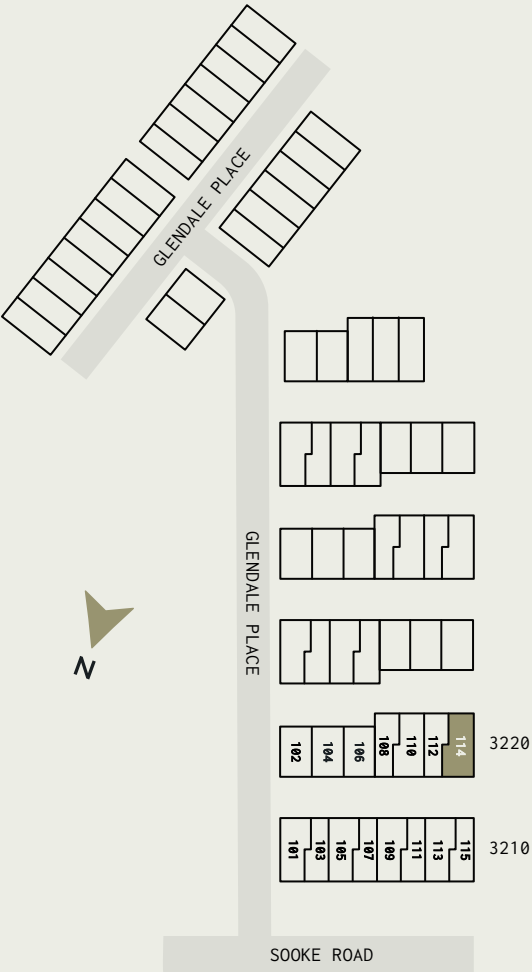
TWILIGHT \*

4 BED + 2½ BATH

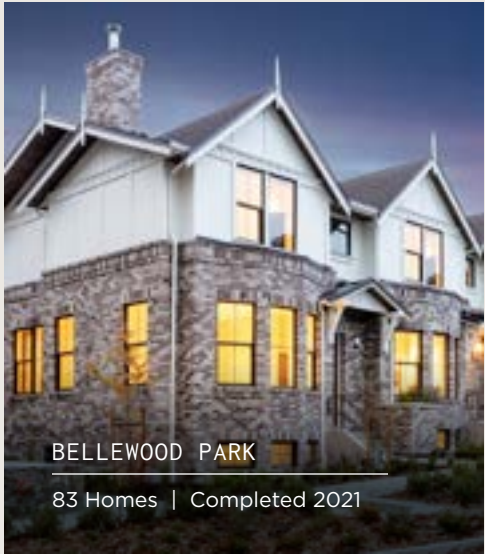
Interior: 1,427 - 1,459 SF

Exterior: 293 - 481 SF

Total: 1,752 - 1,940 SF



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## Creating Iconic Spaces.



Our meticulous, time-tested development process spans years—from the initial concept through to completion and is driven by personal engagement with a variety of stakeholders to design meaningful residences that contribute to the local community. Over the last two decades, Abstract has built more than 600 single and multi-family homes in neighbourhoods across Greater Victoria.

## MGBA

ARCHITECTURE + INTERIOR DESIGN

IN GOOD COMPANY.

### ARCHITECTURE & INTERIOR DESIGN

Mallen Gowing Berzins Architecture (MGBA) is an integrated architecture and interior design firm that specializes in the client experience. From start to finish, projects involve senior-level staff, a consistent point of contact, and a collaborative relationship-based approach. Founded in 2005, MGBA has developed an intentionally expansive portfolio throughout Canada, with offices in both Vancouver and Victoria and additional personnel located throughout Canada. With an approachable manner, clients enjoy a personalized approach to project fulfillment that emphasizes quality and results in distinct designs.

Our work speaks for itself – when you walk into one of our buildings, you can sense our commitment to excellence and our attention to detail.

### LANDSCAPE

Since our founding in 1994, LADR has established itself as a leading landscape architecture firm on Vancouver Island. Our tight-knit team of experienced design professionals values an integrated and collaborative design process and consistently strives to improve the relationship between people and their surroundings. Design decisions have daily impacts on everyone's lives, and we are committed to ensuring that the impact our decisions have is positive and enhances those everyday experiences.



The background is a solid dark grey-blue. In the corners, there are faint, detailed line drawings of flowers. A large, full flower is in the top-left corner. A tulip-like flower is in the top-right corner. A flower bud is in the bottom-left corner. A long-stemmed flower with a bulbous base is in the bottom-right corner.

WG  
+G



ABSTRACT  
developments