

SAPPHIRE

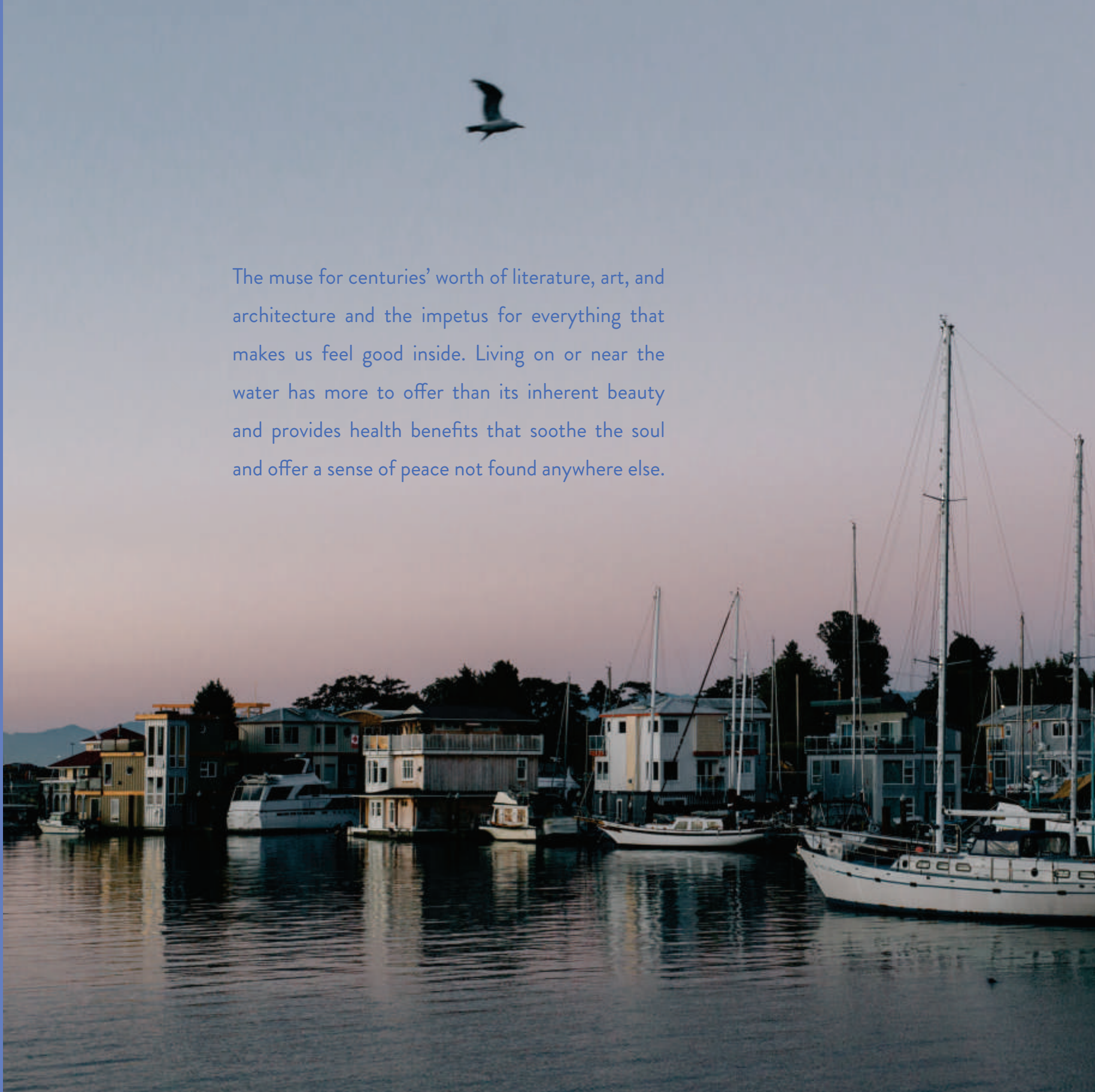
AT WESTBAY QUAY



Westbay Quay is found at the heart of the larger Westbay neighbourhood - a diverse community defined by a quiet village of floating homes, historic character and multi-family residence and classic, waterfront businesses.

The immediate vicinity affords Westbay residents access to fine food and retail, all within walking distance. As well as state of the art fitness facilities and picturesque parks. The cohesive neighbourhood boasts numerous scenic access routes through Greater Victoria and beyond including the beloved Galloping Goose trail and Songhees walkway, Ferries, Aquabus, multiple marinas and a boat launch.

The muse for centuries’ worth of literature, art, and architecture and the impetus for everything that makes us feel good inside. Living on or near the water has more to offer than its inherent beauty and provides health benefits that soothe the soul and offer a sense of peace not found anywhere else.



CONTEMPORARY COMMUNITY

Tenfold delivers well-considered, community oriented projects in superb locations with progressive design and construction, for maximum return to all homeowners.

The founders of Tenfold have more than 75 years of well-rounded experience built on more than 150 diverse and award-winning projects including Esquimalt's Swallows Landing and The Wade - part of Harris Green's exciting transformation.

Every Tenfold project is driven by governing principles of the Forward Living manifesto: proven sustainability, cutting edge technology and holistic wellness designed to support a healthy lifestyle that nurtures body, mind and soul.



FORWARD LIVING AT WESTBAY QUAY

In practical terms, “Forward Living” is life enhanced in the facets and features that matter for communities with a bright future - holistic wellness, sustainable design and technology. As a guiding practice it anticipates the needs of tomorrow while providing the means to live fully today. See next how these features are incorporated into the home that you design at Sapphire.



ENVIRONMENT & TECHNOLOGY

- ♦ Energy efficient central natural gas fired domestic hot water boilers
- ♦ Smart technology programmable thermostats to reduce electricity usage
- ♦ Garbage and recycling facility as well as composting program
- ♦ Hallways, storage rooms and parking areas utilize LED lighting
- ♦ Drought tolerant landscaping
- ♦ Select EnergyStar appliances
- ♦ Construction waste recycling program and the use of MDF products made from lumber milling byproducts
- ♦ LED landscape lighting in the courtyard





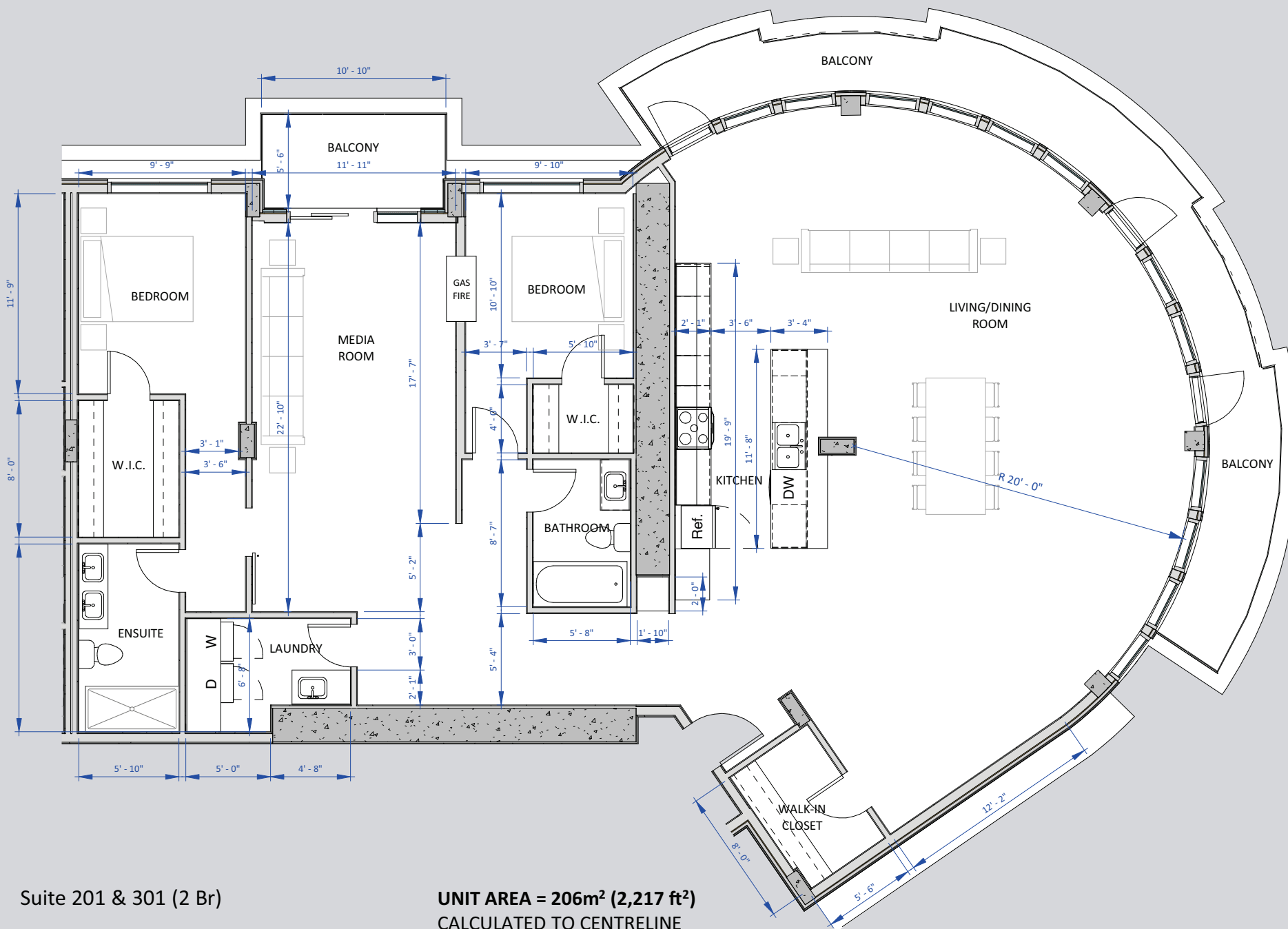
The small number of large elegant condominium homes at Sapphire are uniquely distinguished in Victoria not only by the wonderful harbourside location, but also because the Sapphire development programme allows owners to fully customize their home, with the assistance of a notable independent local interior designer, included in the purchase price.



A generous finishing allowance, also included in the purchase price enhances owner's selections from finishing options which are presented by the interior designer who is available to owners from initial contract through to completion/closing of the home purchase.



Because all Sapphire homes are accessed by corridor on one side of the building, and floor-to-ceiling windows throughout, views of the Inner Harbour, downtown Victoria, Salish Sea, and Olympic Range from all suites are maximized.



Suite 201 & 301 (2 Br)

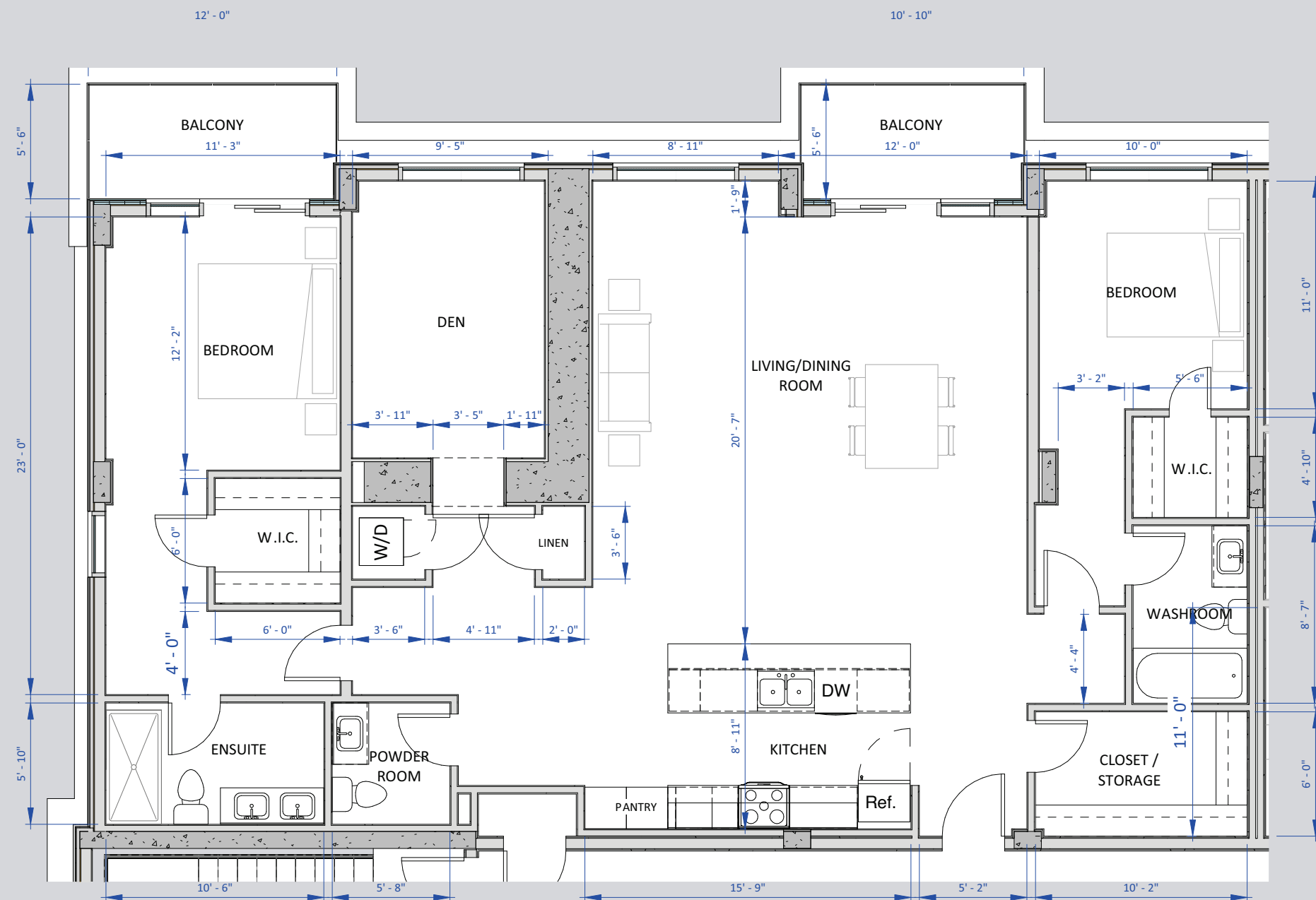
UNIT AREA = 206m² (2,217 ft²)
 CALCULATED TO CENTRELINE
 OF ALL WALLS AS PER BC
 STRATA ACT

CORNER SUITE

A completely unique and gracious suite layout, offering a very large round east and south-facing great room. Floor to ceiling windows surround the great room entirely, looking out over the full wrap-around deck and beyond, to Inner Harbour, downtown Victoria, Salish Sea, and Olympic Range views. Unquestionably elegant and dramatic, a one of a kind condominium residence design.

The two spacious bedrooms, each with its own ensuite, are separated by a large media room, for maximum privacy and useability.

- ♦ Concrete and steel construction utilizing modern building technologies
- ♦ Innovative, environmentally conscientious interior design
- ♦ State of the art fire protection and building safety systems
- ♦ Lobby includes original work by a local artist
- ♦ Video enter-phone security system
- ♦ Elevator with contemporary interiors and secure fob restrictive floor access
- ♦ On-site manager week day business hours, to assist residents and manage the building operations



Suite 202 & 302 (2 Br)

UNIT AREA = 163m² (1,755 ft²)
 CALCULATED TO CENTRELINE
 OF ALL WALLS AS PER BC
 STRATA ACT

MARINAVIEW SUITE

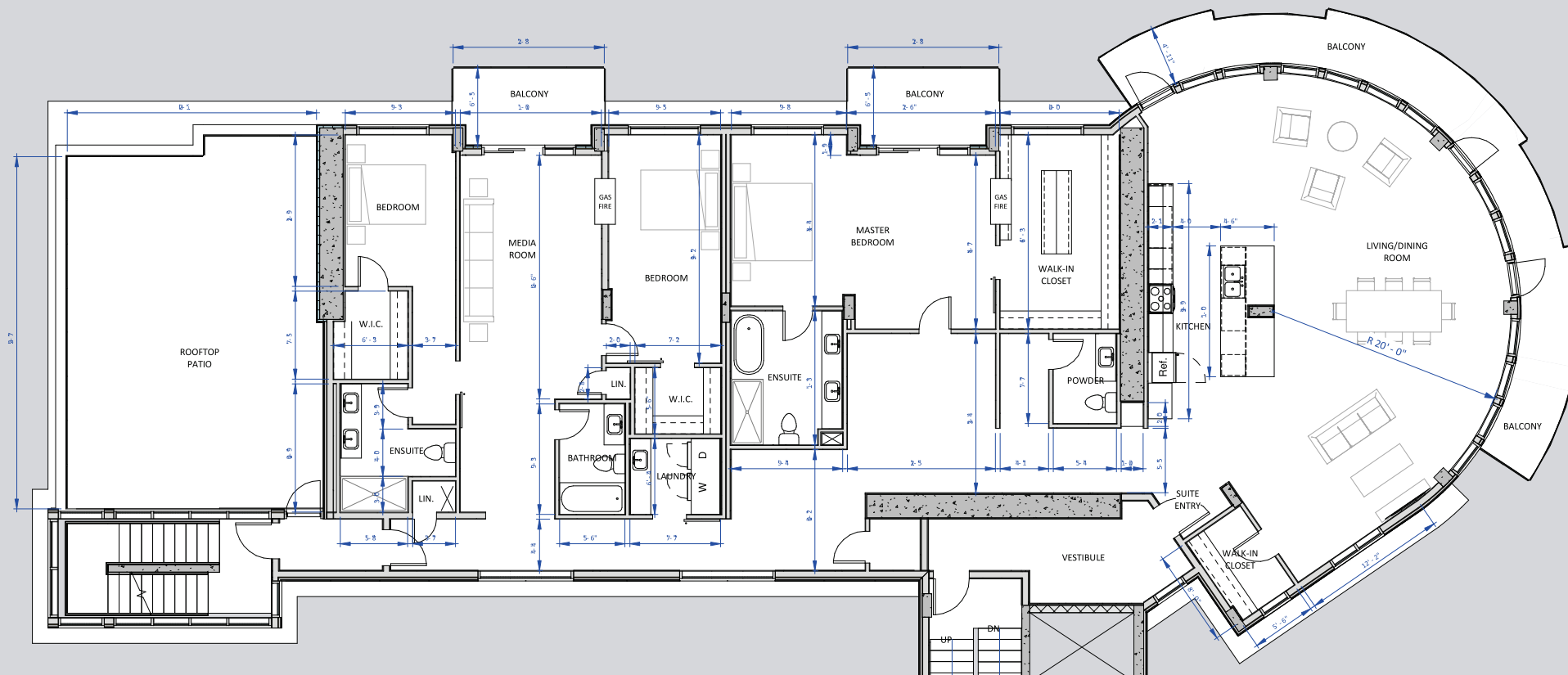
An elegantly large and comfortable residence with a very spacious great room sublimely incorporating open kitchen, living, and dining areas. Floor to ceiling windows overlooking the Westbay Marina and Inner Harbour. High ceilings will enhance the custom interior design with a sense of absolute graciousness in this luxurious suite.

Separate balconies for the master bedroom and the great room, a den, three bathrooms, and lots of wall space for the art collection.

- ♦ Multiple outdoor social areas for residents with quiet seating areas for meditation or yoga

WELLNESS

- ♦ Low-E double glazed thermally separated windows
- ♦ Low VOC flooring and paints
- ♦ Alkaline water treatment and filtration system on domestic water system



Suite 401 (3 Bedroom)

UNIT AREA = 330m² (3,552 ft²)
 CALCULATED TO CENTRELINE
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 STRATA ACT

SAPPHIRE SUB-PENTHOUSE

The larger of only two full floor suites at Westbay Quay, this residence provides a truly incomparable union of the best condominium living features that Victoria has to offer; in views, access to the water and marina, suite outdoor space, walks to park and seawall boardwalk, proximity to Downtown amenities, ultra-high concrete construction quality, privacy, and luxurious fully customized interior design.

Outdoor living spaces include wrap-around deck at the great room, two balconies, and a large private patio garden overlooking the marina and harbour.

- ♦ Central alkaline water filtration
- ♦ Smart floor air filtration
- ♦ Electric vehicle charging and bicycle storage
- ♦ Low emission and anti-glare window coatings
- ♦ Locally sourced building materials free of chlorofluorocarbons and formaldehyde
- ♦ Dual flush toilets, low volume showerheads and faucets supporting water conservation
- ♦ Eco-certified lumber products
- ♦ Warm board hydronic in-floor heating

The places that invigorate our souls were borne of waterways and harbours. Victoria is, at last, poised to follow suit with Westbay Quay. This compelling collection of condominium homes and progressive commercial spaces is designed to vigorously incorporate the waterfront into the broader life of the community.

The Westbay Quay community enjoys the added riches of seven distinct park settings - that's 15,000 square feet of planted pathways and landscaped green spaces for outdoor socializing or silent introspection.

Daily goods and services can be had along the mainstreet-style retail district - fully outfitted to furnish residents with the best in life, organic cafes and full service patios for al fresco dining.

