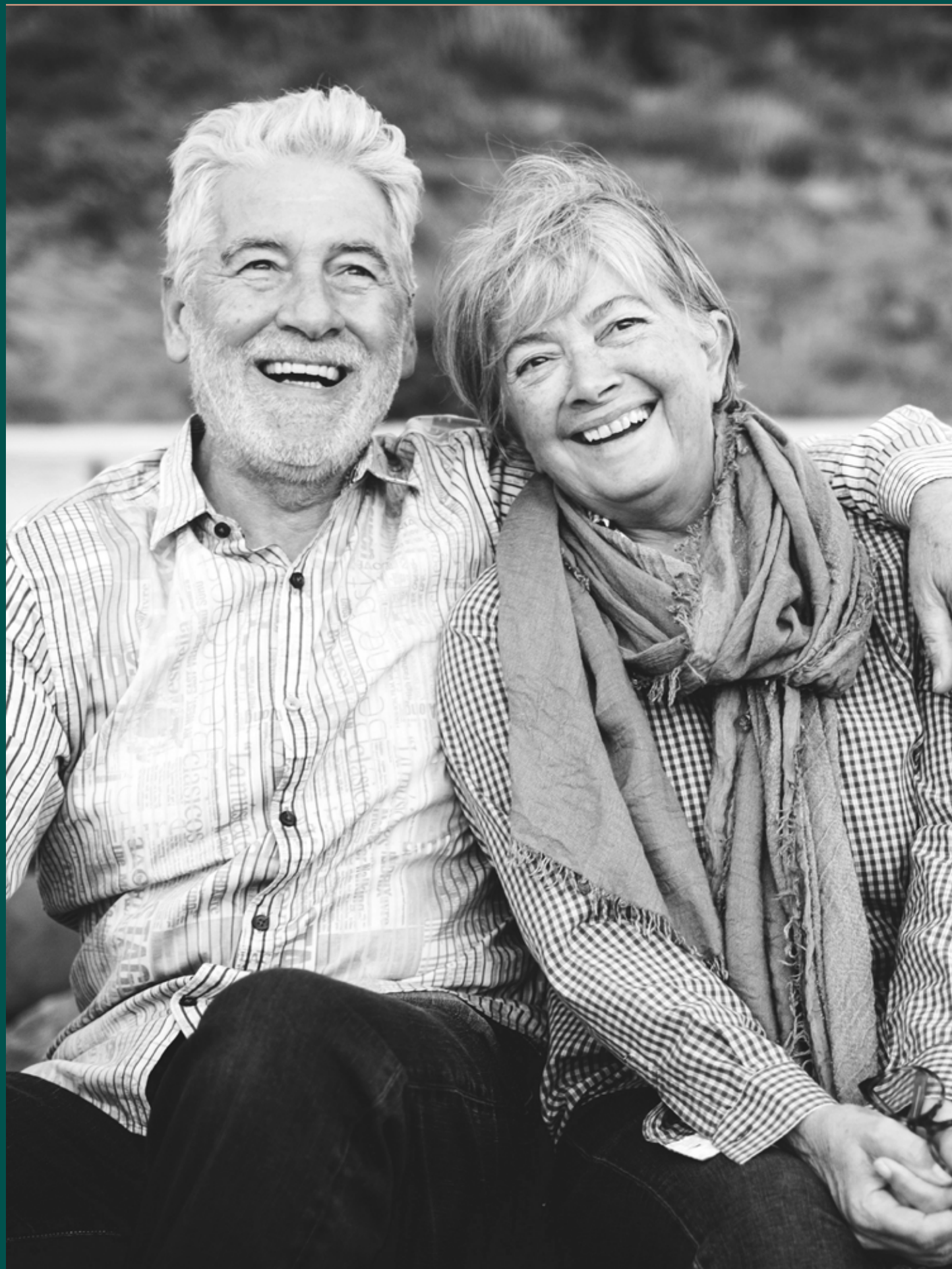




Designed for
the modern
family
that loves
traditional
spaces.

Creating intuitive design

Develop



Design

vd|victoria
9|design group

Construct



A lifestyle that moves you.



LANGFORD LAKE

Set sail in the city

Swim, kayak, paddleboard, fish, sun tan or just play in the sand. Pristine Langford Lake is just minutes from your door. Summer fun every day.

EDUCATION

Teaching the future

Opening 2022, the Government of British Columbia has provided the Sooke School District with \$23.3 million toward the purchase of 6.5 hectares (16 acres) of land in Langford. The district's goal is to build an elementary school and a middle school on site. The site is at the corner of the newly completed West Shore Parkway and Constellation Avenue in the Westhills development.



YMCA / YWCA

Exercise your mind and body

Four stories of fun for the whole family opened in Spring 2016. This new 30-million dollar addition to Westhills and Langford's City Centre Park offers a brand new wave pool, water slides, a lazy river, therapy pools, day care, fitness facilities and more.



GALLOPING GOOSE

Find adventure around every corner

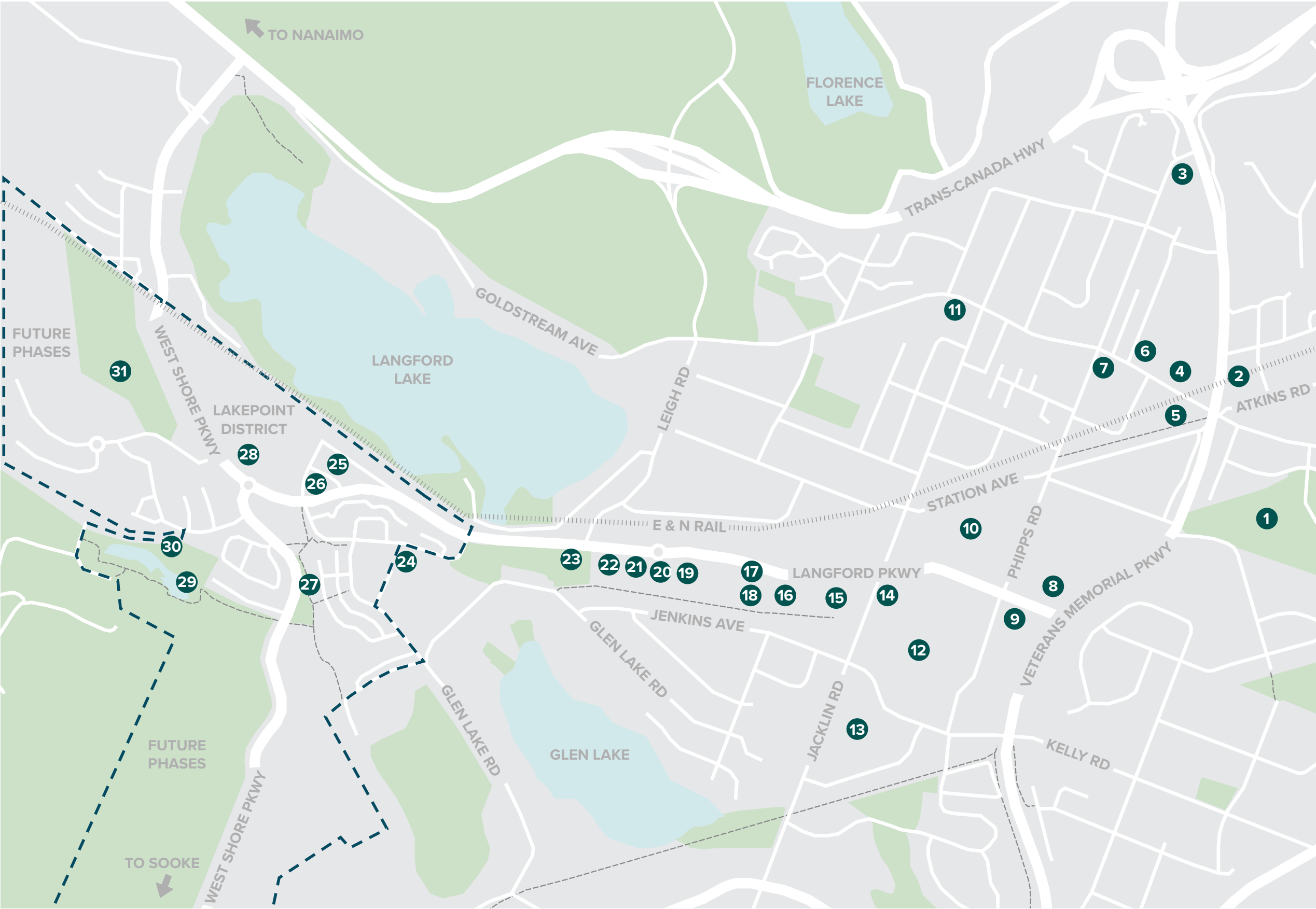
This picturesque multi-use trail, formerly a railway line, moves through urban, rural and wilderness scenery on its 55-kilometer journey from Victoria to Sooke. You can cycle, stroll, run, or even ride a horse through the rural sections. Whether you're commuting to work, meandering on a weekend afternoon or pacing yourself from Sidney to Sooke, the trail is yours to enjoy.



A community at your doorstep.

- 1 - Royal Colwood Golf Course
- 2 - RCMP Station
- 3 - Fire Hall
- 4 - Bin 4 Burger Lounge
- 5 - Regional Transit Bus Exchange
- 6 - Langford Centre
- 7 - Browns Social House
- 8 - Lowes
- 9 - Canadian Superstore
- 10 - Walmart
- 11 - Sabhai Thai
- 12 - Westshore Town Centre
- 13 - Belmont Market
- 14 - Cineplex Odeon
- 15 - White Spot
- 16 - Capital Iron
- 17 - Cascadia Liquor Store
- 18 - Quality Foods
- 19 - Eagle Ridge Community Centre
- 20 - Westhills Splash Park
- 21 - Langford Lanes
- 22 - Westhills Arena
- 23 - Starlight Stadium
- 24 - Belmont Secondary School
- 25 - Westhills YMCA/YWCA & Langford Aquatic Centre
- 26 - Victoria Conservatory of Music
- 27 - Greater Victoria Regional Library
- 28 - Tim Hortons
- 29 - Westhills Playground
- 30 - Westhills Discovery Centre
- 31 - Paradise Ponds
- 32 - Jordie Lunn Bike Park
- 33 - Future Middle & Elementary Schools

- Lakes / Ponds
- Green Space
- Westhills Boundary Lines



Standard features

Choice between 2 designer packages

Custom quartz countertops in kitchen & bathrooms, with under mount sinks

Ceramic tile backsplash in kitchen

Custom cabinetry in kitchen and baths with designer hardware

Soft close doors & drawers in kitchen & bathrooms

Low profile LED pot lights in living room and kitchen

Laminate wood flooring throughout main living areas

Painted feature wall (plan specific)

Designer carpet with ecofriendly underlay on stairs and additional floor(s)

9’ ceiling on main living level

Fibre Optic telecommunications network to smart panel

Natural gas BBQ outlet

Rough-in for garburator

Waterline connection to fridge

Under cabinet lighting

Energy Star stainless steel appliance package including natural gas slide in range, stainless front dishwasher, French door fridge with bottom freezer, stainless steel chimney hood fan, under cabinet microwave, white washer and dryer

Wood window surrounds and trim package

White painted 2” wood spindles and handrail or black metal spindles with stained wood handrail

2” polywood horizontal window blinds (white)

Natural gas fireplace in main living area

Tile floors in bathrooms excluding powder room

Ensuite bath with walk-in shower, frameless glass door, tile surround & niche

One-piece tub/shower combination in main bath

Large chrome framed mirrors in bathrooms

Laundry room with laminate countertop and shelf over washer and dryer (plan specific)

Motion sensor lights in 3 rooms

3 paired cable and ethernet outlets in main house; 1 USB port in kitchen

2 head ductless heating & cooling system. Backup electric baseboard heat

Double garage with electrical baseboard heat (plan specific)

Secondary Legal Detached Suites (Select Plans)

Energy Star® appliances including fridge, stove, hood fan, washer and dryer (white)

Laminate cabinetry in kitchen and bath

Lino flooring in kitchen, bath and laundry

Carpet in living and bedrooms

Designated utility meter and media panel

Exterior Features

Low maintenance, durable hardie siding

30-year asphalt shingle roof

Cultured stone accents to enhance curb appeal (plan specific)

Argon double glazed, low-E Energy Star® vinyl windows

Exposed aggregate patios, wood vinyl decks with aluminum pickets and railings (plan specific)

Front yard lawn maintenance for 1-year

2 frost resistant hose bibs

2 exterior GFI electrical outlets

Rear and side yard fencing to rear corner of house (gates and returns not included)

Fully landscaped front and back yard with in-ground irrigation



Exterior

Curb appeal

Freshly designed transitional homes feature the best elements of both traditional and modern exteriors. Clean lines with large windows accented with shingles, stone and metal panels to maximize the beauty of your new home.



Landscaping Maintenance

Free up your time

Professionally landscaped front yards with in-ground irrigation and 1 year of front yard maintenance at no charge. These low-maintenance yards will let you enjoy the beauty of your new home and your newly found spare time.



Kitchen

Two homes in one

Reap the rewards of a separate detached carriage home with a suite. Get all the benefits of rental income without sacrificing your privacy, or your peace and quiet.



Suite image

Kitchen

Fine dining

Enjoy family dinners in a formal dining room and impress your guests as you entertain with ease from a convenient walk-through butler pantry (select plans).

Kitchen



RANGE
SAMSUNG
STAINLESS
STEEL
NATURAL GAS



FRIDGE
SAMSUNG
STAINLESS
STEEL
FRENCH DOOR
BOTTOM
FREEZER



HOOD FAN
SAMSUNG
STAINLESS
STEEL WALL
MOUNT
CHIMNEY HOOD
FAN

MICROWAVE

SAMSUNG
UNDER
COUNTER
MICROWAVE
STAINLESS
STEEL

DISHWASHER

SAMSUNG
STAINLESS
STEEL

SINK

STAINLESS
STEEL
DOUBLE BOWL
UNDERMOUNT
SINK



Bath



PEDESTAL SINK
AMERICAN
STANDARD
POWDER ROOM
SINK



FAUCET
SINGLE HANDLE
POWDER ROOM
FAUCET
(PLAN SPECIFIC)



SINK
AMERICAN
STANDARD STUDIO
SINK IN MAIN BATH
AND ENSUITE



SHOWER BASE
MASTER ENSUITE
SHOWER BASE
WITH TILE
SURROUND



SHOWER
MAIN AND
LOWER BATH/TUB
SHOWER



TUB
FREE-STANDING
TUB IN MASTER
ENSUITE
(PLAN SPECIFIC)



TUB FILLER
MASTER ENSUITE
(PLAN SPECIFIC)



TUB/SHOWER
MAIN BATH
TUB/SHOWER
INCLUDED IN
ALL UNITS



TOILET
AMERICAN
STANDARD
STUDIO
RIGHT HEIGHT



WASHER/DRYER
SAMSUNG



HARDWARE
CHROME
BATHROOM
ACCESSORIES



TOWEL WARMER
CHROME TOWEL
WARMER IN
ENSUITE
(PLAN SPECIFIC)



carpet



laundry
vinyl flooring



bathroom floor tile



laundry room
countertop



shower surround
option 1



kitchen backsplash
option 1



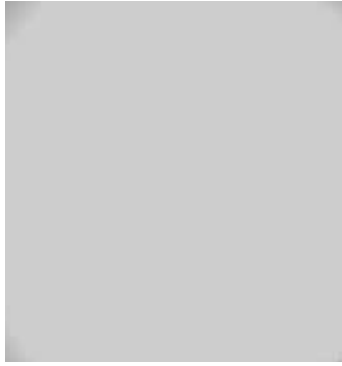
fireplace tile



shower surround
option 2



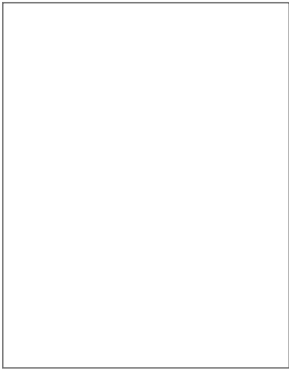
kitchen backsplash
option 2



all walls throughout



kitchen & bathroom
quartz countertops



kitchen cabinet uppers



kitchen lowers,
island, & bathroom
cabinets



laminate flooring

Breeze



carpet



laundry
vinyl flooring



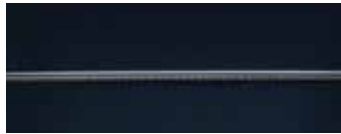
bathroom floor tile



laundry room
countertop



shower surround
option 1



kitchen backsplash
option 1



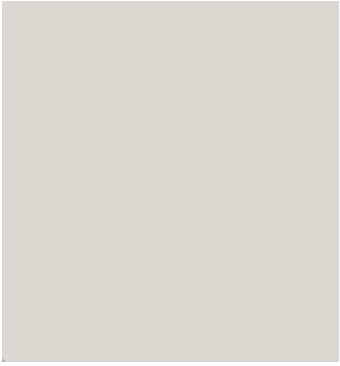
fireplace tile



shower surround
option 2



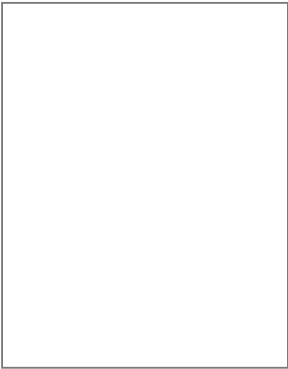
kitchen backsplash
option 2



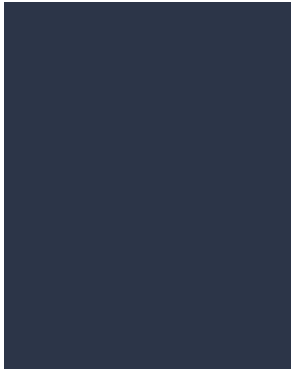
all walls throughout



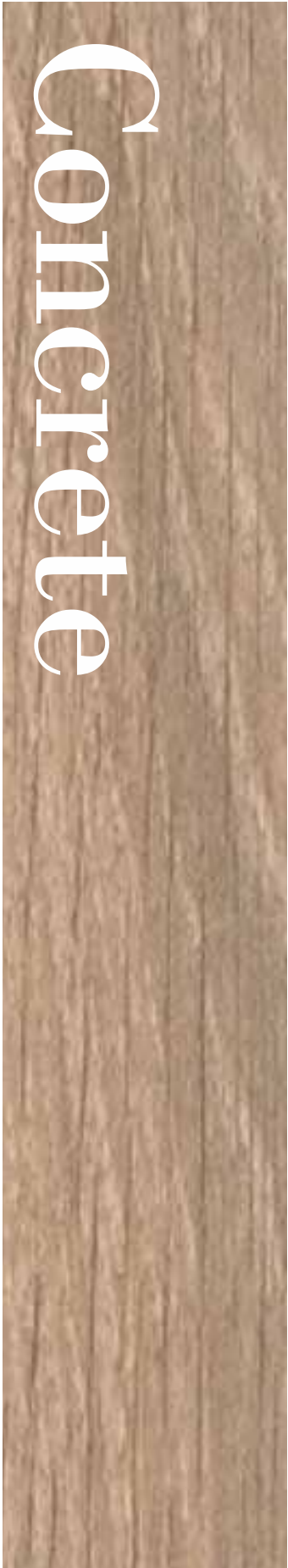
kitchen & bathroom
quartz countertops



kitchen cabinet uppers



kitchen lowers,
island, & bathroom
cabinets



laminate flooring

Concrete

Lighting



STORAGE ROOM
BELOW STAIRS
(PLAN SPECIFIC)



ALL BATHROOMS
INCLUDING
POWDER ROOM

POTLIGHTS IN
KITCHEN AND
PENINSULA
(SEE IMAGE)



MASTER
BEDROOM,
FOYER, AND
DEN



CHANDELIER IN
DINING ROOM,
EATING AREA,
AND STAIRWELL



ALL BEDROOMS
(EXCLUDING
MASTER),
HALLWAYS,
LAUNDRY
ROOM, WALK-IN
CLOSET

Upgrades



INTERACTIVE
SECURITY
BUNDLE



STAINLESS
STEEL
FARMHOUSE
SINK



HONED STONE
ACCENT
COUNTERTOP
ON KITCHEN
ISLAND

HANDHELD
SHOWERHEAD
ON SIDEBAR



RAINFALL
SHOWERHEAD



CROWN
MOULDING
(IMAGE ON LEFT)

Pot Lights

Hot water on demand with recirculation line

Heated tile floors

Smart home options

And more!... (See your agent)



Westhills

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