

FEATURES AT



**The Lake**  
AT KETTLE CREEK

# SUSTAINABILITY, MEET AFFORDABILITY.

The Lake at Kettle Creek pairs the latest in high-quality green construction with value-focused space, comfort, convenience, and style.

THELAKEKETTLECREEK.CA



Spacious Homes

## Escape from cramped living

No more circling for parking. No more pushing around furniture. Our homes are affordable, but they don't skimp on space. With dedicated garage parking, flexibly designed floor plans, and ample square footage, you'll always have the room you need, whether it's for work, for play, or just for extra storage.

- Most units include a patio and/or deck outdoor space
- 2 parking stalls per home
- Extra long garages







Inviting Community

# Something for everyone

There are always places to be and things to do in a community that's bubbling with life like the City of Langford is. You can stretch your legs, nurture your mind, explore your creative side, or just spend some time with your friends and neighbours — it's all up to you.

- Elementary, middle, and secondary schools just minutes away
- 73,000 sq. ft. YM-YWCA recreation centre
- Brand new E&N Rail Trail
- One-of-a-kind Jordie Lunn Bike Park





### DINING

- 1 Milestones
- 2 Sushi Langford
- 3 Inferno Chophouse
- 4 Little Thai Place
- 5 Bin 4 Burger Lounge
- 6 Three Gringos Mexican Grill
- 7 Browns Social House
- 8 Green Leaf Vietnamese
- 9 London Fish & Chips
- 10 Sabhai Thai
- 11 Romeo's Place
- 12 White Spot

### SHOPPING

- 1 Walmart
- 2 Real Canadian Superstore
- 3 Mark's
- 4 Winners
- 5 Homesense
- 6 Canadian Tire
- 7 Coles Books
- 8 Quality Foods
- 9 Costco

### RECREATION

- 1 Goldstream Provincial Park
- 2 Ed Nixon Trail
- 3 Langford Lake Boat Launch
- 4 Langford Lake Beach Park
- 5 City Centre Park/Westhills Arena
- 6 Glen Lake Park
- 7 Centennial Park
- 8 Florence Lake Viewing Deck





## Contemporary Style **Coziness in a modern package**

Our homes have a bright and natural atmosphere, reflecting their commitment to sustainability and nature. Every element comes together to achieve a perfect balance between the cool elegance of modern design and the inviting warmth that makes a house feel like a home.

- 9 ft. main floor ceilings
- 8.75" wide luxury vinyl plank flooring
- Premium light fixtures throughout





Effortless Living

## Built-in convenience, safety and your “everything” space



Small details matter, and our homes thoughtfully attend to them in ways that make your everyday routines easier, neater, and safer.

- Convenient, pre-wired electric car chargers
- Full-size washer & dryer
- Pre-wired for TV & Internet
- Built-in CO2 & smoke detectors
- BBQ gas line hook-up
- Front and rear hose bibs

Cooking. Dining. Entertaining. Even studying — our kitchens are designed to provide the flexibility your lifestyle demands. And they do it all without sacrificing affordability, premium appliances, energy-efficiency, or indispensable quality-of-life features.

- Premium appliance package
- ENERGY STAR dishwasher
- OTR (microwave/fan combo)
- Quartz countertops
- Kitchen cabinets with soft-close doors & drawers
- Undermount large stainless-steel sinks





## Spacious Bedrooms

# A place just for you

Like the kitchen, the bedroom has evolved, and our homes reflect that. With extra space and vaulted ceilings, plus built-in noise dampening thanks to our homes' energy-efficient ICF walls, they're the perfect place for you to catch up on rest, on work, or on the latest episodes of your favourite show.

Some units available with vaulted 14 ft. bedroom ceilings.





Relaxing Bathrooms

## A slice of daily revitalization

They whisk you through your morning routine. Or gently soothe you at the end of a long day. The bathroom is a space between spaces — but we've designed ours to make sure you enjoy every moment you spend there.

- Frameless shower surround with 12x24 wall tiles
- Premium quality fixtures
- Quartz countertops with undermount sinks







## All-season Comfort **Made for the west coast climate**

Constructed with cutting-edge sustainable techniques, cost and energy-efficiency are designed into each of The Lake at Kettle Creek's homes. Double-layered insulation passively cleans your air and keeps you toasty through the coldest winters, while whole-home air conditioning cools you on the hottest summer days.

- Insu-Built EPS & energy-efficient insulated Concrete Form Construction
- Natural gas tankless water heater
- Multi-zone forced air heat pump with AC



Impeccable Quality

## **A lifetime of reliability and sustainability, guaranteed**

Constructed by the experienced builders at Liberty Ridge Homes Inc., each of The Lake at Kettle Creek's homes comes with a WBI New Home Warranty and the longevity of ICF construction.

- 2/5/10 WBI New Home Warranty
- GAF Silver Pledge™ Roofing Warranty

