

OAK & STONE

BY ABSTRACT

3226 Shelbourne





Meet Oak & Stone.

Comprised of 87 Junior, 1, and 2-bedroom homes, Oak & Stone is nestled in the urban neighbourhood of the Shelbourne Valley just minutes from parks, schools, beaches and shopping. Contrasting dark and light elements with glass and brick accents highlight a bold and contemporary enhancement of the community landscape.



ABSTRACT
developments

OAK & STONE

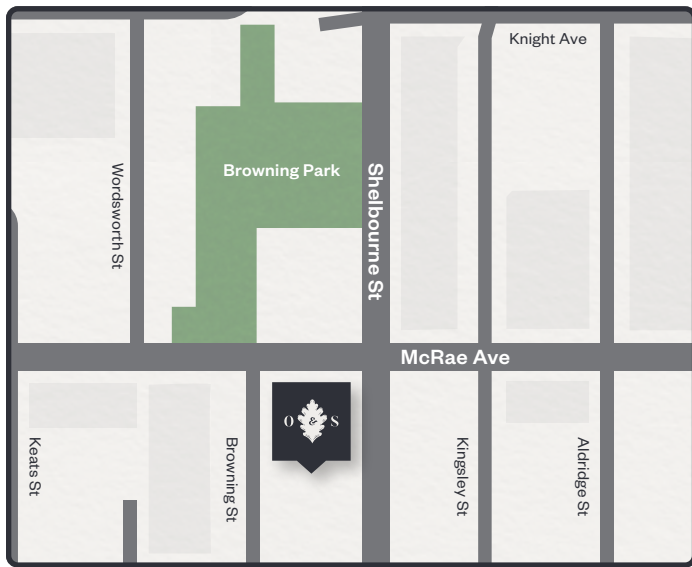
Welcome Home





The Place to Find
Everything You Need

OAK & STONE



Dining

- 1 Dunlop House Restaurant
- 2 McRae's Restaurant
- 3 Sedona Restaurant and lounge
- 4 Romeo's place
- 5 Fujiya Sushi

Shopping & Entertainment

- 6 Hillside Shopping Centre
- 7 Shelbourne Village Square
- 8 Garden City Comedy
- 9 Dauber Tunes
- 10 Tuscany Village

Outdoors & Recreation

- 11 Cedar Hill Golf Course
- 12 Cedar Hill Recreation Centre
- 13 Browning Park
- 14 Mt Tolmie Park
- 15 Cadboro-Gyro Park

Groceries & Markets

- 16 Thrifty Foods
- 17 Doncaster Grocery
- 18 Fairway Market - Shelbourne Plaza
- 19 Walmart Supercentre

Health & Fitness

- 20 Elements of Health Centre
- 21 Health Point Care Centre
- 22 Beyond Fitness
- 23 barreMADE

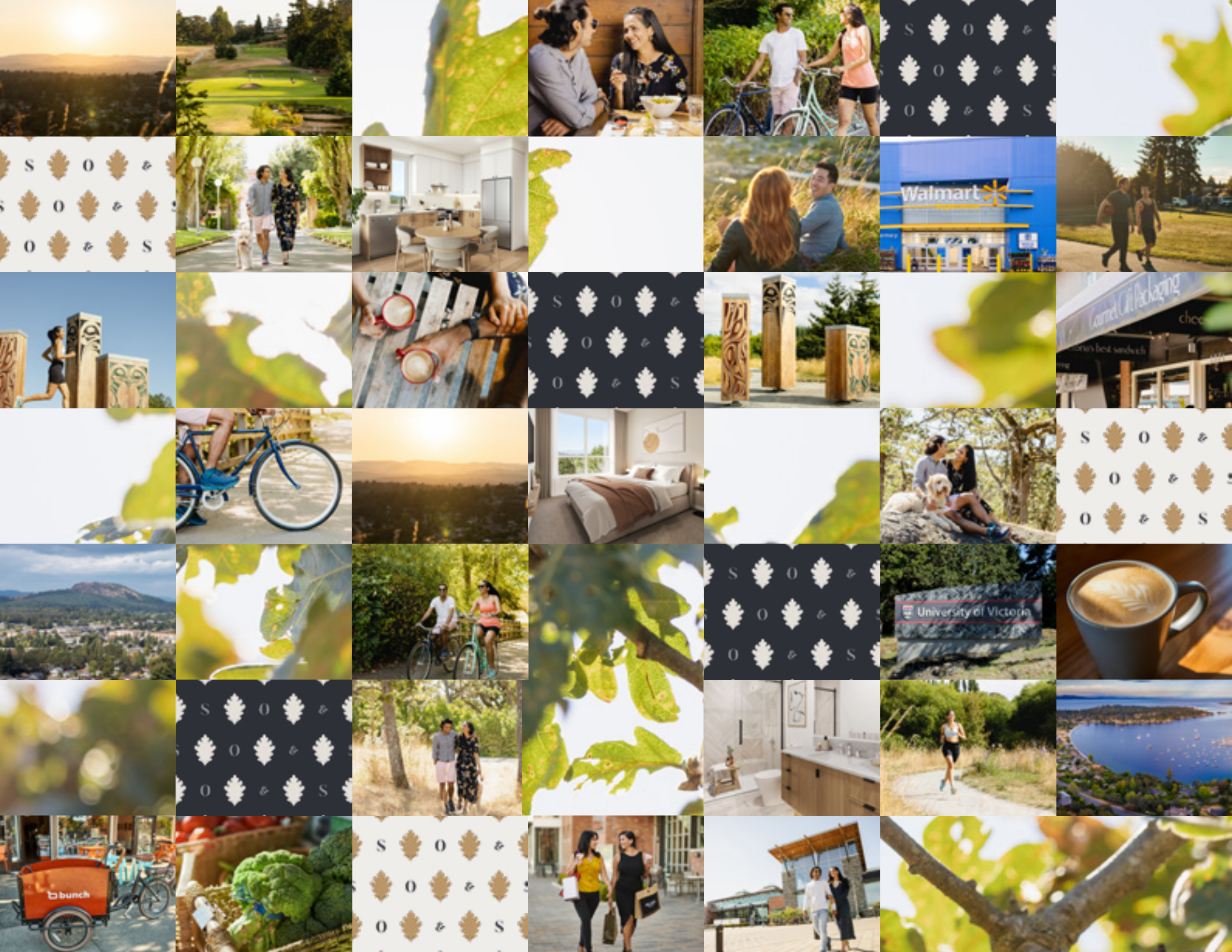
Education

- 24 University of Victoria
- 25 Doncaster Elementary
- 26 Lansdowne Middle School
- 27 Victoria School for Ideal Education
- 28 Camosun College (Lansdowne)



For What's New





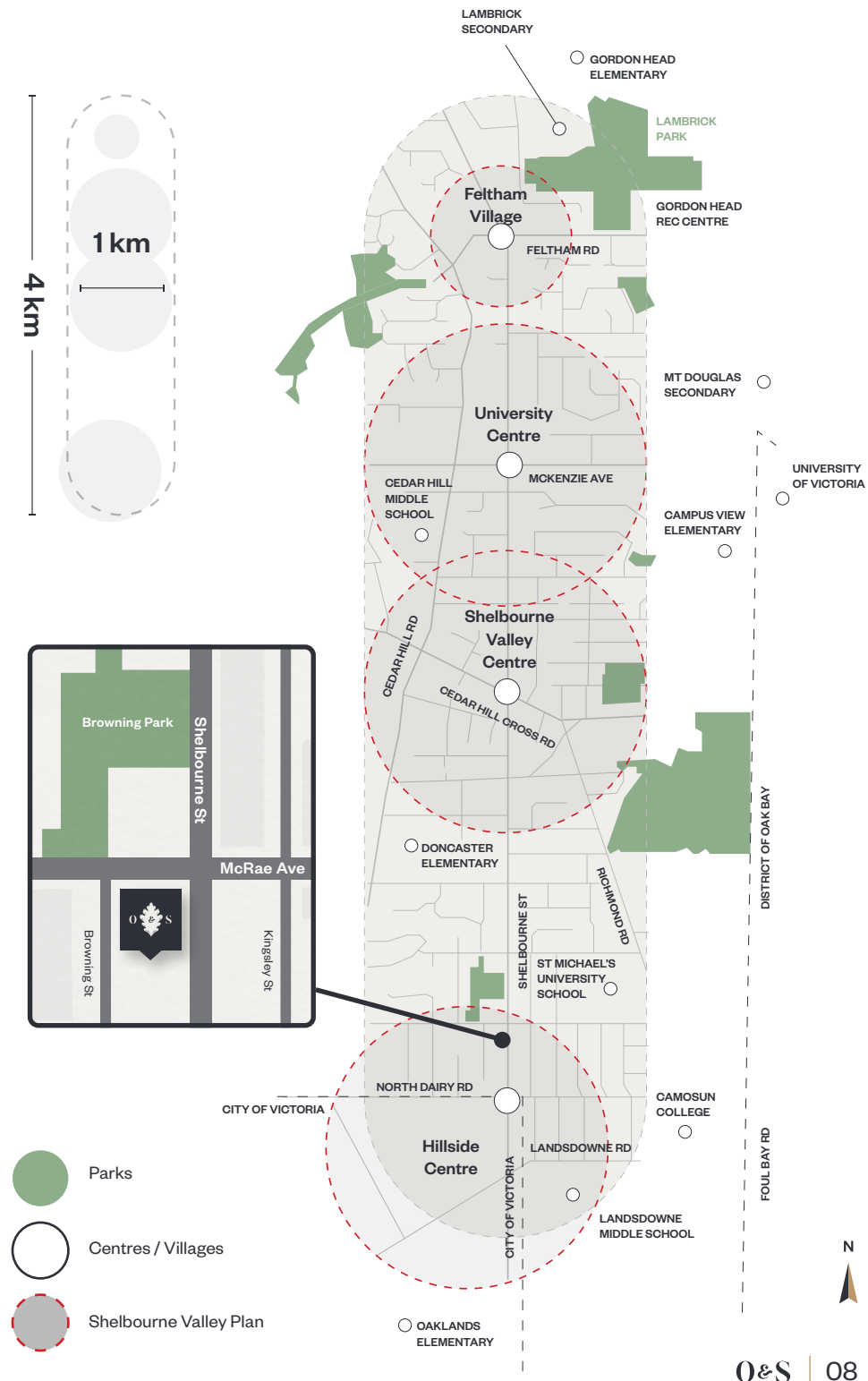
For What's Next



Step into the future of Shelbourne Valley.

Discover the heart of the valley at key intersections: Feltham Village, University Centre, Shelbourne Valley Centre, and Hillside Centre. Experience diverse commercial, institutional, and residential spaces, nestled among serene single-family homes.

Shelbourne Street is a vital north-south route, linking Saanich's core destinations like *Camosun College*, *University of Victoria*, *Hillside Mall*, and *downtown Victoria*. The valley extends its impact beyond boundaries, serving as a regional destination for goods and services.





It's Time to Say
Welcome Home

OAK & STONE



Invite yourself home.

Bright and spacious main living areas are open concept featuring luxury vinyl oak plank flooring and over-height nine-foot ceilings, with eight-foot ceilings in bathrooms and other areas. In the bedrooms, premium carpet with high-density underlay is laid over a high-quality floor assembly with acoustic insulation. Windows and patio doors are shaded with contemporary white roller shades.

For those who
love to sleep in.





For those who love to sing in the shower.

The bathrooms at Oak & Stone offer much to sing about; from contemporary flat-panel cabinetry with under cabinet motion sensor lighting to floating vanities and three-quarter inch quartz countertops. Feature walls and flooring are hand-set in porcelain tile.

For those who aren't afraid to experiment with flavour.

At Oak & Stone, the bright and airy kitchen becomes an entertainment centre, with a full range of amenities that encourage cooking and conversation. A premium stainless steel appliance package complements cabinetry in a choice of white and woodgrain or Fjord green slim shaker. Under-cabinet accent and overhead pendant lighting add to a pleasant and efficient workspace. Doors are soft-close and drawers have full-extension slides. Single or double stainless sinks are set in three-quarter inch quartz countertops.

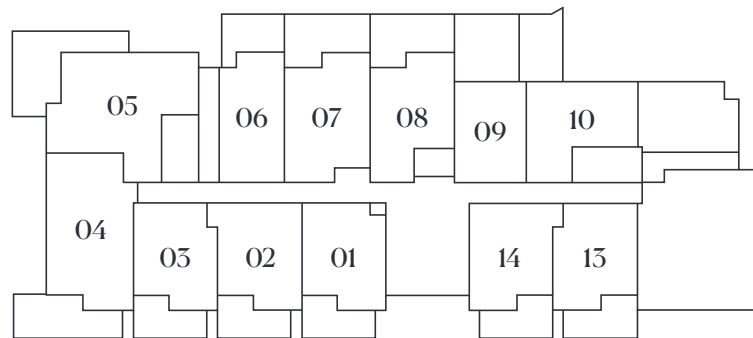


Meet Your Future Home



SITE PLANS

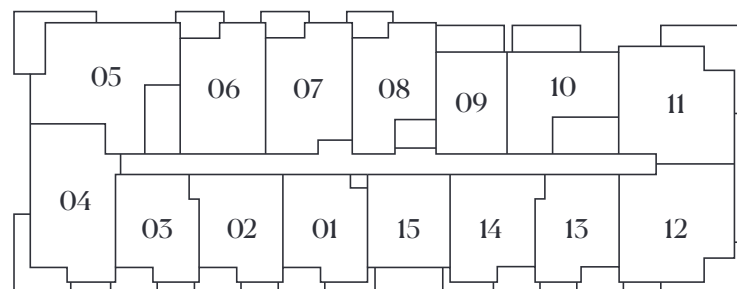
LEVEL 1



Shelbourne

McRae

LEVEL 2-6



Shelbourne

McRae



A1



- 1 Bright and spacious open concept main living areas with over-height 9-foot ceilings
- 2 Kitchen millwork with soft-close doors and drawers, full extension sliders
- 3 3 / 4" quartz countertops with stacked horizontal porcelain tile backsplash
- 4 Luxury vinyl plank flooring in "treehouse oak" throughout main living areas and bedroom
- 5 High efficiency stacking laundry package:
 - 24" Samsung Front Load Steam Washer and Ventless Dryer
- 6 Explore your culinary skills in a thoughtfully + efficiently designed linear kitchen with gourmet premium stainless steel appliance package:
 - 24" Samsung® Tall Bottom Mount Fridge
 - 24" Blomberg Slide-in Smooth Top Range
 - 18" Samsung® Built-in Dishwasher with full stainless tub in
- 7 Floating vanity with under cabinet motion sensor lighting
- 8 Walk-in closet to house all your favorite fashions
- 9 Private balcony off of your kitchen extends your living space

Jr. 1 Bed + 1 Bath

Interior: 463 SF

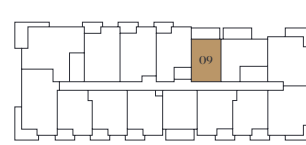
Exterior: 104 - 259 SF

Total: 567 - 722 SF

LEVEL 1



LEVEL 2-6



A1

C1



- 1 A gourmet kitchen featuring quartz countertops, matte black hardware, soft-close cabinets & contemporary stainless-steel appliances
- 2 In-home flex space offers a versatile area that can be used in various ways to suit your lifestyle & needs
- 3 Bright and spacious open concept main living areas with over-height 9-foot ceilings
- 4 Luxury vinyl plank flooring in "treehouse oak" throughout main living areas
- 5 Walk-in closet to house all your favorite fashions

1 Bed + Den + 1 Bath

Interior: 546 SF

Exterior: 59 - 152 SF

Total: 605 - 698 SF

LEVEL 1



LEVEL 2-6



C1

F1



- 1 A distinct and inviting sense of entry welcomes you
- 2 Bright + spacious designated living and dining area, with west facing windows
- 3 Primary suite offers a walk-in closet & ensuite with glass enclosed shower and handheld shower head
- 4 Abundant outdoor space provides room to enhance your daily life – whether hosting, tending to your garden or taking a moment to escape

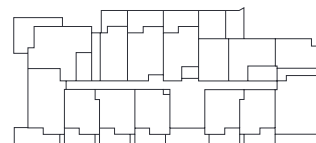
2 Bed + 2 Bath

Interior: 797 SF

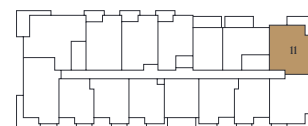
Exterior: 167 - 182 SF

Total: 964 - 979 SF

LEVEL 1



LEVEL 2-6



F1



Make Your Features List & Check Them All Off

OAK & STONE

Everything You Need

Welcome Home

- Nestled in the urban neighbourhoods of The Shelbourne Valley, Oak & Stone is minutes away from parks, schools, beaches, shopping centres, and everyday essentials
- Modern West Coast architecture by award-winning WA Architects featuring contrasting light and dark elements with glass and brick-like feature accents throughout
- Six-storey contemporary condo building featuring 87 homes, comprised of Junior 1-Bedroom to 2-Bedroom layouts
- Designed and built by national award-winning homebuilder and developer Abstract Developments

Kitchens

- Kitchen millwork with soft-close doors and drawers, and full extension sliders
- 3 / 4" quartz countertops with stacked porcelain tile backsplash
- Stainless steel single or double bowl undermount sink
- Recessed under-cabinet accent lighting
- Built-in USB chargers in electrical outlets in the kitchen
- Matte black finish kitchen faucet with pull-down sprayer
- Built-in cutlery insert and recycling station in millwork
- Gourmet premium stainless steel appliance package
 - 24" Samsung® Tall Bottom Mount Fridge in Jr. 1-bedroom homes
 - 24" GE® Slide-in Smooth Top Range in Jr. 1-bedroom homes
 - 18" Samsung® Built-in Dishwasher with full stainless tub in Jr. 1-bedroom homes
 - 33" Samsung® French Door Counter Depth Fridge in 1 to 2-bedroom homes
 - 30" Samsung® Slide-in Smooth Top Range in 1 to 2-bedroom homes
 - 24" Samsung® Built-in Dishwasher with full stainless tub in 1 to 2-bedroom homes
 - 30" Broan® insert hood fan

Interiors

- Contemporary interior design by award-winning MGBA featuring two colour palettes to choose from:
 - Cascade
 - Driftwood
- Bright and spacious open concept main living areas with over-height ceilings (8-foot in bathrooms and some areas)
- Luxury vinyl plank flooring in "light oak" throughout main living areas
- Broadloom carpet with high density underlay in bedrooms
- Contemporary white roller shades on all windows and patio doors
- Dimmer switches and screwless decora wall plates
- High efficiency stacking laundry package:
 - 24" Samsung® Front Load Steam Washer and Ventless Dryer in Jr. 1-bedroom homes
 - 27" Samsung® Front Load Washer and Ventless Dryer in 1 to

Bathrooms

- Contemporary flat 3/4" shaker panel woodgrain cabinetry with custom millwork, soft-close doors and drawers, and full extension sliders
- 3 / 4" quartz countertops and backsplashes
- Floating vanity with under cabinet motion sensor lighting
- White undermount sink with single handle faucet in polished chrome
- 12"x24" hand-set porcelain tile flooring
- Porcelain tile feature wall in some homes
- Deep profile tub in Bath 1 and glass enclosed shower in Ensuite with matte black accents
- Dual flush low flow toilet

And There's More at Oak & Stone

Transportation Made Easy

- MODO Partnership Car Share Membership included with every home (transferrable with the home), offering access to more than 800 cars; plus, a new MODO car positioned steps from the front entry
- Well-lit, secure parking garage
- Onsite visitor parking
- Cycling-friendly amenities including dedicated secured bicycle storage with e-bike charging and maintenance workshop areas

Building for Efficiency

- Thermally broken, double-glazed vinyl windows with enhanced Low-E glass
- High quality floor assembly with acoustic insulation
- High-speed, full-size elevator with key-fob control
- A generous patio or balcony for each home

A True Sense of Entry

- Welcoming lobby featuring light oak and stone-like finishes
- Lobby waiting area featuring bench seating

It's By Abstract

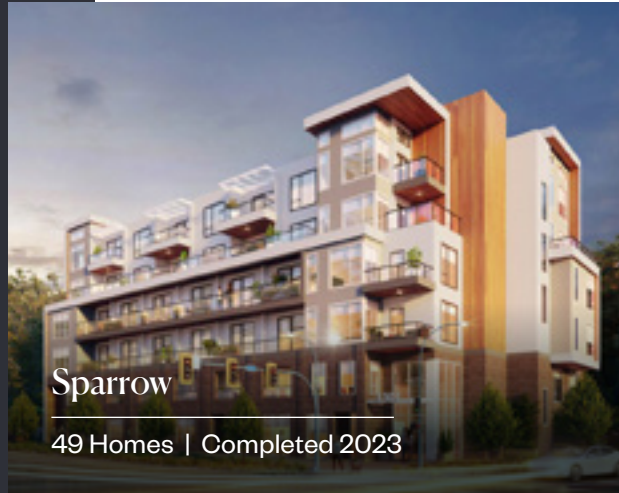
- Peace of mind with Abstract's Homeowner Care Program, backed by BC Travelers' New Home Warranty, including:
 - 2-Year Materials and Labour Warranty
 - 5-Year Building Envelope Warranty
 - 10-Year Structural Warranty
- Abstract Homeowner Care Orientation Program and on-call Homeowner Support



ABSTRACT

developments

From the early beginnings, we've always been passionate about creating spaces that improve how people live. Founded in 1999, our roots began in the design and construction of high-end custom homes. Today, having shifted our focus to multi-family developments, we apply this understanding of complex single-family homes into more efficient multi-family communities that offer the same conveniences of a traditional home.



Sparrow
49 Homes | Completed 2023



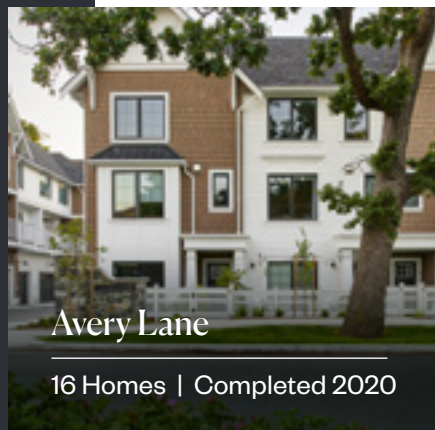
Black and White
75 Homes | Completed 2019



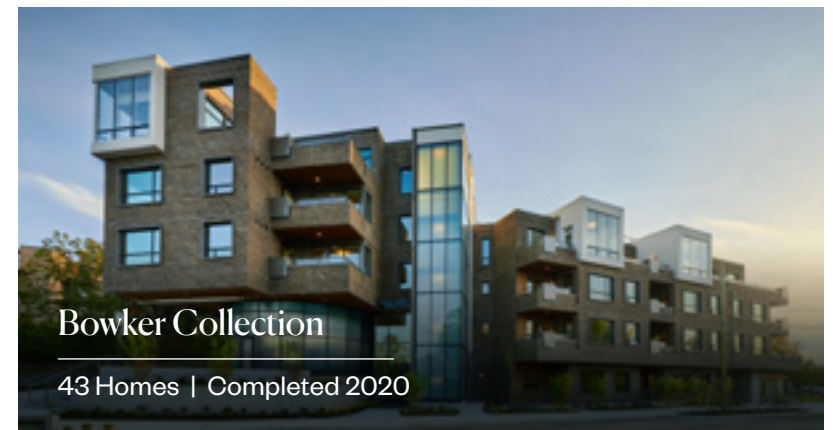
Cadence
77 Homes | Completed 2024



Bellewood Park
83 Homes | Completed 2021



Avery Lane
16 Homes | Completed 2020



Bowker Collection
43 Homes | Completed 2020

Oak & Stone Team

WA Architects

WA is an award-winning firm with offices in Vancouver and Victoria, that provides a full range of architectural, planning, and interior design services. With more than forty years of practice in Western Canada, WA is widely recognized for expertise in multi-family residential, mixed-use, retail, office and senior health-care projects. WA has a staff of over fifty architects, technicians, interior designers and support who make every day at WA something to look forward to. Architecture. Made Personal.

wa-arch.ca

Mallen Gowing Berzins Architecture

Mallen Gowing Berzins Architecture (MGBA) is an integrated architecture and interior design firm that specializes in the client experience. 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.

mgba.com

Biophilia Design Collective

Drawing on a combined 40+ years of experience, Biophilia Design Collective is passionate about designing meaningful, resilient, and connected landscapes in the private, commercial and civic sectors. Their collective belief is that successful Landscape Design should enrich the lives of all users, cultivate moments of connection, create and nourish a sense of community, and support the ecological and cultural fabric within which they exist.

biophiliacollective.ca

Proud To Live Here



ABSTRACT
developments

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Oak & Stone

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HOME STORE

3198 Douglas St, Victoria



PROJECT

3226 Shelbourne Rd, Victoria



OAK & STONE