

# echo

AT ROYAL BAY



## Everything you want and the ocean too

**A TRUE VISION OF SEASIDE LIVING**, making Royal Bay home means unimpeded access to the joys and vitality that come with living by the water. A once-in-a-generation opportunity, Royal Bay has been thoughtfully designed without overlooking a single detail, bringing out the full potential of this beautiful coastline.

Graced with stunning landscapes, thoughtfully designed neighbourhoods, and safe, walkable streets, Royal Bay is an oceanside village community where good living comes first. GableCraft's latest townhomes, Echo, delivers a truly west coast lifestyle – where modern living meets coastal charm.



# Conveniently Connected

GET READY TO EXPLORE THE BEST THAT THE WEST COAST HAS TO OFFER – whatever you’re in the mood for. Royal Bay’s geographical location makes traveling to destinations near and far conveniently easy. Whether it’s hitting the links, bird watching at Witty’s Lagoon, or hopping on a ferry to the Mainland - you’re right on the edge of the urban hub of Greater Victoria and the surrounding stunning wilderness.

SHOPPING & SERVICES

1. The Commons

Quality Foods  
Starbucks  
Pure Integrative Pharmacy  
Cascadia Liquor  
Scotiabank  
Next Level Childcare  
Royal Bay Dental  
Noodlebox  
Acera Insurance  
Pizza Pizza
2. Red Barn Market

3. Belmont Market

4. Westshore Town Centre

5. Costco

6. Colwood Corners

7. Millstream Village

8. Victoria General Hospital

SCHOOLS

1. Royal Bay Secondary
2. Royal Bay Elementary (Future)

DINING

1. Royal Bay Bakery

2. My Chosen Café

3. Table Nineteen

4. Liberty Kitchen

5. MOD Pizza

6. Sushi Belmont
7. Original Joe's

8. Darcy's Pub

9. Bin 4 Burger Lounge

10. Rhino Coffee House

11. Sabhai Thai

PARKS & RECREATION

1. Royal Beach Park

2. Esquimalt Lagoon

3. Fisgard Lighthouse

4. Hatley Castle

5. Galloping Goose Trail

6. Witty's Lagoon

7. Olympic View Golf Club
8. Metchosin Golf & Country Club

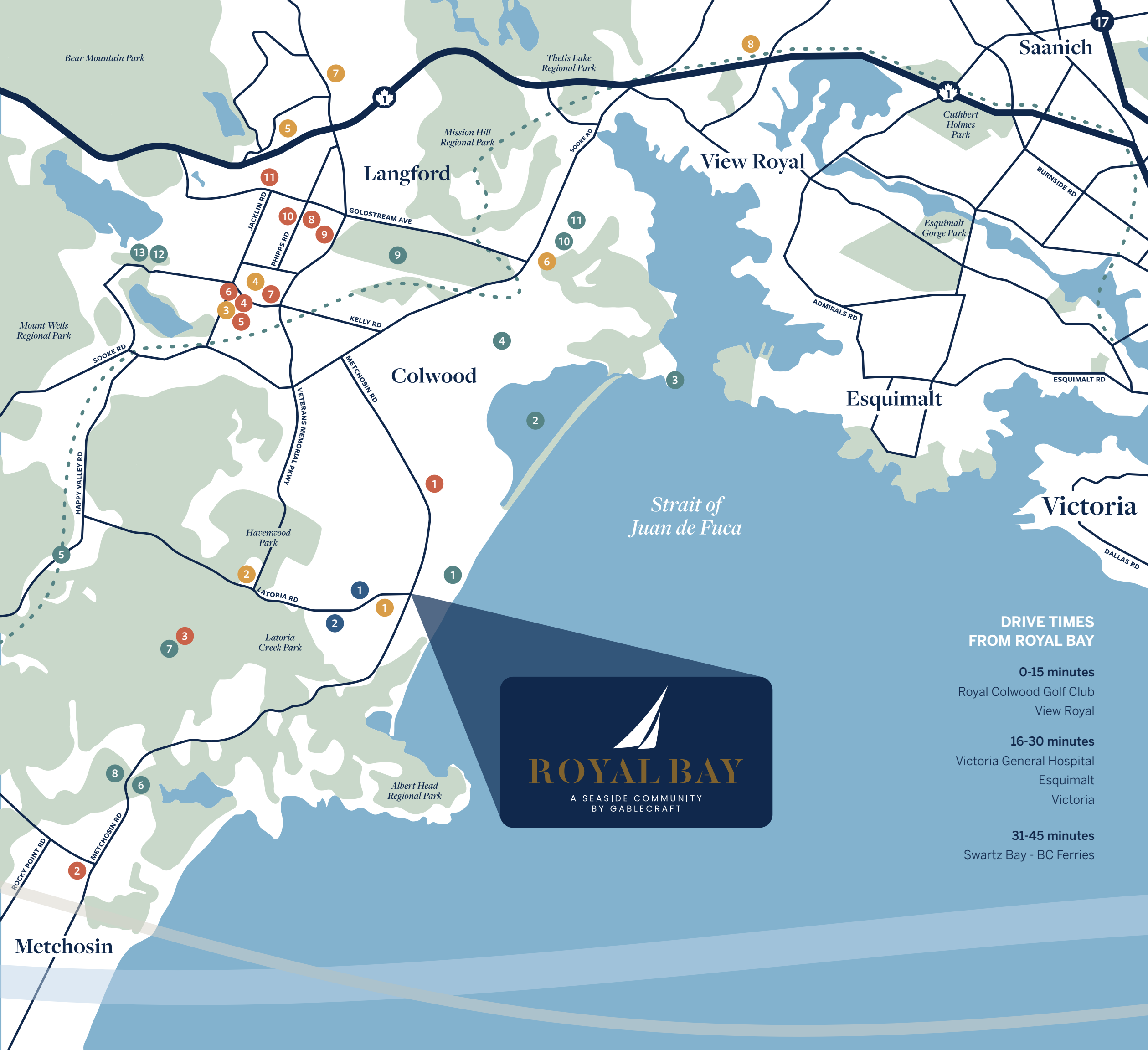
9. Royal Colwood Golf Club

10. WildPlay Victoria

11. The Q Centre

12. Langford Lanes

13. Starlight Stadium







## Royal Bay's newest selection of townhomes

**FIND THE PERFECT FIT FOR YOU AND YOUR FAMILY,  
CHOOSE FROM ONE OF ECHO'S THOUGHTFULLY  
DESIGNED 2-, 3-, AND 4-BEDROOM TOWNHOMES.**

Situated in the second phase of the Royal Bay community, Echo brings 2,100 modern homes to the already diverse range of apartments, condos, single family homes and townhomes designed to suit every demographic.



echo  
AT ROYAL BAY

GABLECRAFT AT ROYAL BAY

- |   |                              |
|---|------------------------------|
| 1 Latoria Creek Park                              | 6 The Commons Retail Village |
| 2 Quarry Park                                     | 7 Royal Bay Secondary        |
| 3 Royal Bay Elementary (Future)                   | 8 Murray's Pond Park         |
| 4 Royal BC Museum Research & Collections Facility | 9 Meadow Park Playground     |
| 5 Island Health Long Term Health Care Centre      | 10 Royal Beach Park          |

## Find it all, closer to home

ROYAL BAY IS A COMPREHENSIVE FAMILY-FOCUSED COMMUNITY, DESIGNED AS A SERIES OF WONDERFULLY INTERCONNECTED NEIGHBOURHOODS. Linked by greenways and bike paths, the intentional design fosters connection between neighbours and friends. With direct access to Royal Beach Park and extensive, beautifully designed parks, recreation and enjoyment of nature comes easy.

At the heart of it all is The Commons, Royal Bay's new retail village. This new vibrant retail core has everything you need – anchored by Quality Foods and Cascadia Liquor, plus other amenities like a pharmacy, café, restaurant, and the Royal BC Museum's new collections and research building, all just minutes away.





## You belong here

**ALREADY, ROYAL BAY HAS BECOME A TIGHT-KNIT SEASIDE COMMUNITY.** Just as we have helped build this community—area by area, home by home—we've also helped shape the lifestyle residents enjoy here by creating generous public greenspaces that bring the neighbourhood together. Year round, we bring you activities like free evening yoga classes, Music in the Park, Easter scavenger hunts and activities for families. Recreation, shopping, dining, bike trails, walking paths, and the beach life—everything is conveniently close to home. We've designed, developed and built Royal Bay in the true spirit of what it means to be connected.





## Modern west coast inspired architecture

**ECHO AT ROYAL BAY** is characterized by clean, simple lines inspired by the coastal location of Royal Bay. Discover a variety of floor plan options, including private garages, a mix of private and shared outdoor spaces offering the best of both indoor and outdoor living.

Echo Townhomes allows you to choose from a variety of design features to truly customize your home to fit your tastes. It's a new look we know you'll love.





# Stay out until the stars come out

**IN THE BACKYARD, OR AT THE PLAYGROUND,** you'll want to make the most of the hot summer nights and the crisp fall days. Enjoy your morning coffee in the privacy of a fully fenced yard, stroll through the lush and landscaped pathways with your furry family member, or pop over with the whole family to the playground and picnic area.

Just beyond your doorstep, Echo delivers unparalleled access to outdoor amenities, from a hike at Latoria Creek to building sandcastles at Royal Beach.







**It's no surprise that everyone ends up here**

**THE KITCHEN – A WARM AND WELL LIT SPACE TO WELCOME YOUR GUESTS AND ENTERTAIN WITH EASE.** Savour the sophisticated styling in your new thoughtfully designed kitchen — a space where friends and family will enjoy

gathering around the generous island while you put the finishing touches on the evening meal. The Energy Star® rated stainless-steel appliances make cooking and clean up a dream.





## Stylish modern interiors, done your way

**WITH ELEGANTLY DESIGNED INTERIORS** your home is carefully crafted with a focus on detail, texture and quality materials while still maintaining achievable price points for first time home buyers.

With the opportunity to choose from two elegantly designed, curated interior colour palettes, you can select the option that best suits your home décor preferences, truly making this home your own.







## You'll love coming home

**DESIGNED WITH DAILY LIFE IN MIND.** At Echo, spacious open concept main floor living areas featuring over-height 9' ceilings and large windows, means there's room for everyone. Waterproof luxury vinyl plank flooring recreates the look of

real hardwood throughout the main living areas, engineered with durability in mind to withstand the activities of today's active families.





**THE CORAL TOWNHOMES Colwood, BC**  
Completed in Summer 2023



**COMPASS TOWNHOMES Colwood, BC**  
Completed in Spring 2022

# We don't just build homes, we build communities

When we bought the land at Royal Bay, we became the torch-holder of an overarching Comprehensive Plan for the community. Parcel by parcel, phase by phase, we have brought Royal Bay to life. Now, we're proud to introduce Echo Townhomes offerings to this vibrant seaside neighbourhood.

We're not just a developer and vision holder; we're a builder, too. We offer a unique approach to the experience of building a quality home—a process we've developed over years in the business. We offer the best floor plans, at the best price, and the best process for buying your dream home. At every step, from designing interior finishes to moving in, we're here to guide you.

Our business model is tailored to fit our vision for the community, and our core values as a company: People, Passion, Simplicity and Responsibility. As a company, we continue to grow and evolve right alongside Royal Bay. Along with our partners, we have created a community for every walk of life. Let us be the first to welcome you home.

A COMMUNITY BY  
**GABLEcraft HOMES™**



## LEGEND

- |   |   |   |
|---|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #0056b3; margin-right: 5px;"></span> <b>Encore (E)</b><br>2 Bed + 2.5 Bath<br>1,121 sq. ft.    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; margin-right: 5px;"></span> <b>Coastal (C)</b><br>2 Bed + Den + 2.5 Bath<br>1,506 sq. ft. | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; margin-right: 5px;"></span> <b>Future Phase</b> |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #696969; margin-right: 5px;"></span> <b>Shoreline (S)</b><br>3 Bed + 2.5 Bath<br>1,475 sq. ft. | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000080; margin-right: 5px;"></span> <b>Vista (V)</b><br>3 Bed + 2.5 Bath<br>1,622 sq. ft.         |   |







#### VARIATION DETAILS:

#1: UNIT 30

#2: UNITS 7, 9, 14, 15, 18-20, 23-25, 28, 29

\* SOME UNIT FLOORPLANS MAY BE REFLECTED



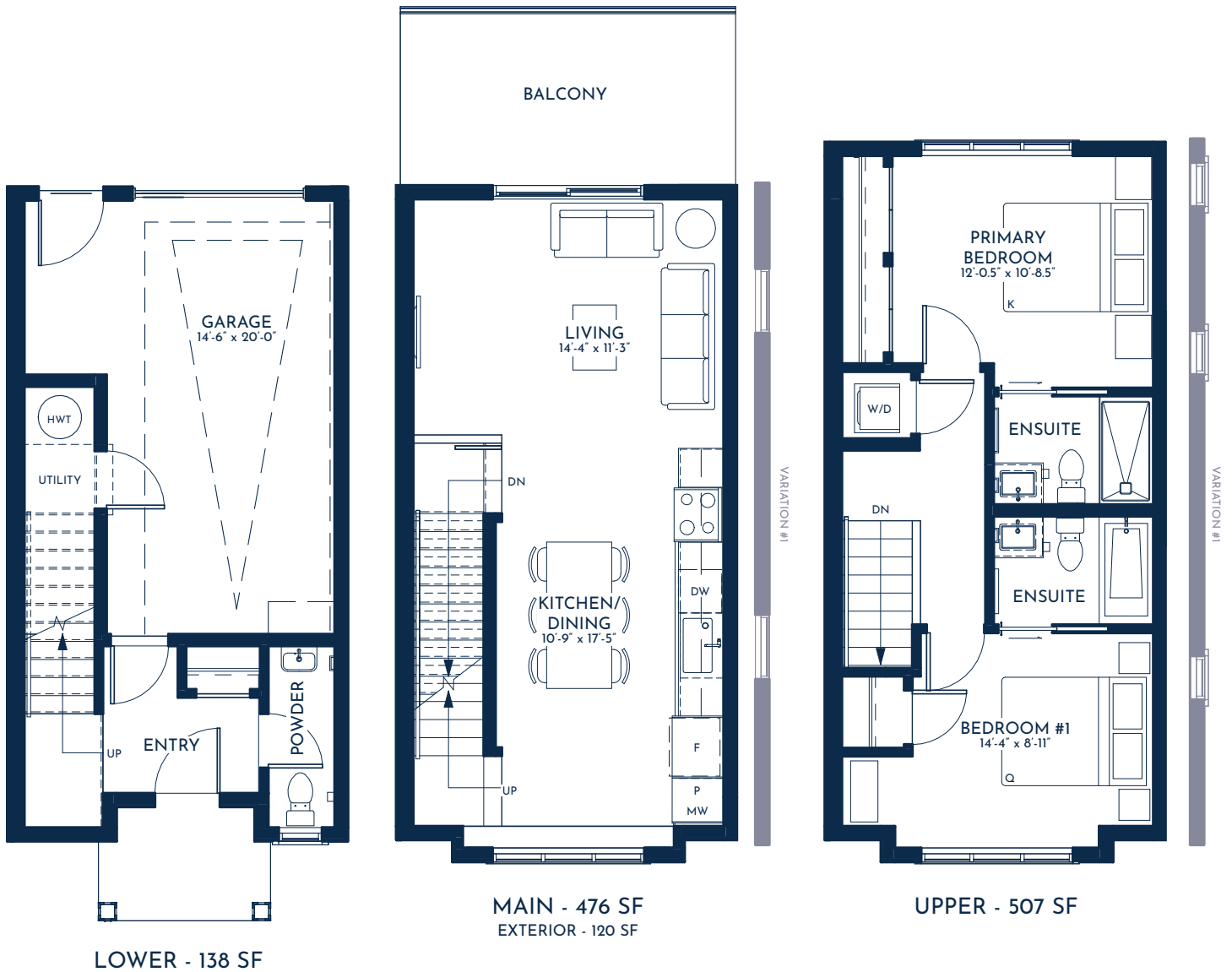


#### VARIATION DETAILS:

#1: UNITS 4, 12

#2: UNITS 3, 33, 34, 39, 40, 44, 45

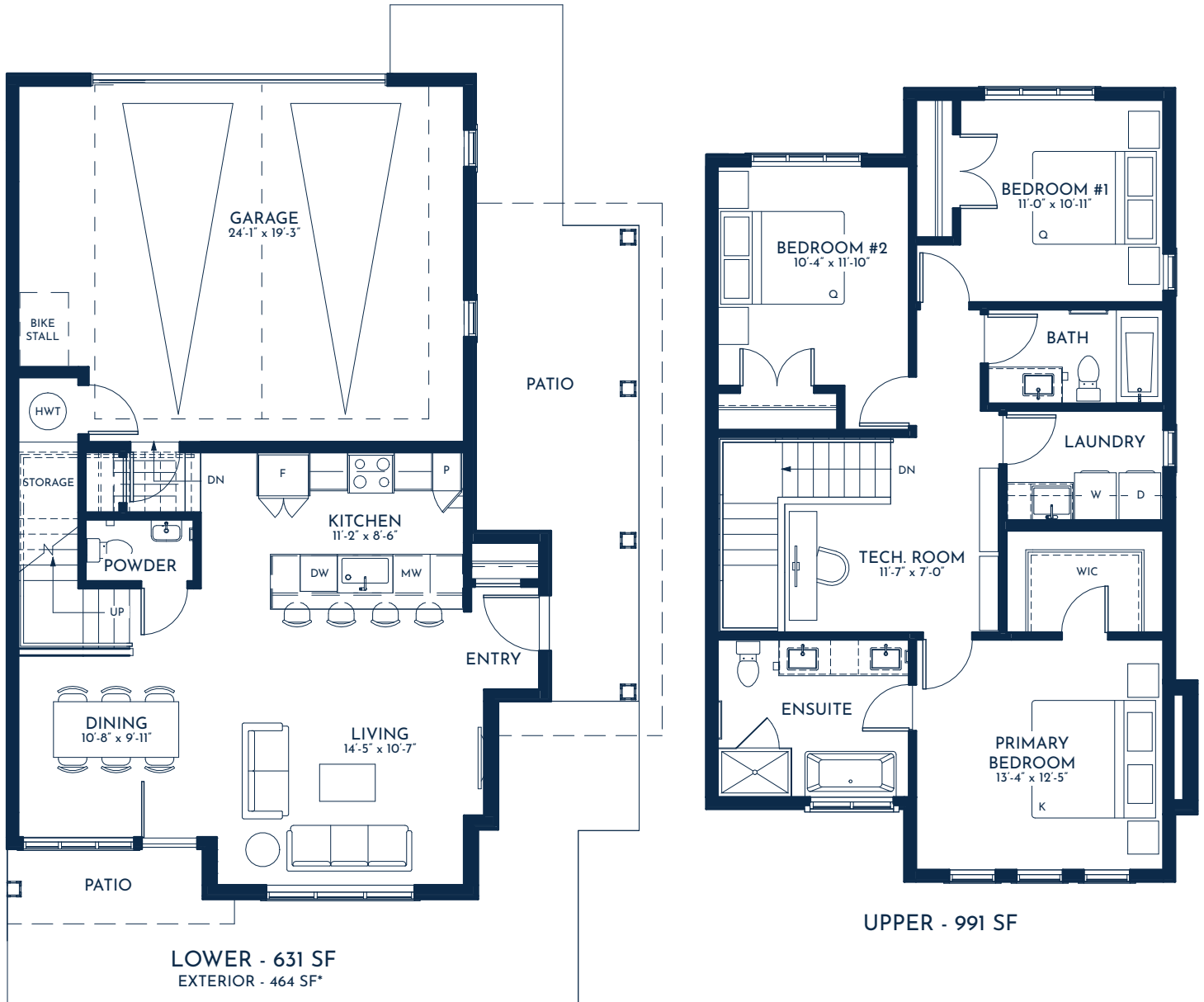




#### VARIATION DETAILS:

#1: UNITS 50, 51, 56





#### VARIATION DETAILS:

\*UNIT 1 EXTERIOR - 236 SF



## YOUR HOME

- Two, three, and four-bedroom townhomes designed by award-winning RH Architects, which has over 30 years of experience creating high-quality homes
- West Coast Contemporary architecture featuring seaside-inspired exteriors, covered front entries, and shingle accents
- Townhomes feature spacious living areas, storage closets, and built-in garage
- Large, open balconies off the main floor
- Professionally landscaped yards with concrete patios and pathways, private garden space, wood fencing, and personal entry gates
- Attractive outdoor green space including lush deciduous and evergreen foliage

## INVITING INTERIORS

- Elegantly designed interiors by Proscenium Architecture + Interiors, carefully crafted with a focus on detail, texture, and quality materials
- Your choice of two professionally selected interior colour palettes
- Finely crafted custom millwork features two-tone cabinets and exceptional finishes
- Durable waterproof luxury vinyl plank flooring recreating the look of real hardwood throughout the main living areas
- Stairs, hallways, and bedrooms feature comfortable soft carpeting
- Spacious open concept main floor living areas feature over-height 9' ceilings and large windows
- Powder room located on the lower or main floor

## GOURMET KITCHENS

- Stainless-steel Samsung® appliance package includes induction range, counter-depth fridge with built-in icemaker, and efficient dishwasher. Townhomes also include microwave and slim profile range hood
- Engineered stone countertops create beautiful and functional prep space
- Tiled kitchen backsplash illuminated by under cabinet task lighting
- Modern kitchens feature convenient pantry, slab cabinets, matte black hardware, and soft-closing cabinets
- Recessed LED down-lights comfortably illuminate the kitchen
- 30" extended single bowl undermount sink and Moen® one-handle high arc pull-down spray faucet for easy cleanup
- Built-in recycling organizer and cutlery tray

## BEAUTIFUL BATHROOMS

- Modern floating vanities with under-cabinet lighting, and custom framed wall mirror
- Bathrooms feature large-format tiled floors and tub/shower surrounds
- Primary ensuite includes modern frameless glass enclosure with easy to clean acrylic rectangular shower base
- Sleek and modern acrylic drop-in tubs in the main bathroom
- High-efficient, low water consumption toilets
- Durable easy to clean engineered stone countertops
- High-quality Moen® fixtures with matching matte black accessories and trim

## THOUGHTFUL CONVENIENCES

- Ductless heat pump provides high-efficiency heating and cooling throughout the main living area and primary bedroom
- Energy recovery ventilator (ERV) to maintain clean and healthy indoor air quality
- High-efficiency Samsung® washer and dryer, conveniently located on the upper level
- Fire sprinkler system, and smoke and carbon monoxide detectors for your protection
- Easy and flexible white wire shelving in closets and pantry

## CURATED UPGRADES

- Cozy built-in electric fireplace feature with custom mantle
- Convenient built-in laundry with countertop and storage solution
- Luxury vinyl plank flooring in bedrooms, on stairs and upstairs hallway
- Roller shades or faux wood blinds package to manage sun and privacy
- Primary ensuite heated floors for consistent warmth
- EV charger and garage electrical rough-in





MODEL	SIZE	BEDROOMS	BATH	PRICE FROM (+GST)
Encore	1,121	2	2.5	\$649,900
Coastal	1,506	2 + Den	2.5	\$709,900
Shoreline	1,475	3	2.5	\$769,900
Vista	1,622	3 + Flex	2.5	\$869,900

**Note:** Prices are subject to change

Effective July 20, 2023

The Developer/Builder reserves the right to make modifications or substitutions to building design, specifications, features, plans, options, materials and drawings before or after a Disclosure Statement is filed. Any measurements provided are approximate only. Renderings shown (interior and exterior) are for general illustration purposes only and should not be relied upon to accurately represent the actual final product. E.&O.E.

**GABLEcraft HOMES™**