



FEATURES

Steps from the sand and surf in friendly Cadboro Bay Village is The Osprey. Fourteen modern townhomes designed for living life to the fullest in one of the most scenic and walkable neighbourhoods in Greater Victoria, British Columbia.

The Osprey's three distinct floor plans each offer an expansive living room, dining room and kitchen on the main level and two large top-floor bedrooms with views of the ocean or surrounding village. The incredible main bedroom boasts a large ensuite and private balcony. An additional first floor flex room provides endless opportunities to create a guest space, home office, family or TV room complete with a closet (some homes) and private bathroom.

These beautiful homes are 2,000+ square feet of unmatched quality and thoughtfully designed luxuries including an elevator (select homes), one or two-car garage, energy-efficient air conditioning, four bathrooms and custom design finishes throughout.

DESIGNED FOR COMFORT & PRIVACY

- Private one or two-car garage with remote opener
- Professionally landscaped lot with irrigation
- Fully fenced rear yard
- Large balconies (2 or 3) on main & top level
- Elevator (select homes)
- Energy-efficient HVAC system for heating & air conditioning
- On-demand natural gas hot water
- Natural gas BBQ outlet
- Laundry room or closet w/ washer & dryer

QUALITY & LONGEVITY

- Built by the award-winning team at GT-Mann Construction
- Built Green Gold Certified
- 30-year fiber cement exterior siding
- Natural stone & metal accents
- 30-year fiberglass shingle roof
- Solar-ready
- EV-rough in
- Traveler's 2-5-10 New Home Warranty

INTERIORS

- Three unique floorplans with more than 2,000sf of elegant living space
- Engineered hardwood flooring throughout
- Large windows w/ high-quality roller shades
- Feature Herman Miller light fixture in dining room. Contemporary light fixtures in foyer, kitchen & bathrooms
- Large closets with custom organizers
- LED lighting in all other spaces

ELEGANT KITCHENS

Spacious & bright L-shaped kitchens marry timeless colours & materials to create a contemporary space that's welcoming, functional & luxurious

- Custom light wood cabinets with designer hardware & soft close doors & drawers
- European appliance package: built-in fridge, gas cooktop, hood fan, oven & dishwasher
- Designer matte black plumbing fixtures
- Light quartz countertops & marble backsplash
- Oversized kitchen island with waterfall finish
- LED under cabinet lighting

REFINED BATHROOMS

- An incredible primary ensuite features light wood cabinets, soaker or drop-in tub, shower with full height marble surround & countertop
- White modern shaker cabinets in two additional full bathrooms
- Custom designed floating vanity in powder room
- Heated tile floors in both ensuites
- Light quartz countertops
- Matte black hardware & plumbing fixtures
- Custom bathroom tile



PRICING INFORMATION

<i>Home #</i>	<i>Block</i>	<i>Sqft</i>	<i>Garage</i>	<i>Elevator</i>	<i>Price</i>
1	West	2,165	Double	Yes	\$1,930,000
2	West	2,133	Double	Yes	\$1,879,000
3	West	2,140	Double	Yes	\$1,869,000
4	West	2,149	Double	Yes	\$1,869,000
5	West	2,273	Single	No	\$1,780,000
6	West	2,147	Double	Yes	\$1,879,000
7	West	2,159	Double	Yes	\$1,899,000
8	East	2,023	Double	Yes	Under Contract
9	East	2,065	Double	No	\$1,849,000
10	East	2,354	Single	No	\$1,790,000
11	East	2,065	Double	No	\$1,849,000
12	East	2,058	Double	No	\$1,839,000
13	East	2,068	Double	No	\$1,839,000
14	East	2,092	Double	Yes	\$1,899,000

10% Deposit Required

GST EXCLUDED FROM PURCHASE PRICE & PRICES MAY CHANGE WITHOUT NOTICE

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TO UNIVERSITY
OF VICTORIA

SINCLAIR ROAD

HOBBS ST

KILGARY ST

MAYNARD
PARK

MAYNARD ST

CHERRILEE CRES

ASPEN PL

ARBUTUS RD

LAUDER RD

DAWE RD

The Osprey

PENRHYN ST

CADBORO-GYRO
PLAYGROUND &
PARK

CADBORO-BAY

CADBORO BAY ROAD

KILLARNEY RD

MYSTIC LN

KILLARNEY RD

WARING PL

VISTA BAY RD

MYSTIC VAIL
TRAIL

