

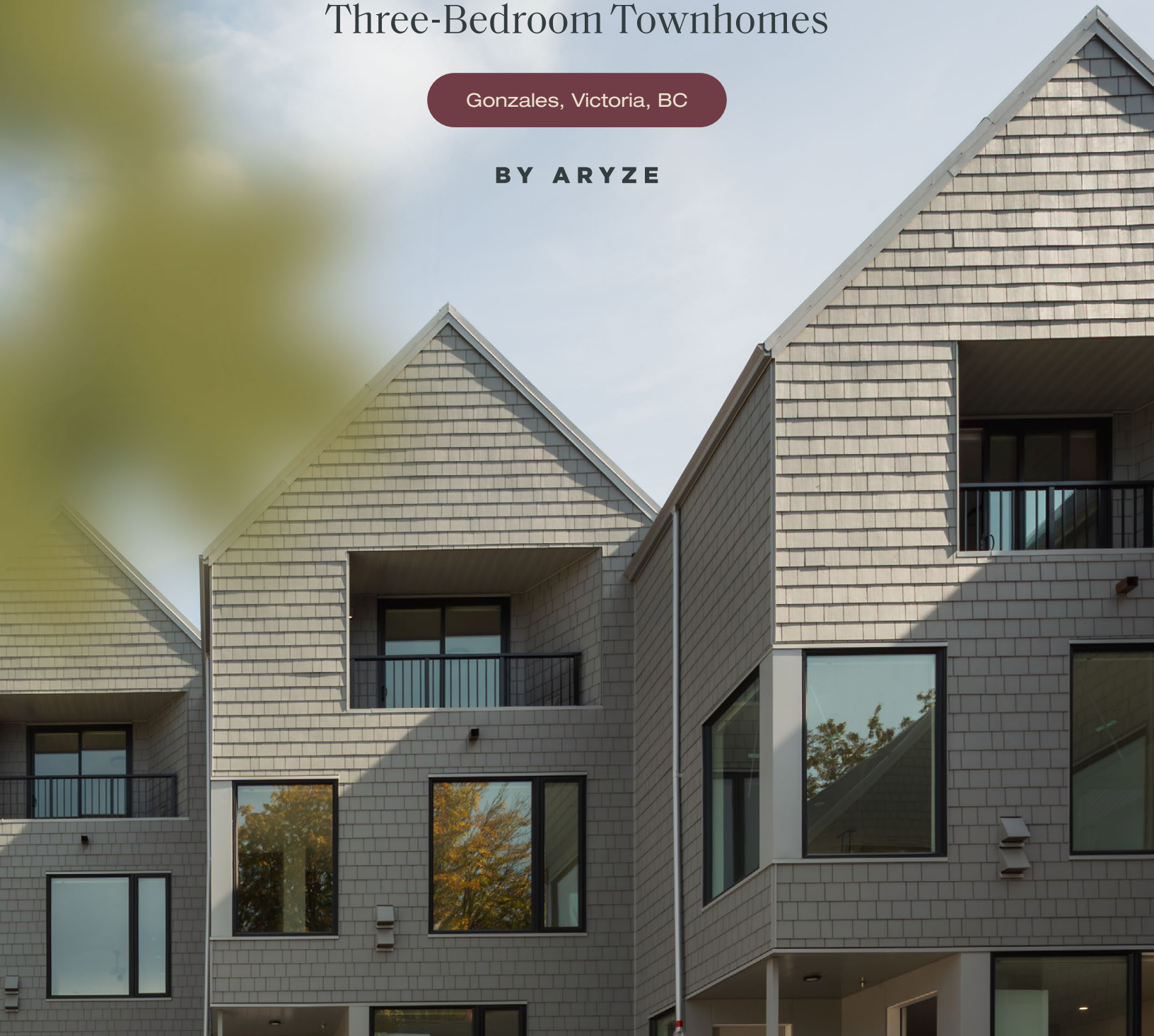


WISTERIA ROW

Three-Bedroom Townhomes

Gonzales, Victoria, BC

BY ARYZE





Where history meets the heart of the village

Introducing Wisteria Row, a collection of eighteen townhomes located in a highly coveted coastal neighbourhood on the edge of Oak Bay and Victoria. Designed by Erica Sangster, Principal at D'Ambrosio Architecture + Urbanism, the homes at Wisteria Row nestle within the landscape while forming a soft and naturalized relationship with the surrounding greenery.

Taking inspiration from the architecture of the neighbourhood, the homes weave elements of traditional design into a warm, contemporary expression. Ground oriented front porches, gabled rooflines and inset balconies echo older craftsman-era homes, while generous windows flood the homes with ample natural daylight.

Where life and leisure intertwine.

Throughout the homes you will find high-quality, lasting materials and unexpected details thoughtfully curated by our team—inspired by nearly 20 years of experience building some of the most beautiful custom homes across Greater Victoria.

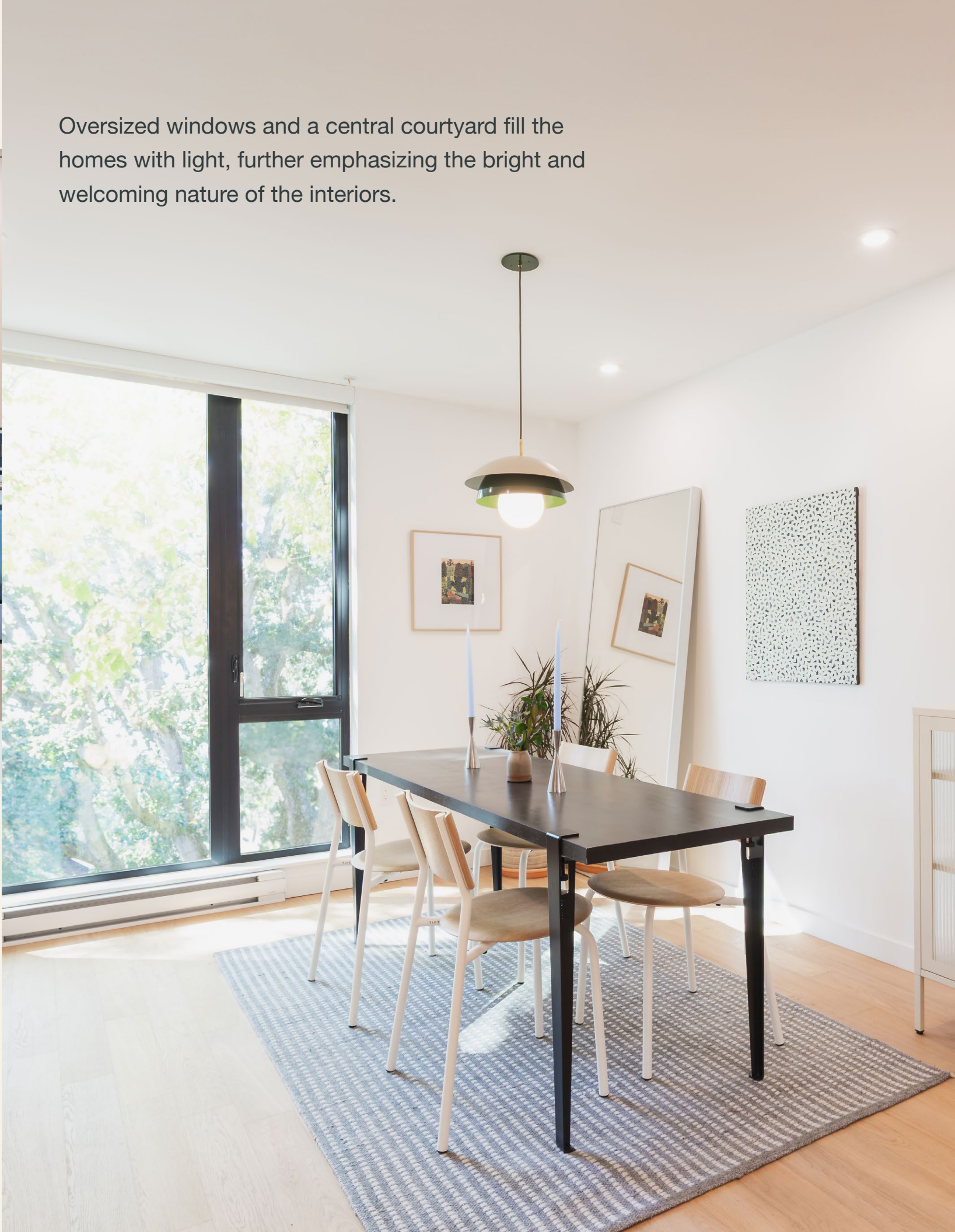


Where life and leisure intertwine.



Every detail of Wisteria Row is carefully considered to maximize livability and natural flow throughout, such as the custom-designed kitchen cabinetry for an integrated and seamless aesthetic.

Oversized windows and a central courtyard fill the homes with light, further emphasizing the bright and welcoming nature of the interiors.



Where life and leisure intertwine.

The ensuite bathroom blends modern design with everyday comfort—featuring a floating custom vanity with matte black hardware. Heated floors add gentle warmth, while the polished porcelain-tiled shower and rain shower package creates a refined, minimalistic retreat.



Traditional design woven into warm, contemporary expression

This cross-section showcases the stacked townhome design of Wisteria Row. This layout offers efficient use of the landscape and a high degree of livability, ensuring all units are ground-oriented and have ample access to natural daylight.



Your Neighbourhood

Dining

- 1 Demitasse Café & Garden Centre
- 2 Discovery Coffee
- 3 Hide + Seek Coffee
- 4 Penny Farthing Public House
- 5 Vis-à-Vis



Shopping

- 11 Fairway Market
- 12 Red Barn Market
- 13 Thrifty Foods
- 14 Save-On-Foods
- 15 Village Butcher
- 16 Cork & Barrel Spirit Merchants
- 17 BC Liquor
- 18 Pharmasave
- 19 Hardware Store

Schools and Public Amenities

- 6 Glenlyon Norfolk School
- 7 Glenlyon Norfolk Junior School
- 8 St. Michaels Junior School
- 9 Oak Bay High School
- 10 Royal Jubilee Hospital



Recreation

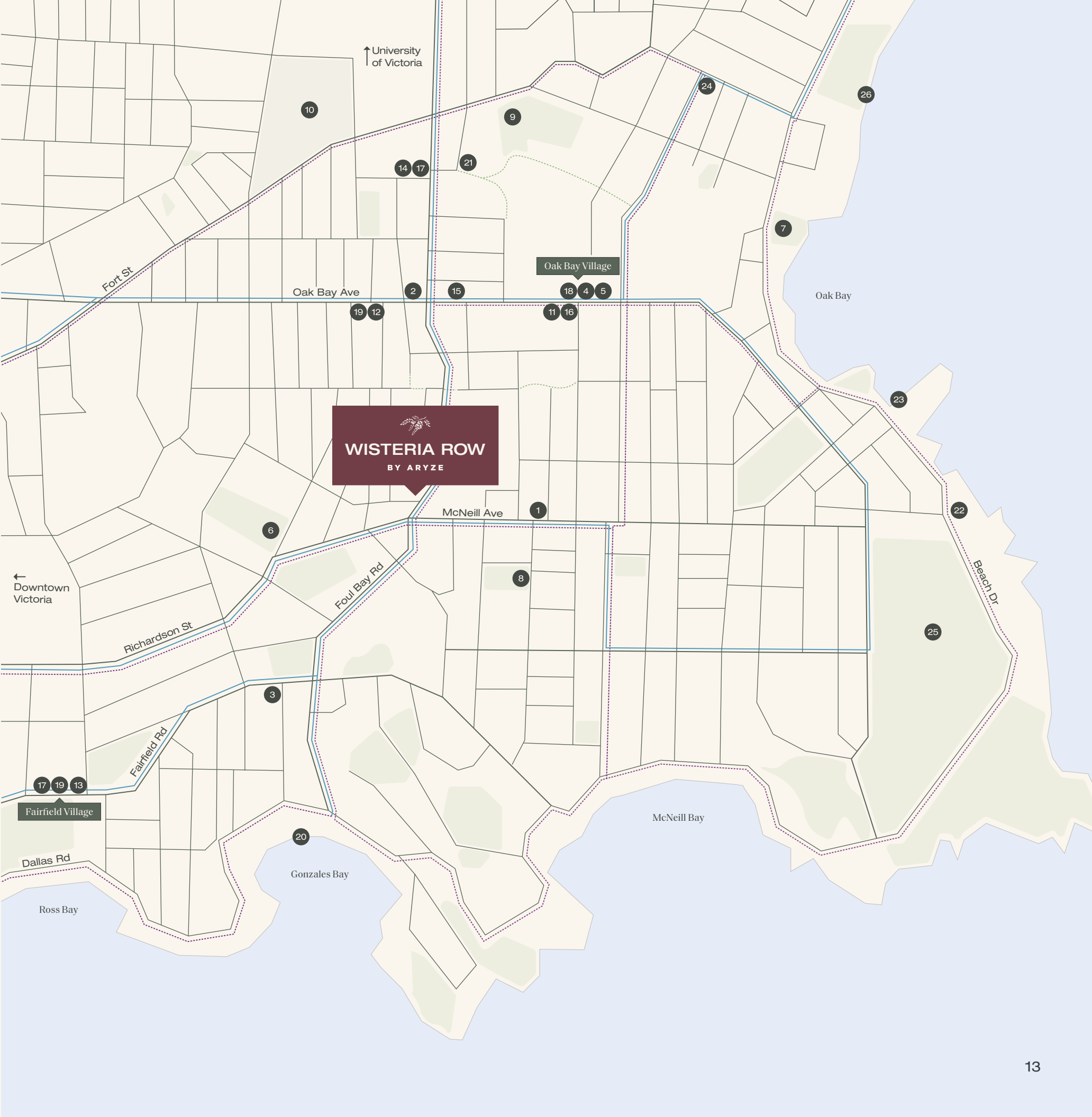
- 20 Gonzales Beach
- 21 Oak Bay Recreation Centre
- 22 Oak Bay Beach Hotel & Spa
- 23 Oak Bay Marina
- 24 Oak Bay Tennis Club
- 25 Victoria Golf Club
- 26 Willows Beach

Transit Networks

- Bus Routes
- Bike Lanes
- Walking Paths
- Parks

Proximity

Oak Bay Village	1.0 km
Gonzales Beach	1.2 km
Fairfield Village	1.9 km
Willows Beach	2.6 km



Discover a coveted coastal sanctuary

The landscape is inspired by the surrounding Garry Oak ecosystem, combining native and pollinator plant species while emphasizing the existing tree canopy. Surrounding the townhomes is a heritage stone wall retained to celebrate the historic significance of the property.

Legend

- 1 Waste & Recycling
- 2 Mailboxes
- 3 Shared Pathway
- 4 Secure Bike Storage
- 5 Green Space & Play Area
- 6 Heritage Stone Wall
- 7 Bike Parking



Features



Building Overview

- Architecture by award winning architect Erica Sangster, Principal at D’Ambrosio Architecture + Urbanism
- Collection of 18 townhomes in the highly coveted Gonzales neighbourhood, on the border of Victoria and Oak Bay
- Landscape design by Biophilia Design Collective to honour the native Garry Oak ecosystem
- Architectural language that draws from nearby craftsman era homes
- Timeless exterior materiality of front gabled roof forms, fine textured cladding and grey wood shingles
- Classic residential front porches to provide a close relationship to the surrounding landscape
- Central courtyard, shared seating and linked walkway to enhance the sense of community and connectivity

Interiors

- Engineered Oak hardwood flooring throughout
- Front load washer and dryer conveniently located on bedroom level
- Custom fit blinds installed throughout the home
- Oversized windows with glazing to optimize natural light and capture surrounding foliage and tree scape

Ensuite Bathroom

- Floating custom vanity, equipped with matte black Moen faucet and Richelieu pulls
- Heated porcelain tiled floor in a brushed, slip resistant finish
- Surround porcelain tiled shower in polished finish
- Convenient custom shower niche
- Moen rain shower kit with detachable shower headmain floor

Kitchens

- Centralized kitchens designed for gathering in a sophisticated nature-inspired colour palette
- Oversized central island
- Quartz countertops
- Integrated European Appliance Package
 - Fulgor 30” Built-in Panel Ready Fridge
 - Fulgor 30” Induction Cooktop
 - Fulgor 24” Built-in Panel Ready Dishwasher
 - Fulgor 30” Wall Oven
 - Integrated Hood Fan with Custom Cabinetry Surround

Amenities

- Electric vehicle capability for all parking stalls
- Increased storage space with both entry and linen closets
- Heating and cooling Smart Thermostat for efficiency and comfort
- Easily accessible ground level vehicle parking
- Secured bike parking
- Comprehensive 2-5-10 Warranty

Dimensions, sizes, specifications, layouts and materials are subject to change without notice, E. & O. E.

Pricing

Location

907 & 909 Redfern Street, Victoria BC
Total of 18 homes

Project Team

Aryze Developments, D’Ambrosio Architecture + Urbanism, Biophilia Design Collective

Strata Fees

Approximately .26 per square foot

Deposit Structure

15% within 7 days of offer acceptance

Construction

Fall 2025

Property Tax

Estimates are based on 2025 municipal mill rate

Building	Level	Home Type	Int. sqft	Ext. sqft	Price Range
East	Lower	3 Bed, 2.5 Bath	1,187 – 1,200	89–97	\$1,150,000 - \$1,250,000
East	Upper	3 Bed, 2.5 Bath	1,381	89–97	\$1,300,000
West	Lower	3 Bed, 2.5 Bath	1,177 – 1,198	89	\$1,225,000 - \$1,275,000
West	Upper	3 Bed, 2.5 Bath	1,330	89	\$1,350,000

2-909 Redfern

East Building

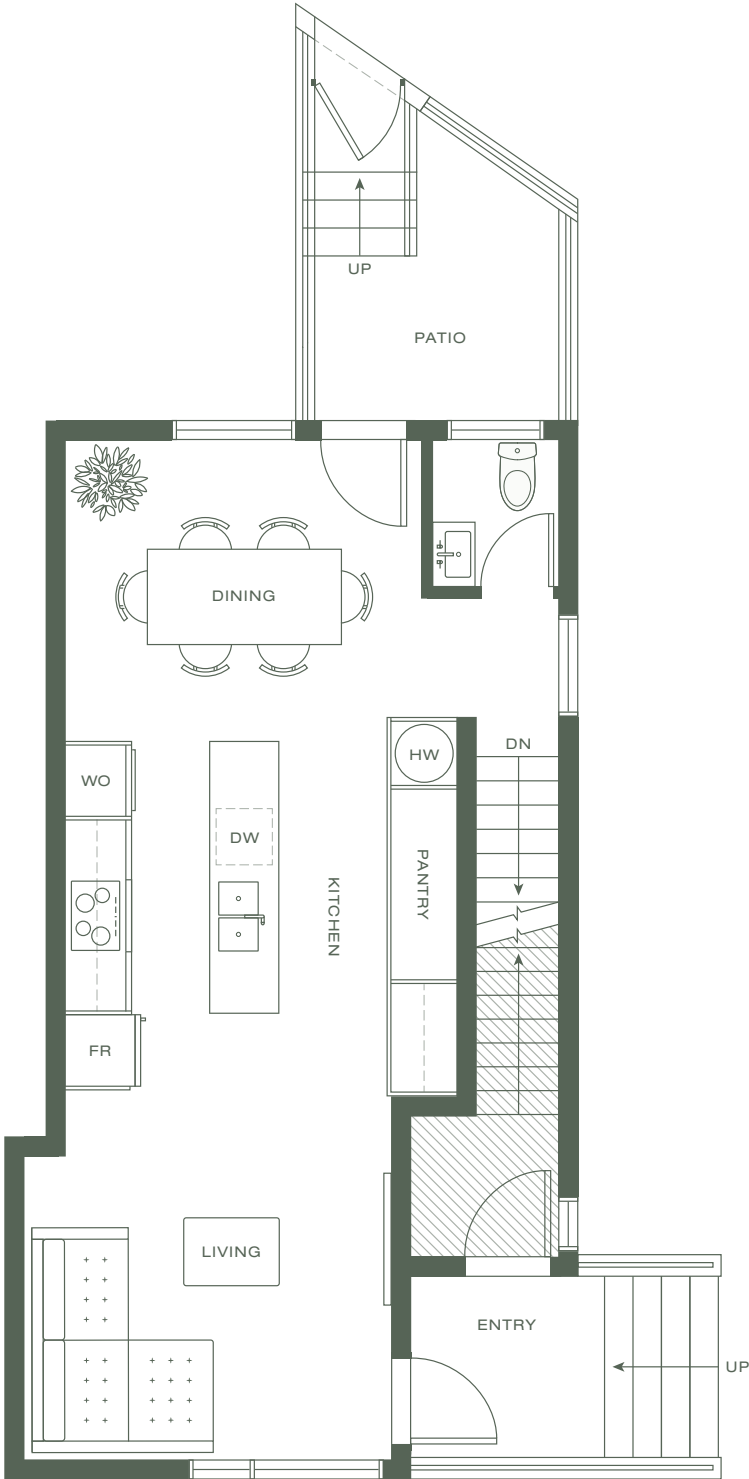
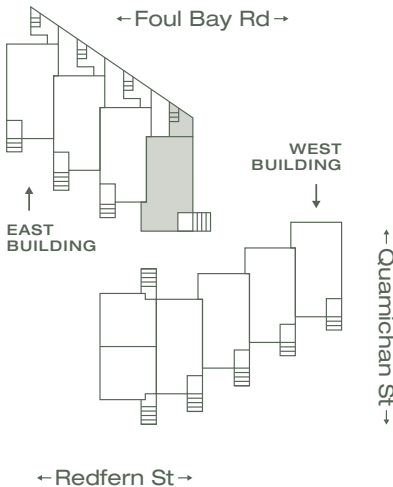
WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Upper Floor
530 SQFT
—
Interior
1,187 SQFT
Exterior
97 SQFT
Total
1,284 SQFT

Levels

- 4
- 3
- 2
- 1



ARYZE



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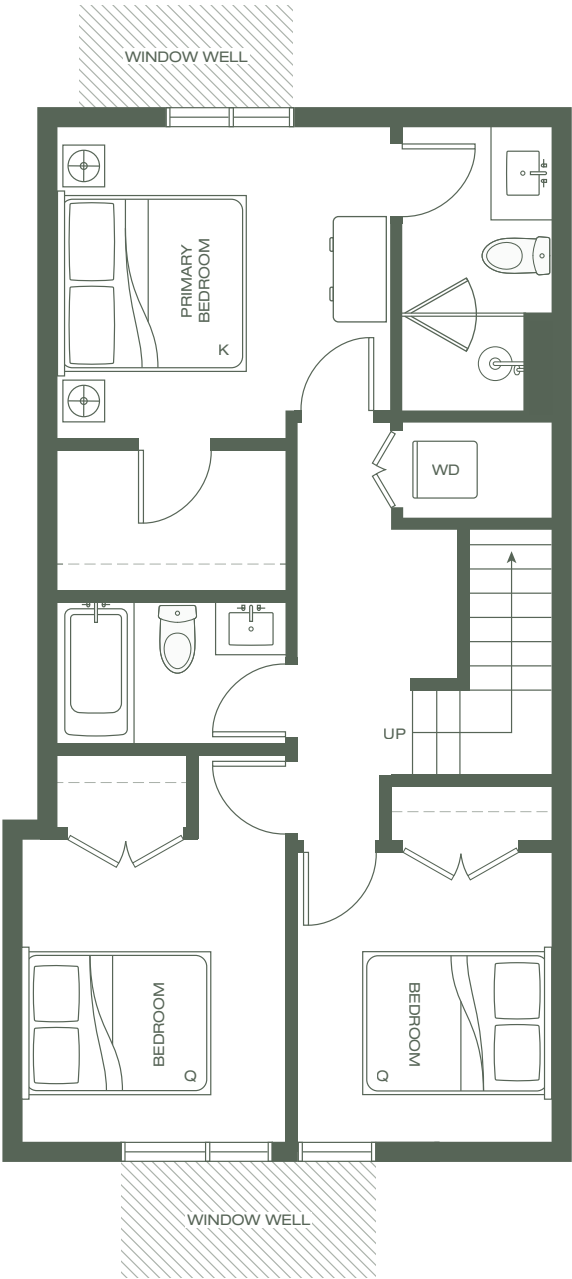
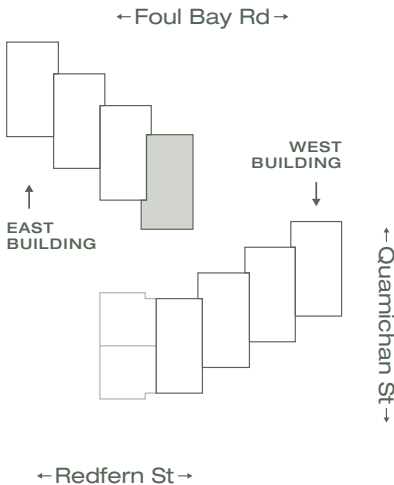
WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Lower Floor
657 SQFT
—
Interior
1,187 SQFT
Exterior
97 SQFT
Total
1,284 SQFT

Levels

- 4
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3-909 Redfern

East Building

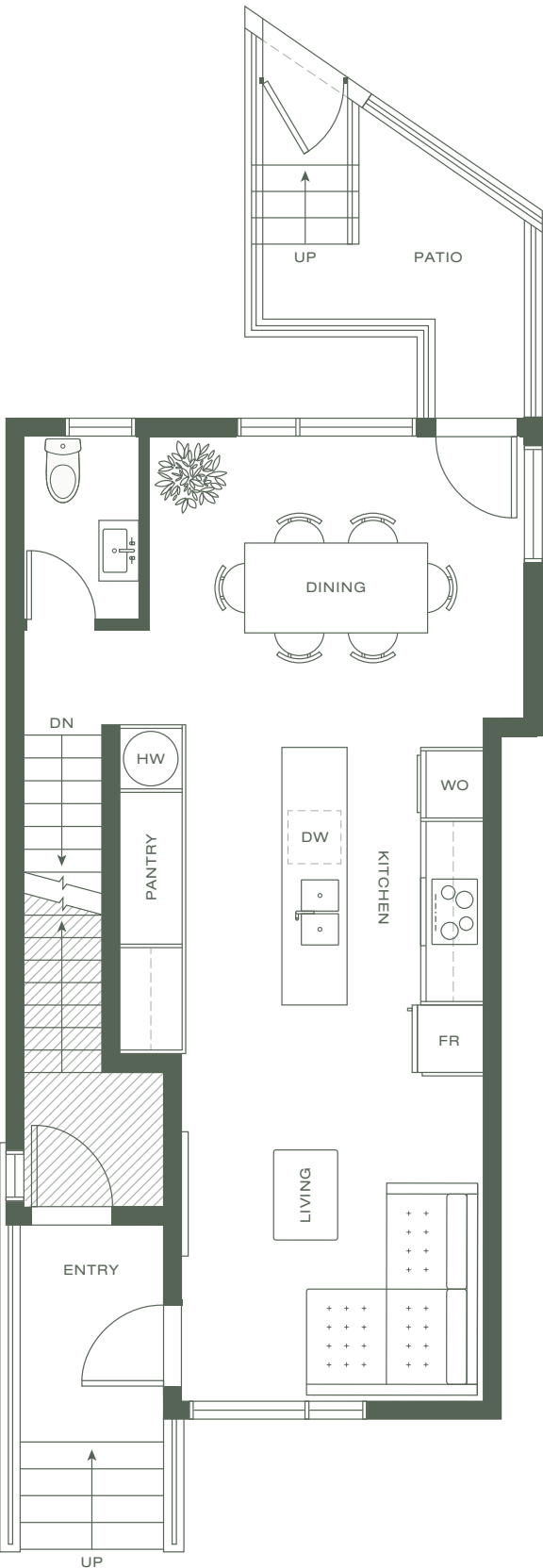
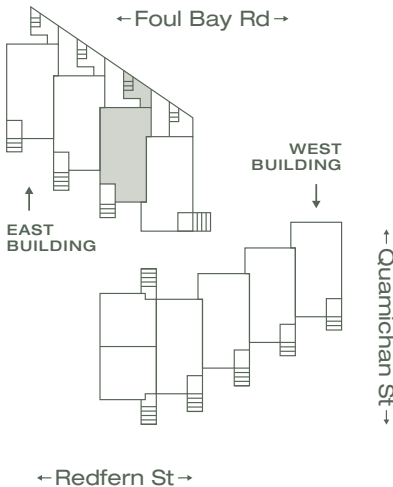
WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Upper Floor
540 SQFT
—
Interior
1,198 SQFT
Exterior
97 SQFT
Total
1,295 SQFT

Levels

- 4
- 3
- 2
- 1



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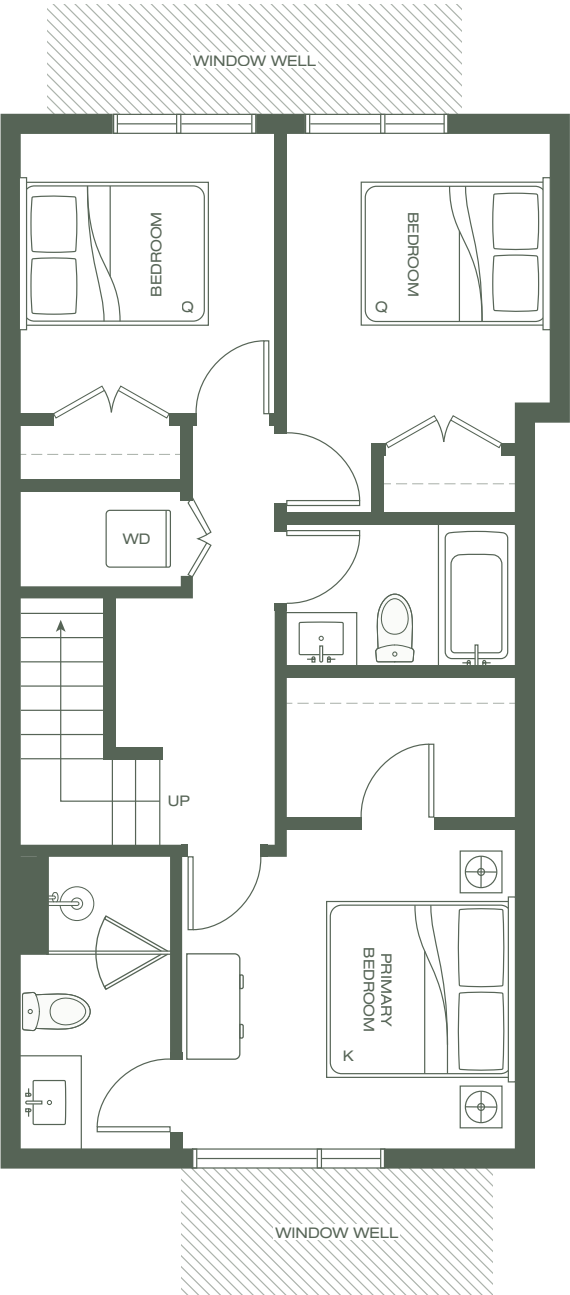
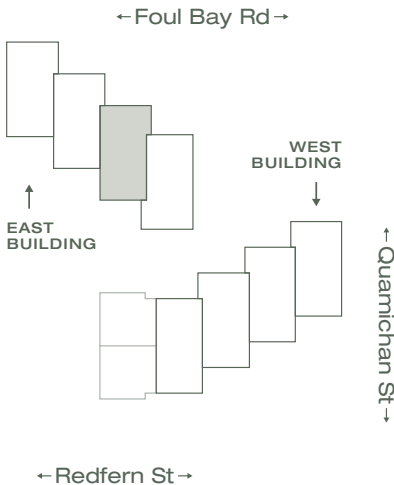
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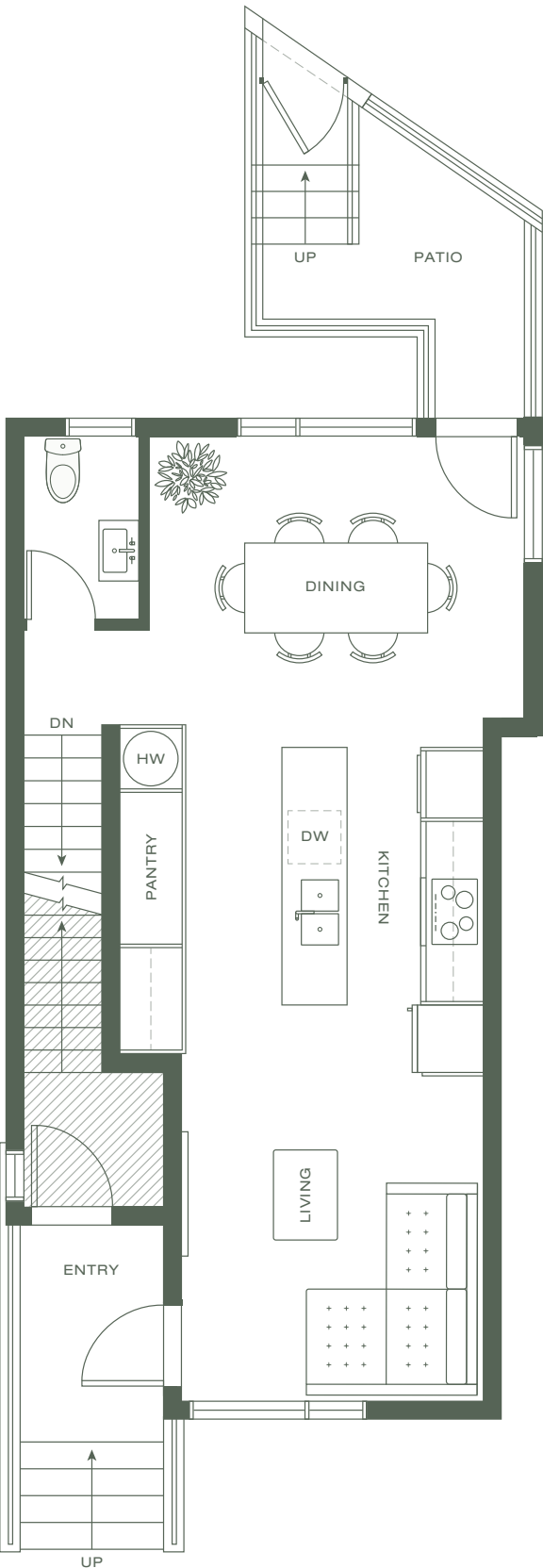
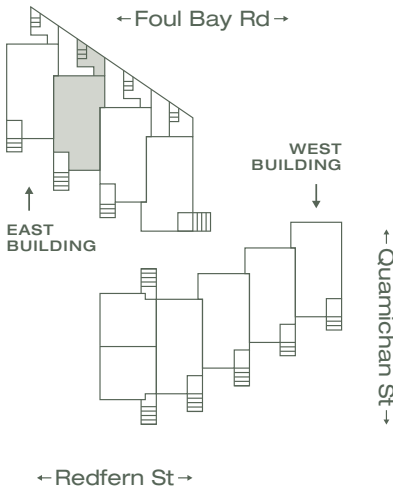
WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Upper Floor
541 SQFT
—
Interior
1,200 SQFT
Exterior
97 SQFT
Total
1,297 SQFT

Levels

- 4
- 3
- 2
- 1



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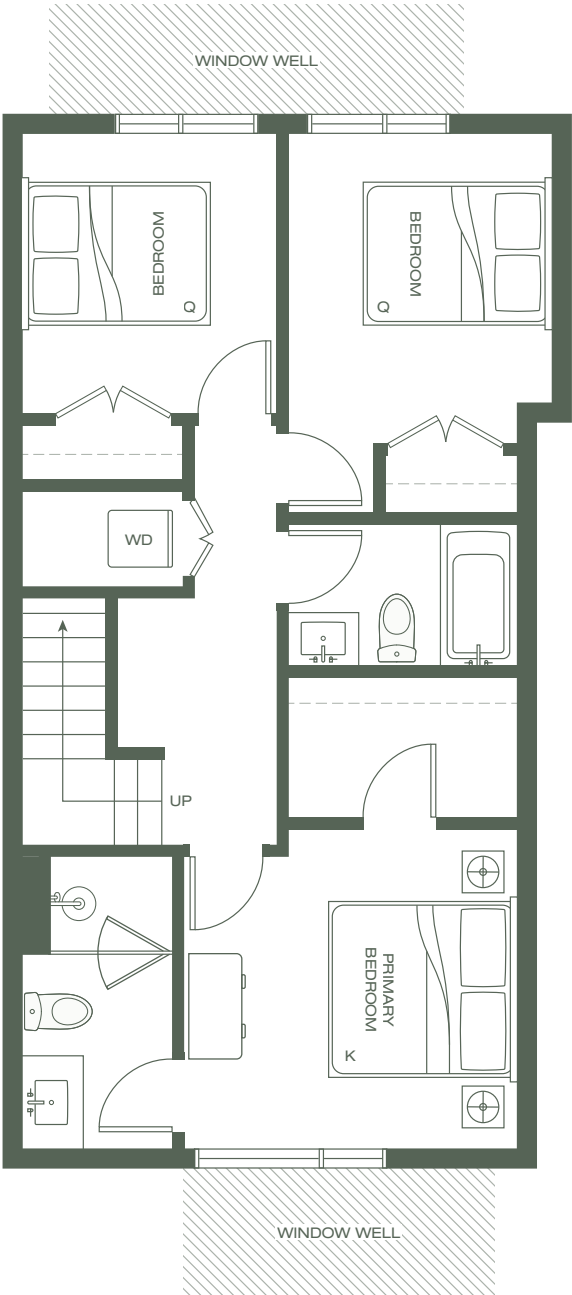
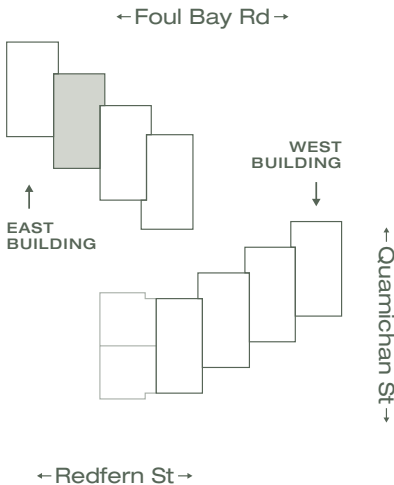
WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Lower Floor
659 SQFT
—
Interior
1,200 SQFT
Exterior
97 SQFT
Total
1,297 SQFT

Levels

- 4
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- 2
- 1



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7-909 Redfern

East Building

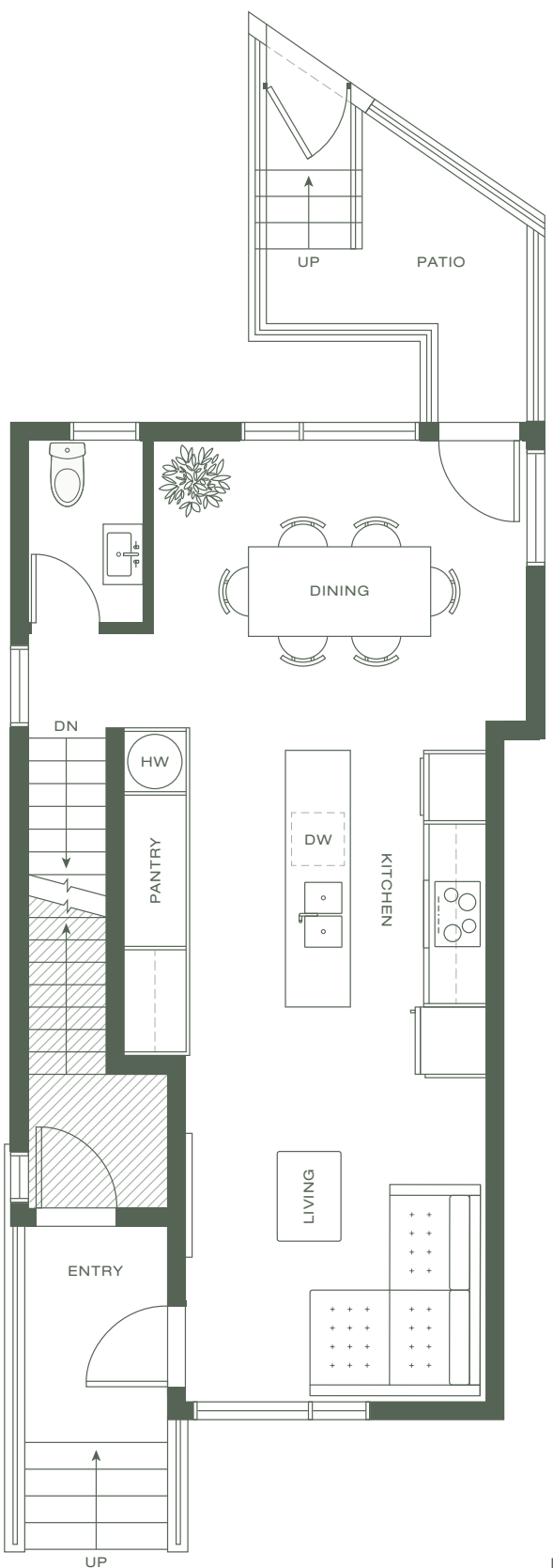
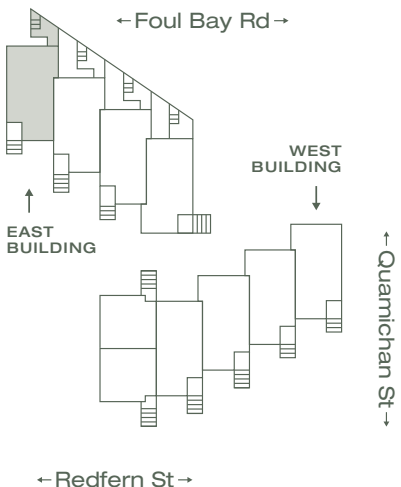
WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Upper Floor
540 SQFT
—
Interior
1,197 SQFT
Exterior
97 SQFT
Total
1,294 SQFT

Levels

- 4
- 3
- 2
- 1



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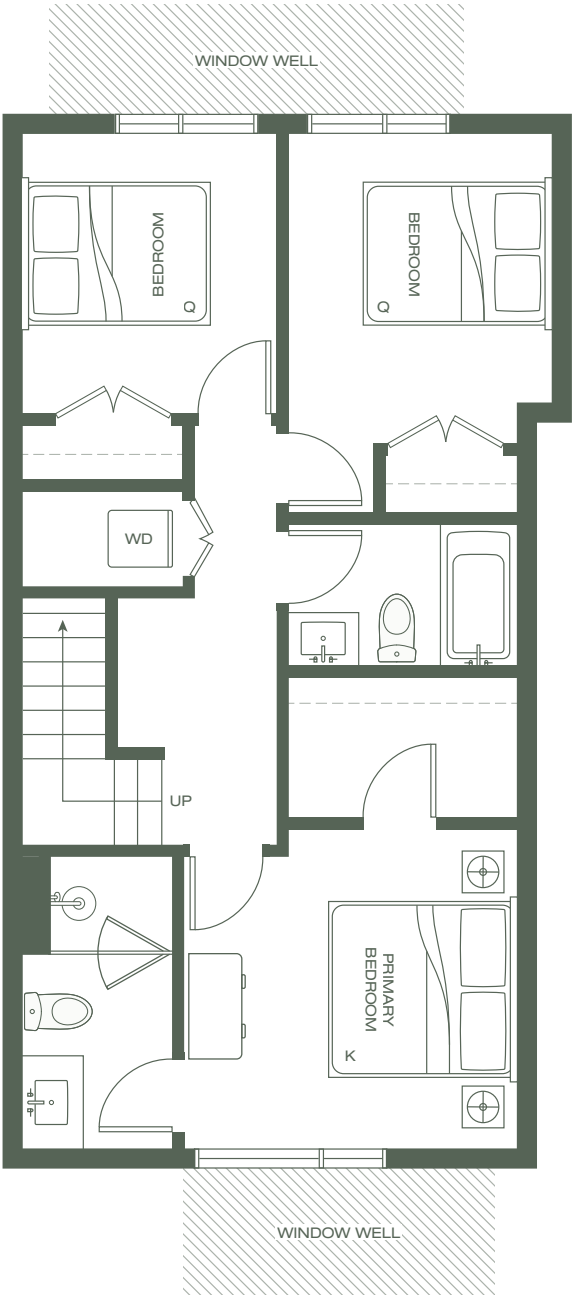
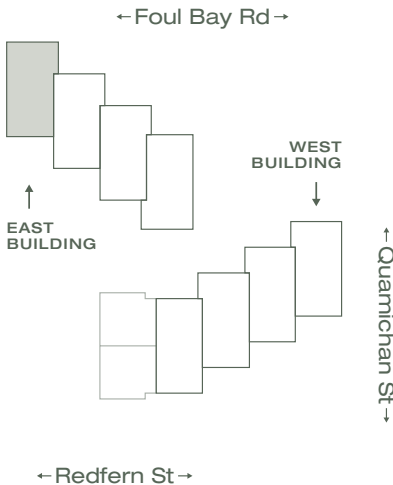
WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Lower Floor
657 SQFT
—
Interior
1,197 SQFT
Exterior
97 SQFT
Total
1,294 SQFT

Levels

- 4
- 3
- 2
- 1



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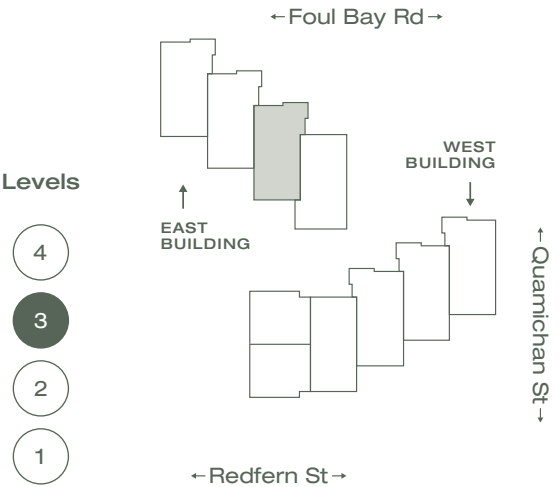
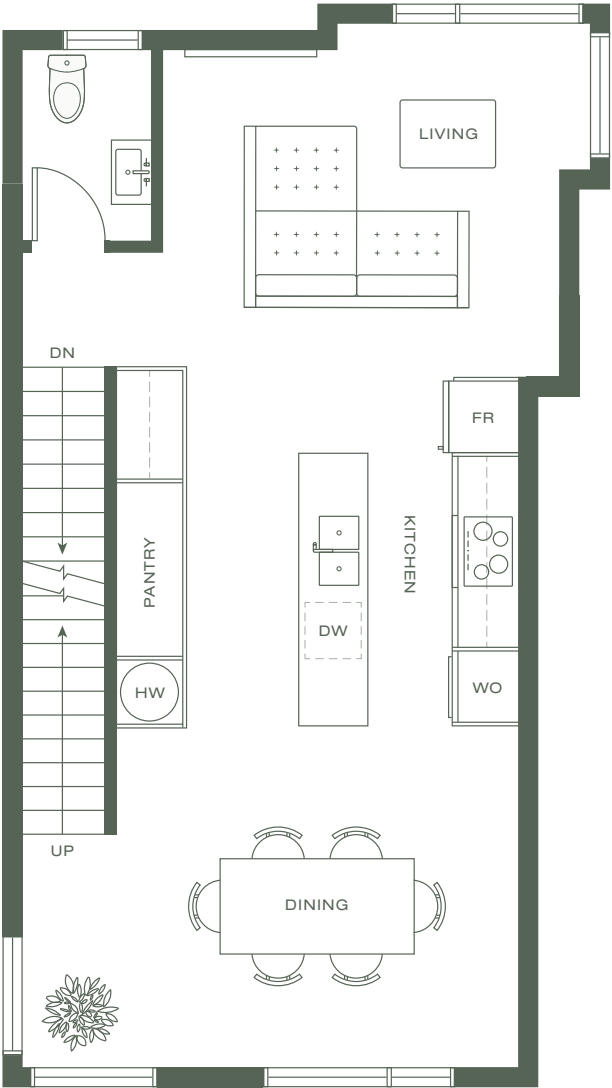
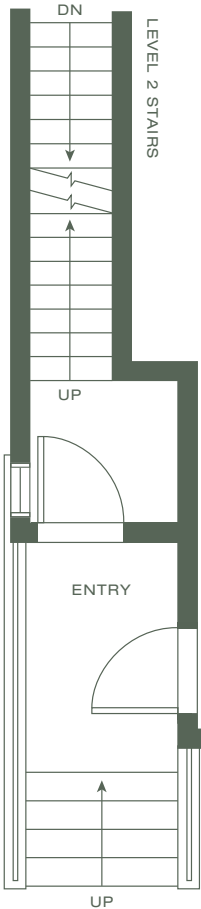
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4-909 Redfern

East Building

3 Bedroom, 2.5 Bathroom

Lower Floor
721 SQFT
—
Interior
1,381 SQFT
Exterior
97 SQFT
Total
1,478 SQFT



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4-909 Redfern

East Building

WISTERIA ROW

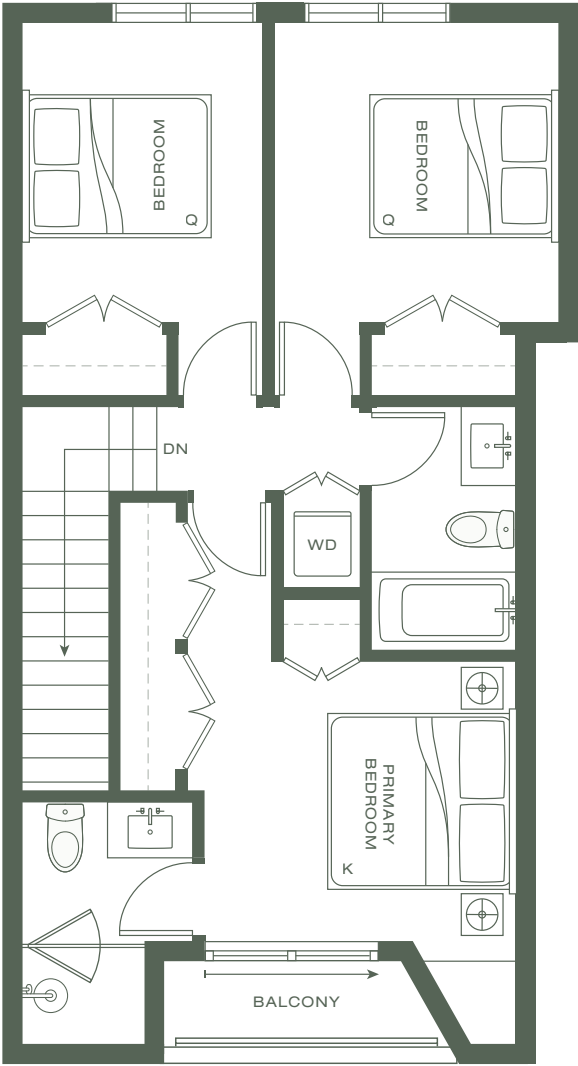
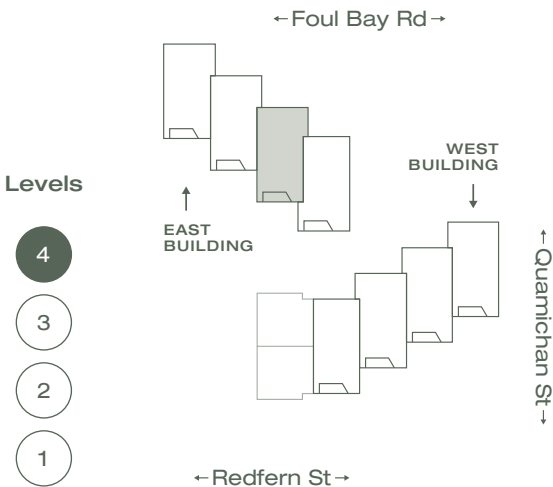
3 Bedroom, 2.5 Bathroom

Upper Floor
660 SQFT

Interior
1,381 SQFT

Exterior
97 SQFT

Total
1,478 SQFT



ARYZE



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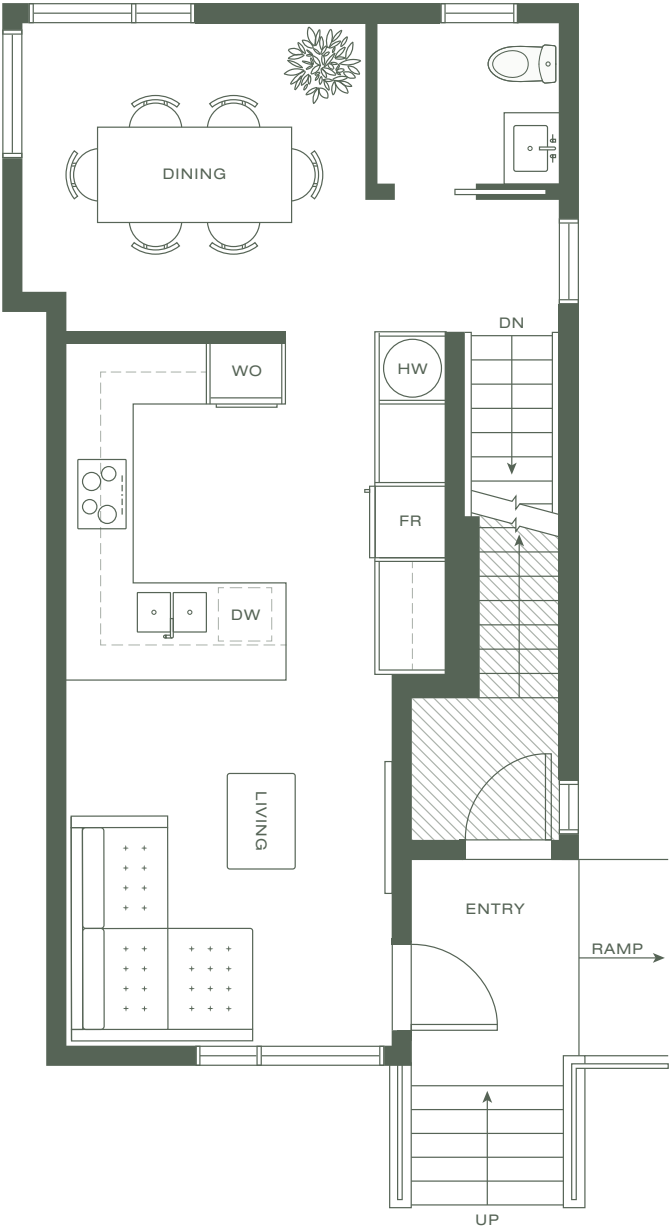
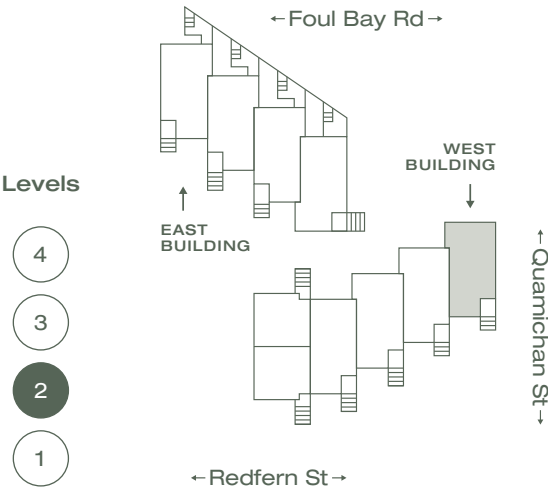
2-907 Redfern

West Building

WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Upper Floor
537 SQFT
—
Interior
1,191 SQFT
Exterior
89 SQFT
Total
1,280 SQFT



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West Building

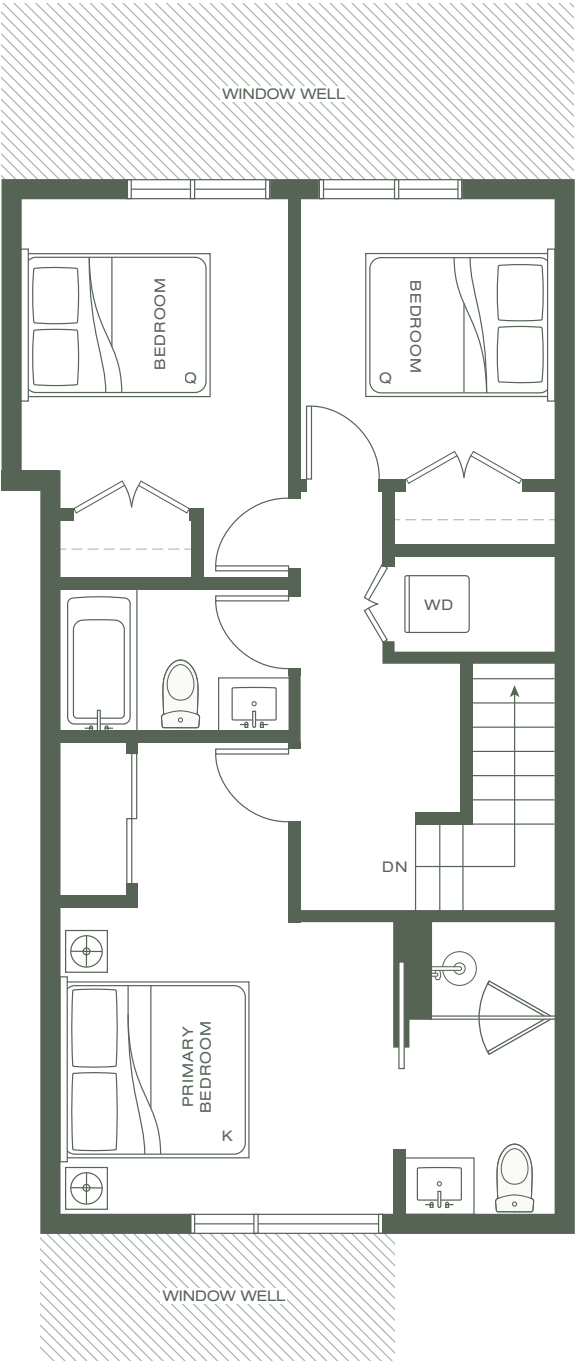
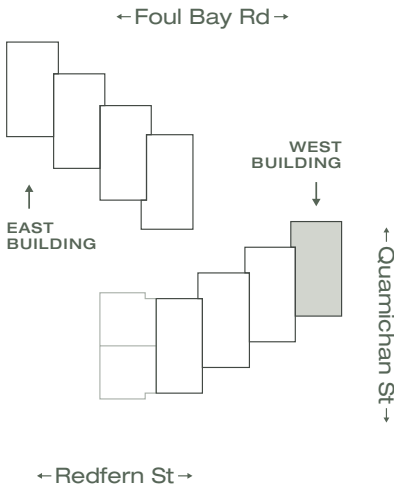
WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Lower Floor
654 SQFT
—
Interior
1,191 SQFT
Exterior
89 SQFT
Total
1,280 SQFT

Levels

- 4
- 3
- 2
- 1



ARYZE



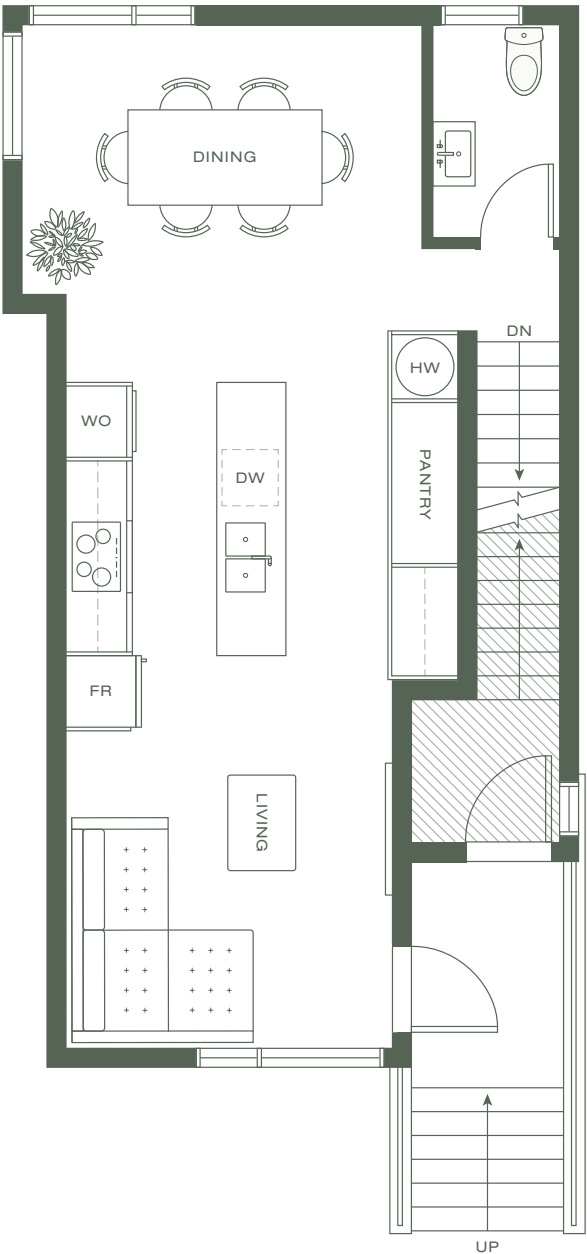
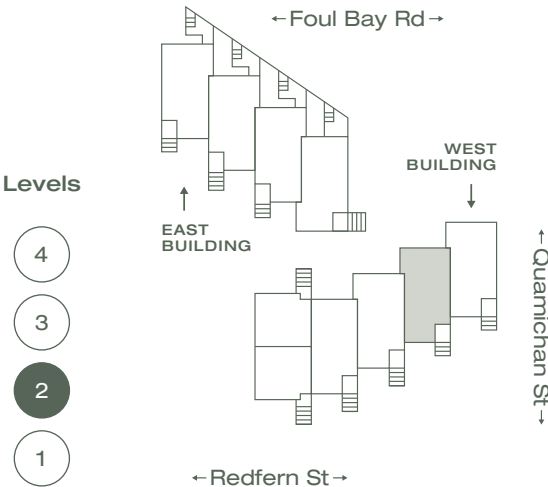
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4-907 Redfern

West Building

3 Bedroom, 2.5 Bathroom

Upper Floor
540 SQFT
—
Interior
1,198 SQFT
Exterior
89 SQFT
Total
1,287 SQFT



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4-907 Redfern

West Building

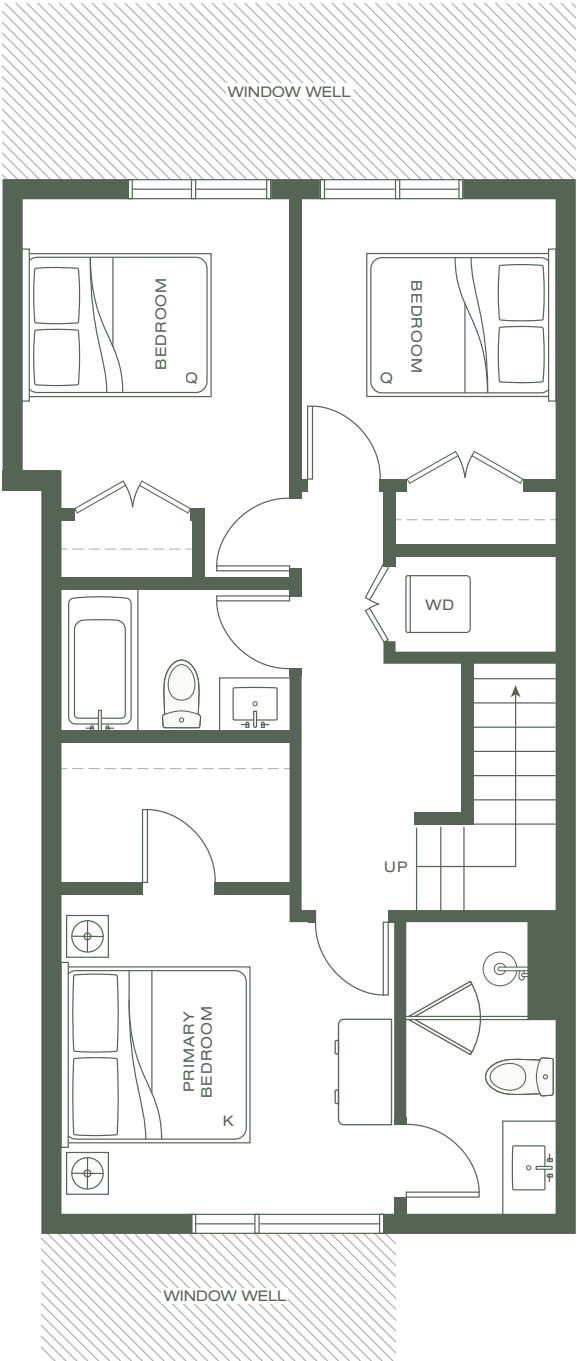
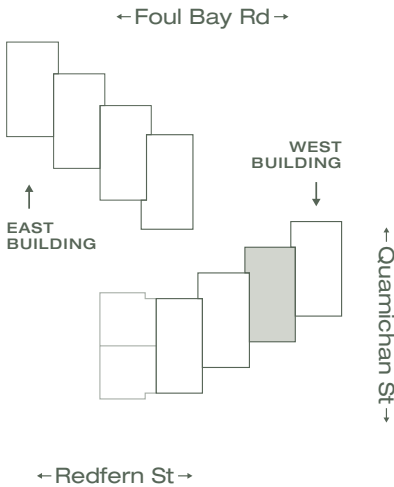
WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Lower Floor
658 SQFT
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Interior
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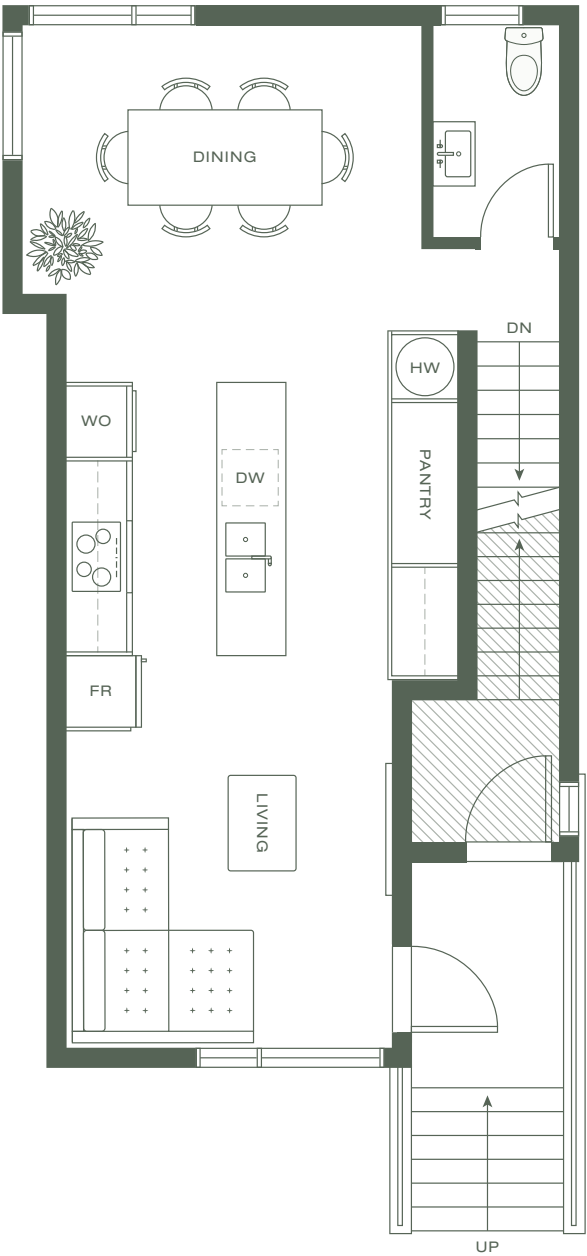
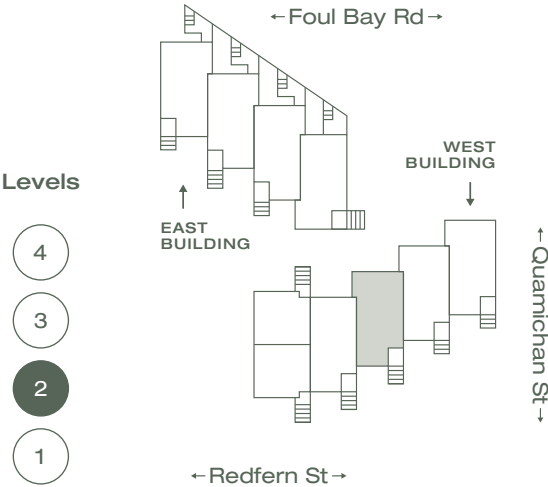
6-907 Redfern

West Building

WISTERIA ROW

3 Bedroom, 2.5 Bathroom

Upper Floor
540 SQFT
—
Interior
1,197 SQFT
Exterior
89 SQFT
Total
1,286 SQFT



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6-907 Redfern

West Building

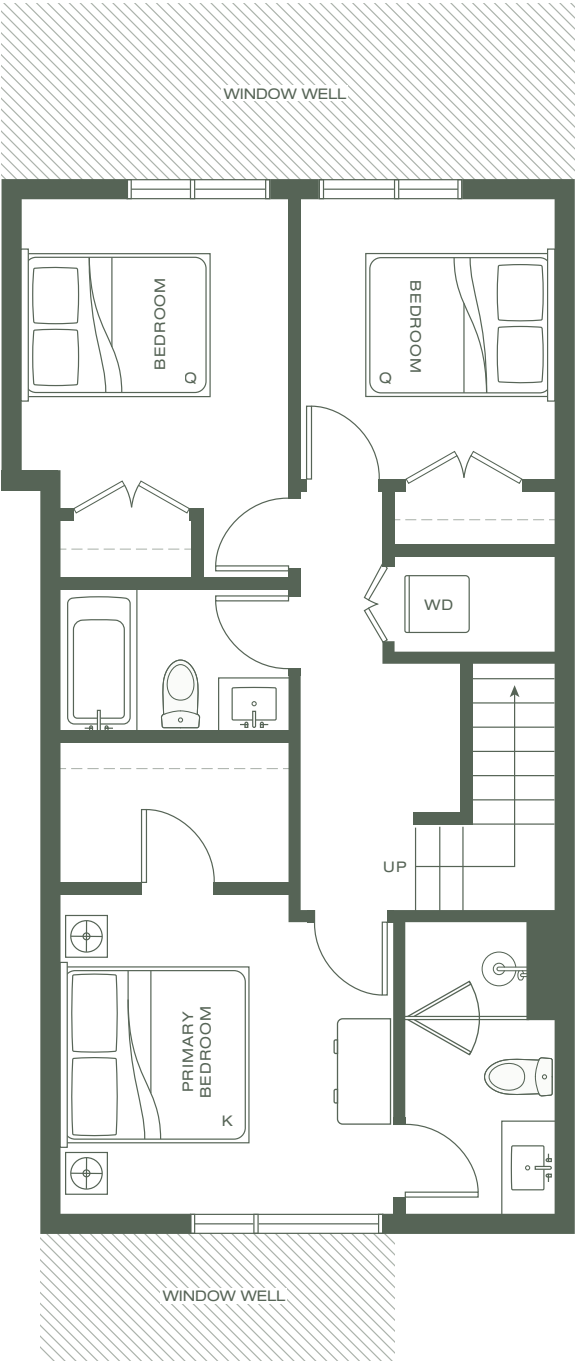
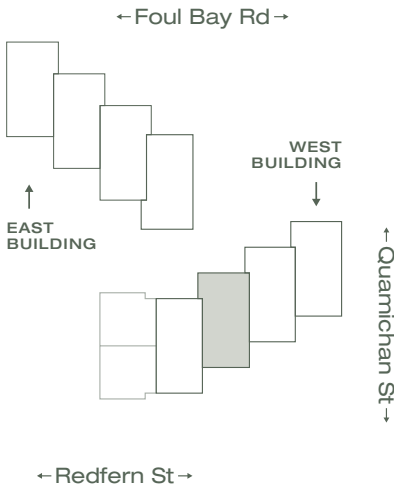
WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Lower Floor
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Interior
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Exterior
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Levels

- 4
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8-907 Redfern

West Building

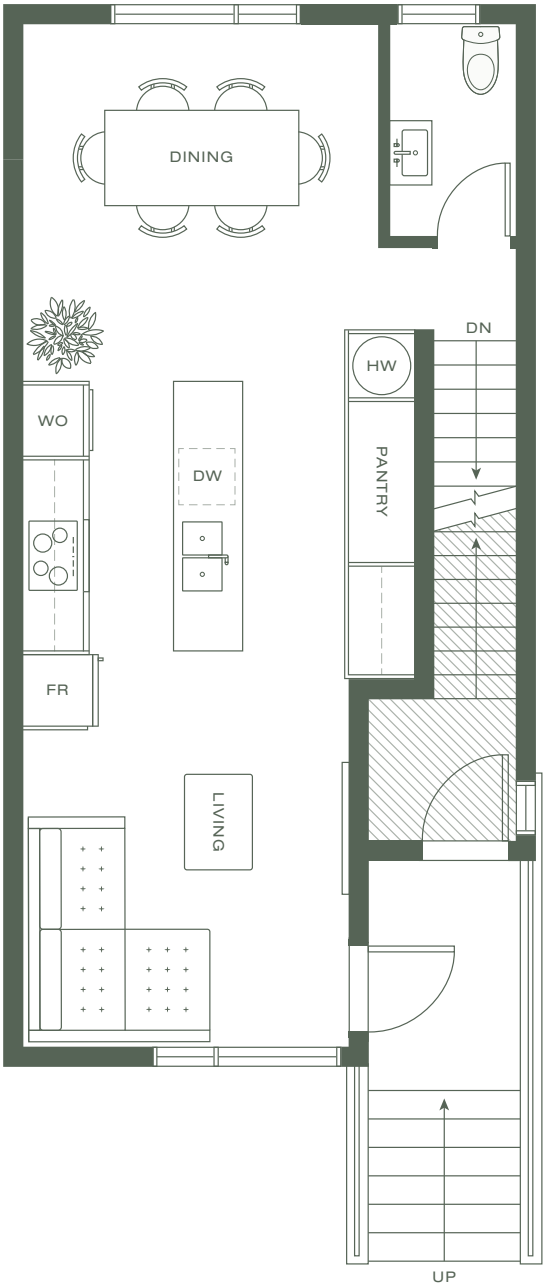
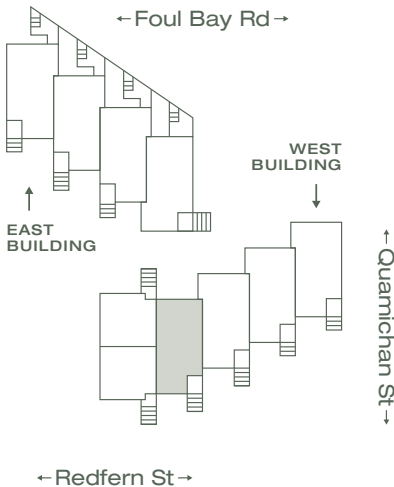
WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Upper Floor
526 SQFT
—
Interior
1,176 SQFT
Exterior
89 SQFT
Total
1,265 SQFT

Levels

- 4
- 3
- 2
- 1



ARYZE



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8-907 Redfern

West Building

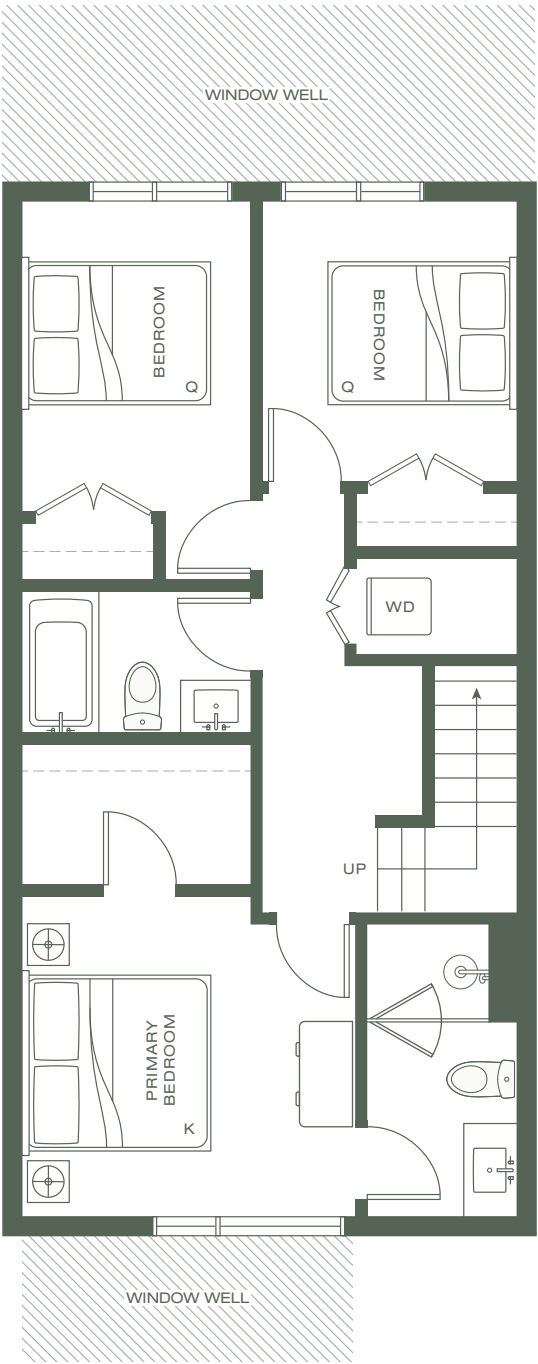
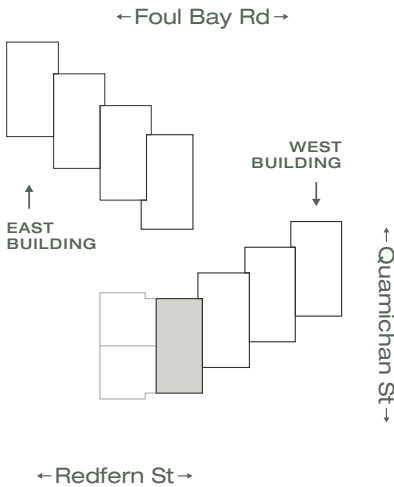
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3 Bedroom, 2.5 Bathroom

Lower Floor
650 SQFT
—
Interior
1,176 SQFT
Exterior
89 SQFT
Total
1,265 SQFT

Levels

- 4
- 3
- 2
- 1



ARYZE



Dimensions, sizes, specifications, layouts, materials, etc. are approximate only and subject to change without notice. Window sizes, layouts, configurations, ceiling heights, spandrel panels and other specifications may vary from home to home. The developer reserves the right to make modifications to, without limitation, the building design, specifications, features, floor plans, layouts and size of development. This is not an offering for sale. E. & O.E.

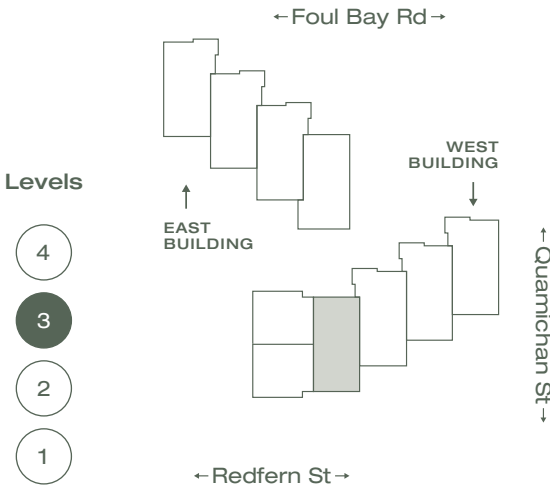
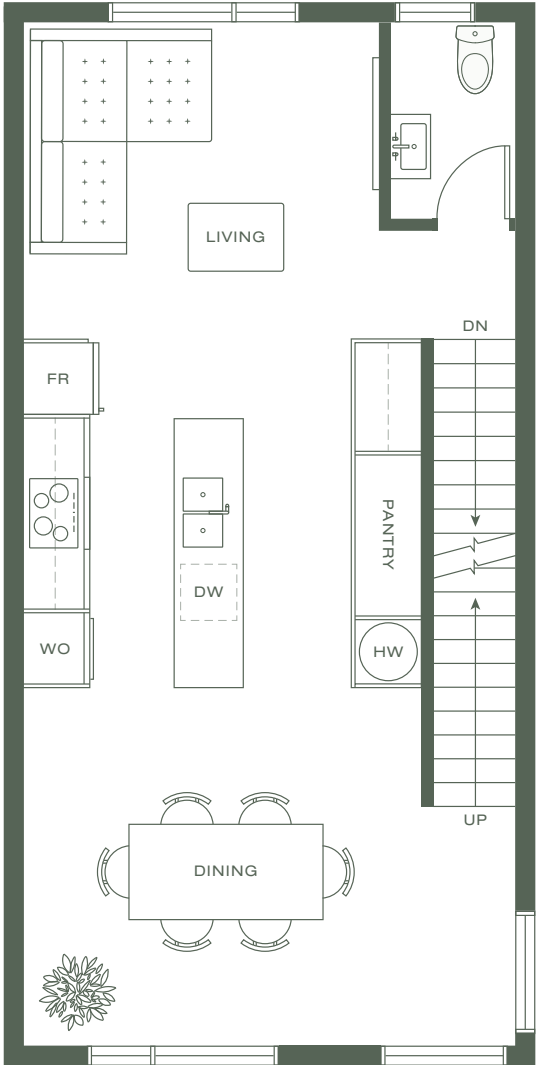
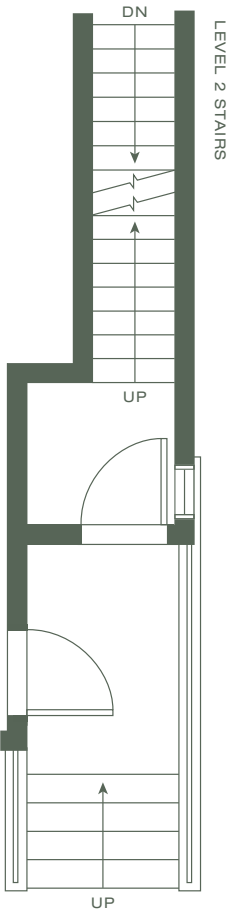
7-907 Redfern

West Building

WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Lower Floor
687 SQFT
—
Interior
1,330 SQFT
Exterior
89 SQFT
Total
1,419 SQFT



ARYZE



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7-907 Redfern

West Building

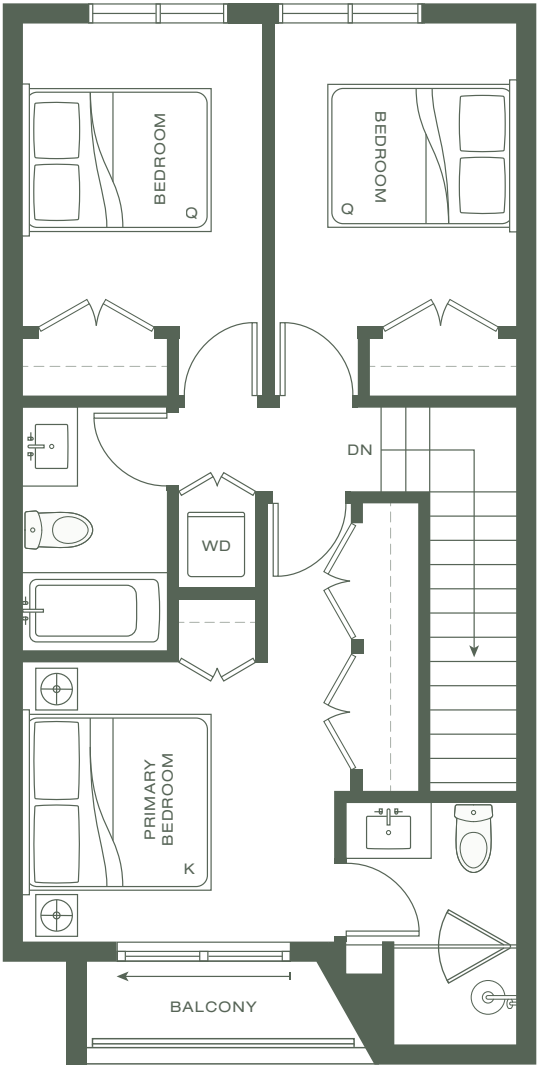
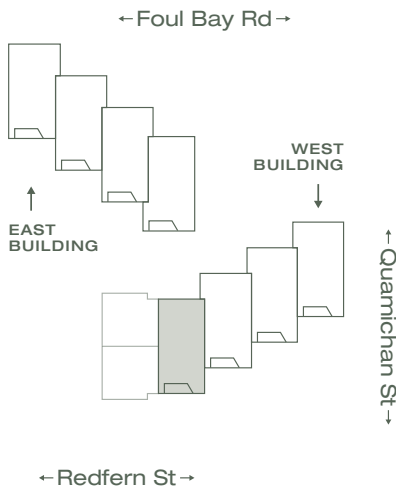
WISTERIA ROW 

3 Bedroom, 2.5 Bathroom

Upper Floor
643 SQFT
—
Interior
1,330 SQFT
Exterior
89 SQFT
Total
1,419 SQFT

Levels

- 4
- 3
- 2
- 1



ARYZE



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