

Unrivalled Lakeside Living

Quiet Sophistication & Lasting Quality

- An exclusive collection of 48 one- and two-bedroom condominiums in View Royal, BC.
- Built by award-winning local builder Homewood Constructors Ltd.
- Architecture by the acclaimed dhKarchitects, a local Victoria firm.
- Stylish design, bold glazing with cementitious composite paneling and lap siding.
- All construction meets or exceeds the current Step 3 Energy Code Certification standards, which integrate sustainable building techniques and materials, energy conservation and waste management measures.
- Rainscreen exterior envelope technology and earthquake-prepared design.
- Energy-efficient, thermally isolated, double-glazed, vinyl-framed windows and doors.
- Suite wall and floor insulation systems provide superior party wall sound separation.
- Every suite features an energy-efficient recovery ventilator system with a programmable smart controller.
- Prewired for high-speed internet and digital cable connections.

Serene Interiors

- Polished interiors by Heather Kallos Design Inc., featuring two colour palette options.
- Signature brushed wide plank, matte finish laminate flooring in all living areas and bedrooms.
- Airy rooms with smooth, painted 9-foot ceilings that feature architecturally boxed bulkheads.
- Sound-resistant painted solid core wood suite entry doors.
- Moulded interior swing doors and bi-folds are smooth, single panel painted doors, with satin steel finished lever sets.
- Opaque glazed French swing or pocket doors to some bedrooms, office/dens and bathrooms.

- Stylish, Maestro Pro Inverter AC unit in the living rooms provides limited summer cooling and winter heat.
- Central gas hot water heating in every suite.
- LED energy-efficient lighting fixtures, some with dimmer switch controls.
- Modern aluminum light-controlling 2-inch horizontal Venetian window blinds throughout.
- Stacked front-loading high-efficiency Samsung washers and dryers.

Inspired Kitchens

- Custom open-island or galley-style kitchens are simply designed for ease of use and are perfect for entertaining.
- Finely crafted premium wood veneer cabinets by Benson Cabinetry & Millwork Ltd., with face-mounted brushed steel pulls, soft-close door/drawer hardware, hidden touch latches and/or under-mount pulls.
- Built-in cutlery tray and pull-out recycling bins.
- Polished solid quartz countertops.
- Undermounted, double bowl, stainless steel, satin finish sinks.
- Sleek, single handle, European style tower faucets, complete with a pull-out spray wand.
- Rough-in provided for installation of future garburators.
- Recessed under-cabinet strip lighting, pendant lighting and overhead disc lights throughout the kitchen.
- Premium energy-efficient stainless steel appliances.

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- Two-bedroom suites:
 - Samsung 33-inch counter-depth French door refrigerators with Twin Cooling
 - Samsung 30-inch smart gas slide-in convection ranges
 - Samsung Stormwash dishwashers
 - Samsung built-in microwave
 - Broan Elite powerful range hood fans.
- One-bedroom suites:
 - Samsung 28-inch Energy Star counter-depth refrigerators with 15 c.f. of storage
 - Samsung 30-inch smart gas slide-in convection ranges
 - Samsung Stormwash dishwashers
 - Samsung over-the-range microwave/hood fans.

Tranquil Ensuites & Bathrooms

- Imported handset designer ceramic tiled floors and bath/shower surrounds.
- Custom cabinetry in the ensuites, with solid Quartzstone countertops.
- Sleek European-style deck-mounted single-lever faucets with under-mounted basins in the ensuites. Other bathrooms feature single lever faucets and drop-in basins.
- Spacious walk-in showers feature rain shower heads with rolling bi-pass glass doors in the ensuites and a glass screen around the soaker bathtubs.
- Elongated elegant toilets with powerful ultra-low flush systems and slow-close seats.
- Classic full height mirrors with chrome trim and sconce lighting mounted on the mirrors in the ensuites.

Graceful Outdoor Living

- Landscaping designed by award-winning LADR Landscape Design Ltd.
- Hard and soft landscaping transitions residents to the outdoors with large private ground floor patios, some with easy access to outdoor walkways and surrounding spaces.

- Upper-level homes feature spacious balconies with aluminum and glass railings and exterior lighting for outdoor relaxing and entertaining.
- Gas barbeque outlets are provided on every deck and patio.

Convenience & Peace of Mind

- Main entrance controlled by an Enterphone system with fob access and video security monitoring.
- Secure underground parking for all suites with electronic and Enterphone access to the parkade.
- All parkade stalls have been roughed-in for electric vehicle plug-ins.
- Secure individual bike storage is provided in the bike storage room.
- Covered exterior short-term bike parking.
- Secure locker space is available in the storage room for each suite. Some Kayak SUP racks are also available.
- Travelers' Insurance Company of Canada 2-5-10 year warranty, Canada's most comprehensive workmanship, building envelope and structural warranty.
- Homewood Constructors Ltd. customer care warranty.

