



The Boundary

2025

Look Book

Homes





Creating Intuitive Design

DEVELOPER



HOME DESIGN



CONSTRUCTION



QUALITY CONSTRUCTION. TRUSTED SERVICE.



Find something for the whole family.

EXERCISE YOUR MIND AND BODY



YMCA/YWCA

Four stories of fun for the whole family! Opened in Spring 2016. Located in Westhills near Langford's City Centre Park, this family facility features a lap pool and offers a wave pool, water slides, a lazy river, therapy pools, day care, fitness facilities, and more.

LANGFORD GRAVITY ZONE & NATURE TRAILS

This spectacular trail incorporates extensive hiking and mountain biking trails for all skill levels. Visitors can enjoy several mountain and ocean viewpoints along the trail, while cyclists can practice their skills on jumps, obstacles, easy switchbacks or double black diamond trails.

PARKDALE HILL

Dedicated to the City of Langford in 2021, Parkdale Hill offers 35 acres of vibrant forest with meandering trails. Those who hike to the top are rewarded with panoramic views of downtown Victoria, the Olympic Mountains and Mainland BC.

ED NIXON TRAIL

A popular 4.5 km forested route along the shoreline of Langford Lake, primarily used for walking, running, and mountain biking and providing access to the brand new swimming dock.



Westhills Schools

Education for all ages: Elementary, Middle, and High Schools at your doorstep.

Pexsisen Elementary School and Center Mountain Lellum Middle School are two new schools that opened their doors in Westhills to students in 2022. Students can continue their education at **Belmont Secondary**, also located in Westhills, built in 2016.

The schools are designed to be modern learning environments and feature state-of-the-art facilities such as libraries, computer labs, and science labs. Pexsisen Elementary & Center Mountain Lellum Middle Schools are committed to providing a safe and inclusive learning environment that promotes student growth and success.



BOUNDARY

- Quartz countertops in kitchen & bathrooms, with under mount sinks
- Ceramic tile backsplash in kitchen
- Custom modern slim shaker kitchen and bathroom cabinets with soft close hardware
- Under cabinet puck task lighting in kitchen
- Energy Star stainless steel appliance package including natural gas range, dishwasher, French door fridge with bottom freezer, under cabinet hood fan, microwave, front load washer and dryer
- Tile flooring in main bath, ensuite & laundry room (plan specific)
- Ensuite bath with walk-in tile surround shower & frameless glass door
- One-piece tub/shower combination in main bath
- 3 Motion sensor lights
- High quality German engineered Laminate wood flooring in foyer, den, and throughout main level
- Designer carpet with ecofriendly underlay on stairs, in bedrooms and hallways
- 9' ceiling on main floor and lower floor. 8' ceiling on upper floor
- Wood window surrounds and trim package
- Painted solid wood railings and banister
- Roller shades with black out shades in bedrooms
- Natural gas hot water on demand with recirculation line
- Fibre Optic telecommunications network connected to smart panel
- Window screens *NOT* included
- Ductless heating & cooling system, back up electric baseboard heat (2 heads)

Atlas Drive Homes

EXTERIOR FEATURES

- Low maintenance, durable Hardie Colour Plus siding
- 30-year fiberglass shingle roof
- Argon double glazed, low-E Energy Star vinyl windows
- Exposed aggregate patios, wood vinyl decks with aluminum pickets & railings (select plans)
- Fully landscaped front and back yard with in-ground irrigation
- 12 months of front yard lawn care (seasonal mowing)
- 2 frost resistant hose bibs
- 2 weatherproof GFI electrical outlets
- Soffit plug in/near front entry
- Front yard with white picket fence

Included Features

BOUNDARY

- Quartz countertops in kitchen & bathrooms, with under mount sinks
- Ceramic tile backsplash in kitchen
- Custom modern slim shaker kitchen and bathroom cabinets with soft close hardware
- Under cabinet puck task lighting in kitchen
- Energy Star stainless steel appliance package including natural gas range, dishwasher, French door fridge with bottom freezer, under cabinet hood fan, microwave, front load washer and dryer
- Tile flooring in all bathrooms & laundry room (plan specific) excluding powder room
- Ensuite bath with walk-in tile surround shower and frameless glass door
- One-piece tub/shower combination in main and lower bath
- 3 Motion sensor lights
- High quality German engineered Laminate wood flooring in foyer, throughout main level & lower level den
- 9' ceiling on main floor and lower floor. 8' ceiling on upper floor
- Wood window surrounds and trim package
- Painted solid wood railings and banister
- Roller shades with black out shades in bedrooms
- Natural gas or electric fireplace with custom mantle in main living area (plan specific)
- 3 paired cable and ethernet ports & 1 USB outlet
- Ductless heating & cooling system, back up electric baseboard heat (2 heads)

Included Features

Ledgestone Crescent Homes

- Natural gas hot water on demand with recirculation line
 - Window screens *NOT* included
 - Sump pump
-

EXTERIOR FEATURES

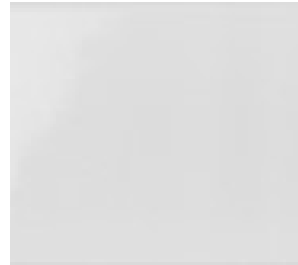
- Low maintenance, durable Hardie Colour Plus siding
- 30-Year fiberglass shingle roof
- Argon double glazed, low-E Energy Star vinyl windows
- Exposed aggregate patios, wood vinyl decks with aluminum pickets & railings (select plans)
- Fully landscaped front and back yard with in-ground irrigation
- 12 months of front yard lawn care (seasonal mowing)
- 2 frost resistant hose bibs
- 2 weatherproof GFI electrical outlets
- Soffit plug in/near front entry
- Fenced rear yard

Carrera



Porcelain Tile

Bathroom & laundry room floors excluding powder room



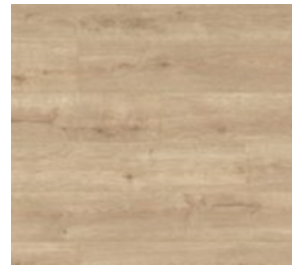
Ceramic Tile

White ceramic tile shower walls in ensuite



Durable Carpet

All stairs in upper hall, bedrooms, closets & flex room (plan specific)



Laminate Flooring

Luxury European water resistant laminate flooring in foyer, main floor throughout including powder room & den (plan specific)



Carrera

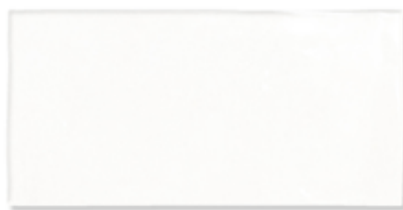
PALETTE & FINISHES

1.
Kitchen Backsplash

2.
Cabinets
Kitchen & Bathrooms

3.
Countertops
Kitchen & Bathroom
Countertops (excluding
Powder Room)

4.
Fireplace Tile



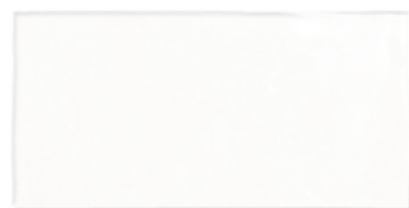
1.



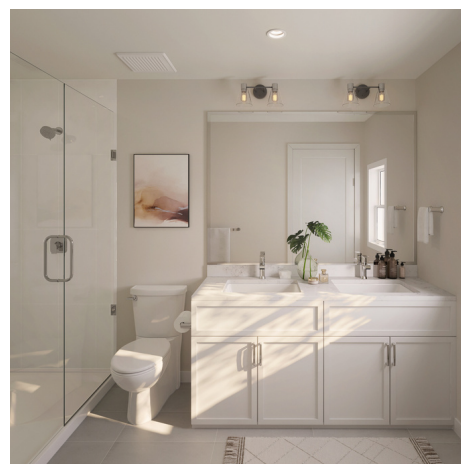
3.



2.



4.

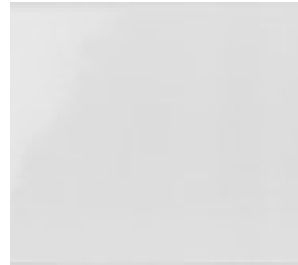


Savoie



Porcelain Tile

Bathroom & laundry room floors excluding powder room



Ceramic Tile

White ceramic tile shower walls in ensuite



Durable Carpet

All stairs in upper hall, bedrooms, closets & flex room (plan specific)



Laminate Flooring

Luxury European water resistant laminate flooring in foyer, main floor throughout including powder room & den (plan specific)



Savoie

PALETTE & FINISHES

1.

Kitchen Backsplash

2.

Cabinets

Kitchen & Bathrooms

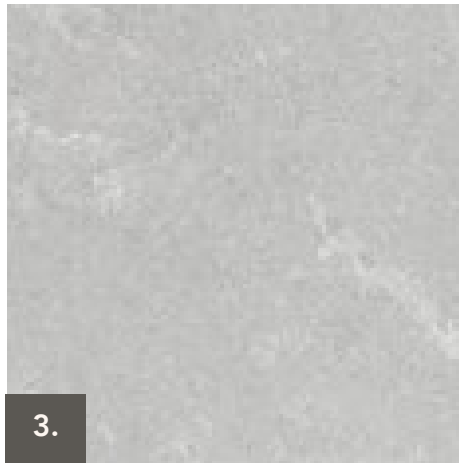
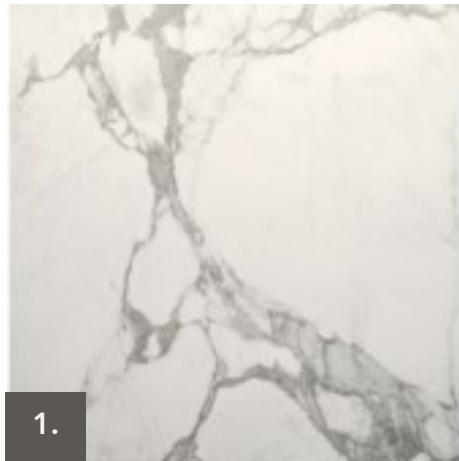
3.

Countertops

Kitchen & Bathroom
Countertops excluding
Powder Room

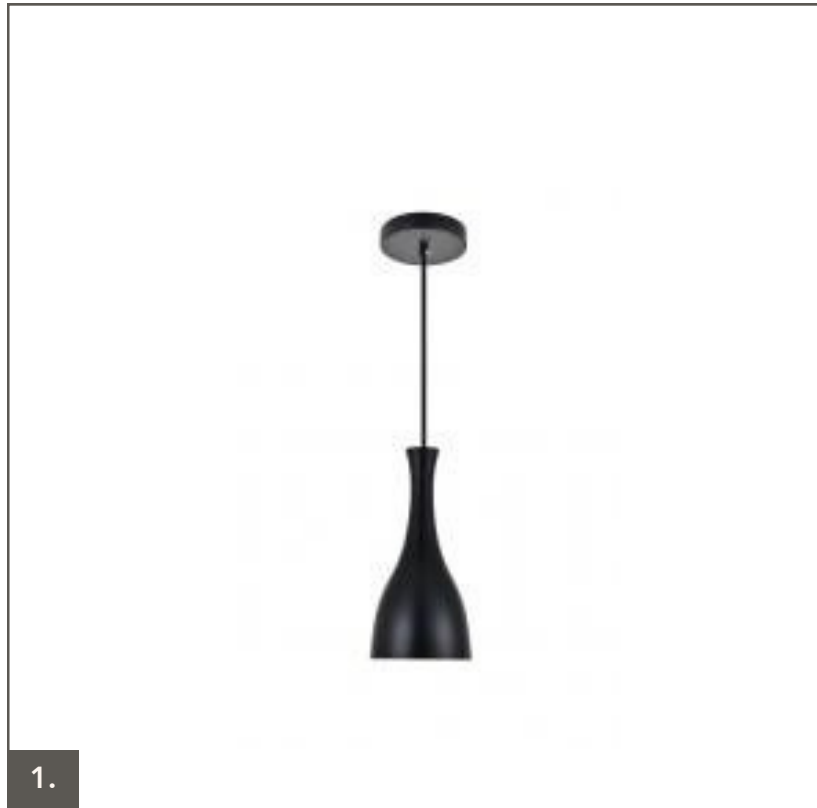
4.

Fireplace Tile

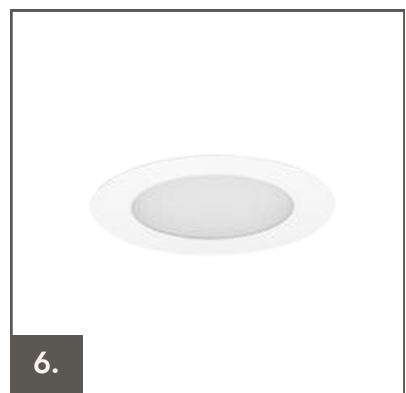


Lighting Package

PALETTE & FINISHES



1.
Kitchen
Above Island
2.
Dining Area
3.
Main & Ensuite Baths
4.
Powder Room
5.
Exterior Wall Lights
5.
**All Bedrooms, Hallways,
Den, Media Room
& Laundry**



Finishing Package

PALETTE & FINISHES



1.



2.



3.



4.



5.



6.

1.
Ceiling
Flat white

2.
Walls
Crushed ice

3.
**All interior doors,
casings, trim and
baseboards**

4.
**Staircase
spindles, railing
posts, hand rail**

5.
Casings
2.5" window &
door casings

6.
Trim
3.1/4" baseboard

Appliances



1 - Range | 2 - Front Load Washer/Dryer | 3 - Fridge
4 - Hood Fan | 5 - Microwave | 6 - Dishwasher

Plumbing Fixtures



1.



2.



3.



4.



5.

1 - Kitchen Sink | 2 - Kitchen Faucet | 3 - Main Bath, Ensuite & Powder Room Faucet |
4 - Powder Room Sink | 5 - Main Bath, Ensuite Sink

Plumbing Fixtures & Upgrades



1 - Main Bath | 2 - Ensuite Bath Shower | 3 - All Bathrooms

*4 - Ensuite Shower Slide Bar & Handheld Shower Wand

*5 - Ensuite or Main Bath Handheld Shower Head | *6 - Ensuite Rainfall Shower Fixtures

*UPGRADE