

# EMERSON

BY FRAME

15 Townhomes in the Heart of Victoria

Introducing Emerson – where modern living meets timeless charm.

Nestled in Victoria's Oaklands neighbourhood, our collection of fifteen 2 + Den & 3 Bedroom townhomes offers an unparalleled indoor-outdoor living experience designed with you in mind.

# Where Design Meets Functionality

Fifteen modern saltbox townhomes blend seamlessly into Oaklands' rich heritage, offering flexible living spaces and meticulously crafted interiors for an enhanced lifestyle without compromise. At Emerson, every inch is thoughtfully designed to welcome you home.



# The Heart of Oaklands

Live amidst the tranquility of Victoria's Oaklands neighbourhood. With walkable streets, vibrant parks, and close proximity to downtown, Emerson is ideally located for families, offering a connected and enriching community lifestyle.

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# Big Open Spaces

Whether it's after-work drinks, a birthday party for your kids or a sophisticated dinner for six, every Emerson home is designed with you in mind.

A combination of simplicity and functionality, Emerson features open plans for spacious living with large windows for abundant light and air and meticulous attention to every detail. At Frame, we know every inch matters. This means from the moment you walk through the door, You're Home.





# Thoughtful Design

Emerson homes are designed to be lived in the way you want to live. Our flexible spaces can function as a place for your visiting family, a movie room, a home office, or even your personal home gym. The options are endless.

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# An Entertainer's Kitchen

You want to entertain. To host your friend's for cocktails, game nights or dinner parties. Our open concept kitchen, living and dining rooms let you do it all in style, including a purposeful island that provides additional space for prep work, dining or cocktails. Next game night is at your place.

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# Your Private Park

At Emerson, your private patio is coupled with a sprawling 1,000+ square-foot park exclusively for homeowners, which serves as more than just an escape. It's where your connections will be nurtured. We believe in creating a place that is fundamentally about people - you, your neighbours, your families and your guests are the heartbeat of our communities.





# Bedroom Bliss

In the primary bedroom, expansive windows invite you to savor peaceful moments with a book during a rainy afternoon while enhancing the room with natural light, creating a brighter, more airy space. Coupled with generous storage options, these elements ensure the bedroom is your sanctuary of comfort, light, and practicality.

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# The Area

Emerson offers a life surrounded by community spirit and natural beauty. Envision living among heritage homes and tree-lined streets, where the vibrant arts scene and close-knit community echo the area's rich history. Just a short walk to Fernwood Village and Hillside Mall, and with excellent bus connectivity right on your doorstep, Emerson blends the charm of suburban life with the convenience of city living.



## Road Network

For those who prefer to drive, Emerson provides easy access to major roadways such as Shelbourne Street and Bay Street, which connect directly to the Trans-Canada Highway and Pat Bay Highway respectively, making it easy to get around the city and beyond.



## Bike Network

Oaklands is known for its extensive network of bike lanes and paths, which provide a safe and convenient way to get around the neighborhood and beyond. With a bike score of 94, Oaklands is considered a biker's paradise, and Emerson is the perfect place for residents who want to take advantage of this convenient and sustainable mode of transportation.



## Public Transportation

Emerson benefits from direct bus connectivity, providing a convenient and sustainable transportation option for residents to reach other parts of Victoria, including downtown, the University of Victoria, and the surrounding neighbourhoods. With a variety of bus routes available, residents will have access to all the amenities and attractions that Victoria has to offer.

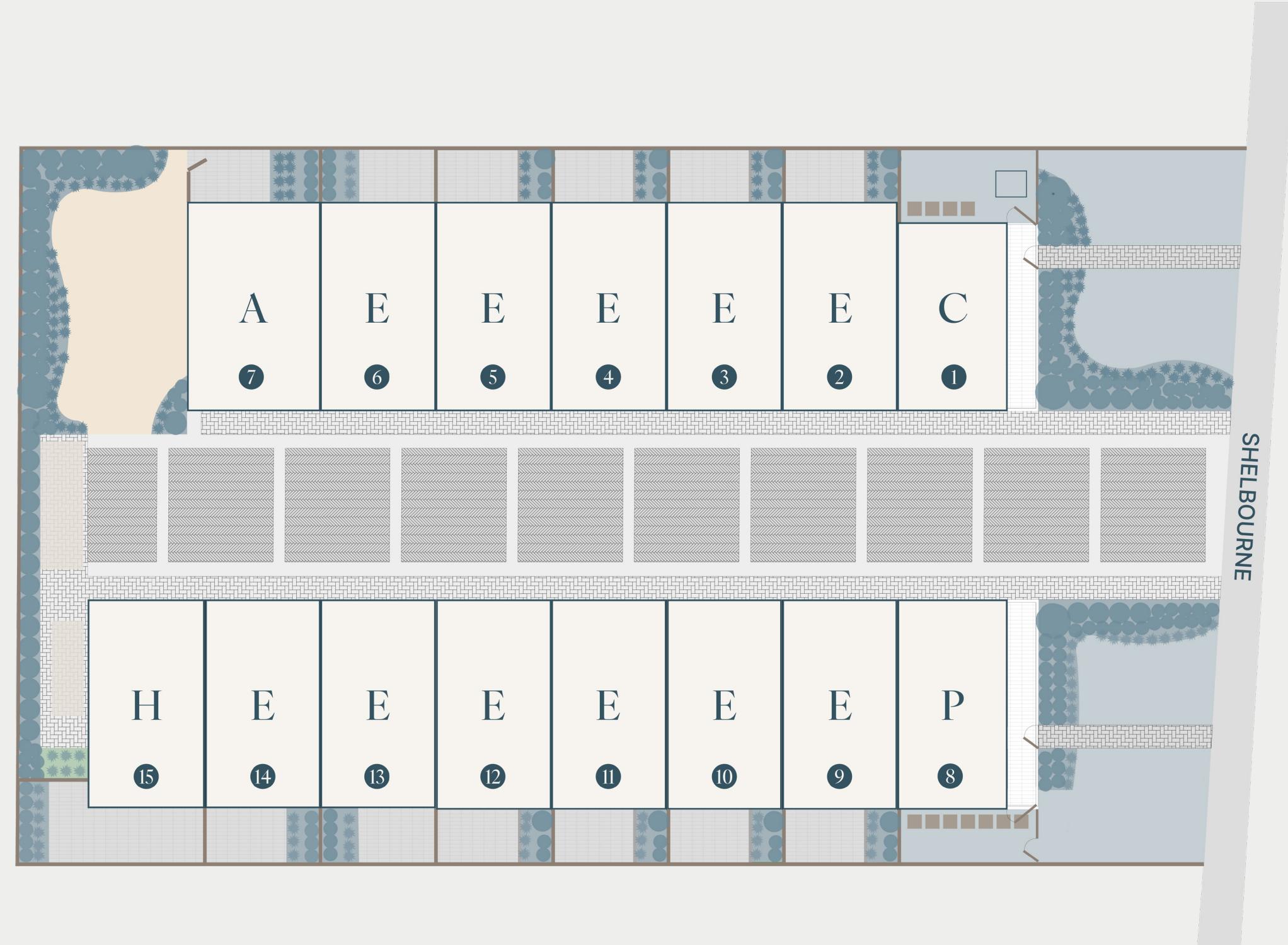


## Amenities

1. Hillside Shopping Centre
2. Fernwood Village
  - Belfry Theatre
  - Stage Wine Bar
  - Little June Coffee
  - Fernwood Pub
3. Victoria High School
4. Royal Jubilee Hospital
5. Lansdowne Middle School
6. Kappo Japanese Cuisine
7. JK's Bicycletteis
8. Bay Grocery
9. David Spencer Park
10. Oaklands Park
11. Koffi
12. The Local General Store
13. Kings Park
14. Oaklands Community Centre & Association
15. Oaklands Elementary School
16. St. Patrick's Elementary School
17. Oak Bay Shopping Plaza
18. Pizzeria Prima Strada

# Discover a Sanctuary

At Emerson, each home is complemented by its own private patio, offering a personal oasis in the heart of Victoria's Oaklands neighbourhood. The community's central feature is a thoughtfully designed 1,000+ square-foot park, providing a dynamic space for play and discovery, all within a sustainably designed environment that fosters relaxation and community connection. Decorative pavers and natural wood benches enhance the serene setting, which is anchored by majestic Garry Oaks.



# Plan H

## PARKSIDE COLLECTION

2 Bedroom + Flex

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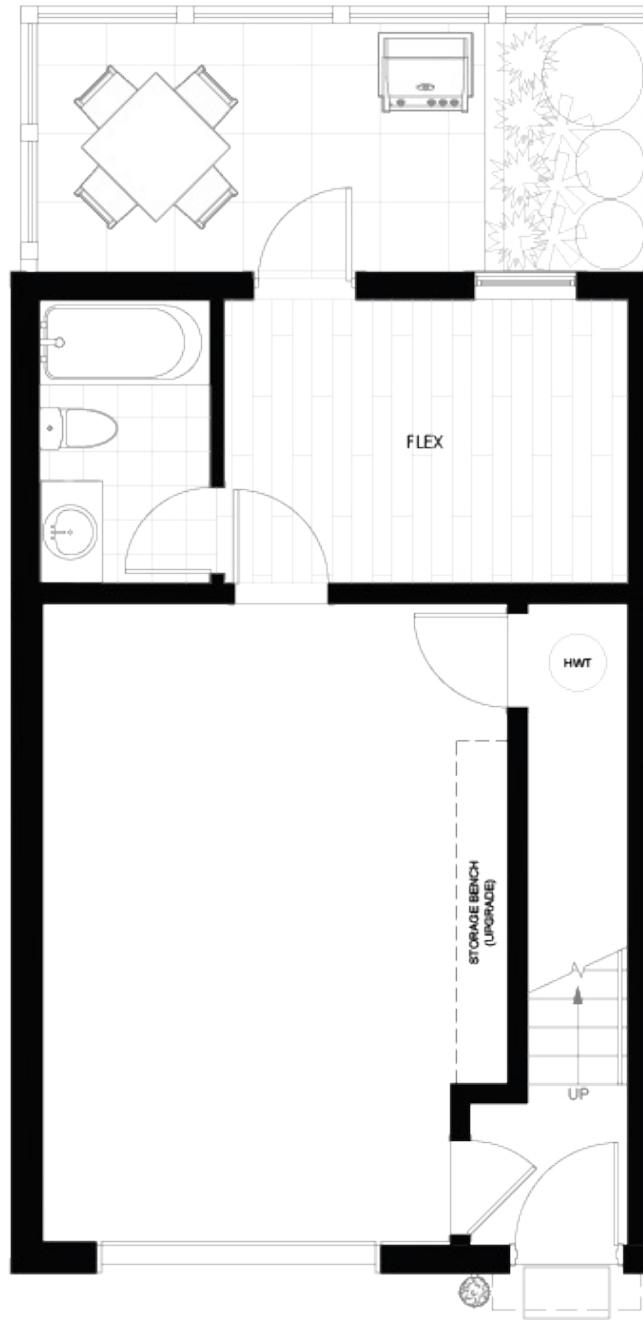
Dimensions, sizes, specifications, layouts, materials, etc. are approximate only and subject to change without notice. Window sizes, layouts, configurations, ceiling heights, spandrel panels and other specifications may vary from home to home.

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.

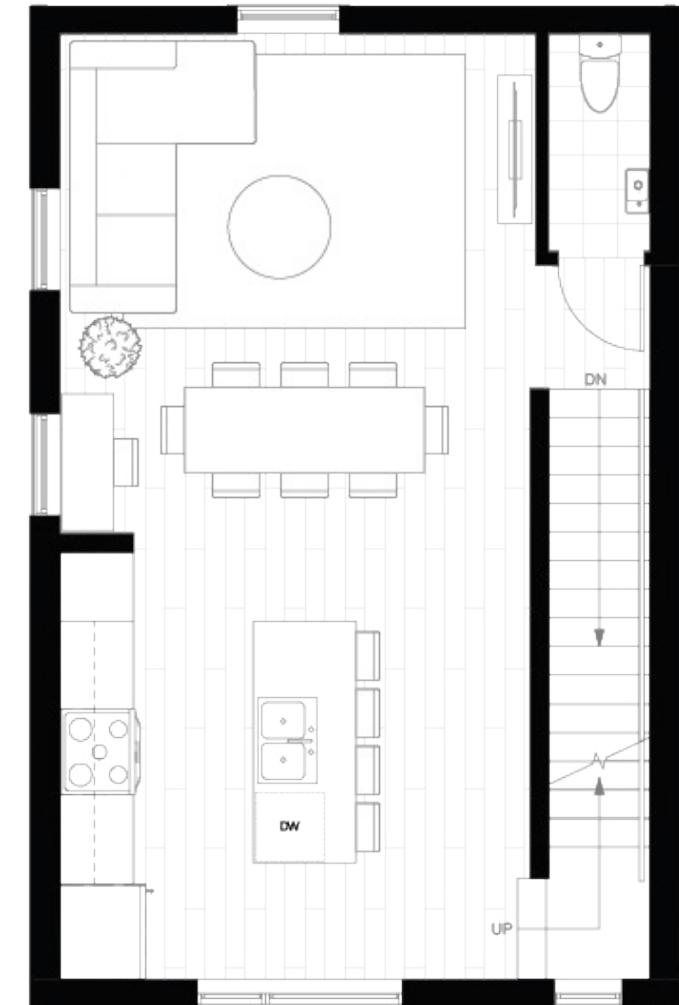
# Plan A

## PARKSIDE COLLECTION

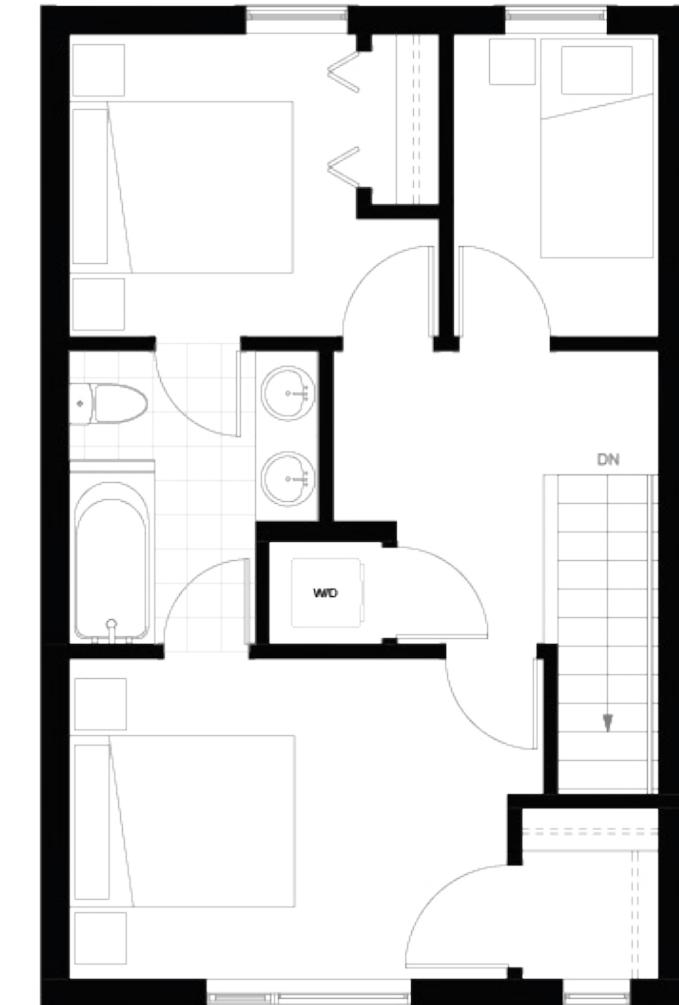
3 Bedroom + Flex



LEVEL 1



LEVEL 2



LEVEL 3

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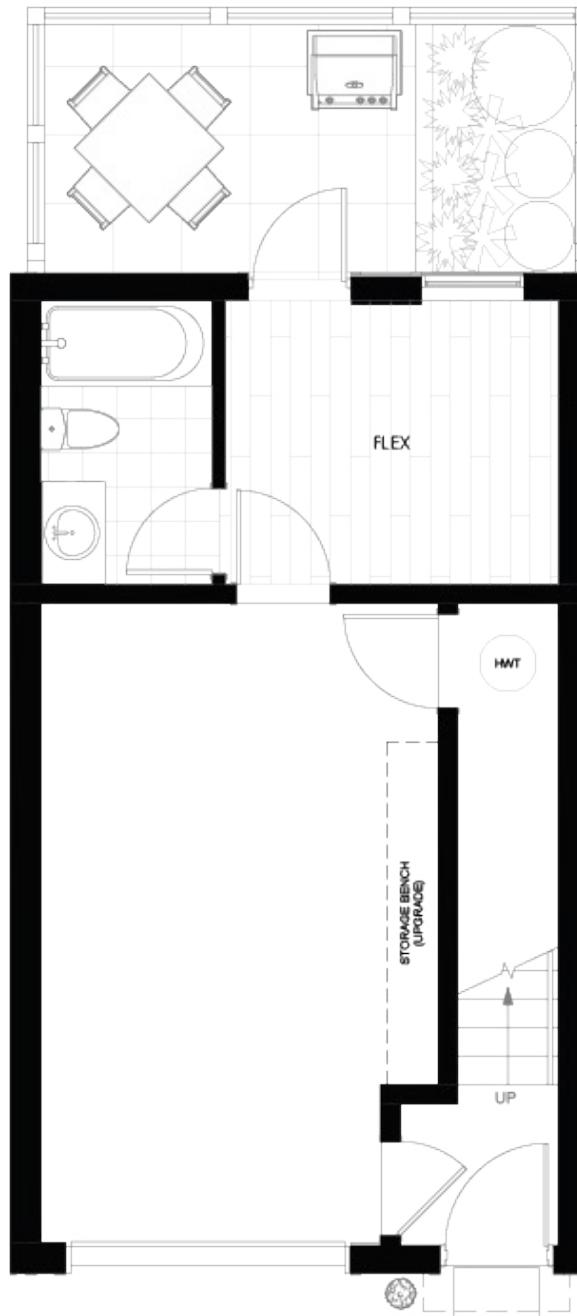
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# Plan E

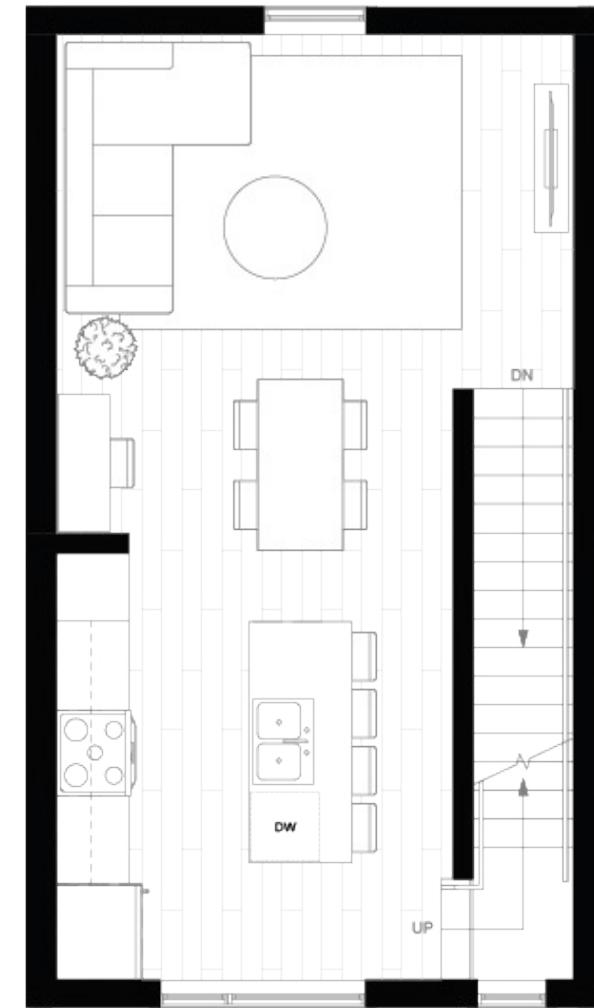
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## COURTYARD COLLECTION

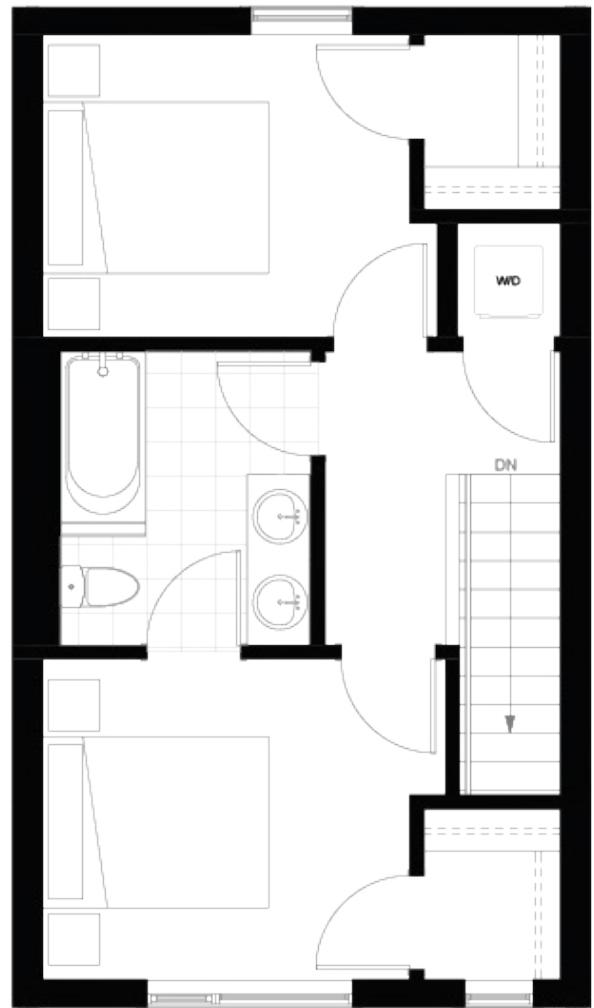
2 Bedroom + Flex



LEVEL 1



LEVEL 2



LEVEL 3

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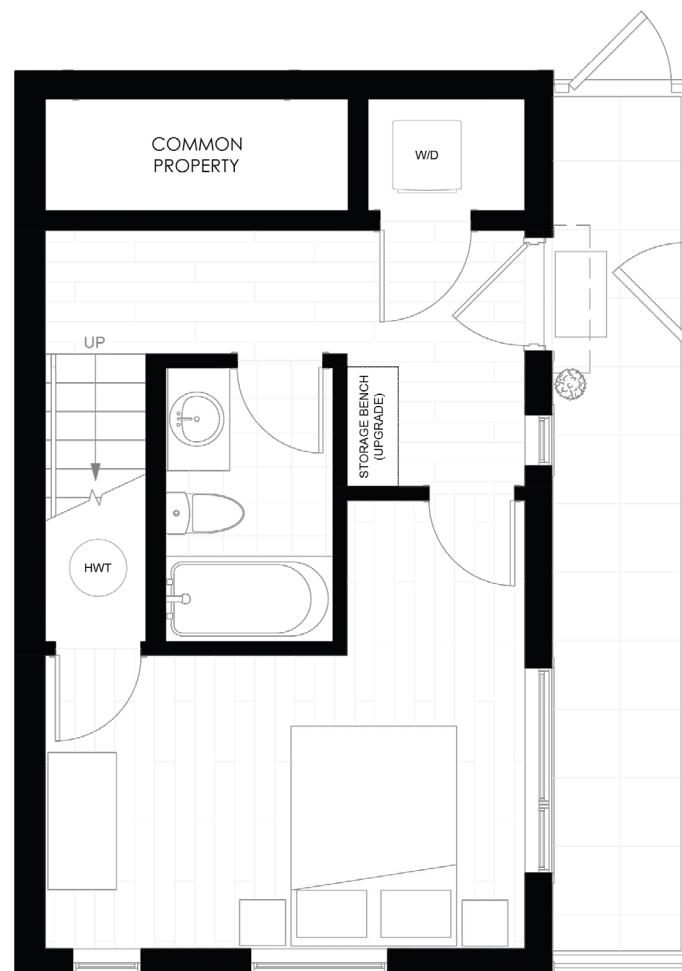
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# Plan C

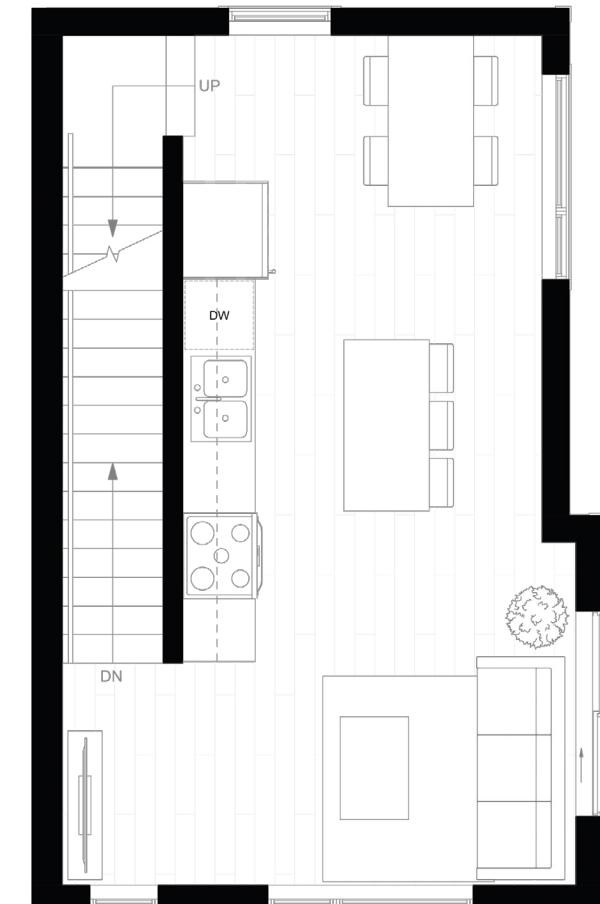
BOULEVARD COLLECTION

3 Bedroom

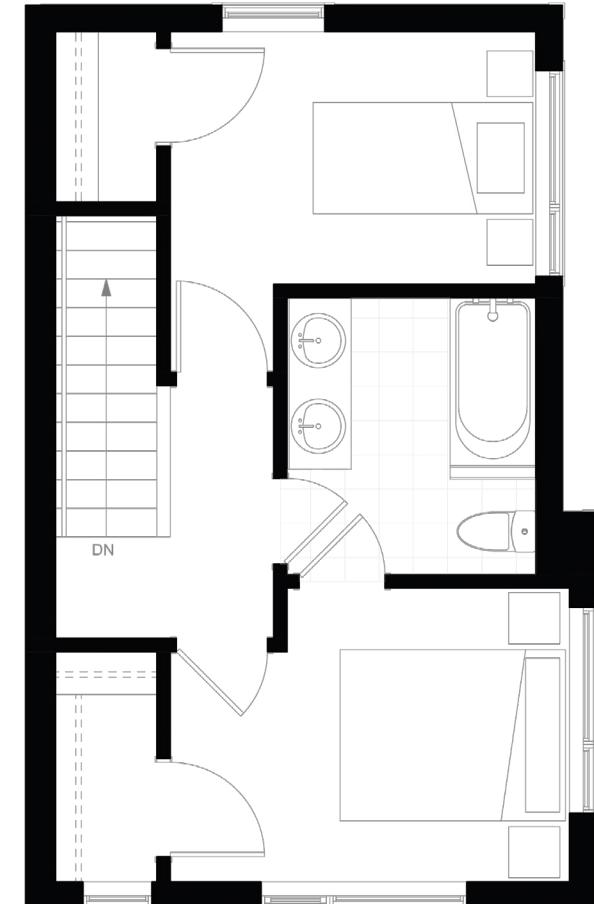
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LEVEL 1



LEVEL 2



LEVEL 3

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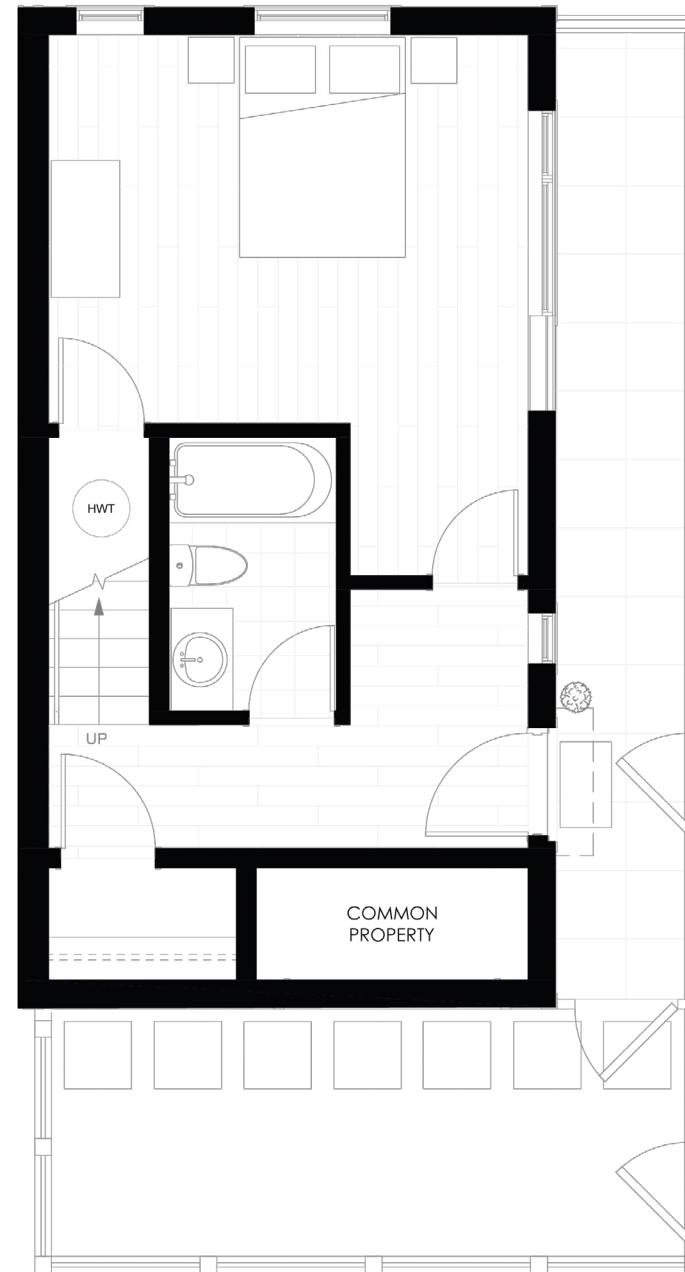
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# Plan P

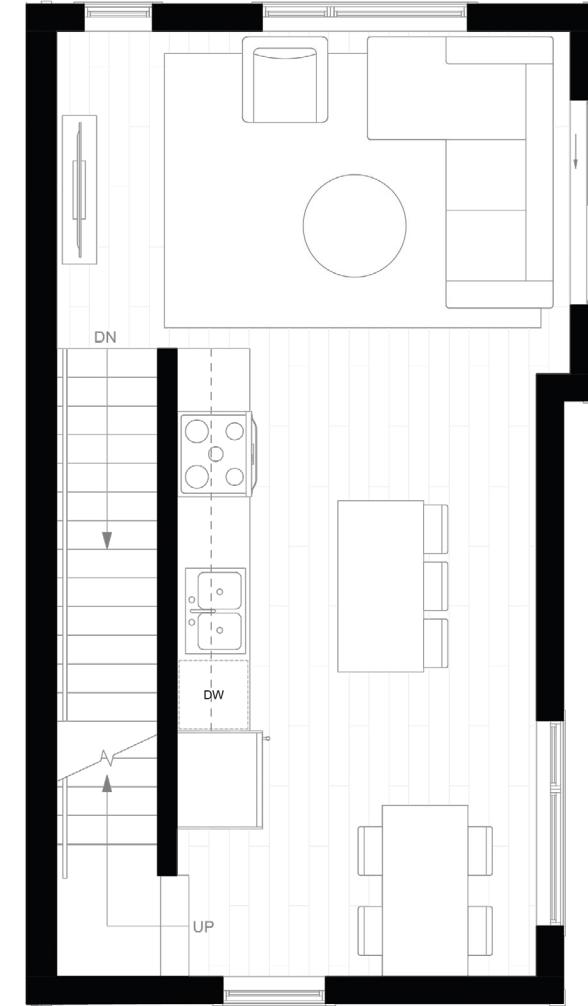
## BOULEVARD COLLECTION

3 Bedroom

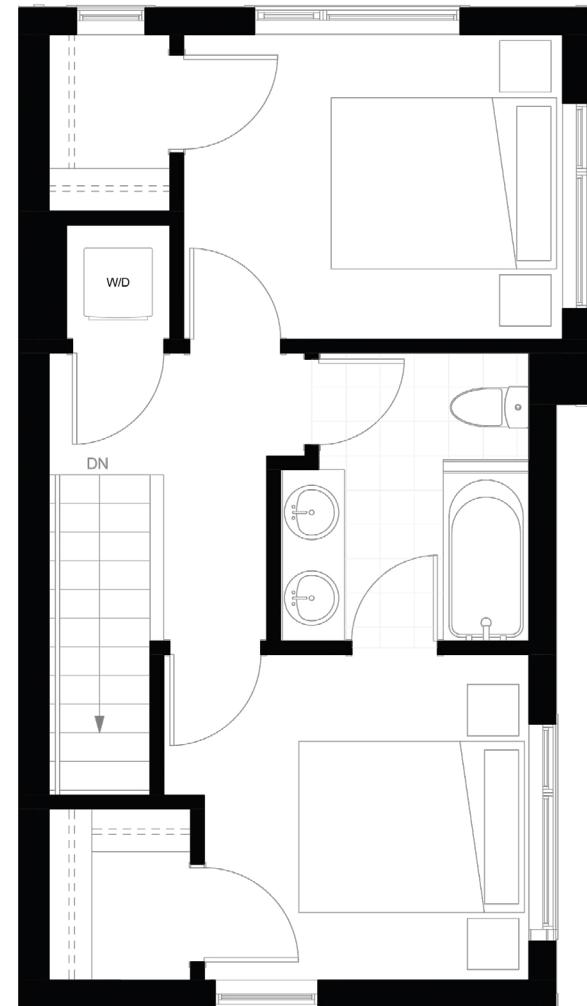
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LEVEL 1



LEVEL 2



LEVEL 3

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# The Details

## Location

- Situated in Victoria's dynamic Oaklands neighbourhood.
- Close to local heritage, arts, and community-rich environments.
- Walking distance to Fernwood Village and Hillside Mall.
- Excellent transit links including bike lanes and bus routes.

## Homes

- Modern saltbox row-homes by award-winning dHK Architects, harmonizing with Oaklands' heritage.
- Landscaping by LADR Landscape Architects, reflecting the native environment.

## Interiors

- Warm contemporary palette enhances the main living, dining, and kitchen areas.
- Wide plank flooring and 9' ceilings across main living spaces.
- Bedrooms feature cozy low pile carpeting for added warmth and comfort.
- Full-size stacking washer and dryer.
- Custom window coverings fitted for privacy and light control.

## Bathrooms

- Main floor powder rooms in select homes.
- Double vanities with undermount sinks in ensuites.
- Chrome fixtures and soaker tub with a tiled surround.
- Porcelain tiled floors for a sleek, modern finish.

## Kitchen

- Built-in central dining island to anchor the kitchen as a social hub
- Custom cabinets featuring contemporary hardware
- A full suite of stainless-steel appliances:
  - Samsung, 30" slide-in range.
  - Samsung, built-in 24" dishwasher.
  - Samsung, counter depth fridge with bottom freezer.
- Engineered stone countertops with contemporary tiled backsplash.
- Double-bowl undermount sink and polished chrome gooseneck faucet with spray.

## Amenities

- Private outdoor spaces for each home.
- Multi-use private garages in select homes.
- Ground-level flex space available for additional bedroom or home office.
- EV ready garages for forward-thinking convenience.
- On-site amenities include a common outdoor space for residents, secure bicycle parking, and car-share memberships.
- Optional upgrades for versatile garage storage solutions.

## Warranty

- All homes protected by a 2-5-10 Home Warranty for peace of mind.

## Note

- Specifications are approximate and subject to change.
- Some features may vary between homes or be available in select homes only.