



# TILLER + GRACE

AT 5229 CORDOVA BAY



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# **sophisticated coastal living.**

Discover 20 intimate, thoughtfully designed & finely finished residences and embrace the rare opportunity to live at one of Cordova Bay's most coveted locations.

**20**

**4**

**12**

Stunning  
homes.

Storey  
building.

Unique  
floorplans.

Inspired by the West Coast, each residence is graced by natural materials and colours, evoking sand, stone and wood, while generous windows and high ceilings create beautiful, light-filled rooms with a breathtaking view.



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# a legacy of luxury design.

Tiller & Grace is more than a collection of 20 finely crafted residences in Cordova Bay, it is a collaboration of leaders in West Coast luxury.

## **Kimberly Williams Interiors (KWI)**

One of Victoria's most accomplished interior design studios, known for timeless sophistication and thoughtful attention to detail. Every material and fixture in Tiller & Grace was hand-selected to harmonize elegance with livability.

## **GT Mann**

Renowned builder with a track record of delivering premier custom homes and luxury developments across Vancouver Island, bringing craftsmanship and quality that stand the test of time.

## **Harbour City Kitchens**

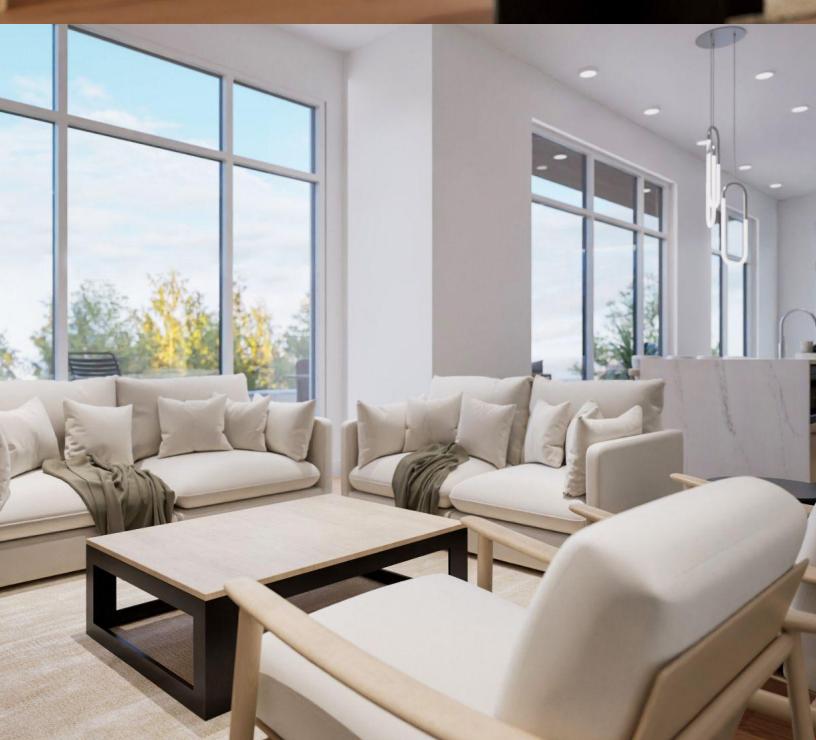
Vancouver Island's premier custom cabinetry builder, delivering precision-engineered millwork with dovetail joinery, soft-close systems, and bespoke finishes tailored to modern living.



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# interior by KWI design.

## Finishes & Features

Wide-plank engineered oak hardwood flooring by Fuzion, in the warm “*Prairie Storm*” *Honey Wheat* finish, set over Acousti-tech underlay for added comfort and quiet living

Oversized, full-height double-glazed windows that flood each home with natural light while enhancing energy efficiency

Refined 5 ¼" baseboards with designer casings, finished in Benjamin Moore Simply White for a timeless, clean aesthetic

## Comfort & Climate

Fully ducted heating and cooling system, delivering consistent year-round comfort

Recessed Liteline Luna LED gimbal lighting with dimming controls to set the perfect mood in every room

Electric fireplace with a custom tile surround (*Kennedy II recessed 42"*) blending warmth with contemporary design

## Window Coverings

Designer Hunter Douglas blind package, featuring roller shades and silhouettes tailored for both privacy and light control







## spa inspired bathrooms.

The bathrooms at *Tiller & Grace* are designed as personal sanctuaries, where timeless finishes meet modern comfort. The ensuites feature walk-in showers with frameless 10mm glass doors, creating a clean, contemporary look. Walls and floors are finished in Impronta Marble Experience “Statuario Lux” tile (24x24, offered in both natural and polished finishes), delivering the elegance of marble with enduring quality. Guest baths are appointed with Coem Lagos Light Grey polished tile and a versatile tub / shower combination.

Vanities make a statement with floating designs and integrated LED strip lighting, paired with quartz countertops in Vicostone Misterio and sleek undermount sinks. Fixtures from the Kohler Hint collection in polished chrome bring a refined touch, complemented by Kartners chrome accessories including towel bars, robe hooks, and tissue holders.

Ensuites are elevated with a rain shower and handheld set, while penthouse residences introduce a striking Acritec Vanessa freestanding tub, creating a spa-like centerpiece for relaxation. Comfort extends to every detail, with in-floor radiant heating and motion-sensor under-vanity lighting, ensuring each space is as indulgent as it is functional.



## **lighting and electrical.**

Lighting at *Tiller & Grace* has been curated to balance beauty, comfort, and function in every space. Bedrooms are softly illuminated by Kuzco Dalton flush-mount fixtures, offering a modern profile that complements the clean interior palette. In guest bathrooms, Matteo Lineare vanity lights provide a striking yet refined accent, enhancing both daily routines and evening ambiance.

Throughout the home, LED strip lighting adds subtle elegance under vanities and cabinetry, creating a layered effect that blends practicality with sophistication. Dining areas are thoughtfully designed with pendant box placements pre-set, giving homeowners the flexibility to personalize their space with statement lighting.

Every detail extends to the finishing touches, including matte white screwless outlets and Decora switches, ensuring even the most functional elements contribute to the home's seamless modern aesthetic.



## additional features.

At *Tiller & Grace*, every detail has been designed to enhance comfort, convenience, and peace of mind. Expansive private outdoor living spaces extend each home, with large balconies perfect for entertaining or quiet retreat. Select penthouses are further elevated with electrical outlets and water bibs, bringing functionality to outdoor living.

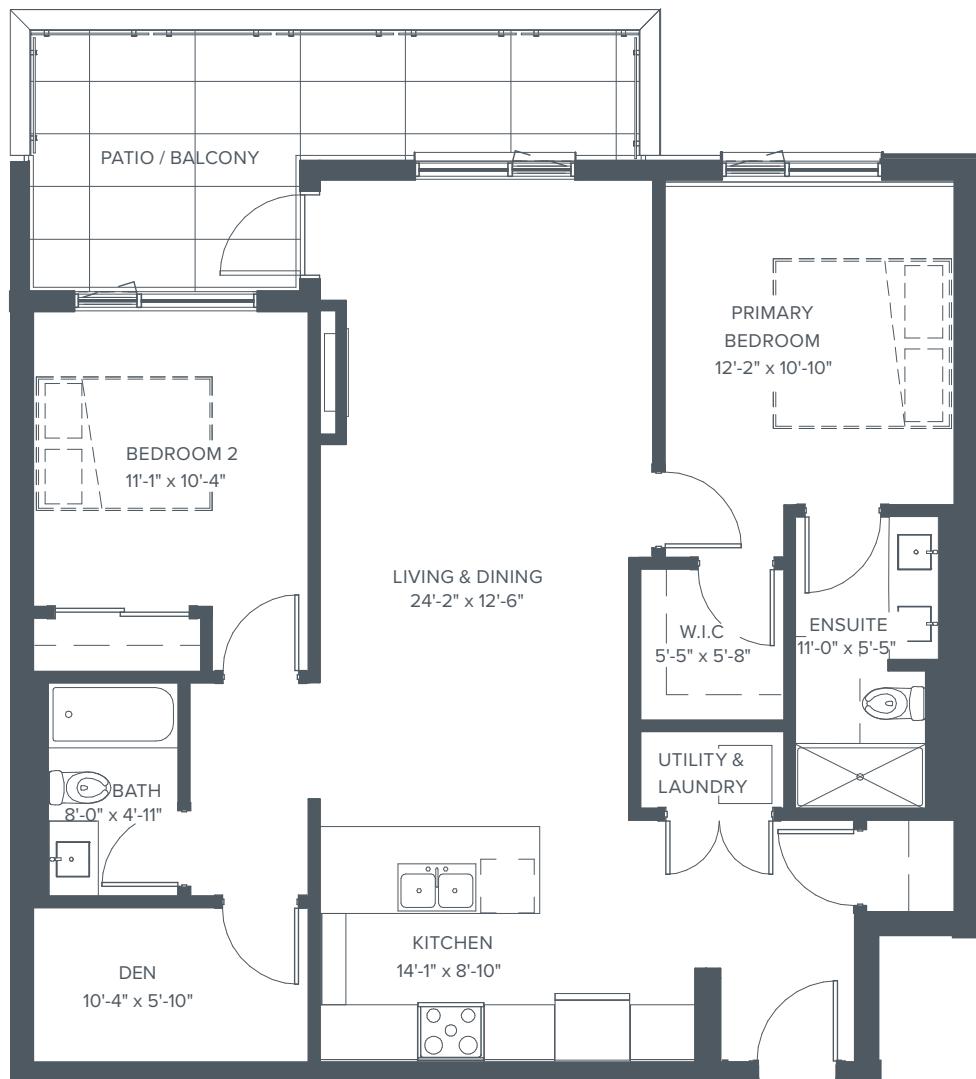
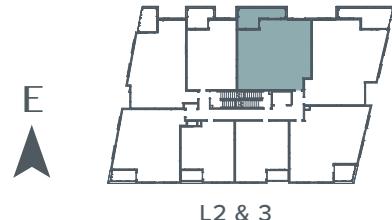
Residents enjoy the ease of gated underground parking equipped with EV charging stations, alongside walk-in secured storage lockers and ample bicycle parking. A high-speed, full-size elevator ensures quick, seamless access to every level.

Security and safety are built in at every step, with a secure fob entry and entry-phone system, as well as hard-wired smoke detectors and sprinklers, delivering confidence and protection throughout the community.

# Style

# A

2 Bedrooms  
2 Bathrooms  
Interior: 1,122 Sq. Ft.  
Patio/Balcony: 185 Sq. Ft.  
Suites: 201, 301



STYLE A

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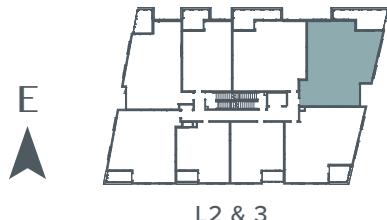
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# Style

# B

2 Bedrooms  
2 Bathrooms  
Interior: 1,282 Sq. Ft.  
Patio/Balcony: 217 Sq. Ft.  
Suites: 202, 302



STYLE B

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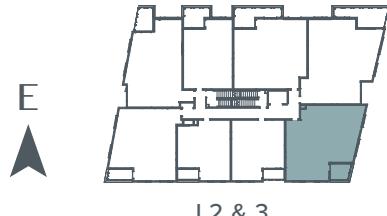
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# Style

# C

2 Bedrooms  
 2 Bathrooms  
 Interior: 1,115 Sq. Ft.  
 Patio/Balcony: 88 Sq. Ft.  
 Suites: 203, 303



STYLE C

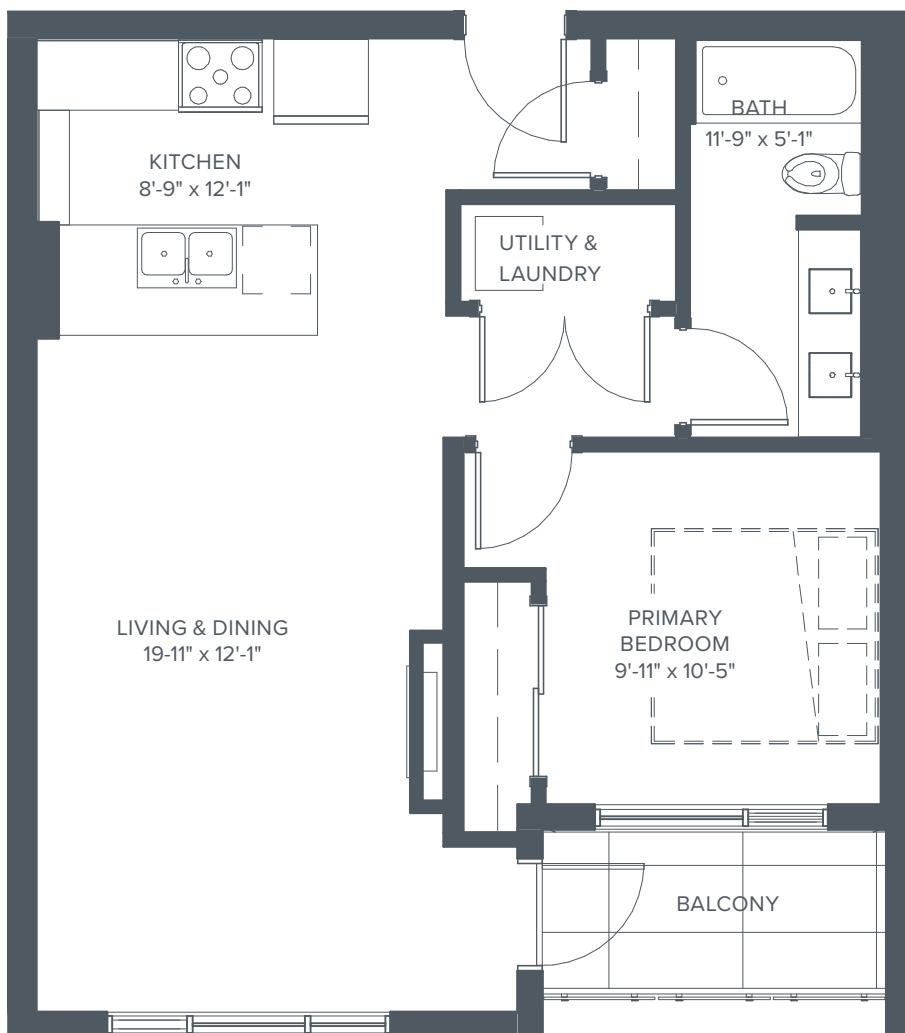
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# Style

# D

1 Bedroom  
1 Bathroom  
Interior: 692 Sq. Ft.  
Patio/Balcony: 52 Sq. Ft.  
Suites: 204, 304



STYLE D

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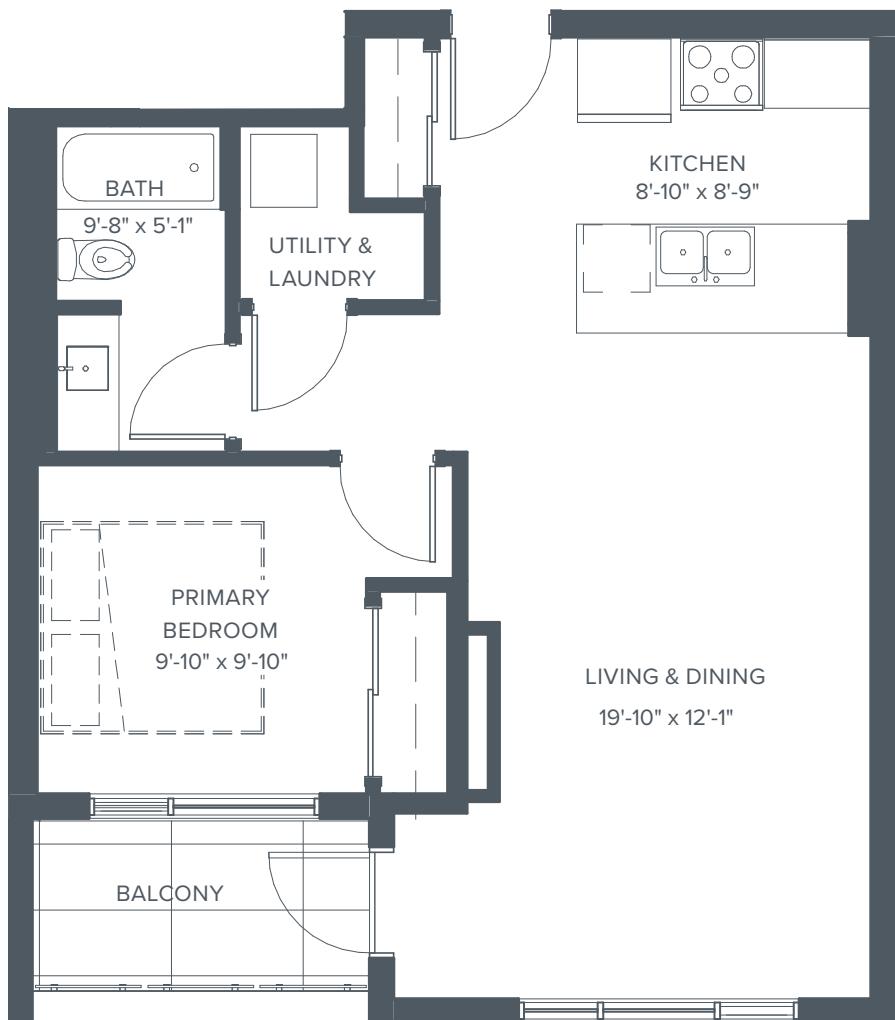
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# Style

E

1 Bedroom  
1 Bathroom  
Interior: 664 Sq. Ft.  
Patio/Balcony: 64 Sq. Ft.  
Suites: 205, 305



STYLE E

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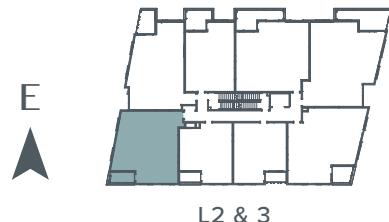


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# Style F

2 Bedrooms  
2 Bathrooms  
Interior: 1015 Sq. Ft.  
Patio/Balcony: 75 Sq. Ft.  
Suites: 206, 306



STYLE F

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Style

G

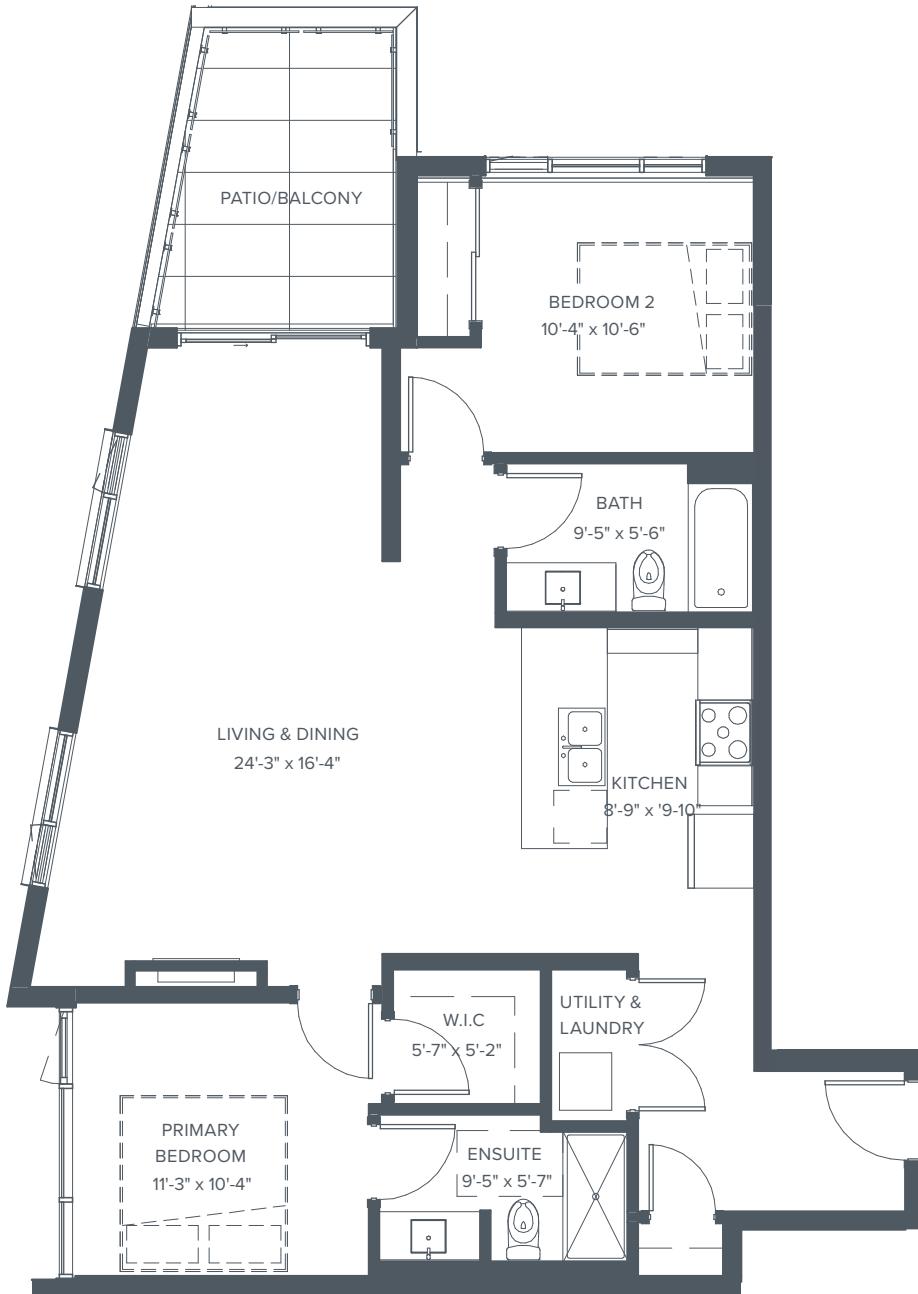
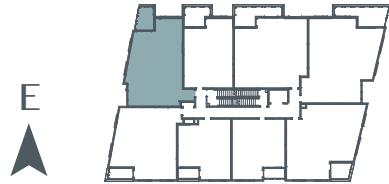
2 Bedrooms

2 Bathrooms

Interior: 1,060 Sq. Ft.

Patio/Balcony: 109 Sq. Ft.

Suites: 207, 307



STYLE G

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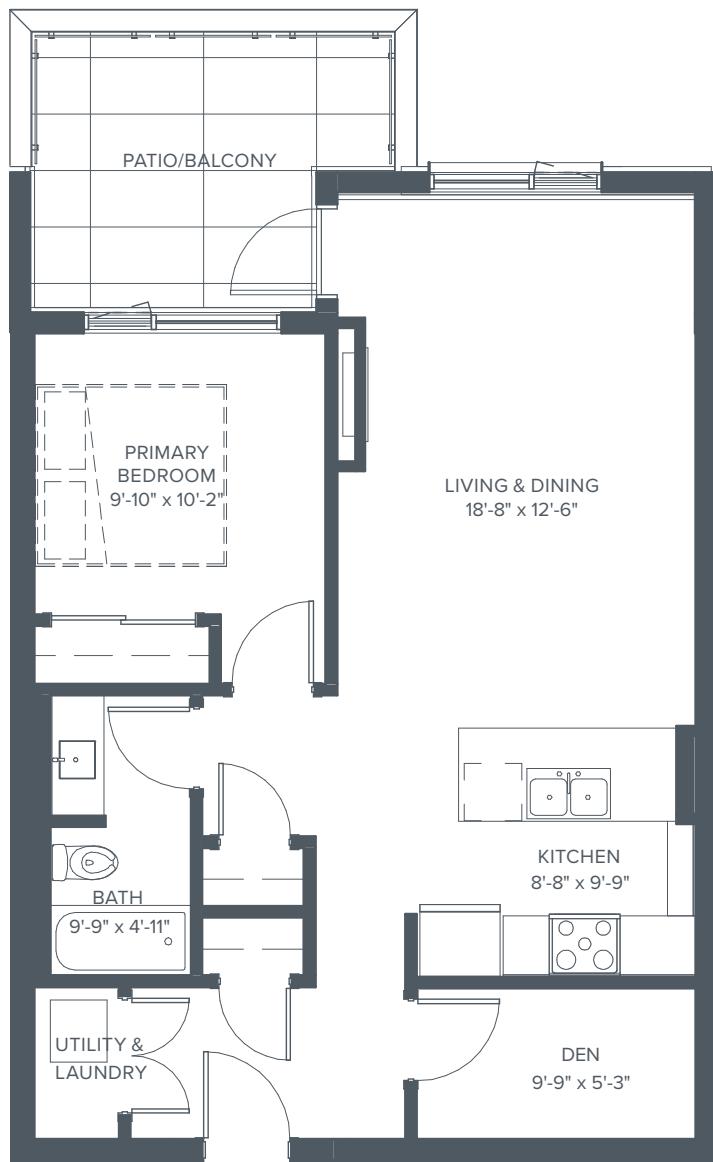
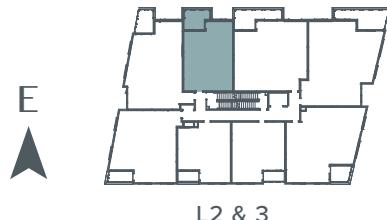
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# Style



1 Bedroom  
1 Bathroom  
Interior: 759 Sq. Ft.  
Patio/Balcony: 126 Sq. Ft.  
Suites: 208, 308



STYLE H

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# Style

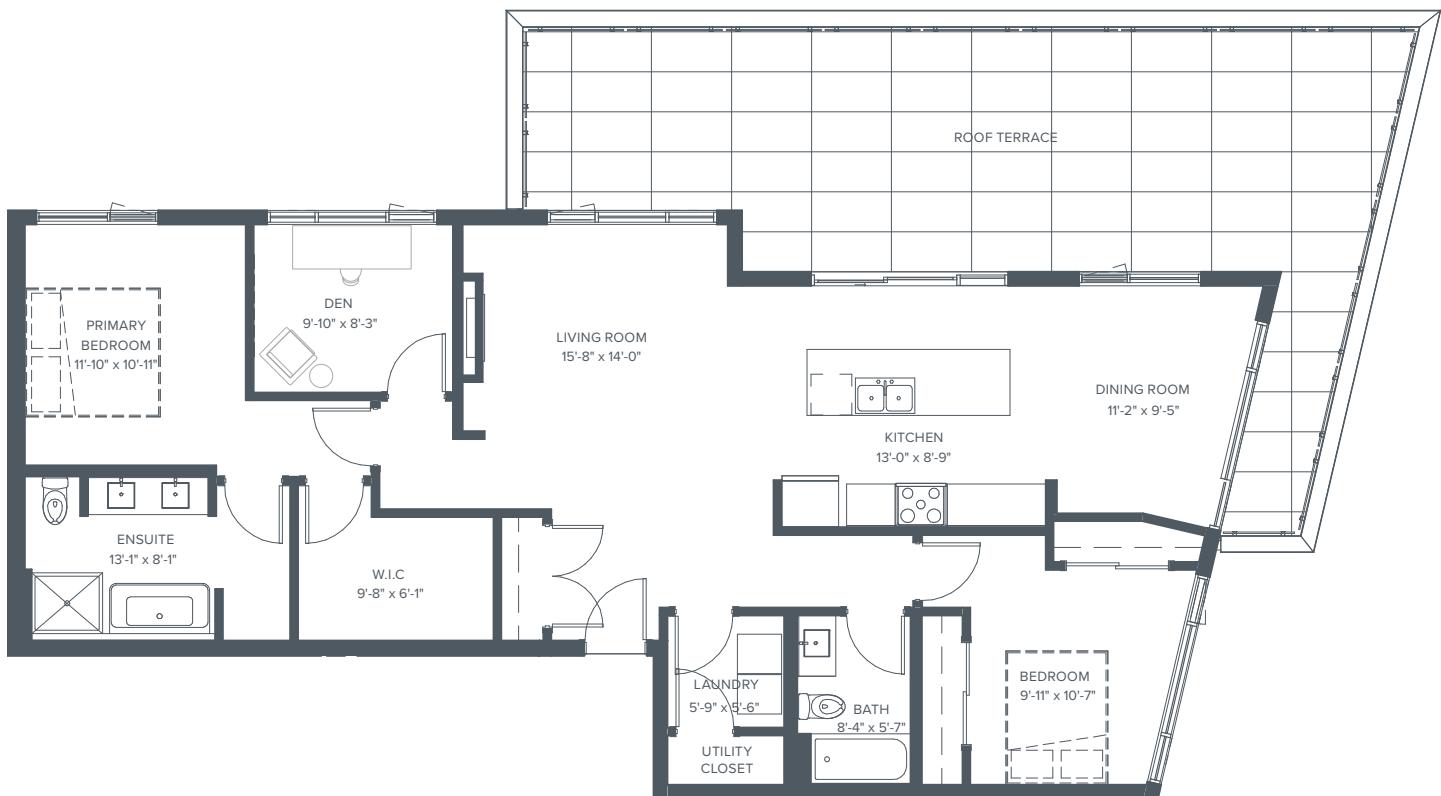
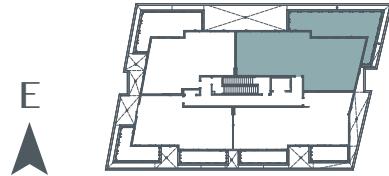
2 Bedrooms + Den

2 Bathrooms

Interior: 1,372 Sq. Ft.

Patio/Balcony: 586 Sq. Ft.

Suite: 401



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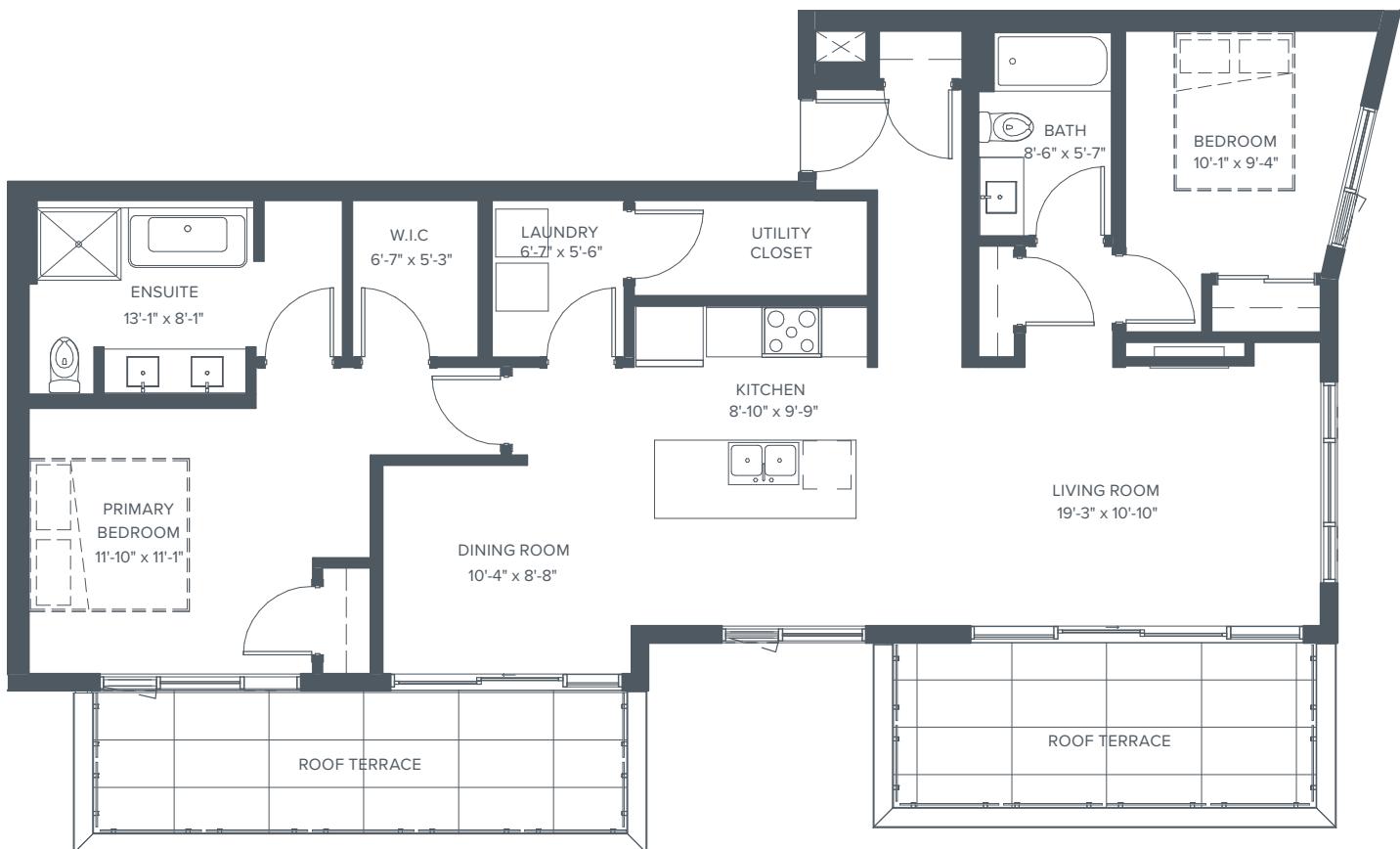
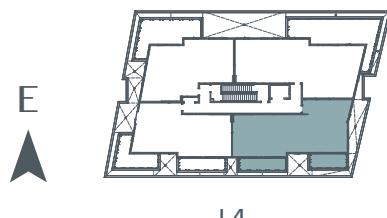
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# Style

J

2 Bedrooms  
2 Bathrooms  
Interior: 1,215 Sq. Ft.  
Patio/Balcony: 293 Sq. Ft.  
Suite: 402



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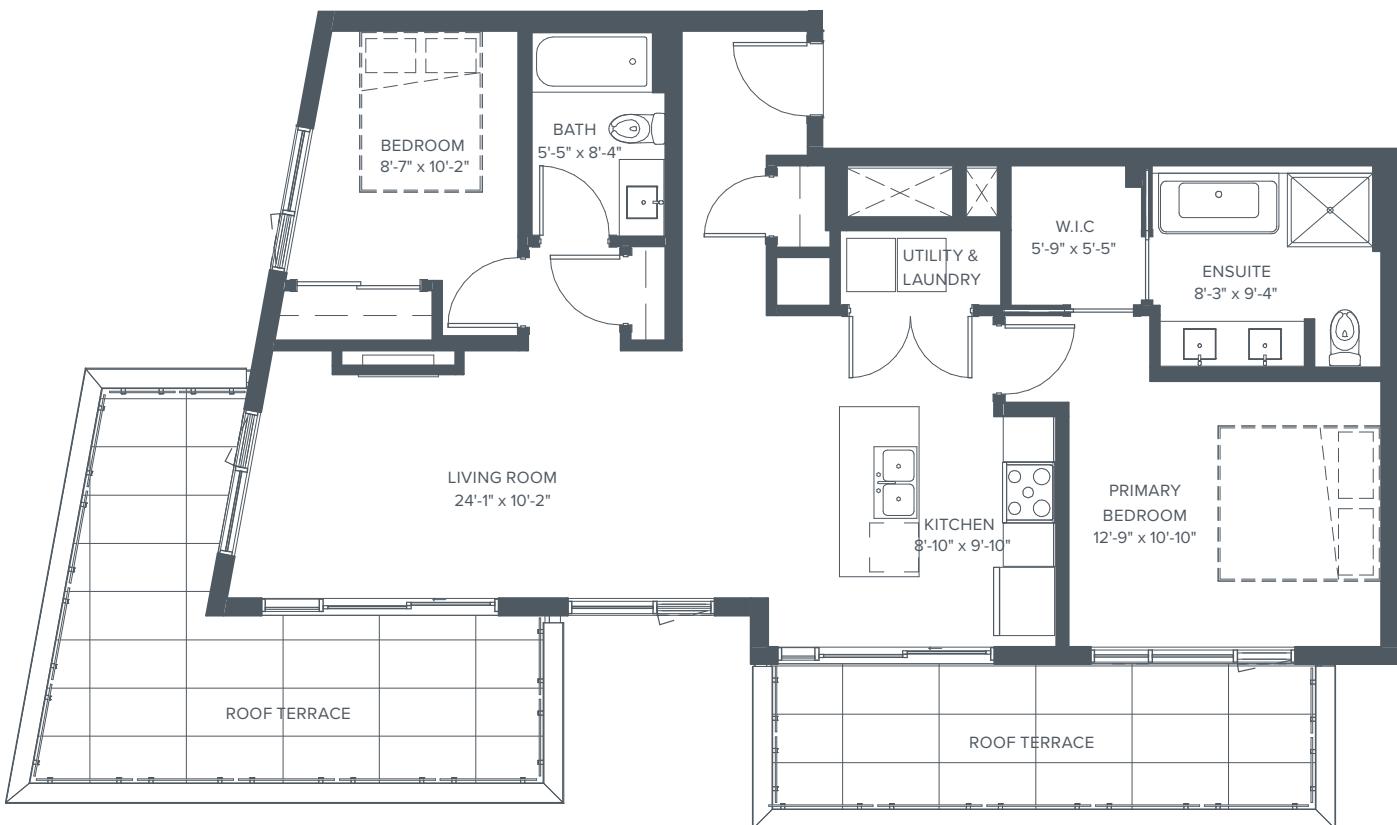
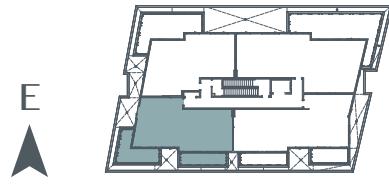
  
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Style

K

2 Bedrooms  
2 Bathrooms  
Interior: 999 Sq. Ft.  
Patio/Balcony: 376 Sq. Ft.  
Suite: 403



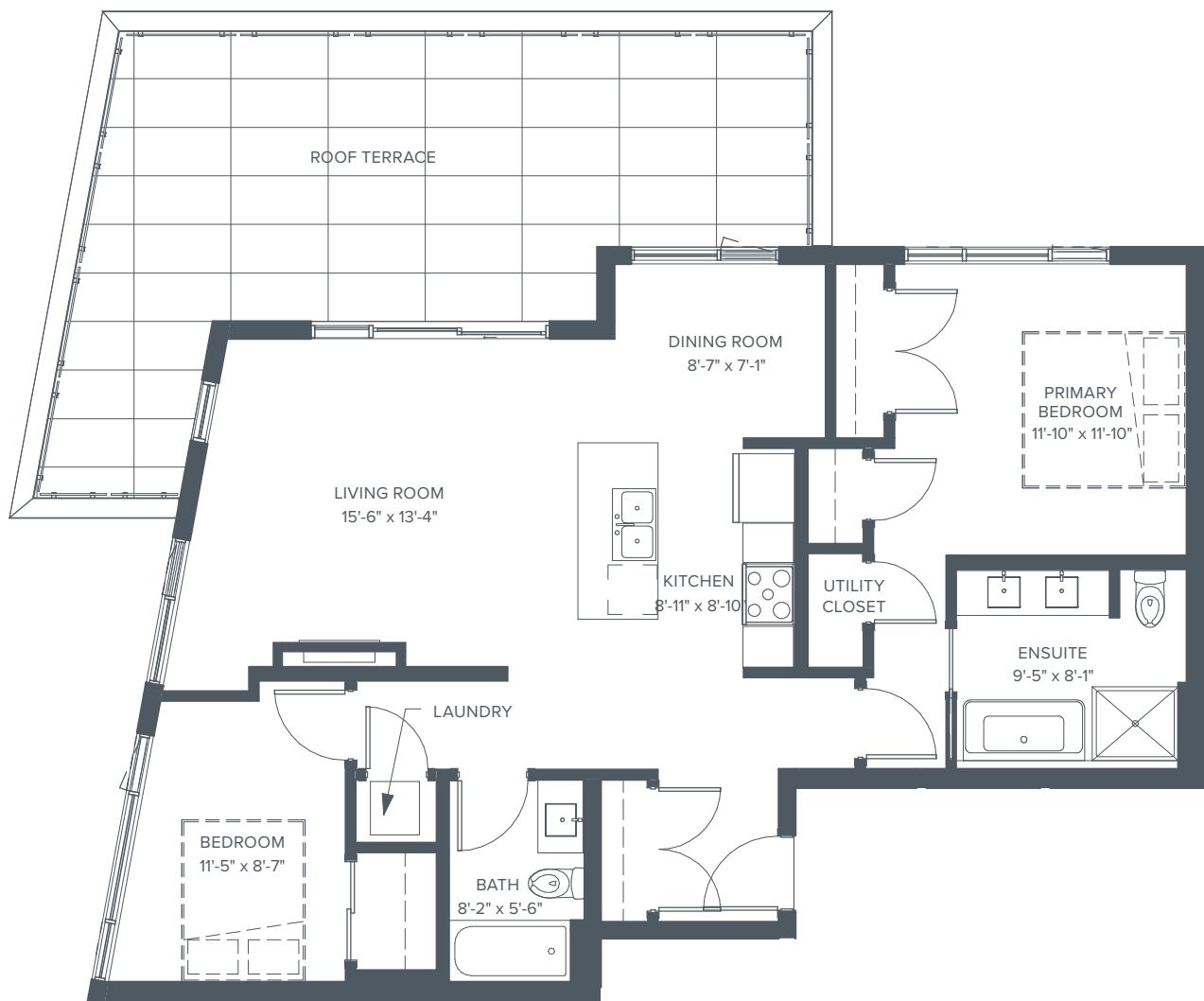
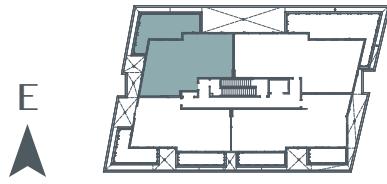
STYLE K

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# Style L

2 Bedrooms  
2 Bathrooms  
Interior: 1,041 Sq. Ft.  
Patio/Balcony: 396 Sq. Ft.  
Suite: 404



STYLE L

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# Cordova Bay.

Cordova Bay is one of Victoria's most sought-after seaside communities, offering a rare blend of natural beauty and convenience. Nestled along a stretch of sandy shoreline with sweeping views of Haro Strait and the Gulf Islands, the area is known for its relaxed coastal character and strong sense of community. Mature tree-lined streets, walkable beaches, and access to the Lochside Regional Trail make it a haven for outdoor enthusiasts, while boutique shops, local , and golf at nearby Cordova Bay Golf Course add to its charm. Just minutes from Broadmead Village, Uptown, and downtown Victoria, Cordova Bay combines the tranquility of a beach town with the accessibility of urban amenities.

## **the neighbourhood.**

Surrounded by natural beauty, your residence makes it easy to enjoy the outdoors, whether that's playing a round of golf, picnicking at the park or enjoying a coffee on the beach at sunrise. Minutes away, find everything you need, from gourmet restaurants and buzzing cafes, to markets and shops.

## **drive time:**

2 min – 5529 Cordova Bay Beach

5 min – Mattick's Farm shops and restaurants

7 min – Cordova Bay Golf Course

10 min – Broadmead Village Shopping Centre

15 min – Uptown Shopping Centre

20 min – Downtown Victoria

20 min – Victoria International Airport

