

Folk Plan A

Home Sweet Home

- Quality built, beautifully finished boutique townhouse with 3 bedrooms and 2.5 bathrooms.
- Amenity rich neighbourhood located at the junction of Victoria, Oak Bay, and Saanich, with parks, beaches, schools, cafes, local shops, and much more within a few minute bike ride.
- Connects directly to the all-ages-and-abilities cycling network, providing quick and safe access to downtown and Victoria's core neighborhoods.
- Personal rear yard off the kitchen and living area offers private sanctuary.
- Lower floor includes central family recreation room.
- Free Modo membership and \$100 driving credits.
- 42 sf / 327 cu ft storage locker.

Bike Room

- Comes with 2 standard bike stalls and 1 cargo stall, plus option for additional cargo stall.
- Extra wide center aisle.
- Overhead bay door entry with fob entry.
- ebike charging for all stalls.
- Wall storage / organizers for accessories and smaller/children's bikes.
- Exterior repair and wash stations.

Interiors

- Folk offers a perfect blend of contemporary style and timeless design, featuring high-quality durable finishes throughout.
- Soft, calming color palette pairs beautifully with natural wood accents, creating a warm and inviting atmosphere.
- Open concept main floor living area with over-height 9-foot ceilings.
- White oak engineered hardwood flooring throughout main level.
- Plush carpet on the bedroom level.
- High-capacity side-by-side LG washer and dryer.
- White oak mantel with custom cabinets and built-in electric fireplace.
- Custom millwork white oak entryway bench.

Kitchen

- White upper and sage green lower thin shaker cabinets offer a clean, contemporary refinement to a classic design.
- Quartz countertops with tile backsplash.
- Black faucet and cabinet pulls.
- Double undermounted sink made with high-quality granite composite.
- Integrated under-cabinet accent lighting.
- Soft-close drawers.
- Stainless steel appliance collection:
 - LG 23.0 cu. ft. counter-depth french door refrigerator.
 - LG 6.3 cu. ft. 4-burner electric range.
 - LG dishwasher with integrated digital touch controls and durable stainless steel interior tub.
 - Integrated LG over-the-range microwave.

Bathrooms

- Quartz countertops with tile backsplash.
- Custom millwork sage green thin-shaker cabinets.
- White undermount sinks with polished chrome single-lever faucet.
- Dual flush low-consumption toilets.
- Alcove tub with polished chrome showerhead.
- Decorative hex floor tile, including in-floor heating in ensuite.
- Two-piece, powder room on main level.

Attention to Detail

- Concrete topper with acoustic floor underlay and cast-iron plumbing minimises sound transmission.
- Constructed to exceed BC Energy Step Code 3 certification.
- Thermally broken, double-glazed vinyl windows with enhanced Low-E glazing.
- Energy Recovery Ventilator (ERV) lowers heating costs and circulates fresh air.
- Sumsung high-efficiency heat pump provides heating and cooling.
- Rough-in conduit provided for installation of future solar panels.
- Low VOC interior paints and finishes throughout.

Home Warranty

- Quality construction backed by National 2-5-10 Home Warranty:
 - 2 Year Materials and Labour
 - 5 Year Building Envelope
 - 10 Year Structural

Feature Sheet

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



Folk

Plan C & E

Home Sweet Home

- Quality built, beautifully finished boutique townhouse with 2 bedrooms and 2.5 bathrooms.
- Amenity rich neighbourhood located at the junction of Victoria, Oak Bay, and Saanich, with parks, beaches, schools, cafes, local shops, and much more within a few minute bike ride.
- Connects directly to the all-ages-and-abilities cycling network, providing quick and safe access to downtown and Victoria's core neighborhoods.
- Walkout balcony off the kitchen and living area.
- Free Modo membership and \$100 driving credits.
- 42 sf / 327 cu ft storage locker.

Bike Room

- Comes with 2 standard bike stalls and 1 cargo stall, plus option for additional cargo stall.
- Extra wide center aisle.
- Overhead bay door entry with fob entry.
- ebike charging for all stalls.
- Wall storage / organizers for accessories and smaller/children's bikes.
- Exterior repair and wash stations.

Interiors

- Folk offers a perfect blend of contemporary style and timeless design, featuring high-quality durable finishes throughout.
- Soft, calming color palette pairs beautifully with natural wood accents, creating a warm and inviting atmosphere.
- Open concept main floor living area with over-height 9-foot ceilings.
- White oak engineered hardwood flooring throughout main level.
- Plush carpet on the bedroom level.
- Energy-efficient stacked LG washer and dryer combo.
- White oak mantel with custom cabinets and built-in electric fireplace.
- Custom millwork office desk (Plan C) and pantry (Plan E).

Kitchen

- White upper and sage green lower thin shaker cabinets offer a clean, contemporary refinement to a classic design.
- Quartz countertops with tile backsplash.
- Black faucet and cabinet pulls.
- Double undermounted sink made with high-quality granite composite.
- Integrated under-cabinet accent lighting.
- Soft-close drawers.
- Stainless steel appliance collection:
 - LG 14.7 cu. ft. counter-depth refrigerator.
 - LG 6.3 cu. ft. 4-burner electric range.
 - LG dishwasher with integrated digital touch controls and durable stainless steel interior tub.
 - Integrated LG over-the-range microwave.

Bathrooms

- Quartz countertops with tile backsplash.
- Custom millwork sage green thin-shaker cabinets.
- White undermount sinks with polished chrome single-lever faucet.
- Dual flush low-consumption toilets.
- Alcove tub with polished chrome showerhead.
- Decorative hex floor tile, including in-floor heating in ensuite.
- Two-piece, powder room on main level.

Attention to Detail

- Concrete topper with acoustic floor underlay and cast-iron plumbing minimises sound transmission.
- Constructed to exceed BC Energy Step Code 3 certification.
- Thermally broken, double-glazed vinyl windows with enhanced Low-E glazing.
- Energy Recovery Ventilator (ERV) lowers heating costs and circulates fresh air.
- Sumsung high-efficiency heat pump provides heating and cooling.
- Rough-in conduit provided for installation of future solar panels.
- Low VOC interior paints and finishes throughout.

Home Warranty

- Quality construction backed by National 2-5-10 Home Warranty:
 - 2 Year Materials and Labour
 - 5 Year Building Envelope
 - 10 Year Structural

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Folk Plan G

Home Sweet Home

- Quality built, beautifully finished boutique townhouse with 1 bedroom and 1 bathroom.
- Amenity rich neighbourhood located at the junction of Victoria, Oak Bay, and Saanich, with parks, beaches, schools, cafes, local shops, and much more within a few minute bike ride.
- Connects directly to the all-ages-and-abilities cycling network, providing quick and safe access to downtown and Victoria's core neighborhoods.
- Personal rear yard off the kitchen and living area offers private sanctuary.
- Free Modo membership and \$100 driving credits.
- 42 sf / 327 cu ft storage locker.

Bike Room

- Comes with 2 standard bike stalls.
- Extra wide center aisle.
- Overhead bay door entry with fob entry.
- ebike charging for all stalls.
- Wall storage / organizers for accessories and smaller/children's bikes.
- Exterior repair and wash stations.

Interiors

- Folk offers a perfect blend of contemporary style and timeless design, featuring high-quality durable finishes throughout.
- Soft, calming color palette pairs beautifully with natural wood accents, creating a warm and inviting atmosphere.
- Adaptable floor plan to adjust to your needs over time - well suited for people with mobility limitations, seniors looking to age in place, or garden lovers.
- Open concept main floor living area with over-height 9-foot ceilings.
- White oak engineered hardwood flooring throughout main level.
- Plush carpet in bedroom.
- High-capacity side-by-side LG washer and dryer.
- White oak mantel with custom cabinets and built-in electric fireplace.

Kitchen

- White upper and sage green lower thin shaker cabinets offer a clean, contemporary refinement to a classic design.
- Quartz countertops with tile backsplash.
- Black faucet and cabinet pulls.
- Double undermounted sink made with high-quality granite composite.
- Integrated under-cabinet accent lighting.
- Soft-close drawers.
- Stainless steel appliance collection:
 - LG 11.9 cu. ft. counter-depth refrigerator.
 - LG 6.3 cu. ft. 4-burner electric range.
 - LG dishwasher with integrated digital touch controls and durable stainless steel interior tub.
 - Integrated LG over-the-range microwave.

Bathrooms

- Quartz countertops with tile backsplash.
- Custom millwork sage green thin-shaker cabinets.
- White undermount sinks with polished chrome single-lever faucet.
- Dual flush low-consumption toilets.
- Alcove tub with polished chrome showerhead.
- Decorative hex floor tile.

Attention to Detail

- Concrete topper with acoustic floor underlay and cast-iron plumbing minimises sound transmission.
- Constructed to exceed BC Energy Step Code 3 certification.
- Thermally broken, double-glazed vinyl windows with enhanced Low-E glazing.
- Energy Recovery Ventilator (ERV) lowers heating costs and circulates fresh air.
- Samsung high-efficiency heat pump provides heating and cooling.
- Rough-in conduit provided for installation of future solar panels.
- Low VOC interior paints and finishes throughout.

Home Warranty

- Quality construction backed by National 2-5-10 Home Warranty:
 - 2 Year Materials and Labour
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Folk Plan I

Home Sweet Home

- Quality built, beautifully finished boutique townhouse with 1 bedroom and 1 bathroom.
- Amenity rich neighbourhood located at the junction of Victoria, Oak Bay, and Saanich, with parks, beaches, schools, cafes, local shops, and much more within a few minute bike ride.
- Connects directly to the all-ages-and-abilities cycling network, providing quick and safe access to downtown and Victoria's core neighborhoods.
- Walkout balcony off the kitchen and living area.
- Free Modo membership and \$100 driving credits.
- 42 sf / 327 cu ft storage locker.

Bike Room

- Comes with 2 standard bike stalls.
- Extra wide center aisle.
- Overhead bay door entry with fob entry.
- ebike charging for all stalls.
- Wall storage / organizers for accessories and smaller/children's bikes.
- Exterior repair and wash stations.

Interiors

- Folk offers a perfect blend of contemporary style and timeless design, featuring high-quality durable finishes throughout.
- Soft, calming color palette pairs beautifully with natural wood accents, creating a warm and inviting atmosphere.
- Vaulted ceiling (up to 11.5 feet).
- White oak engineered hardwood flooring throughout main level.
- Plush carpet on the bedroom level.
- Energy-efficient stacked LG washer and dryer combo.

Kitchen

- White upper and sage green lower thin shaker cabinets offer a clean, contemporary refinement to a classic design.
- Quartz countertops with tile backsplash.
- Black faucet and cabinet pulls.
- Double undermounted sink made with high-quality granite composite.
- Integrated under-cabinet accent lighting.
- Soft-close drawers.
- Stainless steel appliance collection:
 - LG 11.9 cu. ft. counter-depth refrigerator.
 - LG 6.3 cu. ft. 4-burner electric range.
 - LG dishwasher with integrated digital touch controls and durable stainless steel interior tub.
- Integrated LG over-the-range microwave.

Bathrooms

- Quartz countertops with tile backsplash.
- Custom millwork sage green thin-shaker cabinets.
- White undermount sinks with polished chrome single-lever faucet.
- Dual flush low-consumption toilets.
- Alcove tub with polished chrome showerhead.
- Decorative hex floor tile.

Attention to Detail

- Concrete topper with acoustic floor underlay and cast-iron plumbing minimises sound transmission.
- Constructed to exceed BC Energy Step Code 3 certification.
- Thermally broken, double-glazed vinyl windows with enhanced Low-E glazing.
- Energy Recovery Ventilator (ERV) lowers heating costs and circulates fresh air.
- Maestro high-efficiency heat pump provides heating and cooling.
- Rough-in conduit provided for installation of future solar panels.
- Low VOC interior paints and finishes throughout.

Home Warranty

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