



STARTER
SERIES

Creating intuitive design

Develop



Westhills

Design

vd | victoria
9 | design group

Construct

VERITY
CONSTRUCTION

QUALITY CONSTRUCTION. TRUSTED SERVICE.



**A
lifestyle
that
moves
you.**



LANGFORD LAKE

Set sail in the city

Swim, kayak, paddleboard, fish, sun tan or just play in the sand. Pristine Langford Lake is just minutes from your door. Summer fun every day.

EDUCATION

Teaching the future

Opening 2022, the Government of British Columbia has provided the Sooke School District with \$23.3 million toward the purchase of 6.5 hectares (16 acres) of land in Langford. The district's goal is to build an elementary school and a middle school on site. The site is at the corner of the newly completed West Shore Parkway and Constellation Avenue in the Westhills development.

YMCA / YWCA

Exercise your mind and body

Four stories of fun for the whole family opened in Spring 2016. This new 30-million dollar addition to Westhills and Langford's City Centre Park offers a brand new wave pool, water slides, a lazy river, therapy pools, day care, fitness facilities and more.



GALLOPING GOOSE

Find adventure around every corner

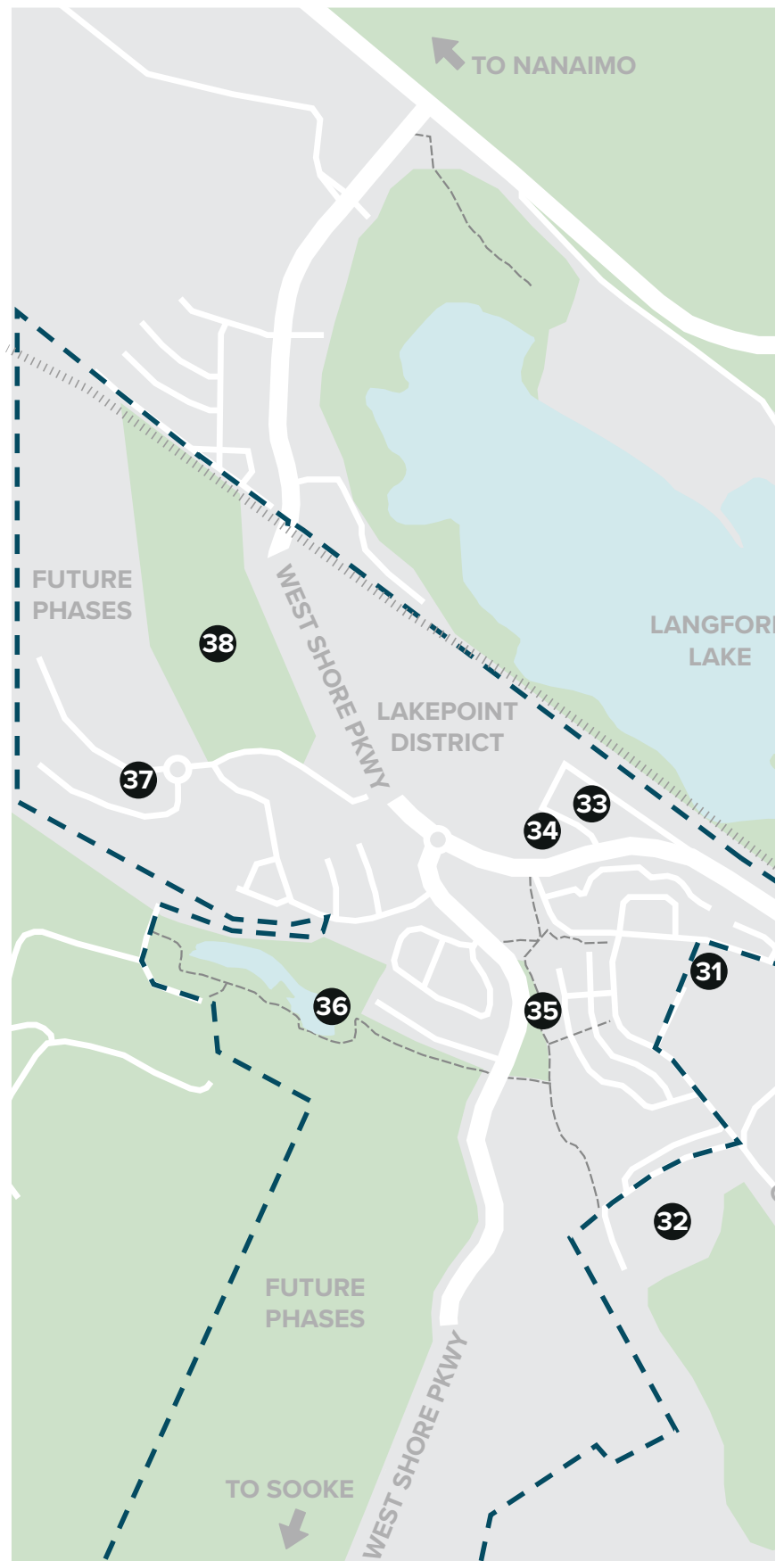
This picturesque multi-use trail, formerly a railway line, moves through urban, rural and wilderness scenery on its 55-kilometer journey from Victoria to Sooke. You can cycle, stroll, run, or even ride a horse through the rural sections. Whether you're commuting to work, meandering on a weekend afternoon or pacing yourself from Sidney to Sooke, the trail is yours to enjoy.

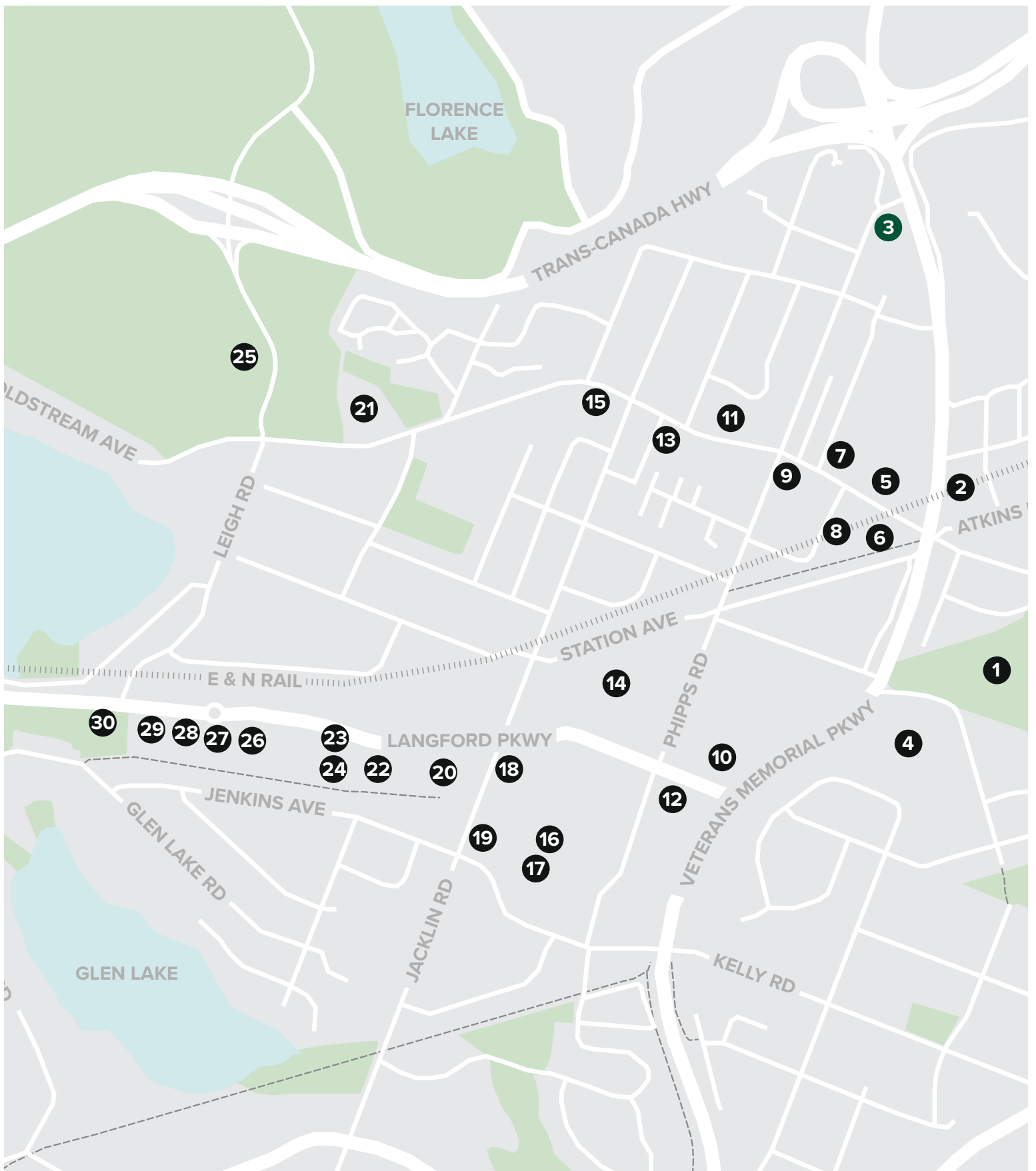


A community at your doorstep.

- 1 - Royal Colwood Golf Course
- 2 - RCMP Station
- 3 - Fire Hall
- 4 - David Cameron Elementary
- 5 - Bin 4 Burger Lounge
- 6 - Regional Transit Bus Exchange
- 7 - Westbrook Centre
- 8 - Darcy's Pub
- 9 - Browns Social House
- 10 - Lowes
- 11 - Green Leaf Bistro
- 12 - Canadian Superstore
- 13 - City of Langford
- 14 - Walmart
- 15 - Sabhai Thai
- 16 - Westshore Town Centre
- 17 - Starbucks
- 18 - Cineplex Odeon
- 19 - Tim Hortons
- 20 - White Spot
- 21 - Spencer Middle School
- 22 - Capital Iron
- 23 - Cascadia Liquor Store
- 24 - Quality Foods
- 25 - Ambulance Station
- 26 - Eagle Ridge Community Centre
- 27 - Langford Lanes
- 28 - Westhills Splash Park
- 29 - Westhills Arena
- 30 - Westhills Stadium
- 31 - Belmont Secondary School
- 32 - Glenwood Meats
- 33 - Westhills YMCA/YWCA
& Langford Aquatic Centre
Victoria Conservatory of Music
Greater Victoria Regional Library
- 34 - Lakepoint One Condos
- 35 - Westhills Playground
- 36 - Paradise Ponds
- 37 - Westhills Sales & Design Centre
- 38 - Future Middle & Elementary Schools

- Lakes / Ponds
- Green Space
- Westhills Boundary Lines





Standard features

Choice between 2 designer interior packages

Custom quartz countertops in kitchen & bathrooms, with under-mount sinks

Ceramic tile backsplash in kitchen

Custom cabinetry in kitchen and bathroom with designer hardware

Soft-close doors & drawers in kitchen & bathroom

Under-cabinet task lighting

Water line for fridge

Rough-in for garburator

Energy Star stainless steel appliance package including natural gas slide-in range, stainless front dishwasher, French door fridge with bottom freezer, hood fan, built-in microwave, white washer, and dryer

Natural gas BBQ outlet

Low-profile LED pot lights in living room and kitchen

Laminate wood flooring throughout main living areas

Designer carpet with eco-friendly underlay on stairs and additional floor(s)

Tile floors in upper bathroom

One-piece tub/shower combination in main bathroom

Large chrome framed mirrors in bathrooms

Laundry room with laminate countertop and shelf over washer and dryer (plan specific)

9' ceiling on main level living

Wood window surrounds and trim package

White painted 2" wood spindles and handrail

Natural gas fireplace in main living area

Fibre optic telecommunications network to smart panel

3 motion sensor lights

2" polywood horizontal window blinds (white)

Exterior Features

Low maintenance, durable hardie siding

30-year fibreglass shingle roof

Cultured stone, brick and/or metal panel accents to enhance curb appeal (plan specific)

2 exterior GFI electrical outlets

Side fencing to rear corner of house (gates and returns not included)

Fully landscaped front and back yard with in-ground irrigation

Argon double glazed, low-E Energy Star® vinyl windows

Exposed aggregate patios

Front yard lawn maintenance for 1-year

2 frost resistant hose bibs



EXTERIOR

Curb appeal

Freshly designed transitional homes feature the best elements of both traditional and modern exteriors. Clean lines with large windows accented with shingles, stone and metal panels to maximize the beauty of your new home.



LANDSCAPING MAINTENANCE

Free up your time

Professionally landscaped front yards with in-ground irrigation and 1 year of lawn maintenance at no charge. These low maintenance yards will let you enjoy the beauty of your new home and your newly found spare time.

LIVING ROOM

Absolute comfort

Cozy up to an energy-efficient gas fireplace with your family this winter to provide absolute comfort at the touch of your fingertips.



KITCHEN

Fine dining

Efficient kitchen for the chef in the family, and open-concept dining and living areas. Easy entertaining in a comfortable space.

Kitchen





range

whirlpool
stainless steel
natural gas



fridge

whirlpool
stainless steel
french door
bottom freezer



hood fan

stainless steel wall
mount chimney hood



dishwasher

whirlpool
stainless steel



microwave

under counter microwave
whirlpool
stainless steel



sink

stainless steel
double bowl undermount
sink

Bath





pedestal sink

american standard
powder room sink



faucet

single handle
powder room faucet
(plan specific)



sink

american standard studio
sink in main bath



tub/shower surround

main bath



tub/shower fixtures

main bath



washer/dryer

whirlpool



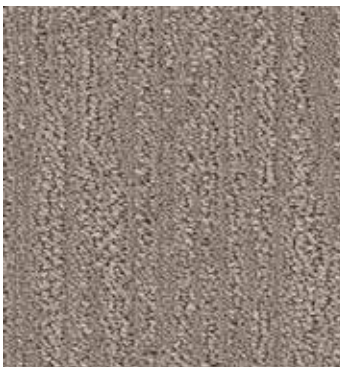
hardware

chrome bathroom
accessories



toilet

american standard
studio
right height



carpet



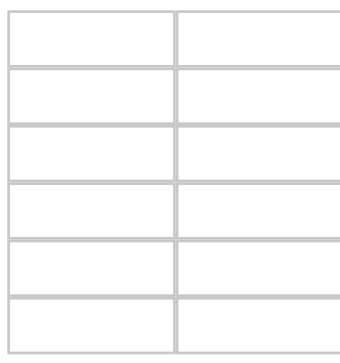
laundry
vinyl flooring



bathroom floor tile



all walls throughout



kitchen backsplash



laundry room
countertops



kitchen & bathroom
quartz countertops



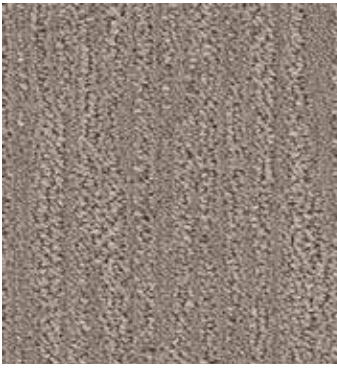
lower kitchen cabinets
and bathrooms



upper kitchen
cabinets



laminate flooring



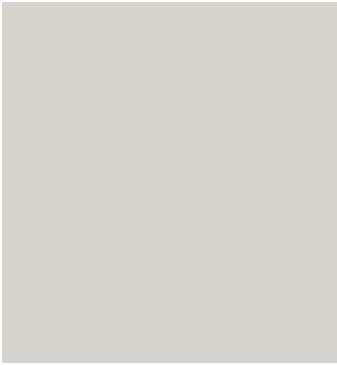
carpet



laundry
vinyl flooring



bathroom floor tile



all walls throughout



kitchen backsplash



laundry room
countertops



kitchen & bathroom
quartz countertops



kitchen and bathroom
cabinets

metro



laminate flooring

Lighting





dining room
and stairwell



master bedroom



bedrooms, hallways
and laundry room



main bath
and powder room



below stairs storage
(if applicable)

Upgrades





main bath
tiled shower surround with
fiberglass base



interactive security
bundle



stainless steel
farmhouse sink



handheld showerhead
on sidebar



rainfall showerhead

pot lights | heated tile floors | smart home options | crown moulding and more!... (see your agent)



Westhills

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