



ARTISAN

ROW 



Creating Intuitive Design

WESTHILLS LAND CORP.



Westhills

DEVELOPER

vd | victoria
9 | design group

HOME DESIGN

VERITY
CONSTRUCTION

QUALITY CONSTRUCTION. TRUSTED SERVICE.

CONSTRUCTION



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.

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.

EX NIXON TRAIL

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



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.

WESTHILLS SCHOOLS

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.



INCLUDED FEATURES



- Quartz counter tops in kitchen & bathrooms, with undermount sinks
- Ceramic tile backsplash in kitchen
- Custom kitchen and bathroom cabinetry with soft close hardware
- Recessed under cabinet 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
- 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, water resistant laminate wood flooring in foyer, stairs to lower & main levels, throughout main living level
- Designer carpet with eco-friendly underlay on stairs from main level to upper & throughout upper level
- 9' ceiling on main & lower floors
- Large windows with wood surrounds and trim package
- Painted solid wood railings and banister
- 2" poly wood horizontal window blinds (white)
- Natural gas fireplace with tile details and custom mantle
- 3 paired cable and ethernet ports & 1 USB outlet
- 2 head ductless heat pump for heating and cooling, with gas fireplace and electric baseboard as back up
- Natural gas hot water on demand with recirculation line
- Fibre Optic telecommunications network connected to smart panel
- Window screens *not* included



Exterior Features

- Low maintenance, durable James Hardie siding with color plus technology and 15 year warranty
- 30-year fibreglass 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 yard
- 12 months of front yard lawn maintenance (seasonal mowing)
- 2 frost resistant hose bibs
- 2 weatherproof GFI electrical outlets
- Soffit plug at front entry
- Fenced rear yard (gates & returns not included)

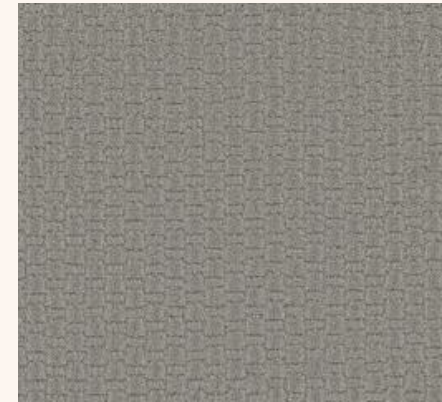
Legal Suites

- One on site parking space
- Quiet rock acoustic panels with R-20 insulation to separate suite from primary residence
- Energy Star appliances including fridge, stove, hood fan, stacked washer & dryer (white)
- Laminate countertops in kitchen and bath
- Laminate flooring throughout, excluding bathroom
- Tile flooring in bathroom
- Designated utility meter and media panel



PALETTE & FINISHES

MIST



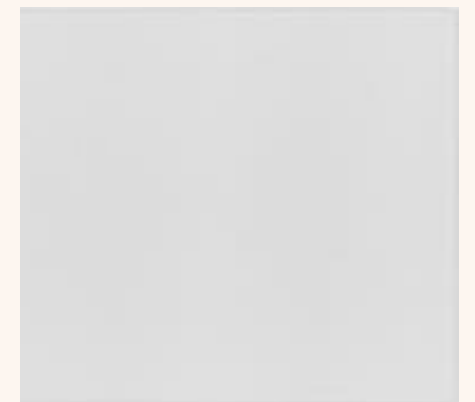
Durable Carpet
Stairs from main floor to upper floor, upper hall, bedrooms, closets & lower level bedroom (plan specific)



Laminate Flooring
Luxury European water resistant laminate flooring in foyer, stairs to main & lower level, main floor throughout including powder room

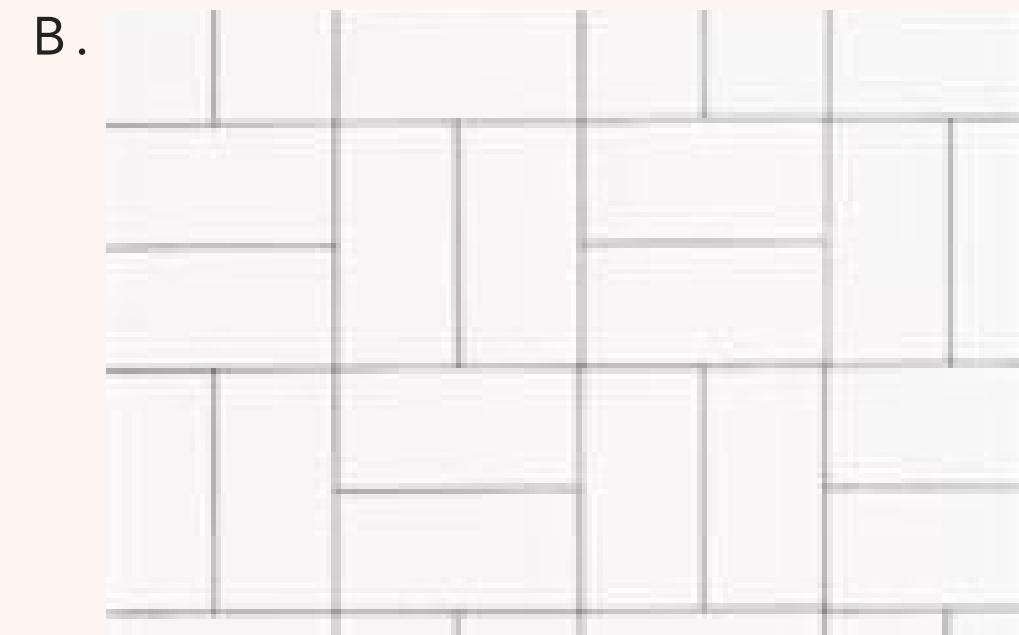
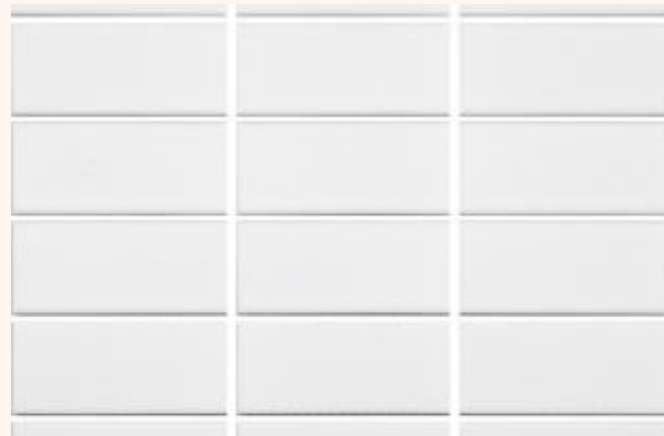
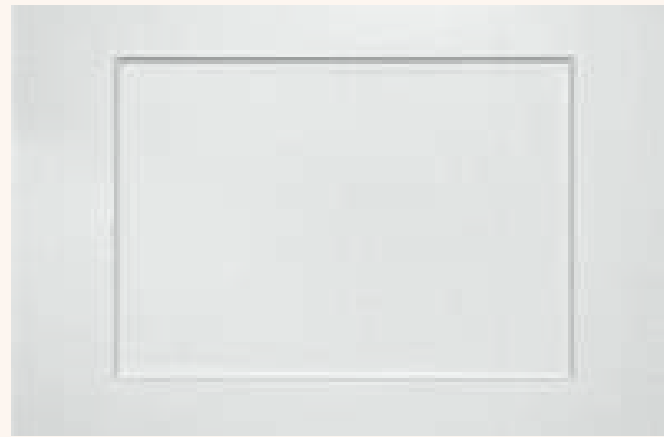


Porcelain Tile
Bathroom floors & laundry excluding powder room



Ceramic Tile
White ceramic tile in ensuite shower walls

MIST PALETTE & FINISHES



A. Quartz Countertops

Kitchen & Bathroom
excluding powder room

B. Kitchen Backsplash

ceramic tile in unique
basketweave pattern

C. Cabinets

White shaker style in kitchen
and bathrooms (excluding
powder room)

D. Fireplace

Tile detail on front face

E. Countertop

Laundry Room (plan specific)



PALETTE & FINISHES

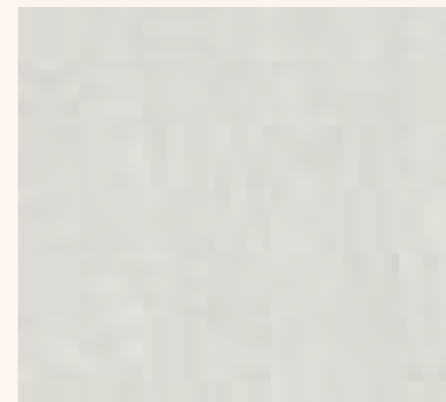
UMBRA



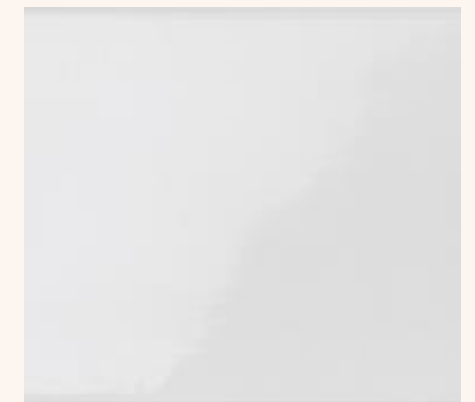
Durable Carpet
Stairs from main floor to upper floor, upper hall, bedrooms, closets & lower level bedroom (plan specific)



Laminate Flooring
Water resistant luxury European laminate flooring in foyer, stairs to main & lower level, main floor throughout including powder room

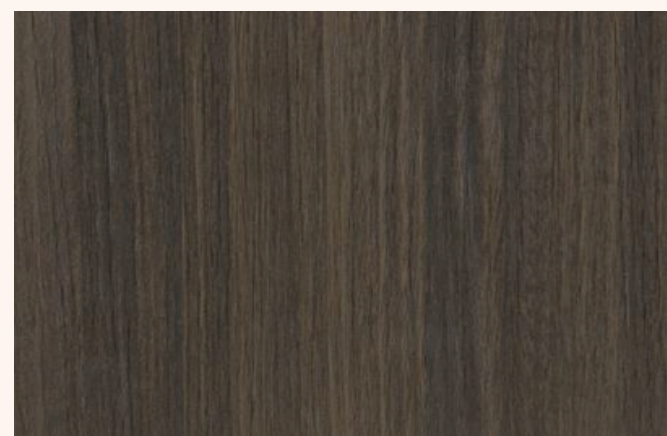
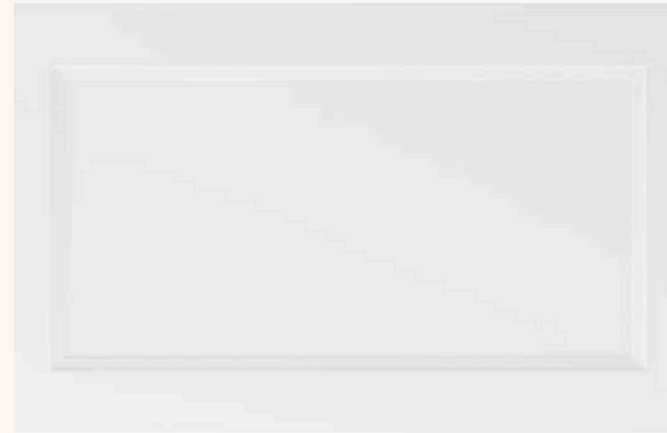


Porcelain Tile
Bathroom floors excluding powder room & laundry



Ceramic Tile
White ceramic tile in ensuite shower walls

**UMBRA PALETTE &
FINISHES**



A. Quartz Countertops

Kitchen & Bathroom
excluding powder room

B. Kitchen Backsplash

Ceramic tile for kitchen
backsplash

C. Fireplace

Tile detail on front face

D. Cabinets Upper

Cabinets – White shaker style
kitchen upper doors, pantry &
bathrooms (excluding powder
room)

E. Laminate Countertop

Laundry (plan specific)

F. Cabinets Lower

flat panel wood grain laminate
kitchen lower doors and/or
island

LIGHTING PACKAGE



1.



2.



3.



4.



5.



6.

1.
DINING & UPPER
STAIRWELL
(PLAN SPECIFIC)

2.
MASTER
BEDROOM

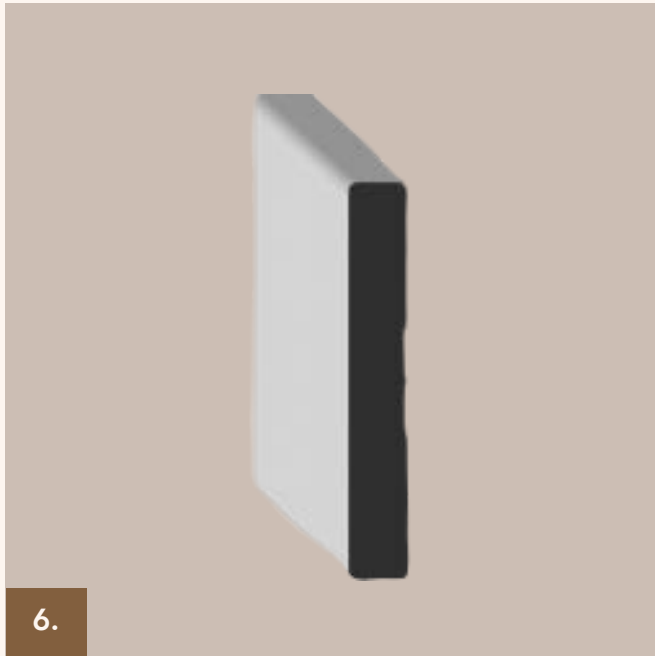
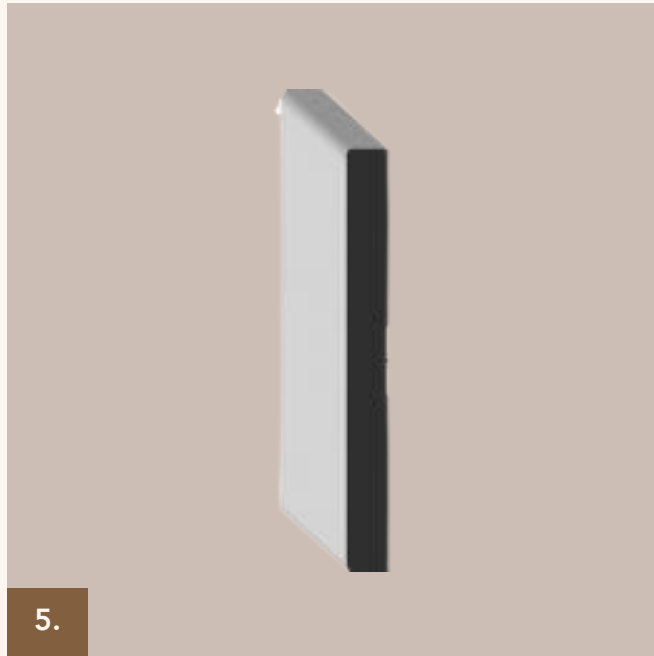
3.
MAIN, LOWER &
ENSUITE BATHS

4.
POWDER ROOM

5.
SECONDARY
BEDROOMS,
HALLWAY,
LAUNDRY, DEN,
LOWER LEVEL
LANDING &
MEDIA ROOM

6.
KITCHEN &
LIVING ROOM

FINISHING PACKAGE



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
3.5" WINDOW &
DOOR CASINGS

6.
TRIM
5.1/2"
BASEBOARD

APPLIANCES

1.
FRIDGE
FRENCH DOOR



2.
NATURAL GAS RANGE



3.
DISHWASHER



4.
HOOD FAN



5.
MICROWAVE



6.
NATURAL GAS
FIREPLACE
(NOT EXACTLY AS
SHOWN)



7.
ELECTRIC FIREPLACE IN
LIVING ROOM
(TRIPLEX INTERIOR UNITS
ONLY)



8.
CUSTOM MANLE IN
LIVING ROOM
(NOT EXACTLY AS
SHOWN)



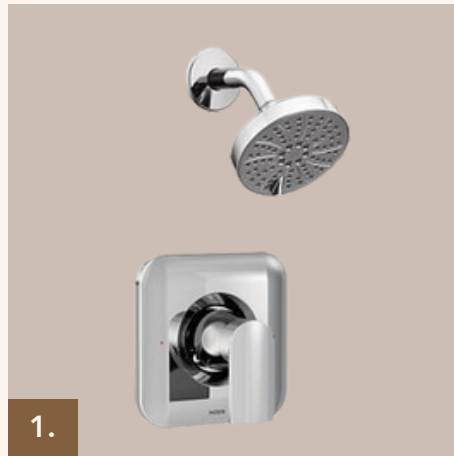
STANDARD PLUMBING FIXTURES

1.
ENSUITE
SHOWERHEAD

2.
ENSUITE WALK-IN
SHOWER BASE

3.
LOWER LEVEL
SHOWER (DUPLIX
UNITS ONLY)

4.
MAIN BATH
TUB/SHOWERHEAD



5.
ALL
BATHROOMS

6.
POWDER ROOM
PEDESTAL SINK

7.
MAIN BATH &
POWDER
ROOM FAUCET

8.
ENSUITE & MAIN
BATH
UNDERMOUNT
SINK

9.
ENSUITE FAUCET

10.
MAIN BATH
TUB/SHOWER

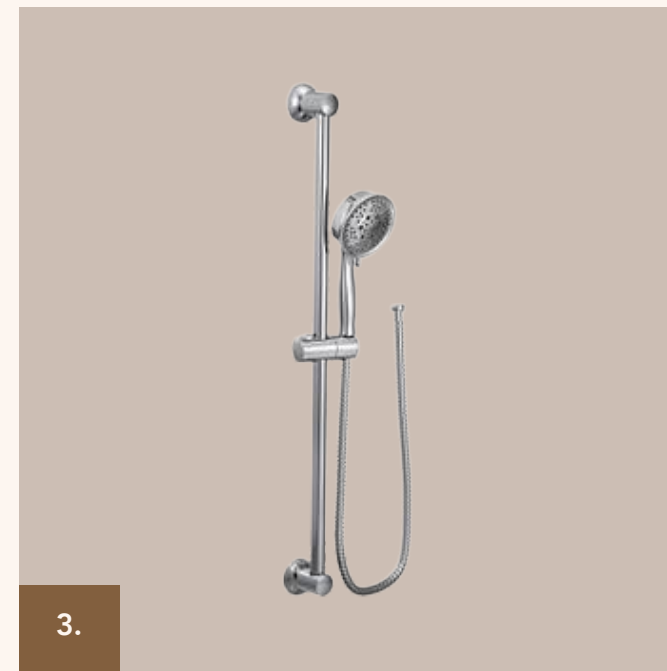
PLUMBING UPGRADES



MAGNETIC HAND HELD
SHOWER HEAD



APRON FRONT STAINLESS
STEEL DOUBLE BOWL SINK



HAND HELD SHOWERHEAD ON
SLIDE BAR



RAINFALL SHOWERHEAD WITH
DIVERTER, EXTENDED FROM
WALL

**OTHER
UPGRADES**



**GARAGE FLOOR EPOXY
ROLLER BLINDS
SCREENS**

**DIMMER SWITCHES
SMART LOCK (FRONT DOOR)
SMART HEAT PUMP CONTROL**

