



# ATLAS

TOWNHOMES

*Developer*



Westhills

*Designer*

vd | victoria  
9 | design group

*Construction*



QUALITY CONSTRUCTION. TRUSTED SERVICE.

CREATING INTUITIVE DESIGN



ATLAS

TOWNHOMES

---



# ATLAS

TOWNHOMES



## EXERCISE YOUR MIND AND BODY

---

Y M C A / Y W C A



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 brand new wave pool, water slides, a lazy river, therapy pools, day care, fitness facilities and more.

## FIND ADVENTURE AROUND EVERY CORNER

---

LOCAL TRAILS

### **Gravity Zone & Nature Trail**

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.

### **Ed Nixon Trail**

A popular 4.5km forested route along Langford Lake, primarily used for walking, running, and mountain biking.



### **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.



## KNOWLEDGE IS POWER

---

### NEW SCHOOLS

Pexsisen Elementary School and Center Mountain Lellum Middle school are two new schools that opened their doors in Westhills to students in 2022. 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 Lellum Middle Schools are committed to providing a safe and inclusive learning environment that promotes student growth and success.



## I N C L U D E D   F E A T U R E S

- Quartz countertops in kitchen & bathrooms, with under mount sinks
  - Ceramic tile backsplash in kitchen
  - Custom kitchen and bathroom cabinetry with soft close hardware
  - Recessed under cabinet lighting
  - Energy Star stainless steel appliance package including natural gas range, dishwasher, French door fridge with bottom freezer, chimney hood fan, microwave, front load washer and dryer
  - Tile flooring in main bath and ensuite
  - Ensuite bath with walk-in tile surround shower & frameless glass door
  - One-piece tub/shower combination in main bath
  - Stacked washer and dryer (select units)
  - 3 interior motion lights
  - High quality German engineered Laminate wood flooring throughout main living areas
  - Premium carpet with ecofriendly underlay on stairs, bedroom level and flex room (plan specific)
  - 9' ceiling on main floor
  - Wood interior window surrounds and trim package
  - Painted wood interior railings and banister
  - 2" poly wood horizontal window blinds (white)
  - Natural gas fireplace with custom mantle in main living area (select units)
  - Electric fireplace with custom mantle in main living area (select units)
  - 3 paired cable and ethernet ports & 1 USB outlet
  - Ductless heating & cooling system. Back up electric baseboard heat
  - Natural gas hot water on demand with recirculation line
  - Fibre Optic telecommunications network connected to smart panel
-



## EXTERIOR FEATURES

Low maintenance, durable Hardie Color Plus siding

30-year fiberglass shingle roof

Cultured stone or brick accents to enhance curb appeal (on select plans)

Argon double glazed, low-E Energy Star vinyl windows

Exposed aggregate patios, wood vinyl decks with aluminum pickets & railings (select plans)

Fully landscaped front and back yard with in-ground irrigation

12 months of front yard lawn care (seasonal mowing)

2 frost resistant hose bibs

2 weatherproof GFI electrical outlets

Soffit plug near front entry

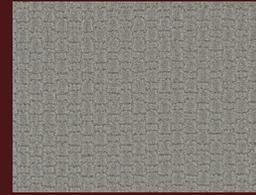
Fenced rear yard

C O A S T A L  
P A L E T T E &  
F I N I S H E S



ATLAS  
TOWNHOMES

PLUSH CARPET  
STAIRS, UPPER HALL, BEDROOMS,  
CLOSETS, LOWER LEVEL HALLWAY &  
FLEX ROOM (PLAN SPECIFIC)



LUXURY EUROPEAN LAMINATE FLOORING  
FOYER, MAIN FLOOR THROUGHOUT  
INCLUDING POWDER ROOM.



LUXURY VINYL  
LAUNDRY ROOM / CLOSET



PORCELAIN TILE  
BATHROOM FLOORS  
EXCLUDING POWDER ROOM



WHITE CERAMIC TILE  
ENSUITE SHOWER WALLS  
WITH FRAMELESS GLASS DOOR

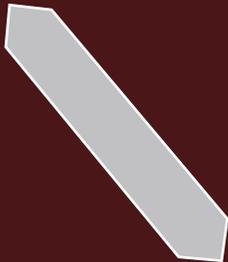




QUARTZ COUNTERTOPS  
KITCHEN & BATHROOM  
EXCLUDING POWDER ROOM



MATTE WHITE FLAT PANEL LAMINATE  
KITCHEN UPPER & BATHROOMS



CERAMIC TILE  
KITCHEN BACKSPLASH



KITCHEN LOWERS  
MATTE GREY FLAT PANEL LAMINATE

# Coastal

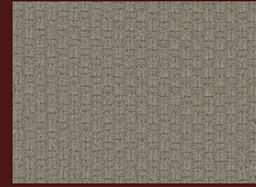


W O O D L A N D  
P A L E T T E &  
F I N I S H E S



ATLAS  
TOWNHOMES

PLUSH CARPET  
STAIRS, UPPER HALL, BEDROOMS,  
CLOSETS, LOWER LEVEL HALLWAY &  
FLEX ROOM (PLAN SPECIFIC)



LUXURY EUROPEAN LAMINATE FLOORING  
FOYER, MAIN FLOOR THROUGHOUT  
INCLUDING POWDER ROOM.



LUXURY VINYL  
LAUNDRY ROOM / CLOSET



PORCELAIN TILE  
ALL BATHROOMS  
EXCLUDING POWDER ROOM

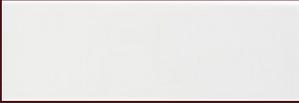


WHITE CERAMIC TILE  
ENSUITE SHOWER WALLS WITH  
FRAMELESS GLASS DOOR





QUARTZ COUNTERTOPS  
KITCHEN & BATHROOM  
EXCLUDING POWDER ROOM



GRADIENT WHITE CERAMIC TILE  
KITCHEN BACKSPLASH



WOOD TEXTURE LAMINATE  
KITCHEN BASE CABINETS



MATTE WHITE FLAT PANEL  
KITCHEN UPPER CABINETS &  
BATHROOM VANITIES

# Woodland



DINING & UPPER STAIRWELL  
(PLAN SPECIFIC)



MASTER BEDROOM



MAIN &  
ENSUITE BATHS



POWDER ROOM



STAIRWELL (PLAN SPECIFIC)



KITCHEN & LIVING ROOM



SECONDARY BEDROOMS  
& HALLWAY





2 3/4" WIDTH HEMLOCK WOOD RAILINGS 1 1/4" SPINDLES

CEILING  
FLAT WHITE



WALLS  
CRUSHED ICE



ALL INTERIOR DOORS,  
DOOR CASING, WINDOW  
CASING, BASEBOARDS  
SATIN FINISH WHITE



STAIRCASE SPINDLES,  
RAILING POSTS, HAND RAIL  
SATIN FINISH WHITE



CASING  
4" WINDOW & DOOR CASINGS



TRIM  
5 1/2" BASEBOARD



NATURAL GAS FIREPLACE  
(NOT EXACTLY AS SHOWN)



ELECTRIC FIREPLACE  
LIVING ROOM  
NOT EXACTLY AS SHOWN  
SAME AS GAS FIREPLACE



CUSTOM MANTLE LIVING ROOM  
NOT EXACTLY AS SHOWN



DISHWASHER



NATURAL GAS RANGE



HOOD FAN



MICROWAVE



FRENCH DOOR FRIDGE



HANDLESET EXTERIOR  
FRONT DOOR



INTERIOR & EXTERIOR DOOR HANDLES  
EXCLUDING FRONT DOOR



ALL INTERIOR DOORS



EXTERIOR DOORS  
INTERIOR GARAGE DOOR  
EXCLUDING FRONT DOOR



WASHER  
FRONT LOAD



DRYER  
FRONT LOAD



KITCHEN FAUCET  
HIGH ARCH PULLDOWN, CHROME



KITCHEN SINK LARGE SINGLE  
BOWL, STAINLESS STEEL

SHOWER FAUCET  
ENSUITE CHROME



SHOWER BASE ENSUITE

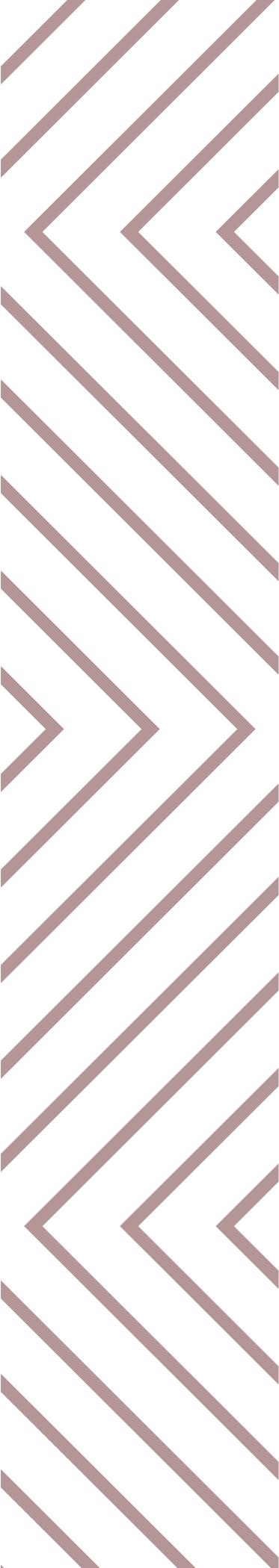


TUB/SHOWER FAUCET  
MAIN BATH, CHROME



ALL BATHROOMS





POWDER ROOM SINK



SINK FAUCET  
MAIN BATH & POWDER  
ROOM, CHROME



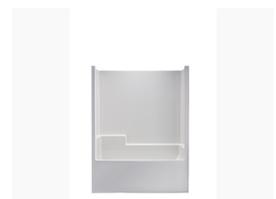
UNDERMOUNT SINK  
ENSUITE & MAIN BATH



SINK FAUCET  
ENSUITE BATH, CHROME



TUB/SHOWER MAIN BATH



HAND TOWEL BAR  
POWDER ROOM, CHROME



TP HOLDER  
ALL BATHROOMS, CHROME



KITCHEN & BATHROOM  
DOORS & DRAWERS, CHROME



TOWEL BAR  
MAIN & BATH, CHROME



# UPGRADES



MAGNETIC HAND HELD  
SHOWER HEAD, CHROME



APRON FRONT DOUBLE SINK,  
STAINLESS STEEL SINK



HAND HELD SHOWER HEAD  
ON SLIDE BAR, CHROME



RAINFALL SHOWER HEAD EXTENDED  
FROM WALL WITH DIVERTER, CHROME





Living in a great community is like having a reliable network. You can count on your neighbors to keep an eye on your property & lend a hand when needed, it's a practical arrangement that makes life a little easier.

---

ATLAS  
TOWNHOME



# Westhills

[westhillsbc.com/townhomes](http://westhillsbc.com/townhomes)

250 474-5899

[info@westhillsbc.com](mailto:info@westhillsbc.com)