



ARTISAN

ROW



Single Family Homes



# 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

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### 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.

### ED NIXON TRAIL

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



### 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

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**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

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- 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
- Roller shades with black out shades in bedrooms
- 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

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- 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 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

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- 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
- Single zone heat pump head in bedroom



## PALETTE & FINISHES

# MIST



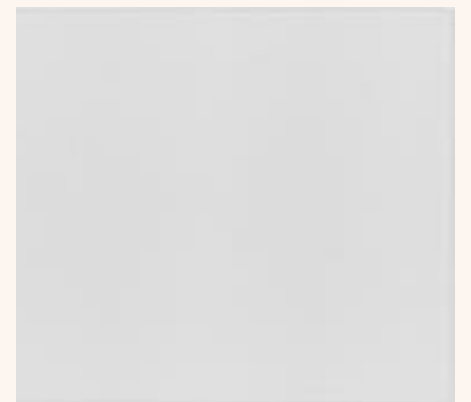
**Durable Carpet**  
Stairs from main floor to upper floor, upper hall, bedrooms, closets & lower level bedroom (plan specific)



**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

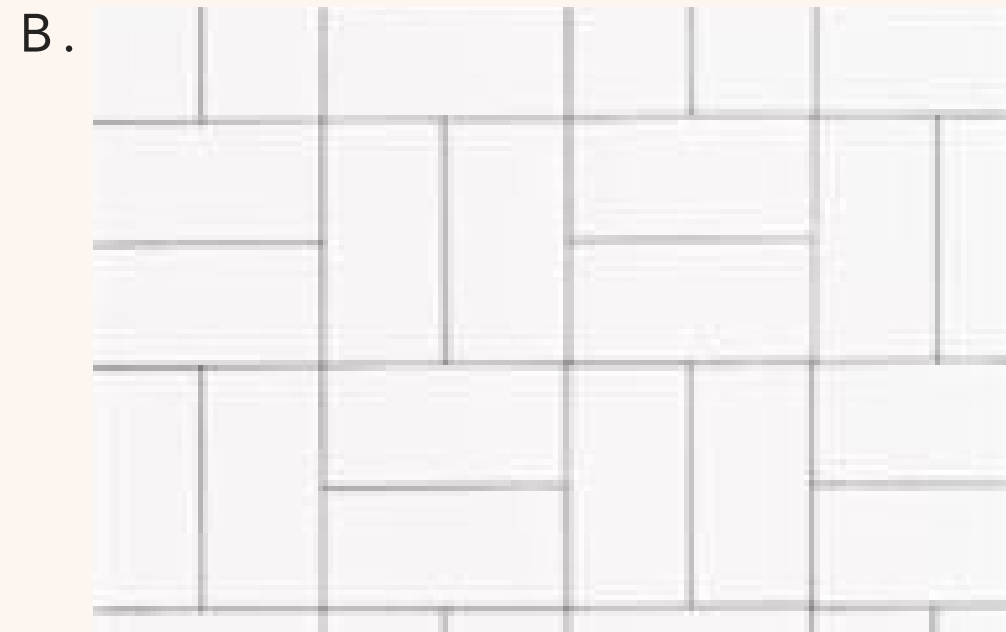
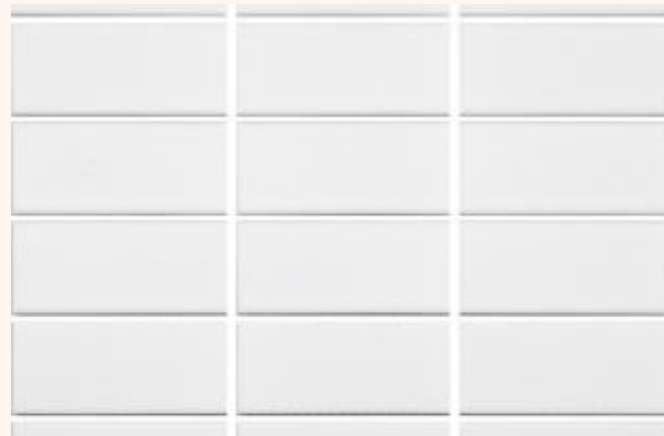
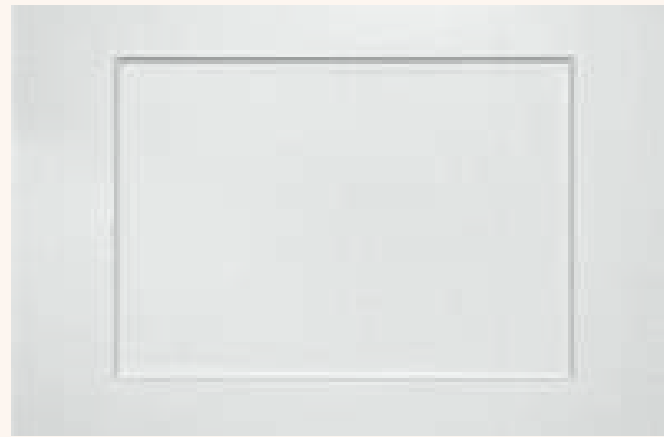


**Ceramic Tile**  
White ceramic tile in ensuite shower walls



# MIST PALETTE & FINISHES

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## **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

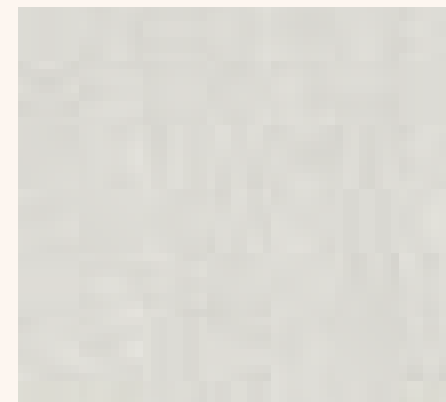
# UMBRA



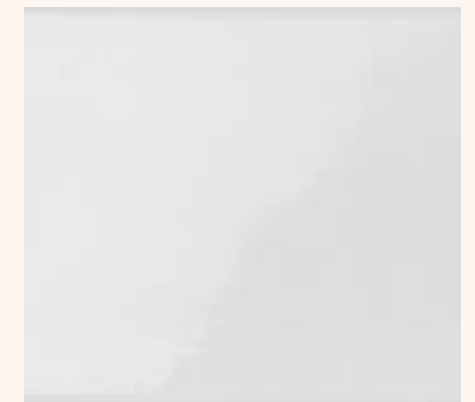
**Durable Carpet**  
Stairs from main floor to upper floor, upper hall, bedrooms, closets & lower level bedroom (plan specific)



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



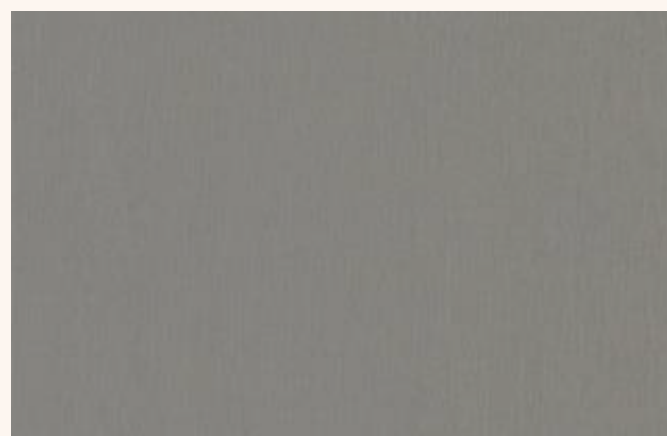
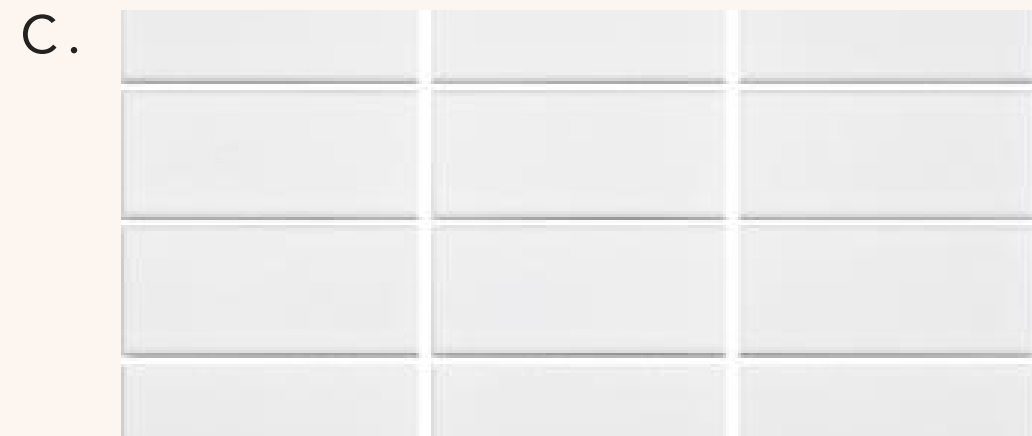
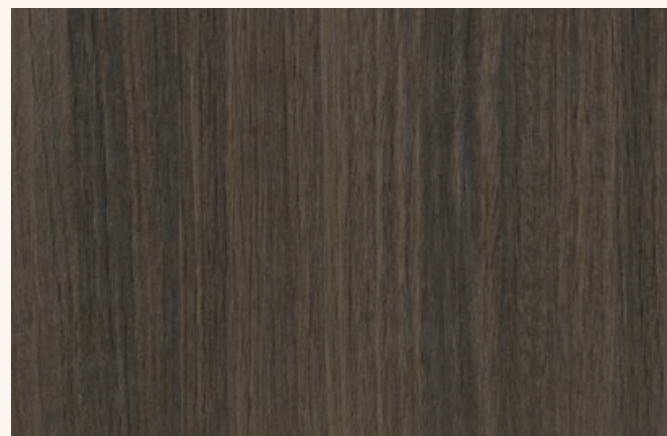
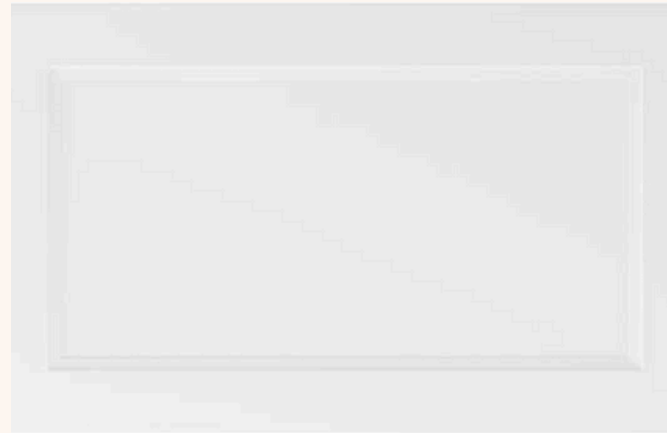
**Porcelain Tile**  
Bathroom floors excluding powder room & laundry



**Ceramic Tile**  
White ceramic tile in ensuite shower walls

# UMBRA PALETTE & FINISHES

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## **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. Cabinets Lower**

Flat panel wood grain  
lamine kitchen lower doors  
and/or island

## **F. Laminate Countertop**

Laundry (plan specific)

# LIGHTING PACKAGE



1.



2.



3.



4.



5.



6.

1.  
DINING & UPPER  
STAIRWELL  
(PLAN SPECIFIC)

2.  
MASTER  
BEDROOM

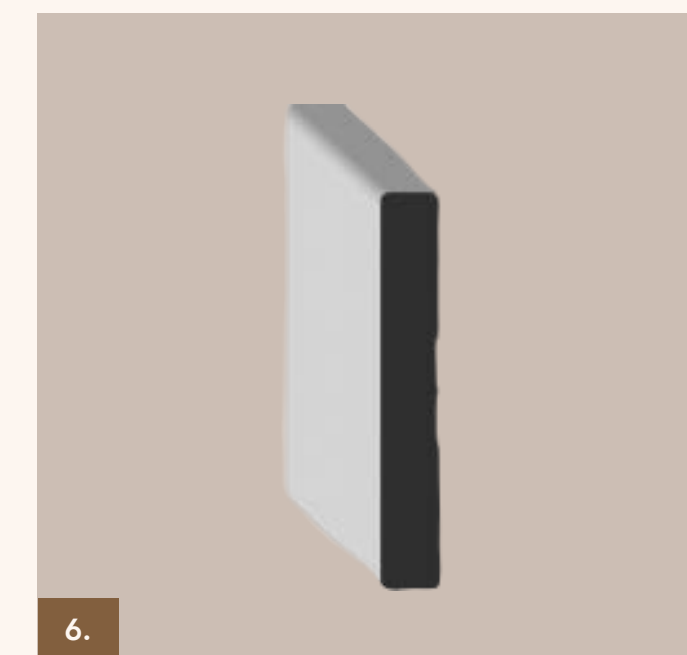
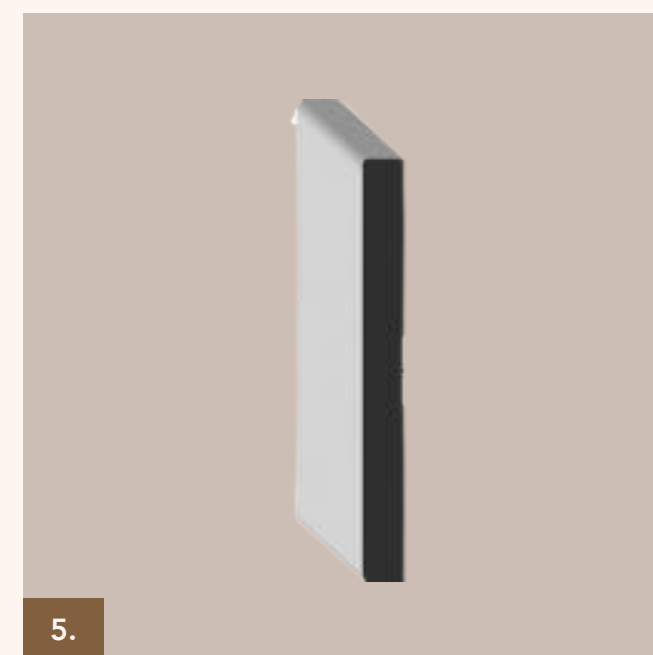
3.  
MAIN, LOWER &  
ENSUITE BATHS

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

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2.  
NATURAL GAS RANGE

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3.  
DISHWASHER

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4.  
HOOD FAN

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5.  
MICROWAVE

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6.  
NATURAL GAS  
FIREPLACE  
(NOT EXACTLY AS  
SHOWN)

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7.  
CUSTOM MANTLE IN  
LIVING ROOM  
(NOT EXACTLY AS  
SHOWN)

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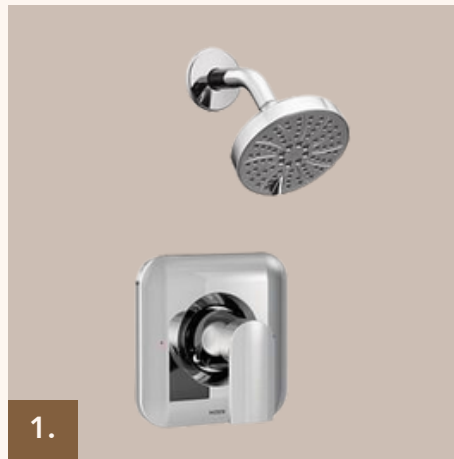


# STANDARD PLUMBING FIXTURES

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1.  
ENSUITE  
SHOWERHEAD

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2.  
ENSUITE WALK-IN  
SHOWER BASE

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3.  
MAIN BATH  
TUB/SHOWERHEAD

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4.  
ALL BATHROOMS

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5.  
POWDER ROOM  
PEDESTAL SINK

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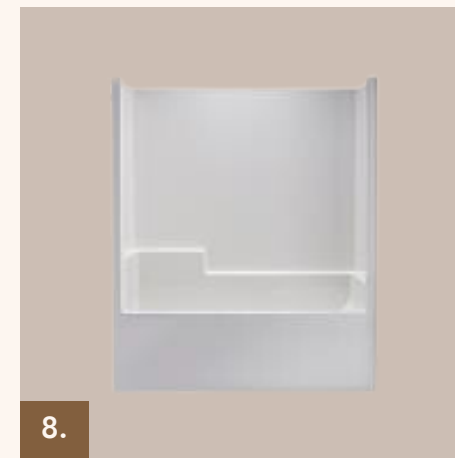
6.  
BATHROOM FAUCET

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7.  
ENSUITE & MAIN BATH  
UNDERMOUNT SINK

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8.  
MAIN BATH  
TUB/SHOWER



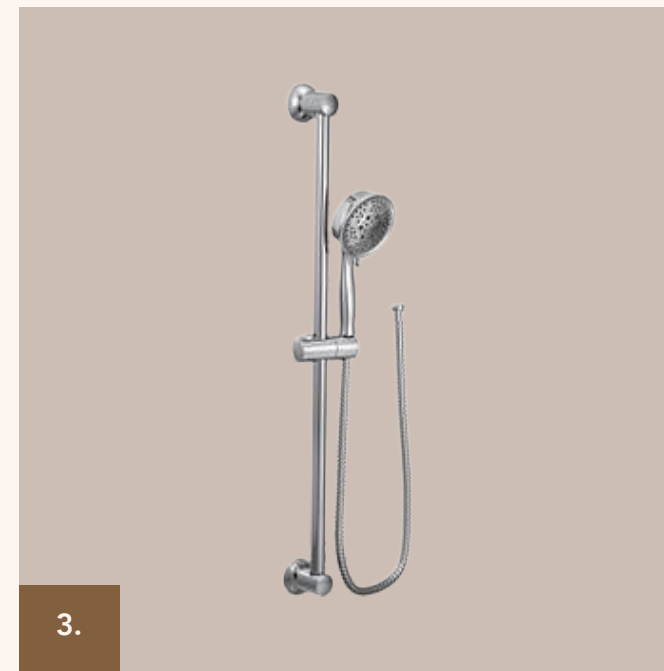
# PLUMBING UPGRADES



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  
WINDOW SCREENS**

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

**\*UPGRADES AVAILABLE DEPENDING ON THE STAGE OF CONSTRUCTION\***



THANK YOU



# Westhills

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