

BEDFORD

TOWNHOMES



LOOKBOOK
2026

Creating Intuitive Design

Developer



Westhills

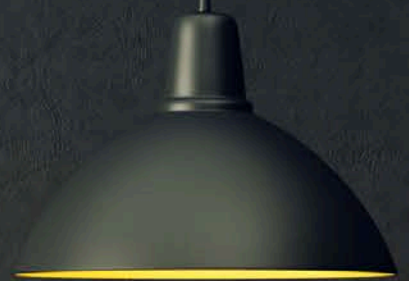
Home Design

vd | victoria
9 | design group

Construction

VERITY
CONSTRUCTION

QUALITY CONSTRUCTION. TRUSTED SERVICE.



Find something for the whole family.

EXERCISE YOUR MIND AND BODY

JORDIE LUNN BIKE PARK

A major cycling venue that hosts local and international mountain biking competitions and races, the Jordie Lunn Bike Park caters to cyclists of all ages and abilities. Providing year-round public space for recreation and high-performance training, it features dirt jumps, a pump track, a skills area, and extensive cyclocross and mountain biking trails.

LANGFORD 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.



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.

BOULDERHOUSE

Langford's BoulderHouse is the largest indoor climbing facility on Vancouver Island, with a 150 linear foot climbing wall, a training area and a dedicated kids zone.

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.



Westhills Schools

From elementary to university, education for all ages—right at your doorstep.

Pexsisen Elementary School and Centre 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 & Centre Mountain Lellum Middle Schools are committed to providing a safe and inclusive learning environment that promotes student growth and success.

Expanding on these opportunities, the **Royal Roads Langford, John Horgan Campus** is now open in downtown Langford. Developed in partnership with the University of Victoria, Camosun College, and the Justice Institute of British Columbia, this new post-secondary institution brings accessible higher education closer to home for Westshore residents.



BEDFORD

INTERIOR FEATURES

- Choice of 2 interior colour schemes, designed with warm and natural tones
- Large, oversized windows to maximize natural light
- Kitchen has luxury quartz countertops and tiled backsplash
- Quartz countertops in all bathrooms (excl. powder room)
- Custom cabinets and drawers with soft close hardware
- Sleek undercabinet task lighting
- Slimline LED pot lights in kitchen and living room
- Premium stainless steel Energy Star appliance package including natural gas range, French door fridge, ultra quiet dishwasher, built-in microwave and front-loading washer and dryer
- Tiled walk-in shower in ensuite
- Tub/shower combination in main bathroom
- Luxury tiled flooring in ensuite and main bathroom
- Modern high quality Moen faucets in bathrooms
- 3 motion-activated sensor lights (plan specific)
- Luxury waterproof laminate flooring throughout main level and lower-level den (plan specific) includes lifetime limited warranty
- Durable high-quality carpeting in bedrooms and flex rooms (plan specific)
- High 9' ceilings on main and lower floors (plan specific)
- Wood window surrounds and high-quality trim package throughout the home
- Painted wood stair railings and banisters
- Custom roller blinds with blackout blinds in bedrooms
- Modern custom-designed electric fireplace in living room
- 3 cable/ethernet ports, and 1 USB/USBC outlet
- 2 head ductless heat pump supplemented with electric baseboard heat
- Tankless on-demand natural gas hot water
- Fibre optic telecommunications network connected to interior smart panel
- Some homes may include sump pump in the lower floor (plan specific)

Apex Close

- White wire closet organizer and shelving in closets
- Wireless garage keyless entry

EXTERIOR FEATURES

- Low maintenance design with private and easy-care yard space
- 30-year asphalt shingle roofing system with R40 insulation
- Energy efficient double-glazed vinyl windows with argon gas (screens *not* included)
- Decks with aluminum pickets and railings or exposed aggregate patios to extend your outdoor living space (plan specific)
- Professionally landscaped yard with in-ground irrigation
- 12 months of front yard lawn care (seasonal mowing)
- 2 frost-resistant hose bibs
- 2 weatherproof exterior GFI electric outlets
- Soffit electrical outlet for Christmas lights
- Fenced rear yard
- Low-maintenance James Hardie Colour Plus siding with a 15-year warranty
- Extra-large garage (plan specific) for your workshop or additional storage

Interiors Designed for Living

The developer reserves the right to make modifications contained herein. Sizes, specifications, layouts, plans, features, finishes, makes, brands, styles and appliances, and availability may change without notice. E.&.O.E.

DARTON
PALETTE & FINISHES



Carpet



Floor Tile



Walls Throughout



**Ensuite Shower
Tile Surround**



Laminate Flooring



**Baseboard &
Window Casings**

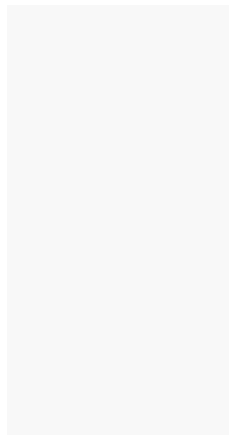


Darton

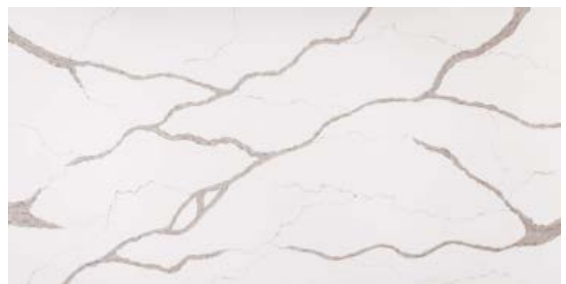
PALETTE & FINISHES



Kitchen Backsplash Tile



**Kitchen and Bathroom
Cabinets**



**Kitchen and Bathroom
Countertops**

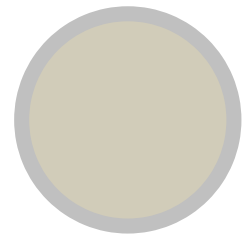
MARBLE
PALETTE & FINISHES



Carpet



Floor tile



Walls Throughout



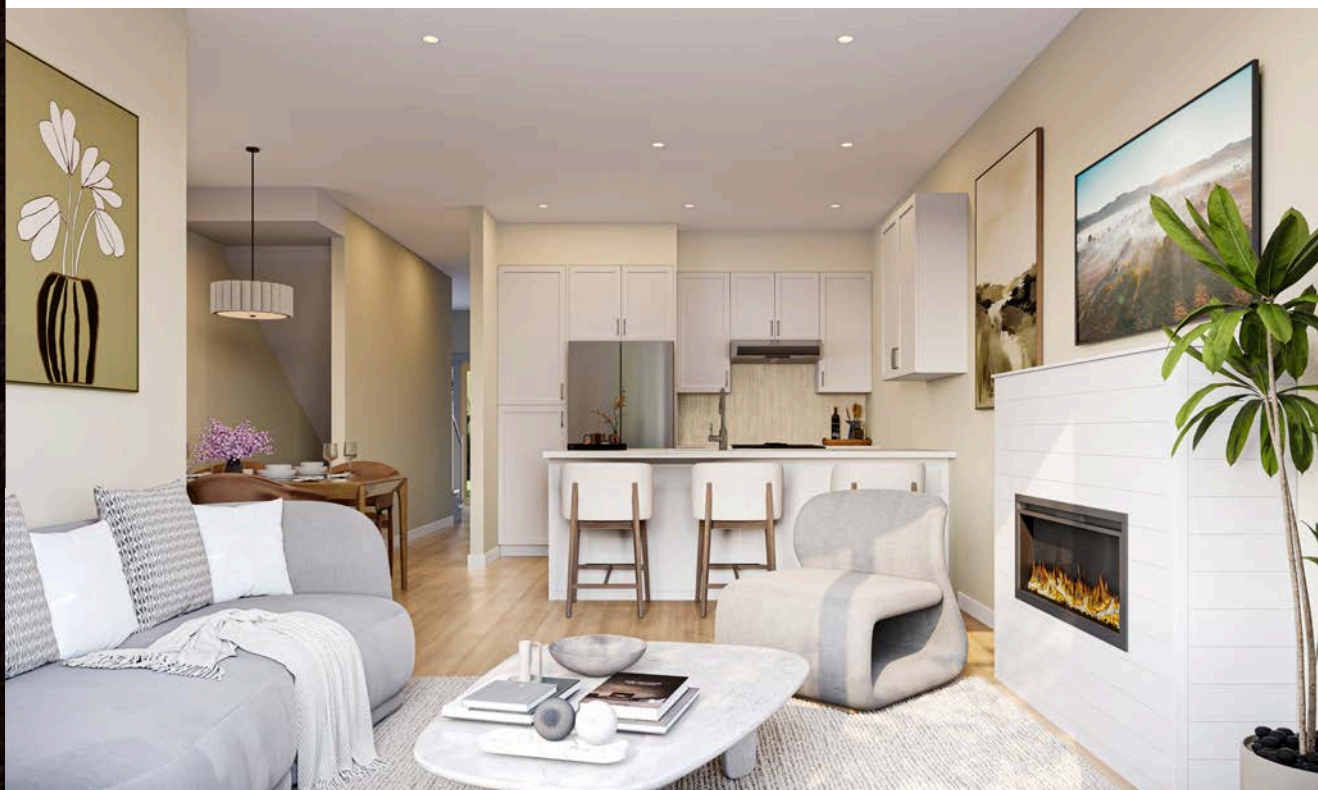
**Ensuite Shower
Tile Surround**



Laminate Flooring



**Baseboard &
Window Casings**



Marble

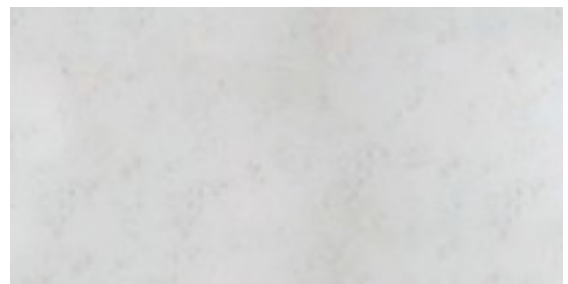
PALETTE & FINISHES



Kitchen Backsplash Tile



**Kitchen and Bathroom
Cabinets**

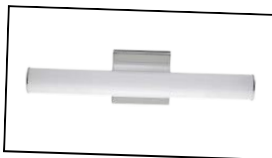


**Kitchen and Bathroom
Countertops**

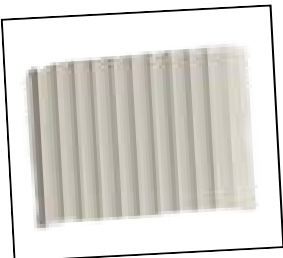
LIGHT FIXTURES



MODEL :
**Dining and Stairwell
Light Fixture**



MODEL :
**Bathroom Vanity
Light**



MODEL :
**Stairwell Wall
Sconce**



MODEL :
Flush Mount LED



APPLIANCES





Kitchen Sink



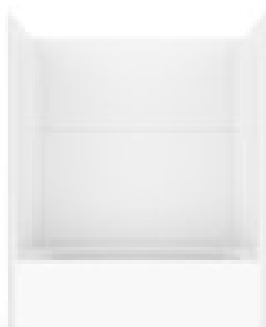
Kitchen Faucet



Bathroom Faucets



Ensuite Bathroom Sink



Main/Lower Bath Tub/Shower



Ensuite Shower Base and
Shower Head



Toilet



upgrade
Slide Bar and Hand
Shower in Ensuite



upgrade
Hand Shower Head in Ensuite or
Main Bath



upgrade
Ensuite Shower Head/Shower
Arm/Temp Diverters



Heat Pump Head in Living Room



Heat Pump Cassette in
Primary Bedroom



Electric Fireplace



Finished Fireplace Box



upgrade
White Oak Mantle in Living
Room

UPGRADE OPTIONS*

Electrical

- Potlights (4) centered in room
- Potlight above shower or tub
- LED Dimmer Switch
- Heated tile floors in bathrooms
- Additional cable outlet
- Additional receptacles
- Electric car charger rough-in (wire only - no breaker or outlet included)
- Electric car charger rough in & install (including wire, outlet & breaker)

Systems

- Interactive security bundle (equipment only)
- Energy Management System

Plumbing

- Garburator
- Double bowl stainless steel apron front sink
- Change shower head to handheld unit no slidebar
- Handheld unit on slidebar with rainfall shower head
- Moen smart water monitor

Other

- Lazy Susan in corner cabinet (if feasible)
- Replace lower cabinets with drawers
- Add 2 soft close roll out shelves to cabinets
- Add 4 soft close roll out shelves to pantry
- White Oak fireplace mantle

Flooring

- Upgrade from carpet to laminate

Outside Features

- Garage Floor Epoxy

Window Screens

*Upgrades are available subject to the stage of construction. The Seller has the right to cancel any upgrades that become unavailable or conflict with the construction schedule.

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