THE LEGACY

SERIES OF FINE HOMES
AT WESTHILLS

Home Interior Inspiration

The Legacy Series interiors are inspired by timeless design, natural warmth and effortless everyday living. Thoughtfully selected finishes, textures and details come together to create spaces that feel refined yet welcoming. Each interior package offers its own distinct character while maintaining a cohesive and enduring style throughout the home.

Langford Lake Dock
One of Westhills' newest outdoor amenities, the swimming dock at Lakepoint Park offers a beautiful place to enjoy Langford Lake, whether you're taking a summer swim, launching a paddleboard or simply relaxing by the water. Connecting to the community by the scenic Ed Nixon Trail, it's another way Westhills brings outdoor recreation and lakeside living close to home.

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.

Starlight Stadium
Located in the heart of Langford, Starlight Stadium is a premier destination for sports, entertainment and community events. Home to Pacific FC, the stadium hosts professional soccer, local sporting events, festivals and live entertainment, bringing the community together throughout the year.

Find something for the entire family.

YMCA/YWCA
A welcoming destination for recreation, fitness and family fun, the YMCA/YWCA in Westhills offers something for every age. Enjoy a lap pool, wave pool, water slides, lazy river and therapy pools, along with fitness facilities, child care, programs and activities that make it easy to stay active close to home.

Parkdale Hill
Dedicated to the City of Langford in 2021, Parkdale 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.

Langford Gravity Zone & Nature Trails
Explore Langford's natural landscape on an extensive network of hiking and mountain biking trails designed for a range of abilities. Scenic routes wind through the forest to mountain and ocean viewpoints, while the Gravity Zone offers cyclists everything from flowing trails and switchbacks to technical features, jumps and challenging descents.

Westhills Schools

From elementary school through post-secondary education, a range of learning opportunities can be found close to home.

Pexsisen Elementary School and Centre Mountain Lellum Middle School opened in Westhills in 2022, offering modern learning environments for students in the community. Nearby, **Belmont Secondary School** provides a convenient next step for students continuing their education through the secondary years.

Beyond K–12, the **Royal Roads University Langford Campus** in downtown Langford expands access to post-secondary education on the Westshore. Developed in partnership with the University of Victoria, Camosun College and the Justice Institute of British Columbia, the campus brings a diverse range of programs and learning opportunities closer to home.

Interiors Designed for Living

Interior Features

- Quartz countertops in kitchen & bathrooms, with under-mount sinks (excl. powder room)
- Ceramic tile backsplash in kitchen
- Custom kitchen and bathroom cabinetry with soft-close hardware
- Under-cabinet puck task lighting in kitchen
- Energy Star, Fisher Paykel appliance package including natural gas range, dishwasher, counter-depth French-door fridge with bottom freezer, under-cabinet flush-mount 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
- Under-cabinet kick lights in main bath & ensuite bath
- Backlit framed mirror in ensuite bathroom
- Dedicated laundry room with custom cabinetry & laminate countertop
- Slimline LED pot lights in kitchen & living room
- 3 motion-activated sensor lights
- Luxury waterproof laminate flooring on main level, including powder room
- Designer carpet with eco-friendly underlay on all stairs and upper-floor bedrooms & hallway
- High-volume 9' ceiling on main floor
- Wood window surrounds and trim package
- Painted solid wood railings and banister
- Roller shades with blackout shades in bedrooms
- Natural gas fireplace with custom mantle in main living area
- 3 paired cable and Ethernet ports & 1 USB outlet
- Ductless heating & cooling system (1 wall-mounted head in primary & 1 wall-mounted head in living room), backup electric baseboard heat
- Natural gas hot water on demand with recirculation line
- Fibre Optic telecommunications network connected to smart panel
- Wireless garage keypad
- Window screens *NOT* included
- White wire shelving in closets

Exterior Features

- Low-maintenance, durable Hardie Colour Plus siding
- 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 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 in/near front entry
- Fenced rear yard (gates & returns not included)

Secondary Legal Suites (select plans)

- One on-site parking space
- Quiet Rock Acoustic panels with R-20 insulation to separate suite from the primary residence
- Energy Star appliances including fridge, stove, hood fan, stacked washer & dryer (white)
- Laminate countertops in kitchen and bath
- Luxury waterproof laminate flooring throughout main living area
- Tile flooring in bathroom
- Durable high-quality carpeting in bedrooms
- Designated utility meter and media panel
- Ductless heating & cooling system (1 wall-mounted head), backup electric baseboard heat

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.

Interiors Designed for Living

Lot 12 Interior Features

- Quartz countertops in kitchen and 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 and laundry room
- Ensuite bath with walk-in tile surround shower and frameless glass door
- One-piece tub/shower combination in main bath
- 3 motion sensor lights
- Luxury waterproof laminate wood flooring on stairs from garage to main level, lower-level landing and throughout main living areas including powder room
- Designer carpet with eco-friendly underlay on stairs from main level to upper level and upper floor
- 9' ceiling on main floor
- Wood window surrounds and trim package
- Painted solid wood railings and banister
- Roller shades with blackout shades in bedrooms
- Natural gas fireplace with custom mantle in main living area
- 3 paired cable and Ethernet ports and 1 USB outlet
- Ductless heating and cooling system (2 wall-mounted heads in living room and primary bedroom), backup electrical baseboard heat
- Natural gas hot water on demand with recirculation line
- Fibre Optic telecommunications network connected to smart panel
- Wireless garage keypad
- White wire shelving in closets
- Window screens *NOT* included

Lot 12 Exterior Features

- Low-maintenance, durable Hardie Color Plus siding
- 30-year fibreglass shingle roof
- Argon double-glazed, low-E Energy Star vinyl windows
- Wood-vinyl decks with aluminum pickets and railings (select plans)
- Fully landscaped 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-in near front entry

Secondary Legal Suites (select plans)

- One on-site parking space
- Quiet Rock Acoustic panels with R-20 insulation to separate suite from the primary residence
- Energy Star appliances including fridge, stove, hood fan, stacked washer and dryer (white)
- Laminate countertops in kitchen and bath
- Luxury waterproof laminate flooring throughout, excluding bathroom
- Tile flooring in bathroom
- Designated utility meter and media panel
- Ductless heating and cooling system (1 wall-mounted head), backup electric baseboard heat

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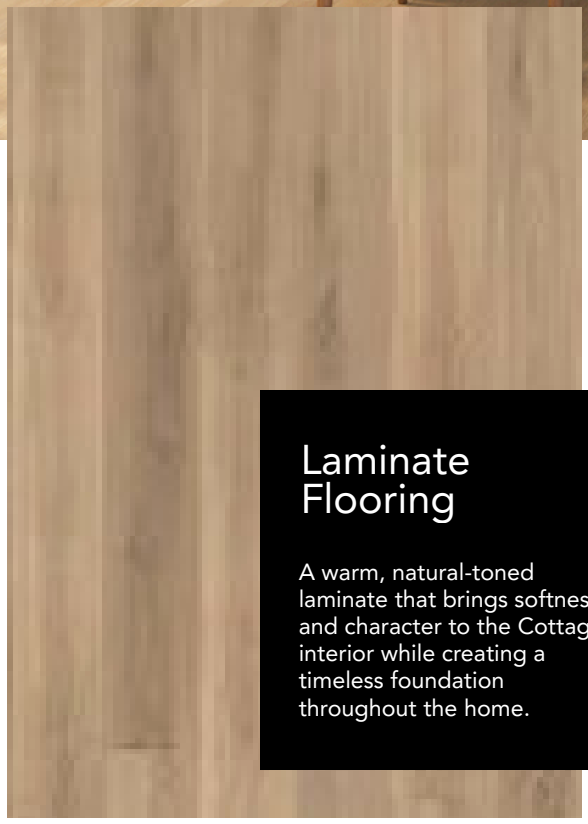
Cottage

Cottage

A light and inviting palette that pairs warm, natural tones with timeless finishes for a relaxed yet refined feel.

Paint Colours:



Laminate Flooring

A warm, natural-toned laminate that brings softness and character to the Cottage interior while creating a timeless foundation throughout the home.

Floor Tile

Carpet

Kitchen Backsplash Tile

Cabinets

Kitchen Countertops

Laundry Countertops

Shower Tile Surround

Farmhouse

Farmhouse

A warm and sophisticated palette that pairs rich, grounded tones with classic finishes for a timeless yet contemporary feel.

Paint Colours:

Laminate Flooring

A rich, natural-toned laminate that brings warmth and depth to the Farmhouse interior, creating a timeless foundation with a refined, inviting feel.

Floor Tile

Carpet

Kitchen Backsplash Tile

Cabinet Uppers & Lowers

Kitchen Countertops

Laundry Countertops

Shower Tile Surround

Dining Fixture

A refined three-pendant fixture that adds warmth and a stylish focal point above the dining area.

Primary Bedroom Lighting

A refined fixture that adds soft, ambient light and an elegant finishing touch to the primary bedroom.

Wall Sconce

A stylish wall sconce that adds warm, ambient light and a refined decorative touch.

Bedrooms & Hallways

A sleek flush-mount LED that provides clean, even illumination with a modern, understated look.

Lighting Packages

Curated lighting selections bring warmth and character throughout the home, thoughtfully chosen to complement each Legacy interior package and complete the overall design.

Bathroom Lighting Fixture

A refined vanity light that provides bright, balanced illumination while adding a polished touch to the bathroom.

Appliances

A premium collection of Fisher & Paykel appliances, combining refined design, intuitive functionality, and exceptional everyday performance.

Range

A sleek, modern range designed to deliver reliable performance and everyday functionality with a polished finish.

Dishwasher

A sleek, integrated dishwasher offering quiet, efficient cleaning for everyday convenience.

Fridge

A spacious, modern refrigerator designed to keep everyday essentials organized and easily within reach.

Hood Fan

A streamlined hood fan that provides effective ventilation while complementing the kitchen's clean, refined design.

Microwave

A modern microwave offering convenient everyday functionality with a sleek, understated finish.

Washer & Dryer

A modern washer and dryer pairing designed for efficient performance and everyday ease.

Plumbing Fixtures

Thoughtfully selected plumbing fixtures combine timeless design with everyday functionality, adding a polished and cohesive finish throughout the home.

Tub/Bath

At Borcelle, we believe that furniture should blend function and art.

Kitchen Faucet

A stylish, functional faucet that complements the kitchen's refined design while making everyday tasks effortless.

Ensuite Shower Fixtures

A spacious, contemporary shower designed to create a clean and refined ensuite experience.

Ensuite Sink

A sleek, modern sink that brings clean lines and everyday functionality to the ensuite.

Bathroom Faucet

A polished bathroom faucet with a timeless design that complements the home's thoughtfully selected finishes.

Kitchen Sink

A spacious, modern sink designed for everyday functionality while blending seamlessly with the kitchen finishes.

Ensuite Shower Base

A clean, low-profile MAAX shower base that creates a seamless foundation for the tiled ensuite shower.

Toilet

A classic white toilet with an elongated seat, selected for enhanced comfort, reliable performance and everyday functionality.

Powder Room Sink

A timeless pedestal sink that brings a clean, classic look to the powder room.

Additional Bathroom Fixtures

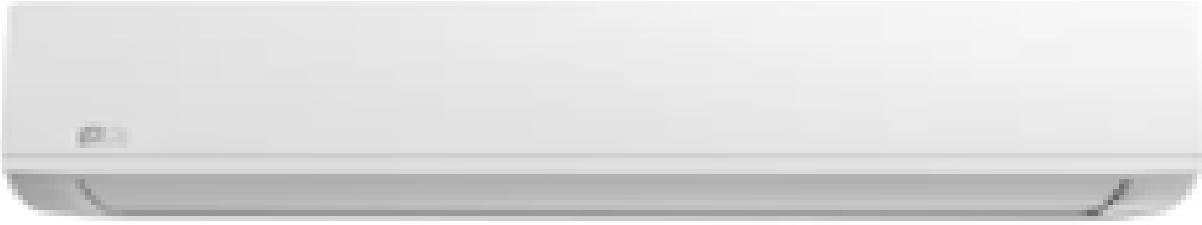
A polished chrome six-function shower fixture paired with a vertically stacked white gloss tile surround for a bright, refined finish.

Tankless Hot Water

A Rinnai tankless hot water system providing efficient, on-demand hot water throughout the home.

Ensuite Shower Glass Door

A frameless 10 mm glass shower door that completes the ensuite with a clean, open and contemporary look.



Heatpump

An energy-efficient heat pump providing comfortable heating and cooling in the home.

Heating Systems

A thoughtfully selected suite appliance package offering modern style, reliable performance and everyday functionality.

Fireplace Mantle

A timeless fireplace mantle that adds warmth and architectural character to the living space.

Fireplace

A contemporary gas fireplace that brings warmth, comfort and an inviting focal point to the living space.

Washer & Dryer

A space-efficient washer and dryer pairing designed for convenient everyday laundry.

Suite Appliances

A thoughtfully selected suite appliance package offering modern style, reliable performance and everyday functionality.

Hood Fan

A streamlined hood fan providing effective ventilation with a clean, understated design.

Fridge

A modern refrigerator offering practical storage and everyday functionality for the suite.

Range

A compact, modern range offering reliable performance and everyday cooking convenience.

Suite Plumbing Fixtures

Thoughtfully selected plumbing fixtures combine timeless design with everyday functionality, adding a polished and cohesive finish throughout the home.

Tub/Shower

A classic tub and shower combination designed for comfort, convenience and everyday functionality.

Kitchen Faucet

A sleek, practical kitchen faucet that complements the suite's clean and contemporary finishes.

Shower Fixture

A modern shower fixture offering reliable performance with a clean, polished finish.

Bathroom Faucet

A timeless bathroom faucet that brings a polished, cohesive finish to the suite bathroom.

Suite Plumbing Fixtures

Kitchen Sink

A practical stainless steel sink offering durability and everyday functionality in the suite kitchen.

Bathroom Sink

A clean, contemporary sink that complements the suite bathroom's simple, timeless finishes.

Toilet

A classic white toilet selected for reliable performance and everyday comfort.

Electrical/Cable

Potlight - Light Above Shower/Tub with Trim	Cable Outlets - Additional
Soffit Plug & Switch	GFI Receptacle - Additional Exterior Outlet
LED Dimmer Switches	Receptacle with Homerun
Heated Tile Floors	Ceiling Fan with Remote
Low Voltage Dimmer Switch	Hot Tub Rough-In Wire Up to 50 Amp
Electric Car Charger Rough-In (Wire Only)	Electric Car Charger Rough-In & Install
Electric Car Charger Full System	Energy Management System

Potlights - Set of 4 Centred in Room - Includes Switch

Motion Sensor Kick Lights Under Bathroom Vanity - Ensuite & Main Bath

Systems

Security System - Interactive Bundle

Flooring

Laminate - Replace Carpet with Laminate in Bedrooms, Media Room or Upper Hallway

Laminate - Replace Carpet with Laminate on Stairs

Plumbing

Garburator	Stainless Steel Apron Front Sink
Change of Toilets to Right Height Elongated - Suite	Moen Smart Water Monitor & Shut Off

Change Shower Head to Handheld Unit No Slidebar (Fibreglass Surround Tubs)

Change Shower Head to Handheld Unit on Slide Bar (Includes Standard Shower Head; Requires Tile Surround)

Add Rain Head, 16" Arm Coming From Wall, 3 Way Diverter, 3 Way Trim & Hand Held on Slide Bar

Other

Cabinet Upgrade - Lazy Susan Units	Feature Tile Wall In Powder Room

Drawers in Kitchen - Replaces Lower Cabinet Shelving, 3 Drawers

Existing Base Cabinets with 2 Soft Close Roll Out Shelves

Existing Pantry with 4 Soft-Close Roll-Out Shelves

Screens

All Opening Windows

Fencing

Gate (Fence Gate or Picket Style)

Outside Features

Increased Patio	Garage Floor Expoxy

Westhills

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