

THE MILLION DOLLAR VIEW

SAYWARD
HILL

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it's love at first sight

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748 FEATURES & FINISHES

QUALITY CONSTRUCTION

- Architecturally designed by de Hoog & Kierulf Architects and engineered to current moisture management principles
- Interior design by Kimberly Williams Interiors
- Structural design by Stantec Consulting
- Concrete and steel construction by Campbell Construction
- Suite wall and floor insulation systems & interior party walls with sound containment features recommended by Wakefield Acoustics
- National Home 2/5/10 Year Warranty, Canada's most comprehensive workmanship, building envelope and structural warranty

BUILDING FEATURES

- Lobby designed and furnished by Kimberly Williams Interiors
- Secure underground parking (one stall & storage locker included) complete with video surveillance and interphone at lobby entrance
- Double glazed, thermally isolated, LoE energy efficient windows
- Hard wired smoke & heat detectors including fire sprinklers & computerized fire monitoring system

SPA INSPIRED BATHROOMS

- Floating maple or cherry vanity with marble countertops and backsplash
- Tiled floors & bases with tile accents
- Nu-Heat in-floor tile heating in the Ensuite for added comfort
- American Standard undermounted sinks with Town Square Faucets
- American Standard Champion 1-Piece Elongated Water Closets
- Wall sconces, pot lights and ambient under-cabinet lighting
- Ensuite features 9' MAAX Star soaker tub and walk-in shower with seat and glass enclosure accented by tiled tub and shower surround
- Main bath features 5'6" tub/shower
- Millwork linen closet in Ensuite for added storage

GOURMET KITCHENS

- Custom designed kitchens with open plan concept for exceptional function and ease of entertaining
- Contemporary flat panel maple or cherry cabinetry with stainless steel hardware, 3/4" granite countertops and backsplash, eating bar and comfortable cork flooring
- Cabinetry features include tall pantry, wine racks, cutlery tray insert
- Architect Series II Kitchen Aid stainless steel appliances, including 25 cubic ft side-by-side ice & water free-standing refrigerator, 5-burner natural gas cook top and self cleaning true convection electric wall oven, microwave with trim kit, whisper quiet dishwasher and slide-out hood fan
- Kindred stainless steel undermount equal bowl sink with Delta waterfall faucet including vegetable sprayer, soap dispenser and waste disposer

DESIGNED INTERIORS

- Luxurious, architecturally planned open living spaces with quality products, features and finishes
- Two stunning and contemporary colour schemes to choose from
- An abundance of natural light from large view windows and doors
- Roller shade window coverings included
- Entertainment-sized, open air balconies complete with gas and water supply
- Media Room offers flexibility for home office, extra guest accommodation or home theatre
- Deluxe laundry room features Whirlpool Duet energy and water efficient, side-by-side front loading washer and dryer, maple laminate cabinetry, stainless steel sink and 60-gallon electric hot water tank
- Flex office, storage or pantry space
- Oversized walk-in closet with white laminate storage system
- Cork flooring in kitchens, tiled entry and baths with high quality nylon textured carpeting throughout
- Birch entry, interior and closet doors with chrome levered handles throughout
- Designer-selected, contemporary track, recess & pendant lighting
- Napoleon 36" gas fireplace with fan, temperature control, stainless steel surround and birch mantle
- Individually controlled electric baseboard heating

HIGH TECH WIRING

- "Multi-Media" Smart Box technology enables home networking and data connections in almost every room
- Multi-zone security system included
- Pre-wired for audio and 5.1 Home Theatre surround sound
- Built-in vacuum system roughed in

Please note:

- The developer reserves the right to modify the interior finishes and features provided such modifications involve substitute products of equal value and finishes of equal quality.
- Product information is for current year models and specifications may change with manufacturer's new product lines.



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[Home](#)

[Residences](#)

[Neighbourhood](#)

[Gallery](#)

[Blog](#)

[Contact](#)

748 SAYWARD HILL TERRACE

748 Sayward Hill Terrace takes centre stage on the Terrace and all 16 units feature stunning views of the golf courses and Haro Strait.

INFO SHEET

[Features](#)

[Floorplans](#)

[Prices](#)



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SAYWARD HILL LIFESTYLE



Look Out On Life From Here! All of the amenities you are looking for are close to home at Sayward Hill - a West Coast lifestyle in a natural community setting - Cordova Bay and Sayward Hill have it all! Explore [Life at Sayward Hill](#) or take a [Virtual Tour](#) and discover your new outlook on life from here!

SITE PLAN



An overall aerial view of the
Sayward Hill Community

CORDOVA BAY - THE LOCAL GEM OF VICTORIA

Here on the southern tip of Vancouver Island, Victorians enjoy a beautiful city, a magnificent setting and a climate that is the envy of the rest of Canada. It's not surprising that so many people have come here to settle and make Victoria their home and those who discover the natural beauty and unique setting of Cordova Bay are the happiest of all.

If you're thinking about moving to Sayward Hill, or if you're already here and are thinking of moving up, we hope the information in this site will aid your decision-making process. Our goal is to make your move to Sayward Hill a rewarding and happy experience. Whether you are planning a move in the next few months or looking now for retirement options down the road, we're here to help you find the information you need.

INFO SHEET

[Quality Lifestyle](#)
[Green Living](#)
[Mattick's Farm](#)
[Cordova Bay Neighbourhood](#)
[Cordova Bay Golf Course](#)



MATTICK'S
FARM



SAYWARD HILL



-  738 Sayward Hill
-  758 Sayward Hill
-  748 Sayward Hill
-  Cordova Bay Golf Course
-  The Ridge Golf Course
-  Proposed Development
-  Completed Development
-  Sayward Hill Park
-  Mattick's Farm Shops
-  Broadmead Shopping Centre
-  Saanich Commonwealth Place
-  Lochside / Galloping Goose Trail Network
-  To Victoria via Shelbourne St. (20 mins South)
-  To Victoria (20 mins South),
ies & Airport (20 mins North)

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CONTACT US

Sales Inquiries, Sayward Hill Investments Ltd.

T 250.658.4700

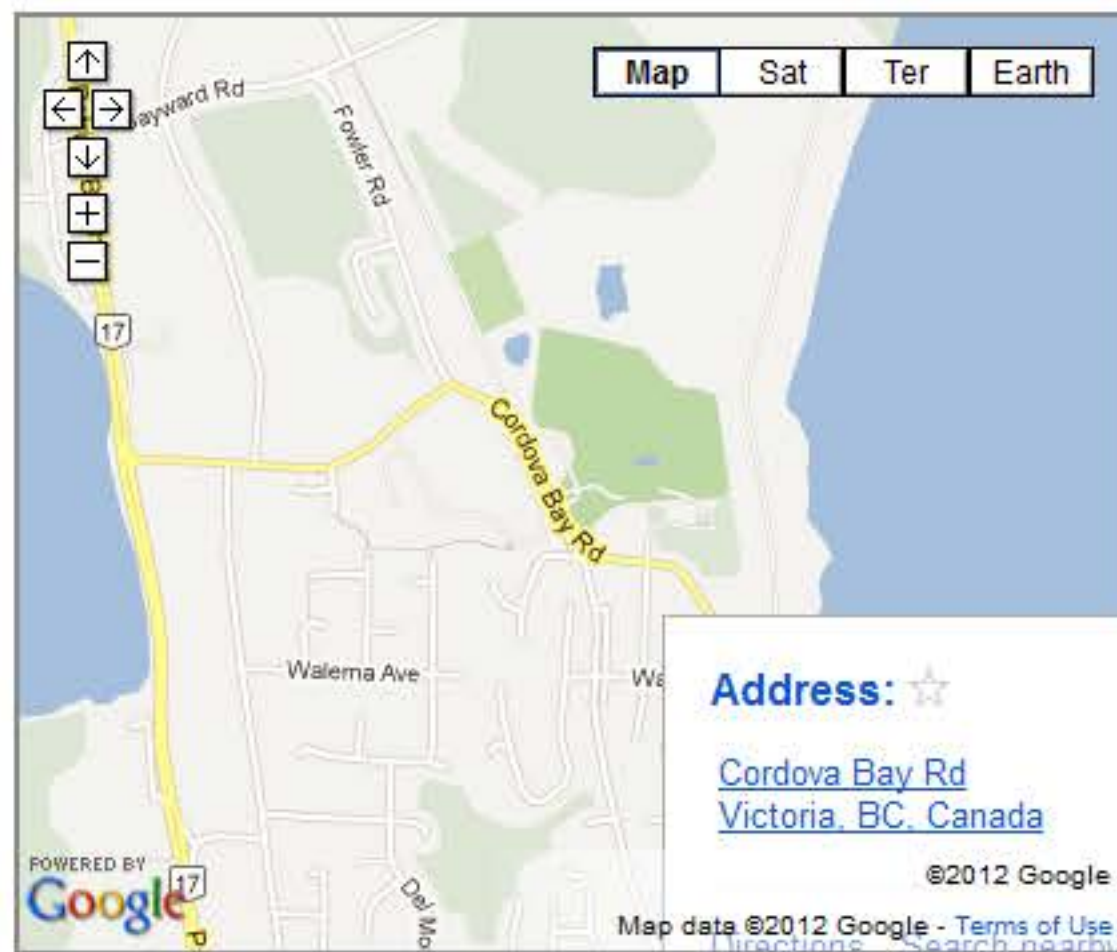
F 250.658.4716

E info@saywardhill.com

Sales Office Hours

Monday - Friday 9:00 am - 4:00 pm

After Hours Sales Information 250.882.5295



5331 Cordova Bay Road, Victoria, BC V8Y 2L3 | [View Larger Map](#)

PRIORITY REGISTRATION

Please complete the feedback and registration form if you wish to receive upcoming announcements for future projects at Sayward Hill and your copy of the [Outlook Newsletter](#) now available.



Jawl Properties Ltd

www.jawlproperties.com

FOR MORE INFORMATION & PRIORITY REGISTRATION

If you would like to receive sales information by mail and future announcements on upcoming projects at Sayward Hill, including the Outlook Newsletter, please provide us with your full name and address below.

First Name *		Last Name *	
Street Address		City	
Province/State		Postal Code *	
Telephone		Email Address *	

Type of Question

How did you hear about Sayward Hill?

Comments or Questions

SUBMIT

PENTHOUSE FEATURES & UPGRADE OPTIONS

A Product Guide for Penthouses 601 & 602



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info@saywardhill.com



October 2006





Table of Contents

Penthouse Features	1
Viking Appliances & Optional Upgrades	2
Mitsubishi Air-Conditioning	10
Closet System Upgrades	11
Electronic Media & Sound Upgrades	12
Upgrade Price Summary	13



October 2006





Penthouse Features

Look Out on Life From Here...

- ◆ Stunning panoramic views from each Penthouse overlooking the Ridge and Cordova Bay Golf Courses, Haro Strait and the Gulf and Suan Juan Islands
- ◆ Ensuite and walk-in closet skylights offer an abundance of natural light and unsurpassed views from every room
- ◆ Ceilings in #601 soar up to fourteen feet with clerestory windows
- ◆ Ceilings in #602 soar up to ten feet
- ◆ Oversized Master Bedroom complete with gas fireplace and floor-to-ceiling windows capture east views and morning sunshine
- ◆ Open and spacious floor plan with Great Room, Home Office and Powder Room
- ◆ Wrap-around terrace captures the views from Sayward Hill and sun exposure
- ◆ Rough-in for outdoor kitchen perfect for entertaining
- ◆ Guest Bedroom with full second ensuite and walk-in closet
- ◆ Individual Mitsubishi air-conditioning unit in each penthouse for cool, comfortable summer living
- ◆ Professional Quality Viking Stainless Steel Appliances
- ◆ Allowance for custom closet upgrades with Harbour City Kitchens
- ◆ Allowance for custom media package upgrades with Grohovac Installations
- ◆ Two secure underground parking stall with storage locker

Quality Viking Appliances

Viking doesn't see the kitchen as a collection of products, but a cooking environment. Only Viking delivers the ultimate in Professional Performance for the Home™ with a cohesive look for the kitchen. The Designer Series offered at Sayward Hill showcases a distinct look, so you don't have to resort to mixing and matching brands and styles. The complete Viking kitchen is complete perfection. Viking chooses to use only the highest quality stainless steel available – grade 304 – in the manufacture of all Viking appliances. This choice may be more costly, but it translates into a superior product.



It allows Viking to offer not only a pleasing and distinctive aesthetic but incomparable performance, reliability and longevity. Viking could easily utilize inferior stainless steel and components in the production of their appliances. But they would rather afford you the ultimate luxury – peace of mind. Culinary and design experts say the performance, features and style of Viking products have raised the standard by which a home is measured, making Viking brand the ultimate symbol of the epicurean lifestyle.



Quality Viking Appliances

Viking Designer Series Bottom-Mount Refrigerator DFBB363R

- 20.3 cubic ft. and counter-depth width keeps fresh food items at or above waist level for easy access, with freezer unit on the bottom
- Main freezer compartment pulls out like a drawer for easy access to bulky frozen foods and upper freezer basket slides independently of main compartment
- Factory-installed automatic ice maker features large capacity ice bucket
- ProChill™ Temperature Management System with single compressor system includes the quietest, most technologically advanced compressor on the market
- Two moisture-controlled produce drawers plus the full-width Convertible MeatSavor™/Produce Drawer
- Convertible Meat Savor/Produce Drawer with roller-bearing glide can be set for either produce or long-term fresh meat storage with its separate temperature control
- Two moisture-adjustable, see-through produce drawers for large-item storage and additional storage in five large aluminum door bins with tempered glass fronts - four are adjustable
- Electronic controls maintain temperature within 1 degree F and multi-channel airflow system removes odor and excess humidity
- Choice of full cabinet overlay in cherry or maple to match the kitchen cabinets with stainless steel hardware or stainless steel finish



Quality Viking Appliances

Viking Designer Series Built-In Electric 30" Single Wall Oven DESO101SS

- Professional performance with the convenience of self-cleaning
- Convection two-element baking with fan-forced air convection broiling with large, eight-pass element/reflector and fan-forced air
- Heated air circulates through the oven for quick, even broiling; smoke eliminator minimizes smoke and odors during closed-door broiling
- **TruConvect™** cooking with fan-forced air and all convection functions use the **ProFlow™** Convection Air Baffle located around the convection fan, ensuring balanced airflow for even heat distribution
- Maxi-broil setting uses full eight passes for complete coverage of larger quantities of food
- Mini-broil setting uses four passes to conserve energy for smaller quantities of food
- 24 hour timer with porcelain oven interiors and heavy-duty porcelain broiler pan/grid
- Self-clean oven setting with indicator light and high-density insulation contains heat within the oven cavity for maximum energy savings and performance, even during high-temperature self-cleaning
- Durable control knobs made of solid stainless steel and soft-touch, slip-proof rubber grips for easy handling



Quality Viking Appliances

Viking Designer Series Continuous Grate Cooktop DGSU160-5BSS

- Sealed burners with brass flame ports and porcelainized, cast-iron burner caps
- Automatic electronic spark ignition/re-ignition; burners light at any position on the knob and re-light if extinguished, even at lowest setting
- One-piece, extremely durable steel top
- Separate spill collection areas; each area holds up to 1-1/2 quarts of liquid spillover
- Continuous grate design provides continuous surface for easy movement of pots
- Overall/burner box dimensions designed to fit the majority of similarly sized cooktop cutouts
- Permanently sealed burners - spills cannot enter burner box
- Durable, stainless steel knobs with child-proof, push-to-turn safety feature
- Soft-touch, slip-proof rubber grips for easy handling
- Customer-removable knobs, grates, and burners/caps
- 36" wide model—Left front - 12,000 BTU high/1,700 BTU low
Left rear - 10,000 BTU high/1,500 BTU low
Center - 14,000 BTU high/2,000 BTU low
Right rear - 8,000 BTU high/725 BTU low
Right front - 6,000 BTU high/675 BTU low



Quality Viking Appliances

Viking Designer Series 36" Wide Classic Chimney Wall Hood DCWH3644SS

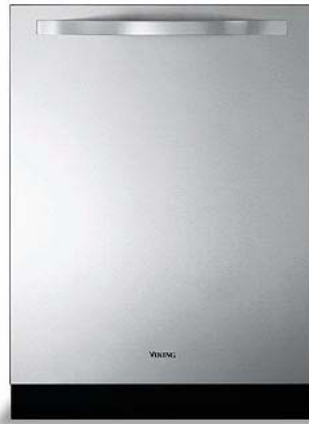
- Heavy-duty construction; elegant design and styling
- Virtually seamless design with no visible screws
- Halogen lights for better visibility and efficiency
- Dimmer on lights allows custom lighting – separate on/off switch allows consumer to leave dimmer at favorite position
- Heat sensor that turns the ventilator on full power when cooking temperatures reach uncomfortable levels
- Delay feature allows consumer to set the ventilator to shut off on its own from 10 to 30 minutes later
- 12-hour timer built into ventilator controls; excellent for use with Designer cooking products
- 300 CFM (DIV300) interior-power ventilator kits
- Mesh filters made entirely of stainless steel for durability and long life; efficiently remove grease and heated vapors from the air
- Dishwasher-safe filters are easily removed for quick cleaning
- Design of low profile filter system means less interior hood space to be cleaned



Quality Viking Appliances

Designer Series Premium Dishwasher DFUD042

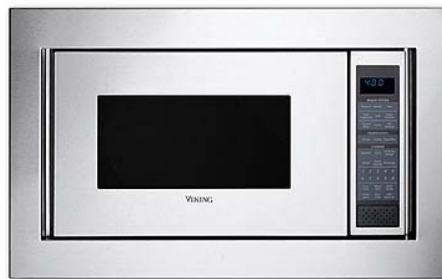
- Sound-absorbing, heat-retaining insulation
- Two motor/pump assemblies for more efficient circulation and drainage than single-motor systems
- Super-extendible, graphite nylon racks are fully usable for no lost space
- Additional spray zone targets heavily soiled dishes
- Triple filtration and waste-removal system
- Electronic controls offer several wash cycles as well as other options designed to reduce energy costs
- Cycles include Pots/Pans, Heavy, Normal, Light/China, Quick and Rinse/Hold
- Cycle options include Temperature Selection, Extra Dry, 5-hour delay
- All cycles are extremely efficient, with Normal wash using only 4.5 gallons of water and China using only 2.4 gallons of water
- Convect-Air™ Drying
- Choice of full cabinet overlay in cherry or maple to match the kitchen cabinets with stainless steel hardware or stainless steel finish (as shown)



Quality Viking Appliances

Designer Series Built-in Microwave Oven & Trim Kit DMOS200SS

- 13 Sensor settings – sensor adjusts cooking times and power levels for a variety of foods and quantities
- Breakfast and Lunch options for cooking and reheating popular food items
- 15 Minute Dinners and Preset Recipes each offer 5 recipes with easy-to-follow steps
- Add-A-Minute allows a minute of extra cooking time to be added with the touch of a button
- Warm/Hold feature allows food to be kept warm for up to 30 minutes
- Child Lock safety feature locks the control panel to prevent unwanted operation
- 2.0 cubic ft. oven capacity
- 16" diameter turntable
- Interior light
- Built-in trim kit designed to match with corresponding ovens and warming drawers



Viking Appliance Upgrade Options

Viking Designer Series 30" Built-In Warming Drawer DEWD100SS

- Powerful 475 watt with temperature settings from 90 to 250 degrees F accommodate all types of food
- Low setting is ideal for plate warming or bread proofing and high setting keeps soups and sauces piping hot
- Entire drawer is easily removable for cleaning
- Versatile moisture-selector control regulates the amount of moisture released from the drawer
- Complete with two removable stainless steel low racks and removable stainless steel moisture cup



Viking Designer Series 24" Wine Cooler DUWC141RSS

- Six wire shelves store up to 54 wine bottles horizontally, keeping corks moist
- Shelves are coated to reduce vibration and hold bottles snugly in place
- Full-width shelves pull out for easy access and shelves can be removed to store larger bottles
- Preserves different types of wine at optimal serving temperature
Ultraviolet-resistant tempered glass and black interior protect wine from harmful light
- Keyed door lock provides protection for stored wines



Air-Conditioning



- Mitsubishi cooling, heating and ventilation systems are renowned for their quiet, economical operation, flexible installation and high degree of reliability
- Wall-mounted units are subtly installed below ceiling height to all main living areas and bedrooms
- This all-in-one air conditioning solution is manufactured by one of the best producers in the industry
- This system offers excellent energy savings (up to 30%) and is very well suited for condominium units



PKFY-VAM



PKFY-VGM

AMONG THE QUIETEST IN THE INDUSTRY

Air flow passage configuration that assures quiet operations.

- The unit incorporates a random pitch cycling fan by changing fan interval reduction in airflow. Optimal design of the airflow passage gives a shortened fan diameter and allows a highly compact installation.
- Thanks to a highly practical casing configuration, airflow generated by the fan is distributed uniformly.
- Due to careful positioning of the vertical vane axis, air is blown evenly from the fan. This prevents mixing with secondary air and also suppresses condensation.

Closet & Storage Systems



Walk-In Closet Systems—*Personalize Your Space with \$1,000 Allowance*

- Custom designed closet systems by Harbour City Kitchens
- White Laminate storage systems for all Closets
- Walk-In Closets offer spacious layouts with mirrored entry door and birch wood pocket door for convenient access to laundry room
- Customize your closets with additional drawers, shelves, shoe cubbies, and more. Harbour City Kitchen's closet solutions give you the most out of your closet space. With a complete line of customizable options, their closet solutions will help you lose the clutter and keep you organized.

Available Accessories

- Belt Racks
- Shoe Racks
- Tie Racks
- Jewelry Trays
- Drawers & Baskets



Electronic Lifestyle

High Tech Wiring—

Customize with \$1,000 Allowance

- Carefully designed and fully integrated Telecommunications Cabling package planned in conjunction with Grohovac Installations, with optional upgrade packages for Home Theatre, Multi-Room Sound Systems and Home Components
- State-of-the-art design allows you to stay connected to entertainment and information technologies in almost every room with pre-wiring for 5.1 Home Theatre system in Media Room and speaker system including 1 volume control and 2 speakers in the living/dining room area (with the option for a regular volume control or upgraded A-Bus volume control system).
- Attractive, integrated “Multi-Media **Smart Box**” provides convenient connections for multiple phone, fax and modem lines, Cable modem and DSL high-speed Internet access, Digital Cable TV and in-home Local Area Computer Networking and fully installed in-home multi-zone Security System and Video surveillance at the lobby and displayed on a TV



In-Suite Computer

Networking

- Provides convenient wall connections throughout your home allowing you to easily connect several computers together, share a printer or surf the Web and supports wireless networking



October 2006

Page 12



Upgrade Price Summary

<i>Appliances</i>	
Viking Wine Cooler DUWC141RSS	\$3,090
Viking Warming Drawer DEWD100SS	\$2,000
<i>Customize Media & Sound Systems—</i>	
<i>Allowance provided:</i>	\$1,000
<i>Customize Closet Systems—</i>	
<i>Allowance provided:</i>	\$1,000
<i>Built-In Vacuum System</i>	\$1,500
<i>Main Bath—Chrome-Trimmed Glass Sliding Doors</i>	\$825
<i>Eliminate All Painted Accent Walls</i>	\$100
<i>Parking—Additional Secure Underground Stall</i> (2 stalls included)	\$20,000

748
SAYWARD
HILL
Sayward Hill Terrace



Sayward Hill Sales Office
5331 Cordova Bay Road
Victoria, BC V8Y 2L3

Tel: (250) 658-4700 Fax: (250) 658-4716
info@saywardhill.com www.saywardhill.com

Please Note: The Developer reserves the right to modify interior finishes and features provided such modifications involve substitute products of equal value and finishes of equal quality. Product information is for current models and specifications may change with manufacturers new product lines. Photographs are for reference purposes only and may vary from the actual products, colours, tones and textures available. Prices shown are subject to change without notice and do not include all applicable taxes. Errors and Omissions Excepted.

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UPGRADE OPTIONS

A Product Guide for Upgrade Options



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748
**SAYWARD
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Sayward Hill Terrace

October 2006



B C C O N D O S . N E T



Table of Contents

Optional Upgrades	1
Customize Your KitchenAid Appliance Package	2
Mitsubishi Air-Conditioning	6
Electronic Media & Sound	7
Closet Systems	8
Built-in Vacuum System	9
Upgrade Price Summary	10



October 2006



B C C O N D O S . N E T





Optional Upgrades

Customize Your Home Even Further...

- ♦ Customize your Kitchen Aid Architect Series Appliance Package with a wine cooler, warming drawer or bottom mount refrigerator
- ♦ Wine Cave Wine Storage Vaults also available
- ♦ Individual Mitsubishi air-conditioning unit for cool, comfortable summer living
- ♦ Customize media and sound packages with Grohovac Installations
- ♦ Customize closet packages with Harbour City Kitchens including drawers, shelves, shoe cubbies and accessories for belts, ties, etc.
- ♦ Built-in vacuum system including sweep pan in kitchen, power head and tool accessory kit
- ♦ Chrome-trimmed glass sliding door for main bath tub/shower
- ♦ Choice of no painted accent walls throughout the unit
- ♦ Media Room Maple/Clear Glass French door (Unit 101-501)
- ♦ Media Room Maple/Clear Glass French doors (Unit 102-502)
- ♦ Hardwood flooring (Units 101 and 102 only)
- ♦ Additional secure underground parking stall (1 stall is included)





Kitchen Appliance Options

Taste how good appliances can be...

Are you passionate about your kitchen? If you are, then you've experienced the enthusiasm that comes from inciting your gourmet spirit to the limits of its imagination. And, just like a treasured recipe, you appreciate your appliances as a key ingredient in satisfying these culinary ambitions.

Nothing caters to you as an aspiring gourmet quite like the look of stainless steel. It's a professional look that's at home wherever thoughts trend to the culinary arts. Architect™ Series appliances have a sleek, stylish design that epitomizes quality. Wrap-around stainless steel says professional without overstating the commercial appeal. The robust, substantive detailing continues with a handle design that is equal turns elegant and practical.

But there's more to these appliances than their unique look. Whether cooking is a daily activity or a hobby for you to indulge, you want products that satisfy your desire for culinary excellence. Architect™ Series form a full line of appliances with signature features that preserve, prepare, and clean up after your gourmet delights.



KitchenAid Appliance Options

Kitchen Aid Wine Cooler KUWA244PBS

- 48-Bottle capacity
- 5 Maple-front SatinGlide™ racks
- Interior light
- Tri-Zone™ Cooling System allows red, blush and white wines to be stored at their appropriate temperatures
- Full-wrap stainless steel door
- 1 Tilted display rack
- Adjustable leveling legs



Kitchen Aid Warming Drawer KUWA244PBS

- One-third, one-half and full-size serving pans included
- 4-hour timer
- Automatic shutoff
- Family-size capacity
- Indicator light
- Two-position rack
- 90°-225°F (2.2°-107.2°C) adjustable temperature control with moisture sensor



KitchenAid Appliance Options

Kitchen Aid Electric Cooktop KECC568RPS

- Touch-activated electronic controls with 5 elements
- Custom Control temperature management system
- Annual energy consumption (EnerGuide rating): 238 kWh
- One 6 1/2" 1200W element
- One 7" 1500W element
- Two 8" single elements with bridge element (1800W / 700W / 1800W)
- 10" Round triple-ring expanded element
- Hot Surface light indicators



KitchenAid Appliance Options

Kitchen Aid Free-standing Bottom Mount French Door Refrigerator KBFA25ERSS

- Architect® handles with flat smooth door
- Adjustable SpillClean™ glass shelves
- Adjustable gallon door bins
- Automatic ice maker
- ClearVue™ humidity-controlled crispers
- Electronic controls: Accelerated Ice, Max Cool, Temperature Alert, Door Alarm, Vacation Mode, Filter Monitor and Freezer light
- FreshChill™ temperature-controlled meat locker
- SYLVANIA Day-light™ lighting
- Slide-out freezer baskets
- EnerGuide rating: 594 kWh
- Capacity: 24.8 cubic feet
- Interior water filter and dispenser



Air-Conditioning



- Mitsubishi cooling, heating and ventilation systems are renowned for their quiet, economical operation, flexible installation and high degree of reliability
- Wall-mounted units are subtly installed below ceiling height to all main living areas and bedrooms
- This all-in-one air conditioning solution is manufactured by one of the best producers in the industry
- This system offers excellent energy savings (up to 30%) and is very well suited for condominium units



PKFY-VAM



PKFY-VGM

AMONG THE QUIETEST IN THE INDUSTRY

Air flow passage configuration that assures quiet operations:

- The unit incorporates a random pitch cycling fan by changing fan interval reduction in airflow. Optimal design of the airflow passage gives a shortened fan diameter and allows a highly compact installation.
- Thanks to a highly practical casing configuration, airflow generated by the fan is distributed uniformly.
- Due to careful positioning of the vertical vane axis, air is blown evenly from the fan. This prevents mixing with secondary air and also suppresses condensation.





Electronic Media & Sound

HOME THEATRE

What if you could go to the movies, or watch the big game... and bring your own snacks? Custom Home Theatres by Grohovac Installations brings you the excitement and ambiance of being at the movies without having to leave the comfort and security of your own home. Just imagine experiencing the booming roar of the crowd and the crisp detailed image of the game winning home run from the comfort of your own home with your own high definition home theatre front projector!



MULTI-ROOM SOUND SYSTEMS

Locally owned and operated and an exclusive Sony dealer, Grohovac Installations' mission is to make operating your home's music system effortless and enjoyable. Audio Access Multi Room Music Systems can put you in command of your radio, CD player, cassette deck, satellite and VCR from any room in the house with one simple set of controls. You can even listen to different music in different rooms, simultaneously, at just the right volume. They also have a variety of other systems to fit any budget.

HOME COMPONENTS

Experienced, knowledgeable audio/video design consultants offering professional on site consultations, specializing in new condominium construction. A state-of-the-art showroom offering the latest in Dolby Digital and DTS high definition home theatre. Personal consultations are available - appointments are recommended.

Grohovac Installations

Alan Grohovac
815 Rogers Avenue
Victoria, BC V8X 3R1
Tel: (250) 658-8500 Fax: (250) 744-2263
Email: grohovacinstallations@shaw.ca



Lifestyle Closet Systems Options



Organized Space - Chic and Functional

Let Harbour City Kitchens help you make the most of your closet space. Set-up a personal consultation to determine your needs and assess the space before they professionally design your space-saving storage solution.

Using a custom design, their closet organizing systems include double hanging rods, built-in shelves and drawers, slide-out racks, accessory drawers and cupboards - whatever you need to make the most of your closet space. All custom designed and professionally installed to fit your space and your lifestyle perfectly.

For More Information:

Harbour City Kitchens

Scott Philipchalk

2189 Keating X Road

Saanichton, BC V8M 2A5

Tel: (250) 652-5200

Fax: (250) 652-6220

Email: scott@harbourcitykitchens.com

Web: www.harbourcitykitchens.com



Built-In Vacuum System

Hayden Central Vacuum System SuperVac 6000™



- Fine dust particles are vented outside with no recirculation of house dust into the living areas
- Reduces the level of dust mite droppings, a known cause of asthma
- Expels other contaminants and gases outside the living areas
- Power unit is located outside the living area in laundry/storage room
- Performance Pack includes kick-pan in kitchen, T210 Turbo Powerhead, Deluxe Switch Hose, Wands, Tool Rack and 4 piece Tool Set

Features Include:

- 10 Year Warranty
- VacTrack™ included
- SoftStart™ included
- 484 Air watts
- 100 C.F.M. airflow
- 137" Waterlift
- 18L dirt Capacity
- Cyclonic and cartridge filtration
- TPC filter included





Upgrade Price Summary

Appliances

<i>KitchenAid Wine Cooler KUWA244PBS</i>	\$2,150
<i>KitchenAid Warming Drawer KEWD105HSS</i>	\$1,450
<i>KitchenAid Electric Cooktop KECV568RSS</i>	\$400
<i>KitchenAid Bottom Mount Refrigerator KBFA25ERSS</i>	\$975

<i>Air Conditioning</i>	\$30,000
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<i>Built-In Vacuum System</i>	\$1,500
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<i>Eliminate All Painted Accent Walls</i>	\$100
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<i>Main Bath Chrome-Trimmed Glass Sliding Doors</i>	\$825
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<i>Hardwood Flooring—Unit 101 only</i>	\$7,722
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<i>Hardwood Flooring—Unit 102 only</i>	\$7,372
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Media Room- MapleWood/Glass French Doors

<i>101-501—One French Door</i>	\$1,100
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<i>102-502—Pair French Doors (2)</i>	\$2,200
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<i>Parking—Additional Secure Underground Stall</i>	\$20,000
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October 2006



B C C O N D O S . N E T





October 2006



B C C O N D O S . N E T





October 2006



B C C O N D O S . N E T



748 SAYWARD HILL

Sayward Hill Terrace



Sayward Hill Sales Office
5331 Cordova Bay Road

Tel: (250) 658-4700 Fax: (250) 658-4716
info@saywardhill.com www.saywardhill.com

Please Note: The Developer reserves the right to modify interior finishes and features provided such modifications involve substitute products of equal value and finishes of equal quality. Product information is for current models and specifications may change with manufacturers new product lines. Photographs are for reference purposes only and may vary from the actual products, colours, tones and textures available. Prices shown are subject to change without notice and do not include all applicable taxes.
Errors and Omissions Excepted.

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B C C O N D O S . N E T



February 2012 Victoria Real Estate Market Reflects Consumer Confidence

March 1st, 2012

The story continues from last month when the Victoria Real Estate Board reported a relatively stable market when compared to the same time in 2011, but REALTORS® report they are optimistic that new provincial HST transition rules and a New Home First-time Buyers Bonus will stimulate sales of new properties.

February's sale volume was virtually identical to that of February 2011, but the average price softened by 5% for single family homes over February 2011. The average sales price for a single family home in Greater Victoria was \$579,985, with a six-month average of \$594,027, showing a corresponding decrease of 4.7% over February 2011.

"REALTORS® are reporting increased showings, especially since the Provincial budget announcements," says Carol Crabb, President of the Victoria Real Estate Board. "Our Members tell me the HST transition rules, increased HST rebates and New Home First-time Buyers Bonus are stimulating traffic for both new houses and condos.

"I think the BC budget also instilled consumer confidence. Potential buyers can see that our economy is stable and mortgage rates are incredibly low", Crabb says. "Not only are prices remaining stable, there are enough listings to allow buyers to perform their due diligence without making rash decisions. We encourage buyers to work with REALTORS® to ensure they are educated about current market conditions and recently announced government incentives."

With 3,977 active listings at the end of February, Crabb notes increased supply levels and sales are expected in keeping with the normal historical trend of spring activity.

Total non-waterfront Single Family Dwellings sold: 258, up 4 sales over February 2011

Total waterfront Single Family Dwellings sold: 7, down 3 sales over February 2011

Single Family Dwellings sold over \$1 million: 14 (1 over \$2 million)

Tags: [Condominiums](#), [Luxury Condos in Victoria](#), [MLS Stats](#), [Real Estate Sales](#), [Victoria Real Estate](#)

Posted in [Real Estate Sales](#), [Real Estate Stats](#), [Uncategorized](#) | [No Comments »](#)



Real Estate Activity Stable in November

December 1st, 2011

Real estate sales activity remained steady throughout Greater Victoria last month with a total of 482 homes and other properties selling through the Victoria Real Estate Board's Multiple Listing Service® (MLS®), virtually unchanged from 483 sales in October. There were 479 sales in November of last year. Overall prices, meantime, remained mixed, depending on price measure and property type.

Victoria Real Estate Board President, Dennis Fimrite, said the continued stability in sales is indicative of a balanced and healthy market, "We were pleased to see that sales last month were higher than in November of last year and showed little change from October. Looking forward, we anticipate continued stability as we move into 2012." Fimrite noted that there was some variability in prices last month, depending on property type, "It's important to look at price changes over several months to determine what trends are developing as there will always be month-to-month fluctuations in prices depending on what properties sell in a given month." He added that there were 11 single family home sales of over \$1 million in November including one for over \$6 million in Oak Bay.

Fimrite added that the number of properties available for sale eased last month to 4,329 compared to 4,687 at the end of October. "Inventory levels remained 16 per cent higher than a year ago but have fallen back from a peak of over 5,000 seen earlier this year."

The average price for single-family homes sold in Greater Victoria last month was \$592,034, down slightly from \$595,836 in October. The median price also declined to \$530,000 while the six-month average declined to \$613,259. The overall average price for condominiums last month was \$320,558, up from \$307,329 in October. The median price for condominiums in November also increased to \$296,000 while the average for the last six months declined slightly to \$321,941. The average price of all townhomes sold last month was \$380,675 compared to \$428,040 in October. The median price declined to \$360,000 while the six month average declined to \$425,095.

MLS® sales last month included 293 single family homes, 104 condominiums, 48 townhomes and 10 manufactured homes.



Tags: [Luxury Condos in Victoria](#), [MLS Stats](#), [Real Estate Sales](#), [Stable Real Estate Market](#), [Victoria Real Estate](#)

Posted in [Real Estate Sales](#), [Real Estate Stats](#) | [No Comments »](#)

Real Estate Activity Increases in October

November 1st, 2011



Fall Season at Cordova Bay Golf Course

Real estate sales activity showed a modest increase throughout Greater Victoria last month with a total of 483 homes and other properties selling through the Victoria Real Estate Board's Multiple Listing Service® (MLS®), up from 458 sales in September. There were 467 sales in October of last year. Overall prices, meantime, remained mixed, depending on price measure and property type.

Victoria Real Estate Board President, Dennis Fimrite, said the increase in sales activity is good news and reflects ongoing stability in the market, "It is encouraging to note that sales last month were higher than in the previous month and compared to October of last year." Fimrite added that there will always be month-to-month fluctuations in prices and that average prices are particularly susceptible to change depending on whether more higher priced or lower priced properties sell in a particular month. "There was some general softening in most price measures last month but it is interesting to note that while the overall average price for single family homes declined last month, the median price actually rose by almost \$5,000," noted Fimrite. He added that there were 14 single family home sales of over \$1 million in September including one on the Gulf Islands.

Fimrite added that the number of properties available for sale eased last month though inventory levels remained 16 per cent higher than a year ago. "The number of properties available for sale declined last month to 4,687 compared to 4,940 at the end of September."

The average price for single-family homes sold in Greater Victoria last month was \$595,836, down from \$622,393 in September. However, the median price increased to \$539,750 while the six-month average decreased slightly to \$619,828. The overall average price for condominiums last month was \$307,329, down from \$332,490 in September. The median price for condominiums in October declined only slightly to \$277,000 while the average for the last six months declined to \$323,039. The average price of all townhomes sold last month was \$428,040 compared to



\$436,039 in September. The median price declined to \$374,500 while the six month average declined to \$438,167.

MLS® sales last month included 260 single family homes, 145 condominiums, 46 townhomes and 10 manufactured homes.

Tags: [MLS Stats](#), [Real Estate Sales](#), [Sayward Hill Residences](#), [Victoria Real Estate](#)

Posted in [Real Estate Sales](#), [Real Estate Stats](#), [Uncategorized](#) | [No Comments](#) »

Real Estate Sales Rise in June

July 4th, 2011

A total of 618 homes and other properties sold in June through the Victoria Real Estate Board's Multiple Listing Service® (MLS®), up from 572 sales in May and very close to the 625 sales in June of last year.

Victoria Real Estate Board President, Dennis Fimrite, noted that market activity has returned to comparable levels of a year ago. "Overall sales so far this year are down 21 per cent compared to a year ago. It's important to note, however, that the first few months of last year were very active compared to this year and we are now seeing a return to similar market conditions of a year ago."

Fimrite added that the number of properties available for sale continued to increase at the end of last month with inventory levels currently seven per cent higher than a year ago. "The available choice for buyers increased further last month with 5,050 properties available for sale at the end of June - the highest monthly level in 15 years." Fimrite add that there were 4,857 properties available for sale at the end of May.

The average price for single-family homes sold in Greater Victoria last month was \$629,292, up from \$628,462 in May. The median price also rose to \$569,900 while the six-month average declined slightly to \$619,568. There were 23 single family home sales of over \$1 million in June. The overall average price for condominiums last month was \$320,172, down from \$328,345 in May. The average for the last six months rose to \$329,402. The median price for condominiums in June also rose to \$300,000. The average price of all townhomes sold last month declined to \$444,768 from \$466,845 in May. The median price also declined to \$399,000 while the six month average rose to \$448,159.



MLS® sales last month included 348 single family homes, 177 condominiums, 62 townhomes and nine manufactured homes.

Tags: [Condominiums](#), [MLS Stats](#), [Real Estate Sales](#), [Sayward Hill Residences](#), [Victoria Real Estate](#)

Posted in [Real Estate Sales](#), [Real Estate Stats](#) | [No Comments »](#)

Island Lives: Creator of Cordova Bay's Fable Cottage

May 6th, 2011

By Katherine Dedyna, Times Colonist May 6, 2011

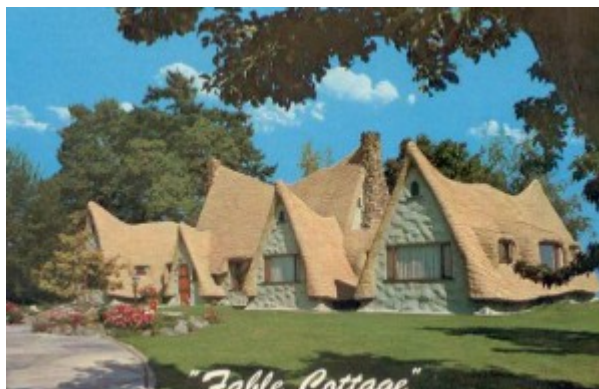
Bernard Rogers was known for the Cordova Bay Fable Cottage he built in the 1950s. It was moved to Denman Island in 1993.

When people say fantasy house these days, they often mean mega-kitchen, great room and bathroom spas.

Saanich resident Bernard Rogers built the real thing: Fable Cottage on the waterfront of Cordova Bay. The apple green 1950s family home boasted a fairytale façade with many “thatched” gables that nearly touched the ground.

And it soon began a decades-long enchantment for legions of local residents and tourists from around the world.

As well as having an artistic vision and business sense, Bernard was “very generous, talented, ambitious, honourable, a caring, loving husband, father and human being,” says Irv, Bernie’s son. “He had four brothers and five sisters and he helped everyone else; he always assisted them financially.”



Fable Cottage in Cordova Bay

Rogers died suddenly on April 22 at age 98, possibly from pneumonia, although he had been going strong at Berwick Royal Oak and planning spring golf games. Along with Fable Cottage, he made a name for himself as a partner in high-end clothiers British Importers, which still operates as Philip Nyren Menswear and Womenswear.

But Fable Cottage captured Bernie's heart, along with the hearts of countless others until it was moved to Denman Island in 1993, after later owners sold it. Construction of one of Victoria's best-loved tourist destinations began in 1951, based on a Plasticine model Bernie made that Irv still treasures. Bernie asked his wife: " 'Billie, how would you like to live in a house like that?' My mother thought it was wonderful. "

They purchased the site from her family, but it took 10 years to complete the cottage. Its roof required 15 times the number of shingles normally used for a 2,000-square-foot home, thousands of them hand cut by Bernie.

"It was a marvellous, marvellous place to live," Irv says of his teenage years at 5187 Cordova Bay Rd.

Bernie did not intend Fable Cottage to become a tourist attraction but found it necessary to control public curiosity. "People just wouldn't stay away," Irv recalls; they were coming over the fence and up from the beach for a closer look. The public was allowed to visit during the summer, even when the family was home, and eventually, it became his father's main source of income, having sold his partnership in British Importers in 1960. Fable Cottage became too much for Bernie and Billie and they sold it to Dick Hunter in 1969.

In the 1970s, Fable Cottage was sold to Bob and Anita Lane, who created lavish wishing gardens and installed about 30 animated dwarves designed by Universal Studios.

The Lanes ran it for nearly two decades until a divorce resulted in a sale to developers. Bernie was "very sad about it," Irv recalls.

In 1993, the developer sold it to Wes Ritter, who barged the cottage to Denman after cutting it into three sections. Today, he praises Bernie as "creative and bold - he did things differently, which in that era was kind of rare. "

The cottage cost Ritter \$1; Bernie's handmade furniture another \$1,000; the move itself about \$120,000. "I jokingly call it Fatal College House Moving School. "



Ritter still lives in the restored cottage. “It’ ll last another hundred years,” he says.

Tags: [architecture](#), [Arts & Lifestyle](#), [Community Supporter](#), [custom homes](#), [History of Cordova Bay](#)

Posted in [Artists](#), [Community](#), [Interior Design](#), [Uncategorized](#), [architecture](#) | [2 Comments »](#)

Real Estate Sales Soften, Prices Steady in April

May 2nd, 2011

The number of property sales throughout Greater Victoria softened in April while prices remained steady, showing increases for condominiums and townhomes and minor movement for single family homes. A total of 574 homes and other properties sold in April through the [Victoria Real Estate Board’ s](#) Multiple listing Service® (MLS®), down from the 622 sales in March. There were 756 sales in April of last year.



Victoria Real Estate Open Houses

Victoria Real Estate Board President, Dennis Fimrite, noted that although sales are running below last year’ s levels, the steady prices reflect ongoing stability in the market. “Sales so far this year are running over 20 per cent below last year’ s levels but it is important to remember that sales were exceptionally strong during the first few months of 2010. Tighter credit conditions and anticipated higher mortgage rates have and will have some moderating effect on the market and prices are expected to remain relatively flat and stable for the time being.” Fimrite added that the number of properties available for sale continued to rise at the end of last month as more people put their homes up for sale as expected at this time of year. “There were 4,561 properties available for sale at the end of April - up from 4,100 properties available at the end of March. Inventory levels are currently eight per cent higher than a year ago. ”

The average price for single-family homes sold in Greater Victoria last month was \$615,533, down slightly from \$619,275 in March. The median price declined to \$556,000 while the six-month average also declined to \$621,412. There were 18 single family home sales of over \$1 million in April. The



overall average price for condominiums was \$353,858 last month, up from \$325,581 in March. The average for the last six months rose to \$331,108. The median price for condominiums in April rose to \$301,000. The average price of all townhomes sold last month rose to \$480,621 from \$434,626 in March. The median price also rose to \$460,000 while the six month average rose to \$439,450.

MLS® sales last month included 315 single family homes, 153 condominiums, 61 townhomes and 11 manufactured homes.

Summary Report and Graphs

[Monthly Sales Summary](#)

[Average Selling Price Graphs](#)

[Active Listings, New Listings and Sales Graphs](#)

Tags: [MLS Stats](#), [Real Estate Sales](#), [Victoria Real Estate](#)

Posted in [Real Estate Sales](#), [Real Estate Stats](#) | [No Comments »](#)

Meet Our Neighbour – PHYLLIS ANDERSON

April 5th, 2011



Mt Baker – by Phyllis Anderson

Phyllis Anderson has been our neighbour for the past 8 years first moving into Mattick's Green, our condominium development alongside [Cordova Bay Golf Course](#). Looking for more space for her studio and greater views and scenery to inspire her artwork, Phyllis and her husband, Keith, moved up to a one-level Townhouse at Sayward Hill. Like many of our [Sayward Hill](#) neighbours, Phyllis is Alberta born, raised and educated. Her oil paintings are impressions of the familiar; the land, trees, water and flora with many images captured from her views at Sayward Hill and along Cordova Bay. Phyllis sees her painting career as a relatively new adventure in a history of self described "artistic obsessions". A graduate of the University of Alberta, she is an educator with many years experience in the classroom and as a member of



education related boards. Fifteen years in the retail clothing business enhanced an inclination toward marketing and sales. On reaching “semi-retirement” Phyllis immersed herself in art classes, and a new obsession took over. In seven years of painting Phyllis has studied art at Red Deer College, the Alberta College of Art and Design and the University of Calgary. Phyllis’ work is in numerous private and corporate collections throughout Canada, the United States and Britain.



Cordova Bay Golf Course – by Phyllis Anderson

“I am motivated to paint by examining the familiar in changing light. Working in my studio and outdoors, I use photographs and first hand experiences in the composition of my oil paintings. Playing with light and color are the most important elements in my interpretations of land, sky, and water. My subjects range from the spectacular vistas of foothills and mountains to a simple pool of water in the corner of a field; a ditch with a snow drift in winter or fireweed in summer. I avoid preconceived notions of colour and shape in my landscapes. Using objects as shapes of colour and liberally applying paint over an intense and dramatic under painting, I use bold, confident strokes to convey a Western Canadian spirit. I have been influenced by Monet’ s sense of light and by the brushwork of Van Gogh. The Impressionists give permission to interpret the familiar by making subtle suggestions to the viewer, and this I strive to do.”

Phyllis Anderson is represented by the [West End Gallery](#) in Victoria, BC and her works will be on exhibit from April 9 – 21, 2011. An opening reception will take place Saturday, April 9th between 1 pm and 4 pm. Come and enjoy some familiar views and landscapes found throughout Cordova Bay and Sayward Hill in Phyllis’ works.

West End Gallery, Victoria, British Columbia
1203 Broad Street
Victoria, BC CANADA
V8W 2A4
Tel: (250)388-0009
Gallery hours: Tues – Fri 10 – 5:30 p.m.



Saturday 10 - 5 p.m.

Sunday closed

Tags: [Arts & Lifestyle](#), [Cordova Bay Golf Course](#), [Nature](#), [Sayward Hill Residences](#), [waterfront living](#), [west coast style](#)

Posted in [Artists](#), [Community](#), [West Coast Lifestyle](#) | [No Comments »](#)

Real Estate Activity Picks Up in March

April 1st, 2011

The number of property sales throughout Greater Victoria rose in March for the second consecutive month while prices for all major property types registered modest increases. A total of 622 homes and other properties sold in March through the Victoria Real Estate Board's Multiple listing Service® (MLS®), up from the 488 sales in February. There were 789 sales in March of last year.



Spring Real Estate Forecast is Stable

Victoria Real Estate Board President, Dennis Fimrite, commented that the increase in sales last month, coupled with stable prices, shows continued consumer confidence in the market. "The latest figures offer further evidence of the return to balanced market conditions. There will always be month-to-month fluctuations in both sales and prices but barring any unforeseen developments we anticipate continued stability in the market in the coming months." Fimrite added that the number of properties available for sale rose at the end of last month, "It is usual for more



people to consider putting their homes up for sale as we head into spring and summer.” There were 4,100 properties available for sale at the end of March - up from 3,714 properties available at the end of February. Inventory levels are currently ten per cent higher than a year ago.

The average price for single-family homes sold in Greater Victoria last month was \$619,275 up from \$610,975 in February. The median price rose slightly to \$568,500 while the six-month average also rose to \$625,992. There were 22 single family home sales of over \$1 million in March. The overall average price for condominiums was \$325,581 last month, up slightly from \$323,844 in February. The average for the last six months also rose slightly to \$325,188. The median price for condominiums in March rose to \$290,000. The average price of all townhomes sold last month rose to \$434,626 from \$415,591 in February. The median price also rose to \$408,150 while the six month average declined slightly to \$431,975.



Victoria Real Estate Board

MLS® sales last month included 351 single family homes, 172 condominiums, 75 townhomes and 10 manufactured homes.

Summary Report and Graphs

[Monthly Sales Summary](#)

[Average Selling Price Graphs](#)

[Active Listings, New Listings and Sales Graphs](#)

Tags: [MLS Stats](#), [Real Estate Sales](#), [Victoria Real Estate](#)

Posted in [Real Estate Sales](#), [Real Estate Stats](#) | [No Comments »](#)

Featured Trade – Stone Trends Granite & Marble

March 22nd, 2011

Sayward Hill prides itself on quality construction and materials along with superior customer service and aligns itself with local trades within Victoria, BC who adhere to the same standards. Stone Trends Granite & Marble Ltd. is one such company.



Stone Trends is always searching out new ways to be efficient, whether it is investing in the latest stone processing equipment and technology to providing their customers with honest up to date information regarding the products they work with or offer. Helping people make the right choices is paramount to Jeff Shaw and his team as well as finding products that can make the care and maintenance of their new or old Natural Stone or Quartz surfaces a no hassle chore.

Besides making countertops, they also spend a lot of time doing repairs on Granite, Marble and quartz counters for various reasons. One of the issues they are starting to see a lot of with customers is their counters are losing their lustre (Shine) over time. Upon inspection and consultation what they are finding is people or their cleaning contractors are using inappropriate cleaning products which are not formulated for these surfaces and are either etching their natural stone (mainly marble) or stripping the sealers off of their granite which leaves it susceptible to staining and on Quartz counters effecting the colour pigment in the resin. Granite, Marble and Quartz is very much common place these days and is also an expensive addition to anyone' s home or business and is found in many of the homes at Sayward Hill. Before you start encountering potential problems which are expensive to repair perhaps give this some consideration.



Stone Trends Granite Cleaner

Stone Trends carry a product that is multipurpose and protects and enhances sealers , protects colour pigments in Quartz and does not etch marble. On top of that their product is also able to be used to clean



stainless steel appliances and chrome or brass fixtures. All of this in one product, no need for multiple cleaning products anymore. It comes in an aerosol can and is as easy as spray on and wipe off.

If this is a product that you think you can work with in your home or business please give them a call and set-up a time for a demo for you or drop by their showroom to pick up this new and innovative product.

Jeff Shaw - Owner/Managing Director

Stone Trends Marble & Granite Ltd.

Setting new standards in service and quality

Tel: 250-655-6260

Fax: 250-655-7055

www.stonetrends.ca

Tags: [Condominiums](#), [Granite and Marble](#), [Interior Design](#), [modern design](#), [quality construction](#), [Sayward Hill Residences](#), [west coast style](#)

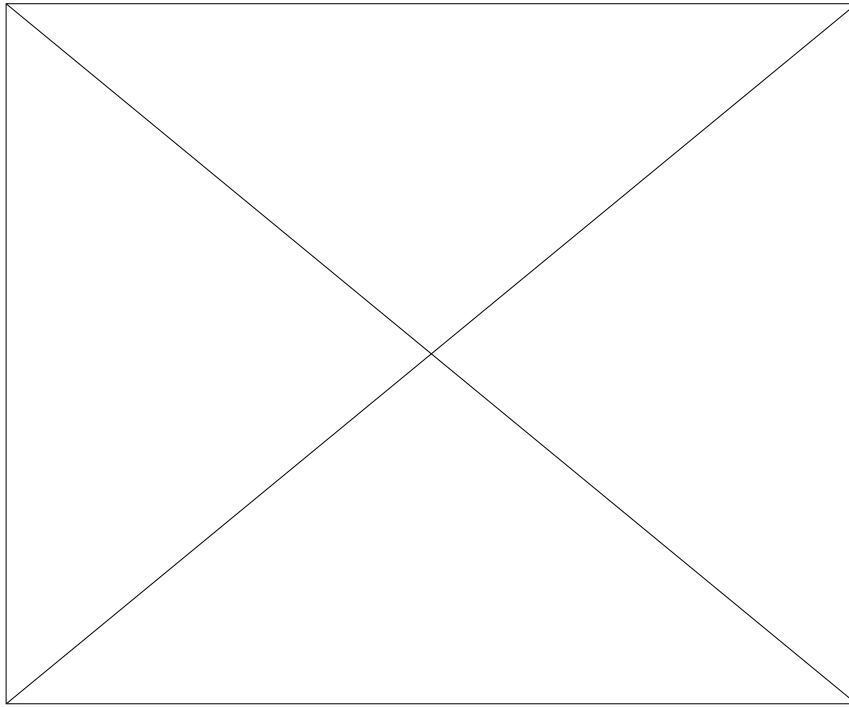
Posted in [Featured Trade](#), [Interior Design](#), [Luxury Condominiums](#) | [No Comments »](#)

Bill Mattick – The Man, The Myth, The Legend

March 16th, 2011

The relaxed atmosphere of [Cordova Bay Golf Course](#) in Victoria is built in large part on legends like Bill Mattick. Bill was a one handed farmer and a notorious gambler. His farm and market lay on the property where the Golf Course now stands. In this video Jim Goddard and Doug Grove from [Cordova Bay Golf Course](#), talk about the ‘Goat Shed ‘ Bill had when he was still running ‘Mattick’ s Farm’ . Could the Goat Shed be inhabited once again? And by whom or what? Stay tuned but in the meantime, watch the story unfold below and for more history on the surrounding areas of Sayward Hill.





If you have been to [Bill Mattick' s Restaurant & Lounge](#) you have undoubtedly done a double take at the old man sitting up on the ledge (don' t worry you aren' t the only one who thought he might be real, just ask Jim Goddard in the pro shop about the time the police thought he was a burglar and had drawn their guns on him). Good Ol' Bill has a special place in our hearts and his story is below.

By trade, Bill was a one-handed farmer, but the tales of his life are far more exciting than that title implies. He started off in the 1940' s growing vegetables and flowers on the property where the golf course now sits. His business grew to the point where he was exporting tulips and daffodils by chartered jet to the east coast. In the 50' s he added on the market, tea garden and a par 3 golf course and driving range (that' s right, it was ol' Bill who knew this land was destined for golf greatness). His days started promptly at 9am. First up? A Black Russian and a freshly rolled cigarette. He was a consummate showman, and stories still abound about the notorious poker games that were held on the property. Talk to anyone who has been in Victoria for long enough and they will tell you all about Bill' s fresh made donuts, the talking myna bird and the miniature train that were the hallmarks of [Mattick' s Farm](#).





Were he alive today, Bill would probably not feel quite right in the restaurant that bears his name: too fancy, too big, no horse skins, but we do our best to make him feel comfortable. Each spring the restaurant is filled with tulips and daffodils from the property, you can always get a Black Russian and inevitably your meal will be interrupted by a wolf whistle from the resident myna bird.

Tags: [Bill Mattick's Restaurant & Lounge](#), [Cordova Bay Golf Course](#), [History of Cordova Bay](#), [Sayward Hill Residences](#), [west coast style](#)

Posted in [Golf at Cordova Bay](#), [Mattick's Farm](#) | [No Comments »](#)



LIFESTYLE & AMENITIES

QUALITY LIFESTYLE

- Stunning panoramic views of Haro Strait, Mount Baker and the Gulf and San Juan Islands.
- The Ridge and Cordova Bay Golf Courses at your doorstep
- Steps away from Mattick's Farm, Elk/Beaver Lake Regional Park, Lochside Trail, restaurants, cafes, unique shopping and the beautiful beaches of Cordova Bay.
- The natural beauty of the west coast combined with Canada's mildest climate, make Victoria a year-round destination.

GREEN LIVING

The following steps have been taken at Sayward Hill to reduce the buildings' impact on the ecosystem and provide a healthy living environment:

- Low-emissivity (LoE) glass reduces heat gain and loss and the energy consumed in heating and cooling. In addition it filters out UV rays protecting your furniture from fading and avoiding the health concerns associated with UV rays.
- Concrete construction reduces heat gain and loss reducing energy used in heating and cooling.
- Native, drought resistant, and low maintenance plantings reduce water consumption and use of fertilizers and pesticides.
- Storm water from Sayward Hill is collected by the golf course and used for irrigation.
- Energy efficient appliances significantly reduce energy and water consumption.
- Low flow toilets reduce water consumption.
- Cork flooring, used in the kitchens, is made from the bark of the cork tree, which re-grows its bark, making it a completely renewable product.
- Marmoleum flooring, used in the laundry and storage rooms, is a natural, biodegradable product that contains no formaldehyde and produces no toxic off-gases.
- Napoleon fireplaces were selected for their high efficiency rating for heat production.
- Insulation contains 60% recycled material.
- Cordova Bay Golf Course is a certified Audubon Sanctuary and adheres to high environmental standards. Cordova Bay is further designated as a bird sanctuary with over 70 different species of birds.

MATTICK'S FARM

www.matticksfarm.com

- Located just across from Sayward Hill, Mattick's Farm has been a Victoria landmark since the mid-1940's. Today, it is a favourite destination for locals and tourists alike.

- Whether it's a relaxing visit in a stylish atmosphere, a casual lunch, afternoon tea, or an intriguing browse through unique shops, Mattick's Farm is the perfect destination.
- The Red Barn Market features fresh local, organic produce and meat, along with everything else you need to prepare that special meal.
- Right next door is the VQA Wine Shop which features BC's finest wines. Then dash across to Secret Garden for fresh flowers to adorn your new home.
- Victoria Pilates Fitness Integration Centre will help you to reawaken your body, invigorate your mind and elevate your spirit.

CORDOVA BAY NEIGHBOURHOOD

www.saywardhill.com

- Sayward Hill overlooks the Lochside Trail, part of the Galloping Goose network which extends from Sidney to Sooke, meandering through country farms, forested pathways and quiet roads; the trail is perfect for a leisurely walk, bike ride or a scenic run.
- Beaver/Elk Lake Park, just down the road, is home to Canada's Olympic Rowing Team. With swimming beaches, picnic areas, fishing and a 10km lake trail, the park is a great destination all-year-round.
- If you prefer a sunset stroll along the long, sandy shores of Cordova Bay, beach access is less than 1km from Sayward Hill.
- Sailing, cruising or kayaking across Haro Strait provides an abundance of Pacific sea life and scenic Island explorations.

CORDOVA BAY GOLF COURSE

www.cordovabaygolf.com

- Cordova Bay Golf Course is a daily fee, public 18-Hole Championship Golf Course.
- Recognized as a 'World Champion' of Golf Destinations by Golf Canada Magazine, and rated one of the Top-100 Women Friendly Golf Courses in North America, Cordova Bay truly is a local gem.
- Bill Mattick's Restaurant is located at the golf course and offers full service dining and take-out service. Bill's Summer Sunday BBQ's are popular neighbourhood gatherings.
- The Ridge green fees are \$12 and the course offers a full practice putting and chipping area.
- The Ridge Café is the perfect place to grab a quick lunch while watching construction progress at Sayward Hill, or just enjoying the views.
- As a new member of our neighbourhood, both golf courses welcome you with a Resident's Card which entitles you to discounts on green fees, merchandise and dining.
- Both courses offer a variety of lesson programs, club-fitting and Men's and Ladies' Club Memberships.

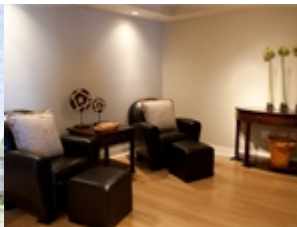


Sayward Hill

By [Jawl Properties Ltd.](#)

758 Sayward Hill Terrace [Victoria](#)

From CAD\$824,299



Sayward Hill is a new condo project by [Jawl Properties Ltd.](#) at 758 Sayward Hill Terrace in [Victoria](#). Available condos start at CAD\$824,299. The project has a total of 8 units.

Project Details

DEVELOPMENT NAME Sayward Hill

DEVELOPER(S) [Jawl Properties Ltd.](#)



BC CONDOS.NET



PROJECT TYPE Condominium
ADDRESS 758 Sayward Hill Terrace
NEIGHBOURHOOD/CITY Victoria
STATE/PROVINCE British Columbia
POSTAL CODE V8Y 1R1
SALES CENTRE PHONE # 250-658-4700
SALES CENTRE ADDRESS 5331 Cordova Bay Road
SALES CENTRE HOURS Mon-Fri: 9am-4pm
CONSTRUCTION STATUS Complete
SELLING STATUS Selling
TOTAL NUMBER OF UNITS 8 units
NUMBER OF STOREYS 3 storeys
UNIT SIZES From 1910 to 1910 Square Feet
CEILING HEIGHTS From 8'0"
SALES COMPANY Jawl Development Corp
ARCHITECT(S) de Hoog & Kierulf
INTERIOR DESIGNER(S) Kimberly Williams Interiors

\$ Prices

PRICES(AVAILABLE UNITS) From CAD\$824,299
COST PER SQUARE FOOT \$512 Average Cost per Square Foot
MONTHLY MAINTENANCE \$0.36 Per Square Foot Per Month
COST TO PURCHASE PARKING Included in the purchase price
(Two underground spaces.)
COST TO PURCHASE STORAGE Included in the purchase price
(200 sqft storage locker.)
CO-OP FEE REALTORS 3.00%

Current Incentives

Please inquire with our Sales Staff for more details and current available incentives.

Project Summary

758 Sayward Hill Terrace is the final piece of the Terrace and the curvature of the building focuses views on Haro Strait and Mount Baker. These 8 premium homes are recently completed and feature the very latest design and finishes available.

Only One Unit Remaining !!!



Features & Finishes

Large, open floor plan, 2 bed/2 bath, fully wired Media Room, Granite counters in Kitchen and Baths, heated floor tile, KitchenAid s/steel appliances, gas fireplace, bbq and cooktop, large outdoor balconies offering views of ocean, mountains and islands.

