



LOCATION

DEVELOPMENT TEAM

The Secret Is Out

The township of Esquimalt has been reinvented and rediscovered. Whether you are looking for your first home, a place to retire or an investment property, Esquimalt is the place to be. Away from the busy downtown core of Victoria yet so close you get the best of both worlds. Esquimalt offers something for everyone. Whether you are an art lover, historian, outdoor enthusiast or beach bum, you will find it all here.

Historic Esquimalt

Esquimalt, pronounced "Ess-KWY-malt", is an anglicized version of the native Indian word "es-whoy-malth," meaning "the place of gradually shoaling water." Located just west of the City of Victoria, Esquimalt is bounded on the south by the Strait of Juan de Fuca, on the west by Esquimalt Harbour, and on the north by a long fingerlike inlet of tidal water called the Gorge. The ocean shoreline is comprised of rocky headlands, coves and bays, some with beaches accessible to the public. Esquimalt possesses one of the finest natural harbours on the west coast of the Americas, and this fact was not lost upon the representatives of the Royal Navy who visited the area in the 1840's and 1850's.



Esquimalt today has a healthy mix of commercial, residential and industrial development, and open space is retained through a network of pleasant parks and beaches. Perhaps because of its location "beyond the bridge" to Victoria, Esquimalt maintains a village atmosphere, and the township's small size means that no home is very far from the ocean.

Committed to Community

The township of Esquimalt is strongly committed to further growth and beautification projects. For more information on future plans including the Village Project Plan visit: www.esquimalt.ca. Further details, maps and pictures of the area can be found at www.myesquimalt.ca. We know you will like what you see.

Stunning Seafronts Minutes from Your Front Door

1 2 3 4 5 6 7

Room to Breathe

At The Ovation you can have it all, right at your doorstep. Live, work and play. Lots of play. Just a five-minute drive or short bike ride from downtown Victoria and a short walk to the ocean, The Ovation condominiums provide a home for the West Coast lifestyle you desire.

Located in a friendly, picturesque, village-like neighbourhood that is home to coffee shops, parks, recreation centres and historical viewpoints. The nearby surroundings provide a comforting balance of nature and green space. Outside your door you will find all the amenities of a city, plus an abundance of scenic spots to explore nearby. Pick up your groceries on foot, rent a movie, meet a friend for a drink at your local pub, enjoy your favourite book at the local coffee shop or enjoy relaxing walks that bring you to hidden coves and beaches. Rock climb at Fleming Beach, kayak to Victoria's famous Inner Harbour for fish and chips or just stay home and take in the sunset from your private rooftop patio.



MOVE IN READY!



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* Email

SUBMIT



AMENITIES

[FLOOR PLANS](#)
[SUITE TYPES](#)
[PRICES](#)

The Ovation units all include one parking space (secure underground parking), bike storage, one storage unit (located on the floor of the unit) and a complimentary gym pass for each owner at the on-site gym. Additional parking spaces are available at an additional cost.

[Download Features Sheet PDF](#)

Suites Feature:

- One, Two or Three Bedrooms (2 and 3 bedroom units also include an en-suite bathroom)
- Bright and Spacious Bathroom with Spa-Like Details
- Spacious Glass Patios (sizes vary, main level suites feature private walk out patios)
- Stackable GE Washer/Dryer
- GE Stainless Steel Appliances (fridge, stove, dishwasher)
- Granite Countertops
- Contemporary Design
- Warm-Toned Wood Flooring, Plush Carpet in Bedrooms, Sleek Tile in Bathrooms



Penthouse Suites Also Feature:

- Vaulted Staircase to a Loft Perfect for Your Home Office or Media Room
- Large Private Rooftop Patio with Spectacular Views (some with ocean/mountain views)



On-Site Fitness Facility

The on-site gym offers top-of-the-line strength training equipment, exercise balls, mats, and a full array of dumbbells, barbells and Olympic free weights for squat rack or bench press use. Cardiovascular equipment includes treadmills, free climbers, computerized bikes, a rower and an elliptical trainer. The gym features a wall length window looking out to the courtyard and washroom facilities just outside the gym for your convenience.



AMENITIES

FLOOR PLANS

SUITE TYPES

PRICES

Please click on the floor plans below to enlarge

For individual suite plans see the suite types page for a detailed PDF of each suite.

First Floor



Second Floor



Third Floor



Fourth Floor





LOCATION

DEVELOPMENT TEAM

Builder

Van-Isle Projects takes pride in having built a solid reputation for producing high quality projects on time and on budget, since 1992. VIP has extensive experience with large renovations as well as new construction, in both the residential and commercial sectors.

Having just completed two commercial projects combining renovation and new construction; the Three Point Mercedes Dealership and Shanahans Construction Products. VIP has also built many residential projects, including an award winning venture in Nanaimo which included an 8000 sq.ft. clubhouse and a man made lake.

"Van-Isle is excited to be involved in The Ovation project, this is good example of a renovation being completed to the highest standards of new construction. The existing building was rebuilt from the ground up, with the addition of a fourth floor - affording fantastic water and city views. We are proud to be part of the project team – working with the owner, architect and design consultants to construct another high quality development".

Architect

dHKa has been designing award winning residential projects for over a decade, ranging from duplexes and townhouses to high rise buildings. dHKa pays particular attention to details, crafting buildings that ensure quality is built into all areas and that beauty is more than skin deep. dHKa designed the award winning residential community at Sayward Hill and Mattick's Green, converting a gravel quarry into a first class residential neighbourhood with spectacular views over golf courses, ocean, islands and mountains. The Sidney Pier, a luxury hotel and condominium mixed use project was completed in 2007, providing exclusive waterfront living in Sidney, BC. The Ovation is another example of a renovation that adheres to the principals of sustainability by refurbishing to as-new condition an existing building while adding a new floor of fabulous view suites.

Interior Design

The talented team of designers has created suites specially tailored to appeal to the lifestyles of people on the West Coast. Luxurious finishes are incorporated into two color schemes and include hardwood floors, granite countertops, custom wood veneer cabinets and fully tiled bathrooms. The Design team of Leah Rourke, Jenny Martin, Julia Musial and Elisha Bland are active members on many multi and single family residential, commercial, and hospitality projects in Victoria.

Landscape Architect

Michael Bocking, BCSLA, is a landscape architect with over 20 years experience designing outdoor spaces in Victoria. The grounds at The Ovation provide an attractive landscaped area to be enjoyed by residents, you'll be proud to call this home. Mature oak trees along Esquimalt Road are supplemented by flowering plums and magnolias. Large planters feature bamboo screening, rockroses, heather and other plants to provide year-round color and interest. Specimen rhododendrons and other shrubs thrive within the site. The courtyard features a brick-surfaced outdoor space for the common use of residents and a storage rack for bicycles. Outdoor areas are illuminated by low-level lighting, giving the gardens a beautiful visual effect.



units from only
\$239,900

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MORTGAGE INFO

Mortgage Information

Laurel Loxam

Harbour View Mortgages

Phone: 250.818.1919

Cell: 250.886.8990

laurel@hvmortgages.com

www.laurelloxam.ca

HARBOUR VIEW
MORTGAGES

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CONTACT INFO

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[DIRECTIONS](#)

Contact Us!

Presentation Centre

Open Friday to Sunday 1:00pm to 4:00pm

Showings also available by appointment

1315 Esquimalt Rd.
Esquimalt, BC, V9A 3P5

Sales Office

 250.590.2710

 donna@theovation.ca



The Mark Imhoff Group

Pemberton Holmes-Menzies

Phone: 250.590.1775

info@homesalesvictoria.com

www.HomeSalesVictoria.com



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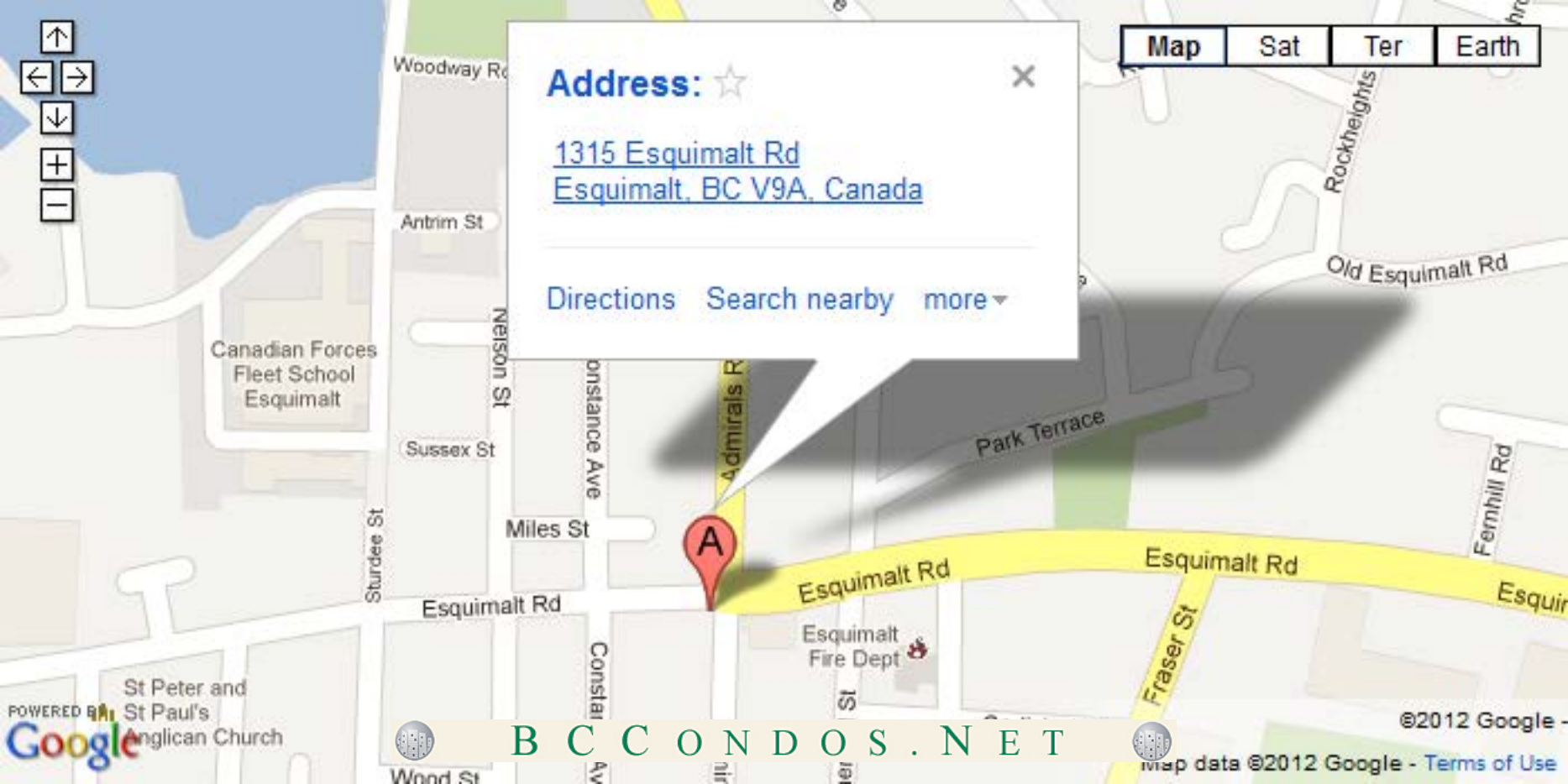


Map Sat Ter Earth

Address: ☆ ✕

[1315 Esquimalt Rd](#)
[Esquimalt, BC V9A, Canada](#)

Directions Search nearby more ▾



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



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First Floor



Second Floor



Third Floor



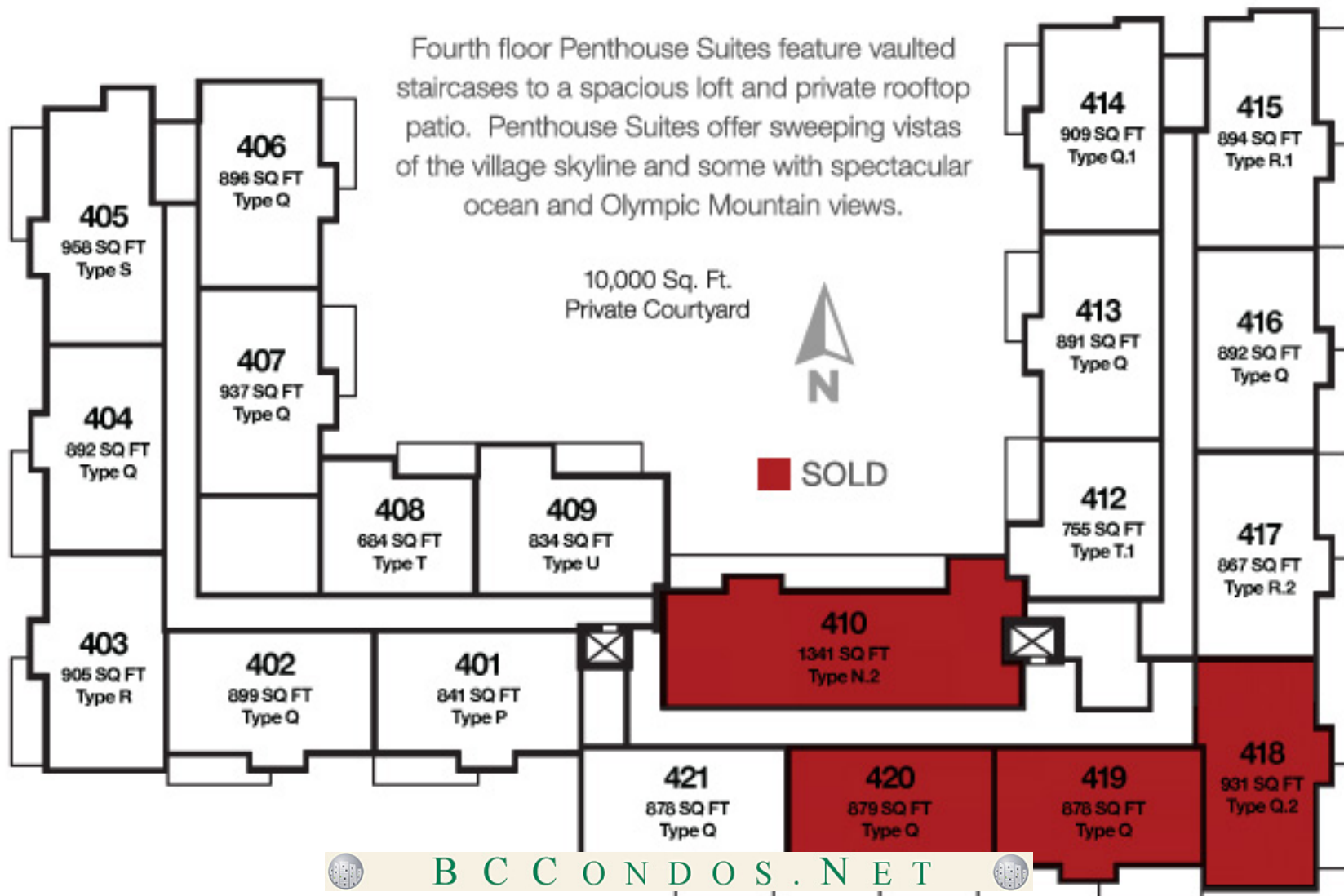
Fourth Floor

Fourth floor Penthouse Suites feature vaulted staircases to a spacious loft and private rooftop patio. Penthouse Suites offer sweeping vistas of the village skyline and some with spectacular ocean and Olympic Mountain views.

10,000 Sq. Ft.
Private Courtyard



 SOLD



BCCONDOS.NET

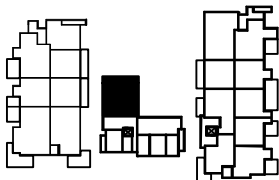
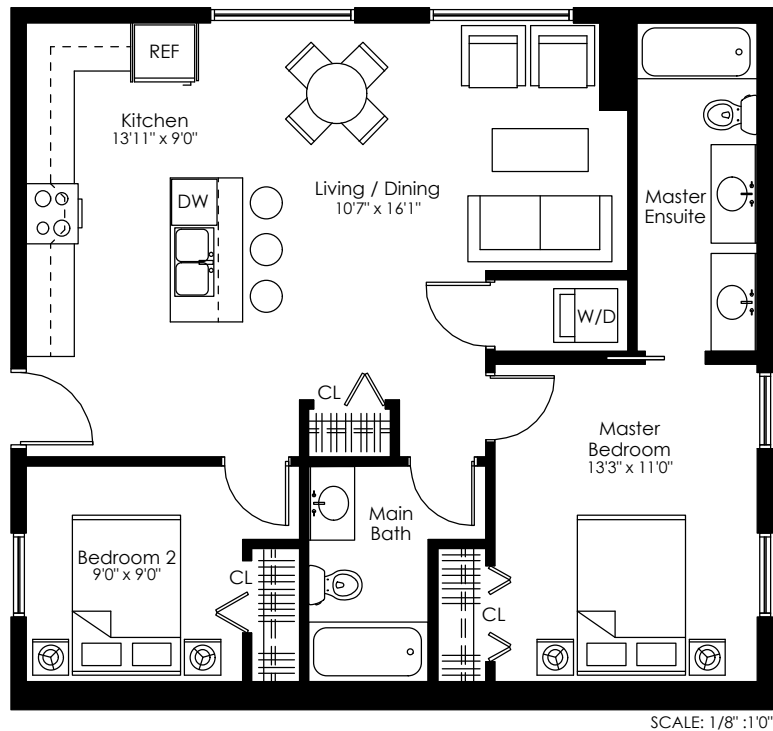


Unit Type E

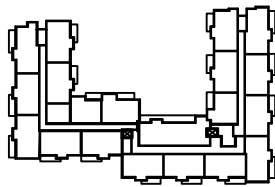
2 Bedroom & 2 Bathroom

916 SQ FT

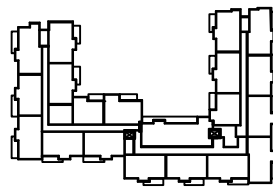
Suites: 109



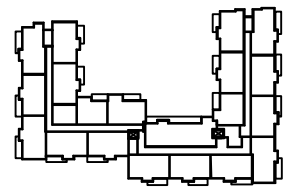
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

Unit Type J

2 Bedrooms & 2 Bathrooms

780 SQ FT (202, 302)

773 SQ FT (204, 213, 216, 304, 313, 316)

776 SQ FT (206, 306)

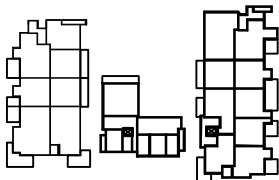
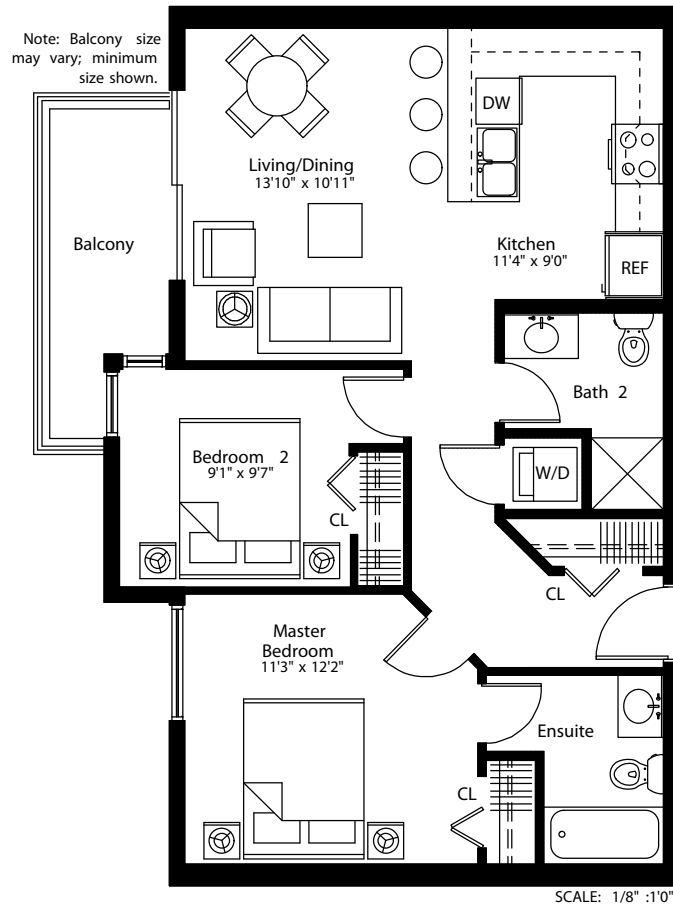
818 SQ FT (207, 307)

756 SQ FT (219, 319)

757 SQ FT (320, 321)

Suites: 202, 204, 206, 207, 213, 216, 219,

302, 304, 306, 307, 313, 316, 319, 320, 321



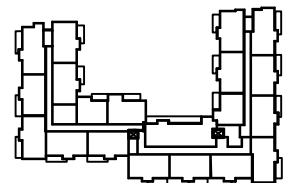
FIRST FLOOR



SECOND FLOOR

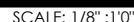


THIRD FLOOR



FOURTH FLOOR

Suites: 210

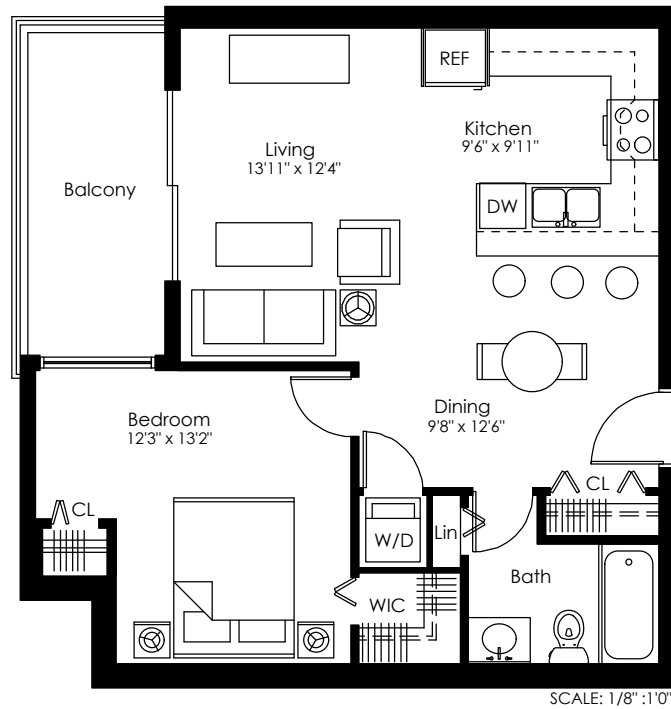


Unit Type O

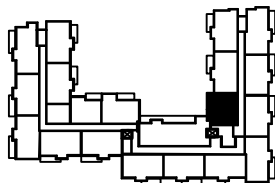
1 Bedroom & 1 Bathroom

639 SQ FT

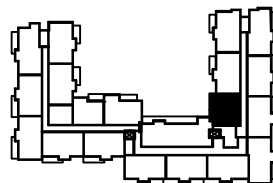
Suites: 212, 312



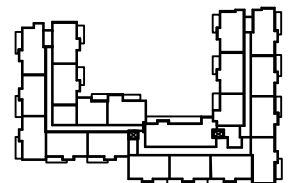
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



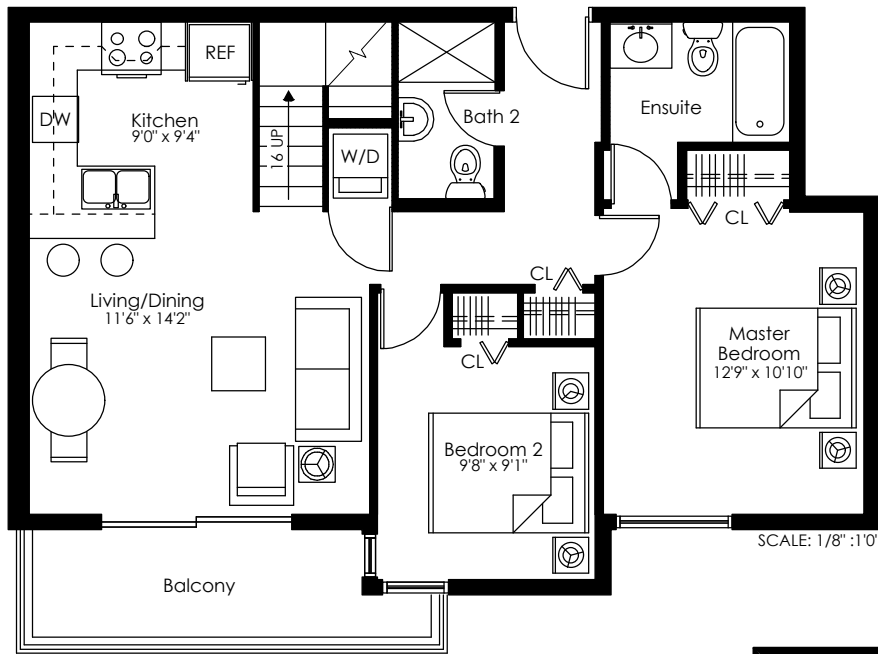
FOURTH FLOOR

Unit Type P

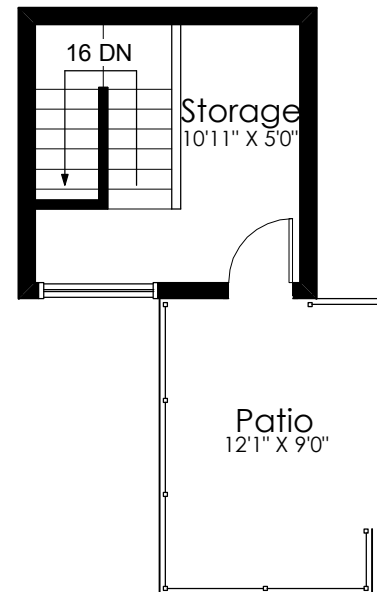
2 Bedrooms & 2 Bathrooms

841 SQ FT

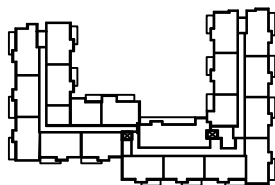
Suites: 401



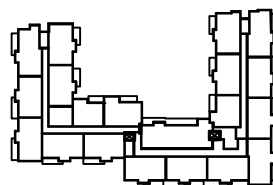
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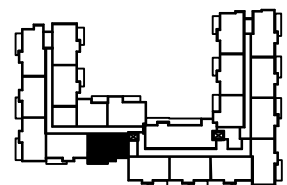
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

Unit Type Q

2 Bedrooms, 2 Bathrooms & Den

899 SQ FT (402)

892 SQ FT (404)

937 SQ FT (407 REV)

891 SQ FT (413)

892 ST FT (416 REV)

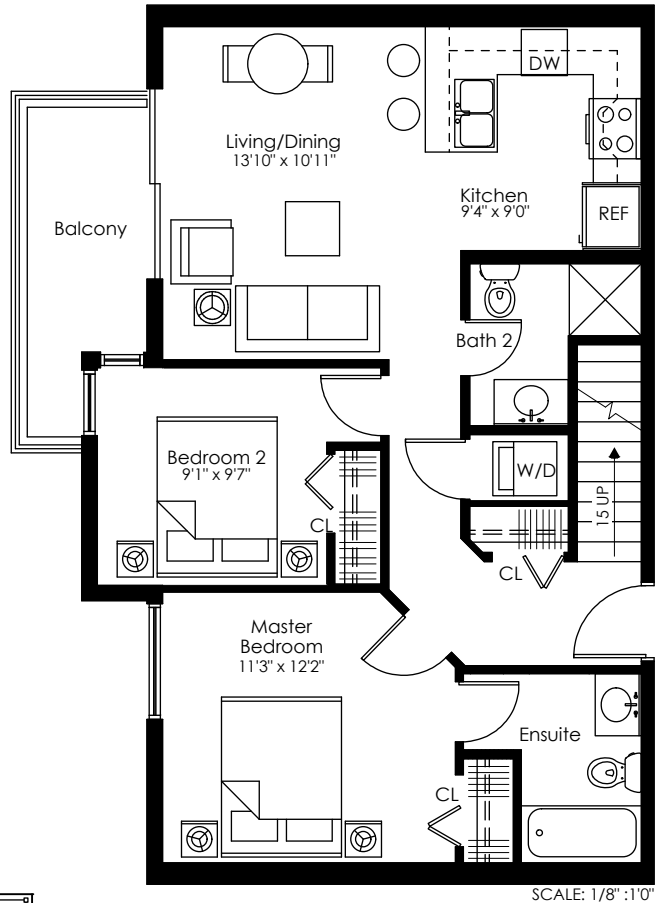
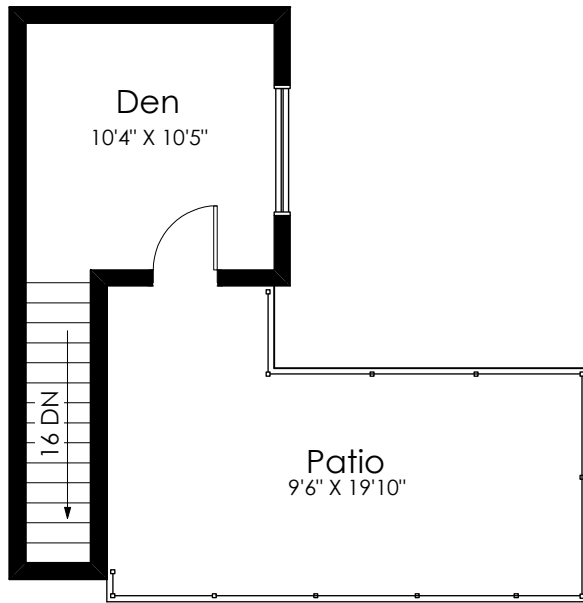
878 SQ FT (419)

879 SQ FT (420)

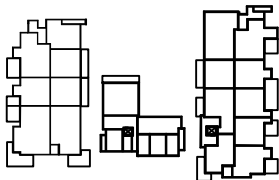
878 SQ FT (421 REV)

Suites: 402, 404, 407, 413, 416, 419, 420, 421

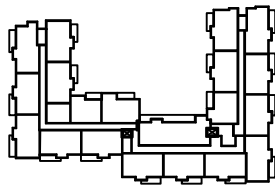
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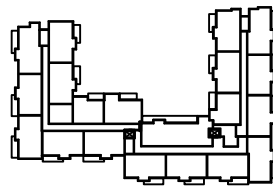
SCALE: 1/8" = 1'0"



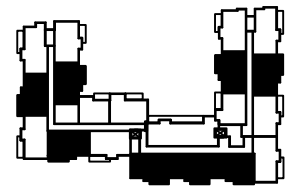
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



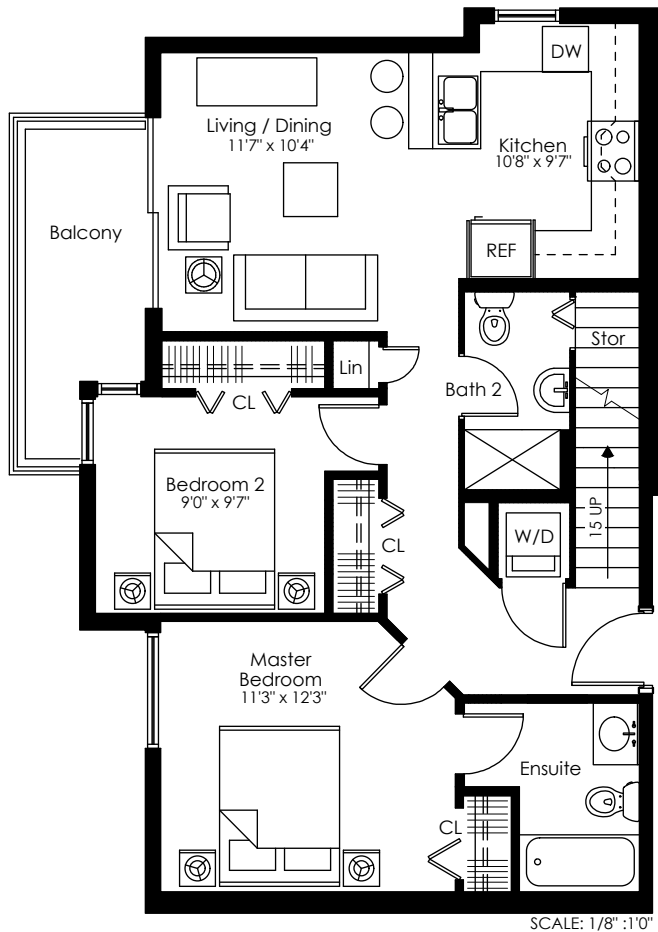
FOURTH FLOOR

Unit Type Q.1

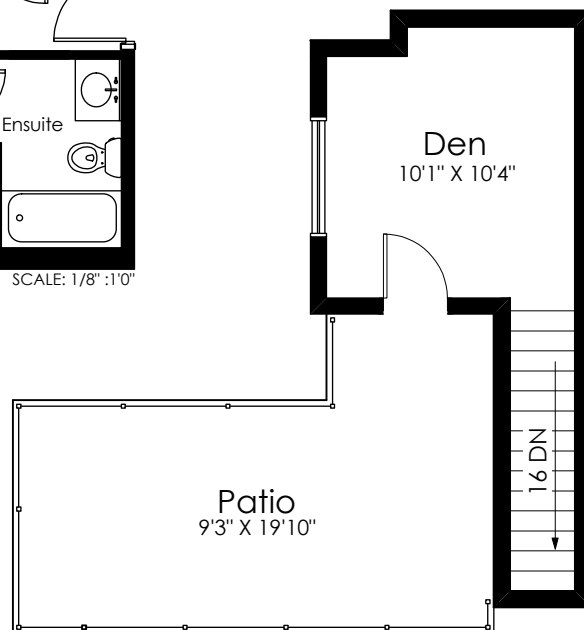
2 Bedrooms, 2 Bathrooms & Den

909 SQ FT

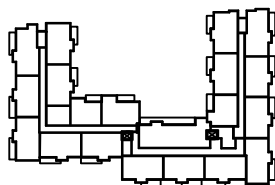
Suites: 414



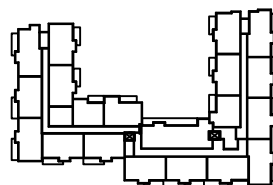
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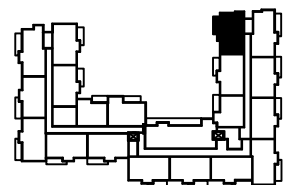
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

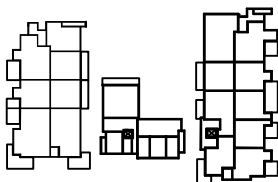
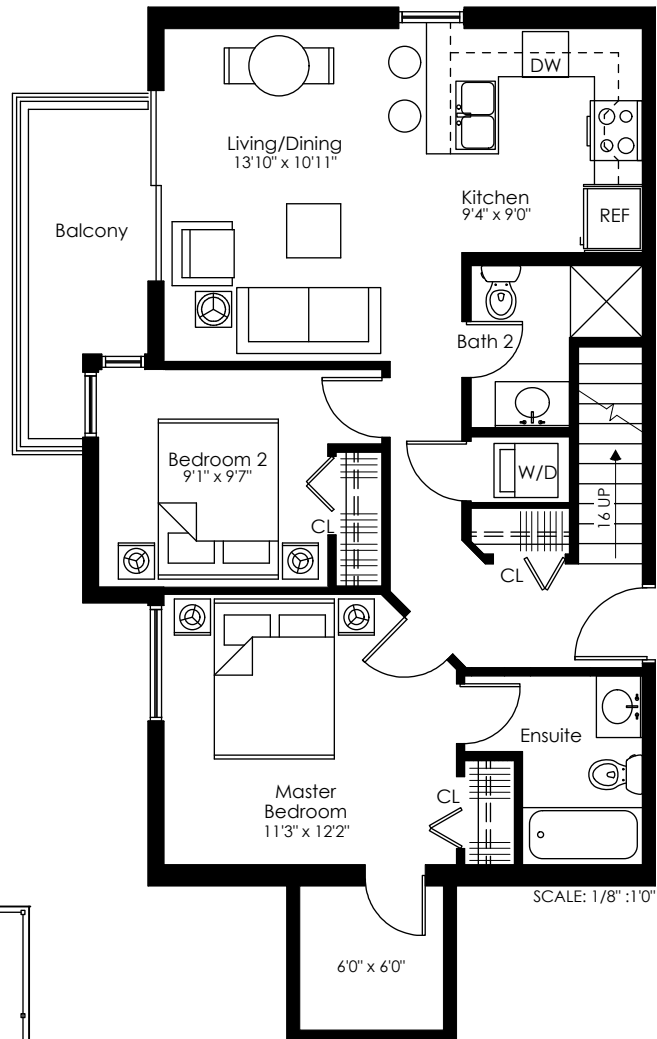
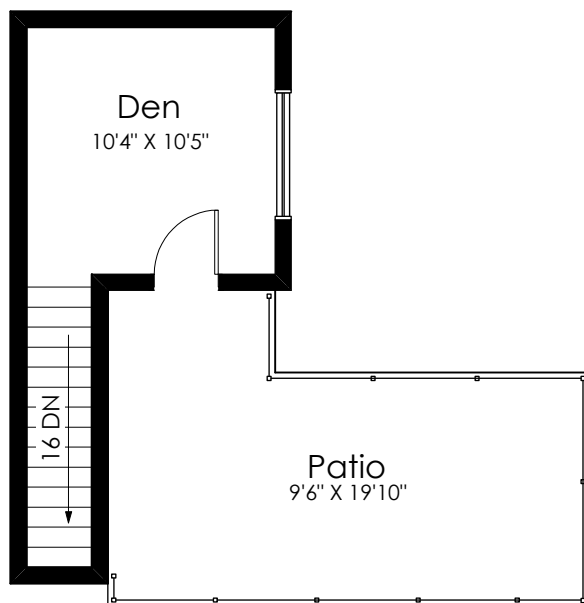
Unit Type Q.3

2 Bedrooms, 2 Bathrooms & Den

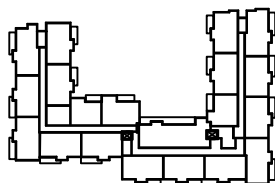
896 SQ FT

Suites: 406

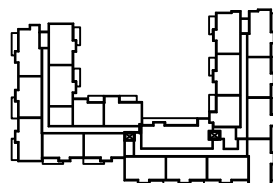
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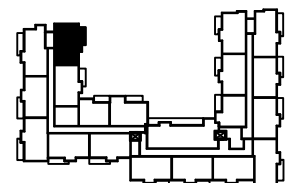
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

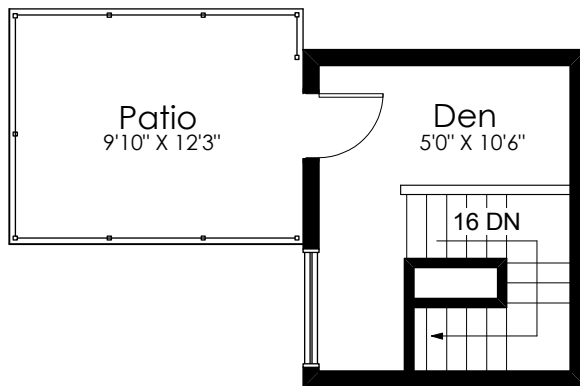
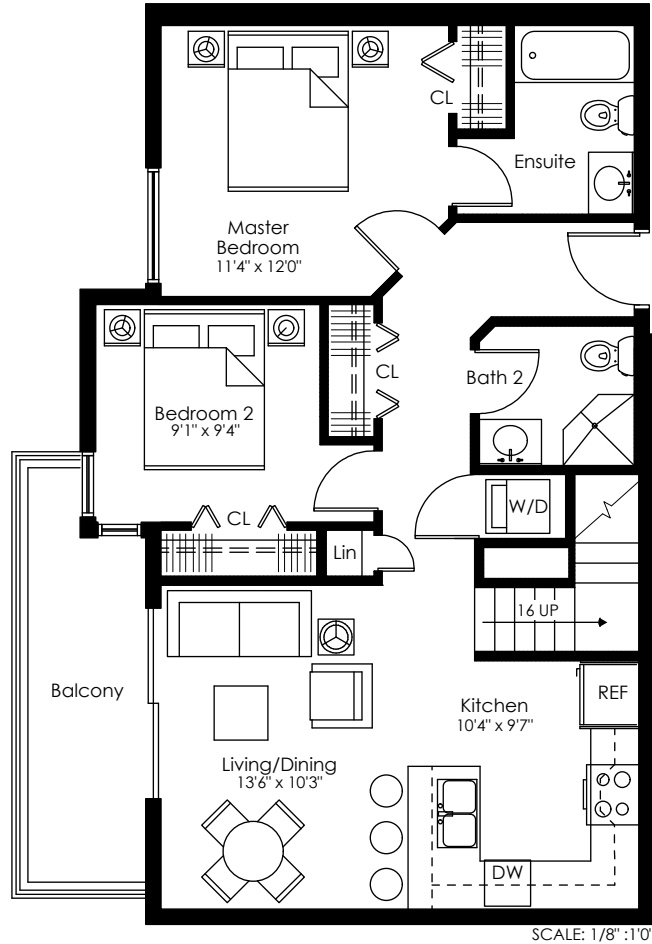
Unit Type R

2 Bedrooms, 2 Bathrooms & Den

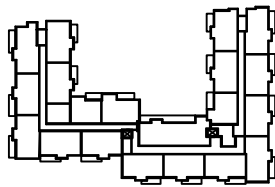
905 SQ FT

Suites: 403

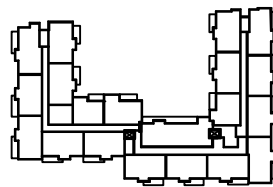
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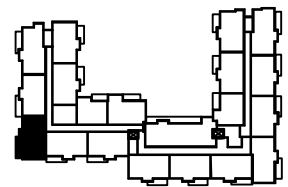
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

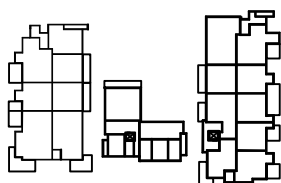
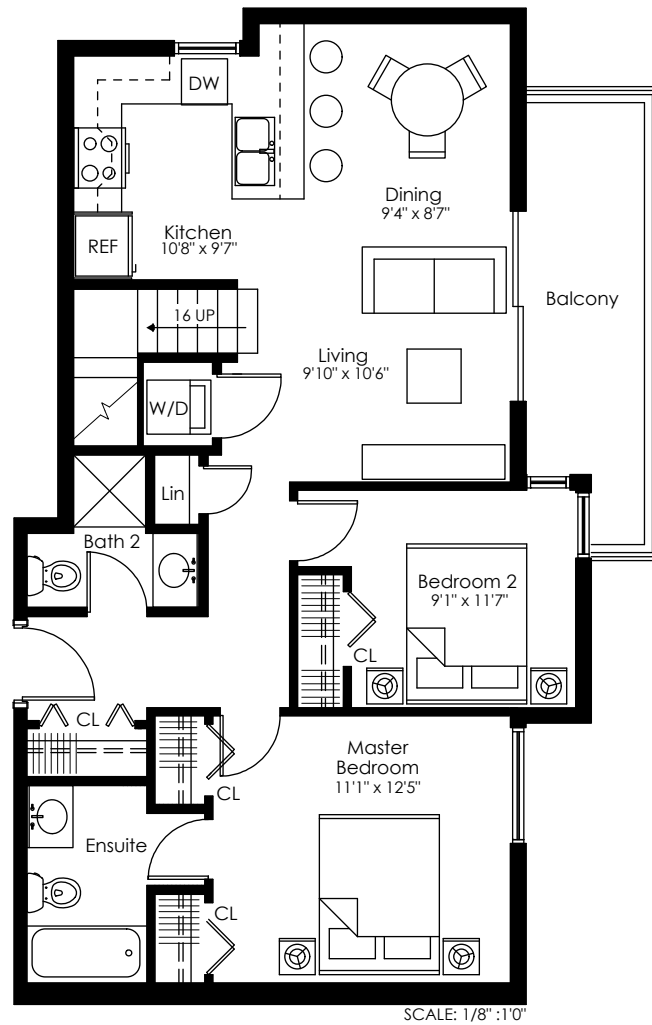
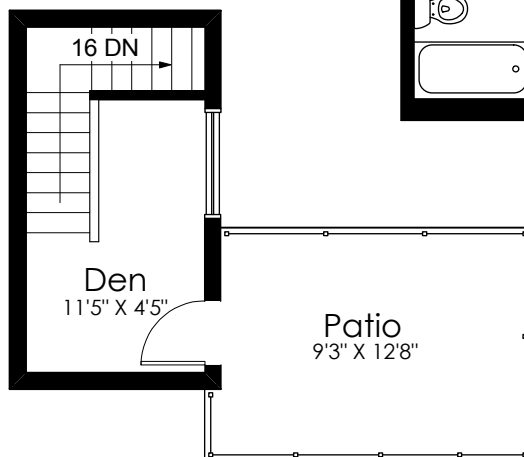
Unit Type R.1

2 Bedrooms, 2 Bathrooms & Den

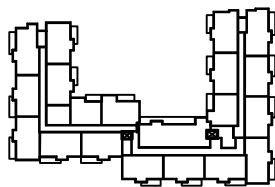
894 SQ FT

Suites: 415

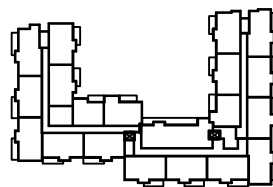
LOFT PLAN:



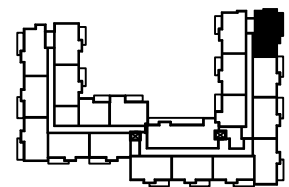
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



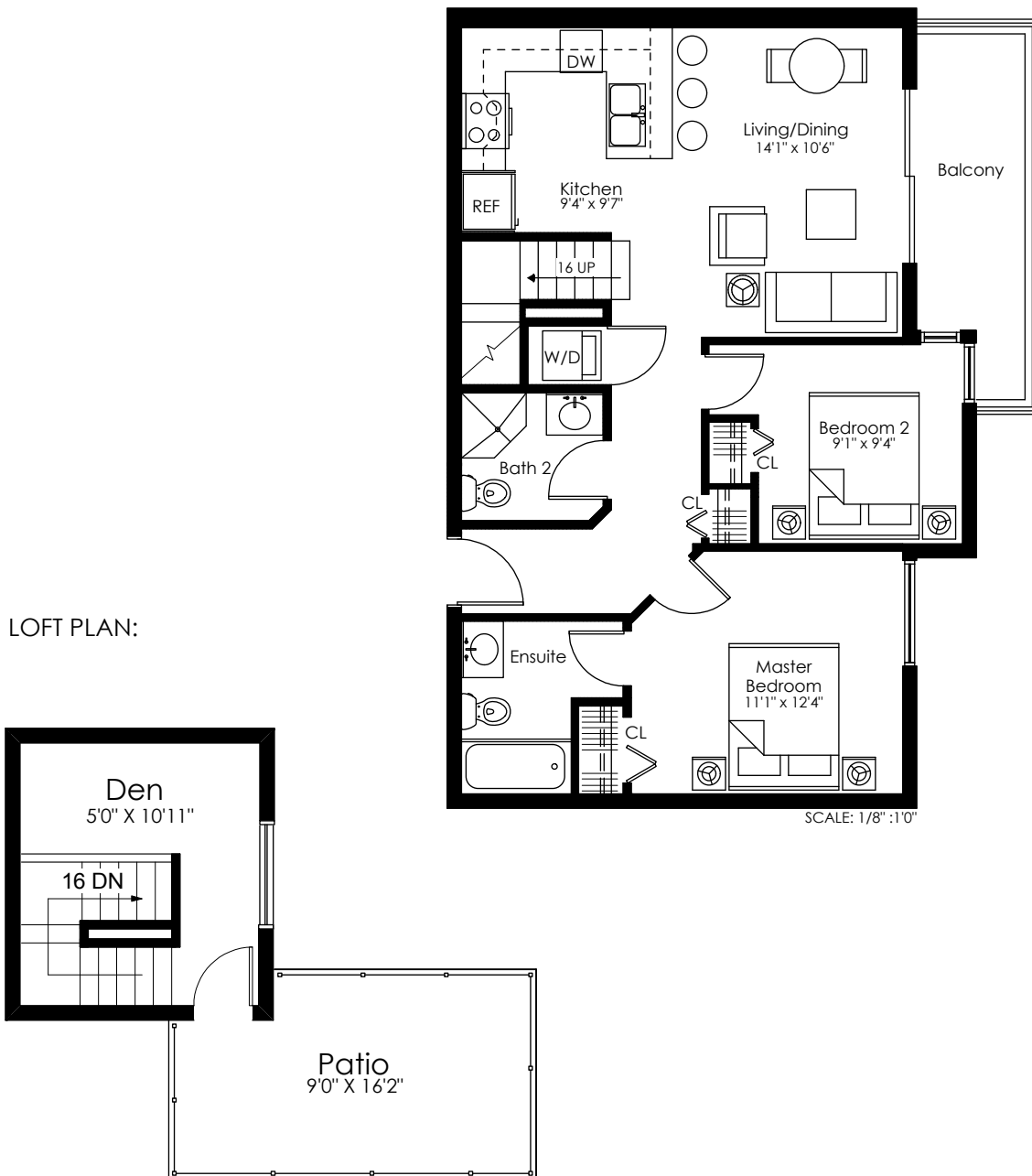
FOURTH FLOOR

Unit Type R.2

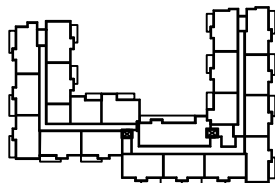
2 Bedrooms, 2 Bathrooms & Den

867 SQ FT

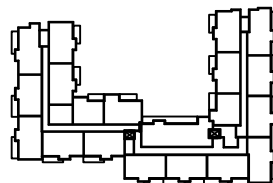
Suites: 417



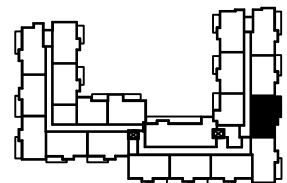
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



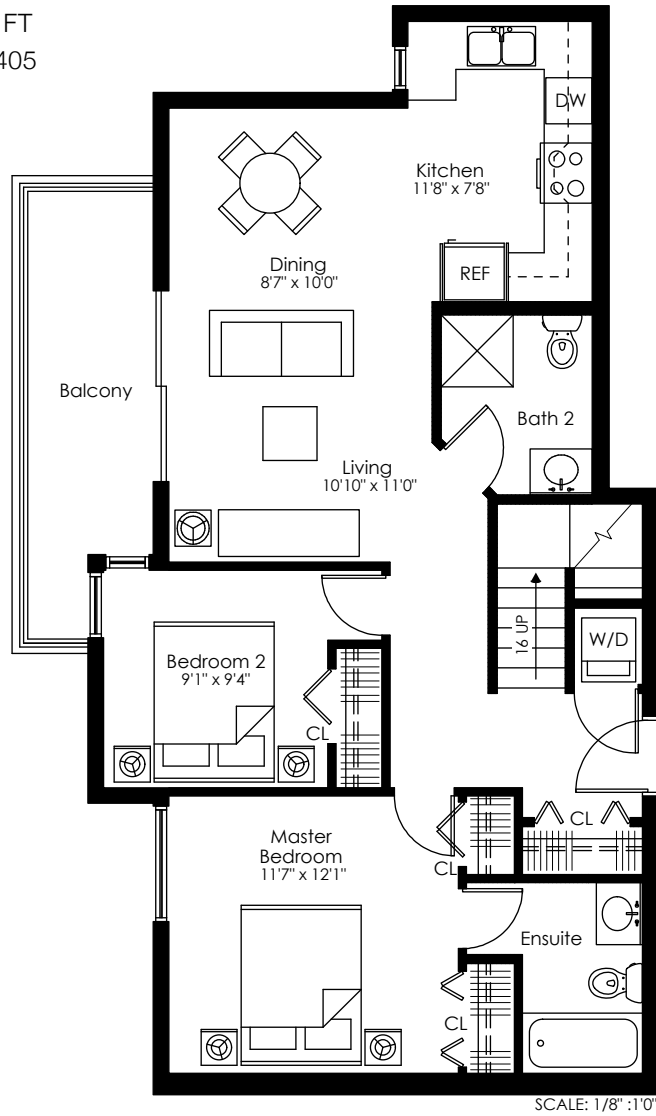
FOURTH FLOOR

Unit Type S

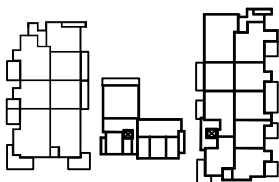
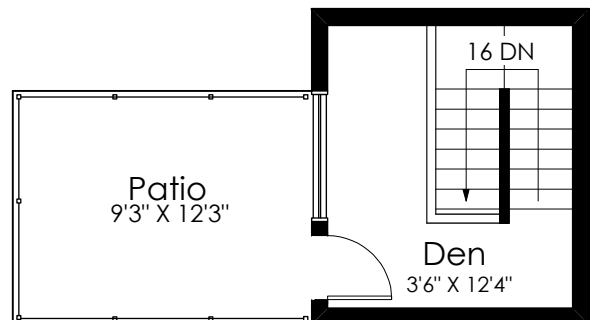
2 Bedrooms, 2 Bathrooms & Den

958 SQ FT

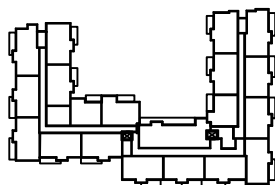
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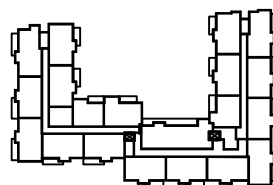
LOFT PLAN:



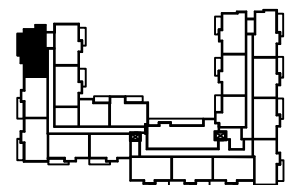
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

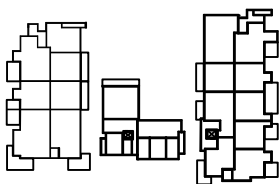
Unit Type T

1 Bedroom, 1 Bathroom & Den

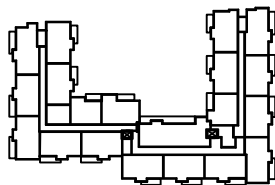
684 SQ FT

Suites: 408

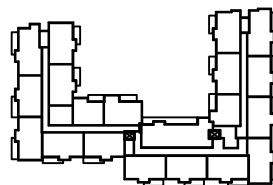
LOFT PLAN:



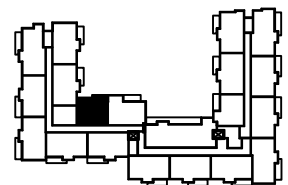
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



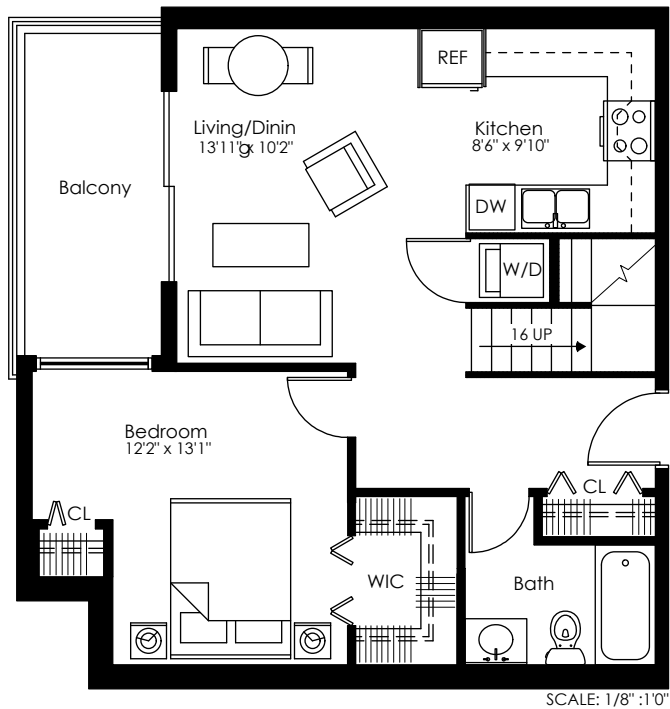
FOURTH FLOOR

Unit Type T.1

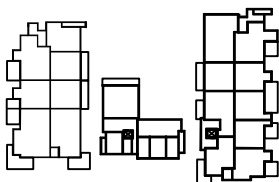
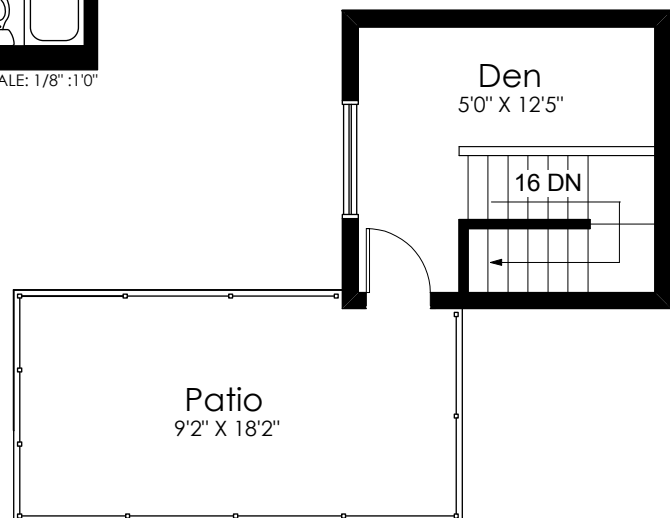
1 Bedroom, 1 Bathroom & Den

755 SQ FT

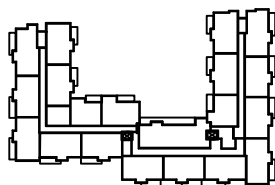
Suites: 412



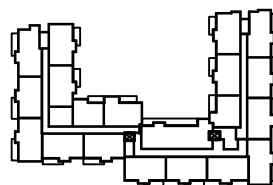
LOFT PLAN:



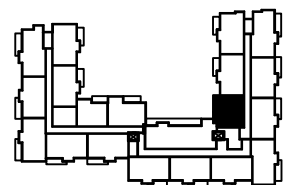
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

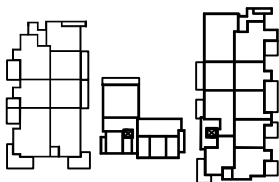
Unit Type U

1 Bedroom, 1 Bathroom & Den

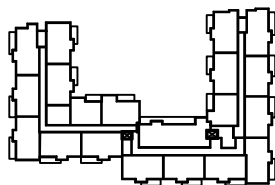
834 SQ FT

Suites: 409

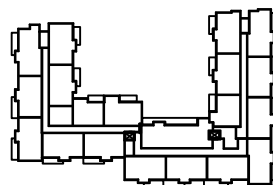
LOFT PLAN:



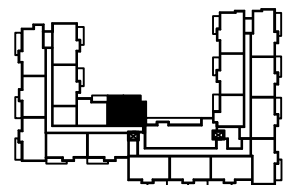
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR