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OPEN HOUSE

WEDNESDAY - SUNDAY
2:00 P.M. TO 4:00 P.M.

Come see these fine homes of Concrete and Steel for yourself. We are open weekly from Wednesday to Sunday - 2:00 p.m. to 4:00 p.m. with a Realtor on site to answer all of your questions. We have an exciting variety of spacious layouts to choose from, priced from **\$229,900**.

2732 MATSON ROAD
In Langford

[CLICK HERE FOR A MAP](#)



**LIVE
LARGE** CONCRETE & STEEL
STACKED TOWNHOMES
IN LANGFORD



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COME LISTEN TO "THE NEW QUIET"

The Benefits of Concrete and Steel Construction

- MATSON STAX has been constructed with ICF (Insulated Concrete Forms) which, in our climate virtually eliminates "thermal bridging", while the upper floors and roof are supported by steel trusses. The result is a stronger structure and a more energy efficient and comfortable home.
- The concrete eliminates the transfer of odours such as cooking smells and cigarette smoke within the building.
- Probably the most noticeable benefit of concrete and steel construction is the quiet. Concrete provides incredible sound attenuation.



ICF
Insulated
Concrete Form

[CLICK HERE TO FIND OUT MORE](#)



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LIVE LARGE

Without a Large Price

AFFORDABLE LUXURY

A good selection of units still available with a number of spacious layouts to suit any lifestyle. Several units are over 1,500 sq. ft.

Prices starting at \$229,900



[FOR PLANS AND PRICING, CLICK HERE](#)



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STACKABLE TOWNHOMES

Not Your Common Condo

Not your average condominium. **MATSON STAX** uses outdoor walkways instead of enclosed hallways. This further reduces the chances of odour migration, and eliminates the need to temper (heat) the air usually used to ventilate indoor hallways resulting in significant common heating and ventilating costs.

Come see for yourself.

Open Houses Times:

Wednesday - Saturday

2:00 - 4:00 p.m.



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ELEGANCE IN THE DETAILS

You'll be impressed with the fine level of finish at **MATSON STAX**. You'll see the great attention to detail and the inventiveness of design everywhere you look.

An example of this inventiveness can be found in the use of building materials. For instance, the stainless steel and glass balcony enclosures. The use of these is two-fold; not only does it look very attractive, it is expected to be very durable and low maintenance.

Come explore for yourself at one of our Open Houses - Wednesday to Saturday Weekly from 2:00 - 4:00 p.m..



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FEATURES

Benefits of Steel and Concrete Construction:

- Units are constructed in a new way, using **ICF (Insulated Concrete Forms)**. The structure of the building is steel reinforced concrete with upper floors and roofs supported by steel trusses. This results in a stronger structure, a more energy efficient and more comfortable home.
- The concrete walls provide exceptional sound attenuation.
- The large mass of the concrete structure insulated by 2 5/8 inches of rigid foam both inside and out provides R50 insulation equivalency in our climate and virtually eliminates the **"thermal bridging"** which occurs throughout the studs in wood frame construction.
- The continuous poured concrete construction virtually eliminates the transmission of odours between suites, helping keep cigarette smoke and cooking odours from migrating within the building.
- Stairwells, walkways, balconies, and protective roofing are all constructed of concrete and are highly resistant to degradation by the weather, the sun and other elements, dramatically reducing repair and maintenance costs over time.

What Makes Us Different:

- Take a look at how our building approach differs from the other guys: **[Concrete vs. Wood Construction \(Click for Details\)](#)**

PHOTO GALLERY

Stackable Townhomes:

- Not your average condominium. **MATSON STAX** uses outdoor walkways instead of enclosed hallways. This further reduces the chances of odour migration, and eliminates the need to temper (heat) the air usually used to ventilate indoor hallways resulting in significant common heating and ventilating costs.

Elegance In The Details:

- The use of stainless steel and glass railings and balcony enclosures are very attractive, yet are expected to be very durable and low maintenance.
- Beautiful trees have been saved and incorporated into the overall design, and a lovely little waterway has been enhanced and preserved, rather than being covered over and lost to everyone's enjoyment.

Live Large:

- No need to downsize here! 17 spacious units to choose from in a variety of layouts to suit every taste, including several over 1,500 sq. ft in size

Appliance Package:

A premium appliance package is included with your purchase of a MATSON STAX townhome, **[Details Here.](#)**



THEIRS

WOOD FRAME STRUCTURE

- Insulated with batt insulation and protected from moisture with 6 mill poly
- Effective R values of insulated exterior walls - R 14
- Susceptible to moisture and will rot
- Promotes mold, fungus and algae growth
- Transmits sound easily
- Smells and smoke transfers between suites
- High air infiltration
- Poor structural resistance to earthquakes
- Poor insulation r values and thermal efficiency
- Thermal Bridging
- Squeaking and other annoying noises due to expansion and shrinkage
- Basic framing required
- All walls are constructed from wood studs
- Medium wind resistance
- Wood joists

ROOF

- Plywood on strapping nailed to wood joists. Batt insulation applied between joists on the underside of sheathing. A slip sheet nailed onto plywood deck and roofing bonded to slip sheet venting on edges and high hat vents. Roof life is limited by performance of plywood sheathing, approximately 25 years or less roof life expectancy, or less if plywood fails. Substantially less if there are venting problems. If there is a leak, major structural problems may occur if leak is not rectified within a short amount of time.

OURS

BUILT WITH ICF FOAM BLOCKS WITH STEEL REINFORCED CONCRETE

- Insulated with commercial styrofoam which acts as a vapor barrier to protect from moisture.
- Effective values of poured concrete and steel exterior walls - R 50
- Moisture strengthens concrete. The styrofoam acts as an impermeable surface
- Will not rot and is mold resistant.
- Amazing sound insulation
- Impervious to air, smoke, and other smells between units
- High structural resistance to earthquake
- Class leading insulation values
- Prone to non destructive plastic cracking
- Specialized skilled workers are needed to build
- All non concrete walls are non warping steel stud construction
- High wind resistance
- Steel joists

ROOF

- SBS material is bonded directly onto concrete roof with foam insulation bonded to the underside of concrete roof deck. No venting is required as there is no possibility of concrete rotting. Life expectancy of roof is 30-35 years. If leaks do occur, no structural damage will take place.

SLOPED ROOF

- Expensive shingle replacement
- Fragile aluminum gutters subject to ladder damage
- Gutter cleaning headaches
- Expensive gutter maintenance
- Potential mold and rot issues if not vented properly

DECKS

- 60 Mill vinyl fabric glued on plywood deck -
Susceptible to:
 - Bubbles
 - Lifting
 - Deteriorating from accumulation of leaves and refuse build up
 - Stains
 - Cracking and chalking
 - Melting due to heat damage ie: cigarettes and BBQs
 - Wood stairs are noisy to neighbouring suites

RAILINGS

- Light weight aluminum with powder coat finish
- Finish dulls and deteriorates over time
- Easily deforms with abuse
- Structurally limited
- Dated look
- Hard to keep clean and time consuming to clean

FLASHINGS

- Single window flashing
- Straight cut ends
- Lap seams
- Right angle projections
- Architectural grade caulking?

FLAT CONCRETE ROOF

- Durable, ideal conditions for torch on roof
- Very limited use of gutters
- Little potential for gutter damage due to ladders
- Gutter cleaning around perimeter not required
- Limited amount of gutters to maintain

DECKS

- Concrete decks require no water proofing as water will not damage concrete. Top coat is provided for protection from salt and aesthetics.
- Sound attenuation far superior to wood decks
- No susceptibility to damage
- Little consequence to damage
- Concrete stairs are quiet

RAILINGS

- Made from 304 stainless steel
- 10 Mill tempered glass
- Strong and durable
- Stainless steel finish
- Only susceptible to salt
- Contemporary, modern sleek look
- Easy to clean
- Must be cleaned 2x per year

FLASHINGS

- Double window flashings
- End dams
- Standing seams on many
- Sloped projections
- Materials compatible with caulking



ENTRANCE DOORS

- MDF sawdust filled interior panel doors

INTERIOR HALLWAYS

- Odours and smells traveling between suites into the hallway
- Need regular cleaning, high maintenance cost
- Spills and dirt can be problematic
- Carpets need constant cleaning and replacement every 10-15 years
- Walls easily damaged with painting upkeep
- Noisy
- Expensive to light and heat
- Nickel plated hinges visible on entry doors

EXTERIOR CLADDING

- Concrete or vinyl siding
- Concrete siding must be carefully sealed at cut joint or de-lamination may occur
- Trims around windows and doors are usually made of softwood lumber that require touch-ups and painting every couple of years, negating the benefit of concrete siding
- Asphalt building paper is used to protect the wood against water ingress (Usually 30 or 60 minute paper). This offers protection on a very limited basis to the wood frame structure which is very susceptible to moisture.

ENTRANCE DOORS

- Engineered oak doors with 3/4 light

EXTERIOR WALKWAYS

- Fresh outdoor air
- Easy and inexpensive to clean
- Spills just hose off
- No carpets to clean or replace
- Walls hard to damage
- No noisy door slamming in an enclosed space
- No heat required
- Only 1/4 as much light required
- Stainless steel hinges on entry doors

EXTERIOR CLADDING

- Our concrete siding will not de-laminate
- Window and door trims are done in concrete siding and plastic wood. They should have the same low maintenance as our siding.
- We use commercial grade Tyvek. This provides excellent protection . To protect a structure, this is pretty much impervious to moisture and water penetration.

INTERIORS

- Ceramic tile in kitchen and bath
- Residential grade laminate that is easily damaged
- Builders grade carpet
- Extensive use of bi-fold doors
- Standard closet, wooden rod and shelf
- Dated paneled doors and colonial casings
- Sliding windows
- Textured ceilings
- Premium appliance package
- 15 mm - 30 mm granite counter tops with under mount sinks
- Standard double bowl sink
- Wooden railings with die cast brackets
- Sliders to balconies with flip lock
- Cabinets are MDF with standard white finish or Ikea brand
- Metal slides on drawers and standard door hardware
- Multiple drill paths for plumbing and electrical through out the structure with insulation and caulking for sound and fire protection
- 100% Wood frame demising (party) walls with 2 insulation planes and 3 drywall layers
- There are 0% concrete demising (party) walls
- 1 1/2 Non-reinforced concrete floor topping on wood frame for sound reduction between top and bottom suites
- Different wall and floor assemblies would have different fire ratings throughout the building
- Lumex commercial grade wiring

INTERIORS

- Ceramic tile in kitchen and bath
- Commercial grade laminate floors not easily damaged
- High quality carpet, feel the difference
- Limited use of bi-folds. Mirrored bypass as well as swing type closet doors are used instead.
- Premium aluminum rod and MDF shelves
- Modern doors with high modern baseboard and trim
- Casement windows
- Smooth ceilings throughout
- Special order crown molding in the living area
- Premium stainless steel appliance package with drawer style freezer and ice maker
- 30 mm granite counter tops with commercial style sink
- 20 mm glass eating bar with stainless stanchions
- Stainless steel hand rails and wall brackets
- Solid oak exterior doors with slide bolts
- Cabinets are MFD with cherry or walnut finish
- Metal slides on cabinets with dampers on the drawer and doors
- Very limited cored paths for plumbing and electrical with all floor penetrations concreted in place with no need for fire caulking.
- No wood framed demising (party) walls. Steel stud demising walls with 2 insulation planes, 5 drywall layers with "green glue" used as a sound damper between drywall layers.
- 98% 6" Solid concrete demising walls with 2 1/2" foam on each side
- Floors are 4" solid concrete on steel joists between floors for superior sound rating and fire protection
- This style of building is considered to be non combustible
- Armored cable is our standard for wiring



FIRE SUPPRESSION

- Sprinkler system with cast iron piping prone to corrosion and condensation on pipes
- Proud sprinkler heads prone to damage and leaks if touched

FIRE SUPPRESSION

- Sprinkler system with non-corrodible Blaze Master piping no condensation on pipes
- Flush sprinkler heads with no risk of damage and better aesthetics

More than just concrete and steel verses wood, we have tried to upgrade as many items as possible to give you the best value for your investment.



**Features:**

20 Cu Ft Capacity
Smudge-Proof Stainless Steel
SpaceWise® Organization System
Adjustable Door Bins
Bright Lighting
Humidity-Controlled Crisper
Drawers
PureAir Ultra® Filter
PowerPlus® Freeze
Store-More™ Sliding Freezer Basket

ENERGY STAR®

Colour: Stainless Steel
Exterior Dimensions

Height: 67-3/4"

Width: 30"

Depth: 33-7/8"

Electrical Specifications

Amps @ 120 Volts: 11.6

Connected Load (kW Rating) @ 120V:
1.39

Power Supply Connection Location:
Right Rear Bottom

Minimum Circuit Required (Amps): 15A

Voltage Rating: 120V, 60Hz

Power Cord Length: 60"

**Frigidaire Gallery Bottom Mount
Refrigerator
Model# FG2I2034NF**

Dimensions to be used for preliminary planning only not for construction purposes.
Please visit our website for detailed and up to date features and dimensions at
www.coastappliances.com





Frigidaire Slide In Electric Range **Model#CFES3025LS**

Features:

4.2 Cu Ft
Large Capacity
Quick Clean
Ready-Select®
Controls
Oven Rack Handles
Delay Clean
ADA Compliant¹
Multiple Broil Options

**Colour: Stainless
Steel**

Cut-Out Dimensions

Cut-Out Height: 35-5/8" –
36-5/8"
Cut-Out Width: 29-15/16" –
30-1/16"
Cut-Out Depth: 21-3/4" –
22-1/8"

Electrical Specifications

Power Supply Connection Location:
Left Rear Bottom

Voltage Rating: 240V / 208V, 60Hz
Connected Load (kW Rating) @ 240V:
11.3 / 8.5
Amps @ 240 Volts: 47.1 / 40.9
Minimum Circuit Required (Amps): 40A

Dimensions to be used for preliminary planning only not for construction purposes.
Please visit our website for detailed and up to date features and dimensions at
www.coastappliances.com





COAST Wholesales
APPLIANCES

FRIGIDAIRE



Frigidaire Built In Dishwasher

Model#FFBD2408NS

Features:

- 4 Wash Cycles
- Easy to Use Controls
- UltraQuiet™ Sound Package
- Fits More Capacity
- Soft Food Disposer
- Adjustable Rinse Aid Dispenser
- Heat/No Heat Dry Option
- Hi-Temp Wash Option

DIMENSIONS:

- W. 24"
- H. 34-1/4"
- D. 25"

Energy Star

Colour: Stainless Steel

Dimensions to be used for preliminary planning only not for construction purposes. Please visit our website for detailed and up to date features and dimensions at www.coastappliances.com



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Frigidaire Over The Range Microwave Hood fan

Model#CFMV164LS

Features:

One-Touch Options
Fits-More™ Capacity
Multi-Stage Cooking Option
Ready-Select® Controls
Two Speed Ventilation
Extra-Large 13-1/2" Diameter Glass
Turntable
Charcoal Vent Filters
Ductless Vent Installation Option Included

Exterior Dimensions

Width: 29-7/8"
Depth: 15-1/32"
Height: 16-13/32"

Cut-Out Dimensions

Cut-Out Width: 30"
Cut-Out Depth (Min): 12"
Cut-Out Depth (Max.): 14"
Cut-Out Height (Max): 17"

Colour: Stainless Steel

Electrical Specifications

Power Supply Connection Location: Right
Rear Top
Voltage Rating: 120V, 60Hz
Connected Load (kW Rating) @ 120V: 1.55
Amps @ 120 Volts: 13.0

Dimensions to be used for preliminary planning only not for construction purposes. Please visit our website for detailed and up to date features and dimensions at www.coastappliances.com





Features:

Washer 2.95 Cu Ft Capacity
8 Cycles
Dryer 5.5 Cu Ft Capacity
Immersion Care™ Wash Action
Cleaner, Fresher Laundry
Balanced Dry System
Ready-Select® Controls
Timed Dry Cycles

Colour: White

Exterior Dimensions

Depth: 31-1/2"
Height: 76"
Width: 27"

Frigidaire Stacked Laundry Centre
Model# CFLE1011MW

Dimensions to be used for preliminary planning only not for construction purposes
Please visit our website for detailed and up to date features and dimensions at
www.coastappliances.com



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WHERE YOU WANT TO BE

Located in the **heart of Langford**, **MATSON STAX** has a lot to offer right at its doorstep.

Only blocks away from shopping in **downtown Langford** and the big box stores and amenities of Millstream Village, with Westshore Town Centre only three minutes away.

If Recreation is important to you, **MATSON STAX** is close to Thetis Lake, Florence Lake, Mill Hill Park and the Galloping Goose Trail, so you will never be without great scenery for Hiking, Biking or Swimming. The View Royal Casino and Juan De Fuca Recreation Centre is only 10 minutes away.

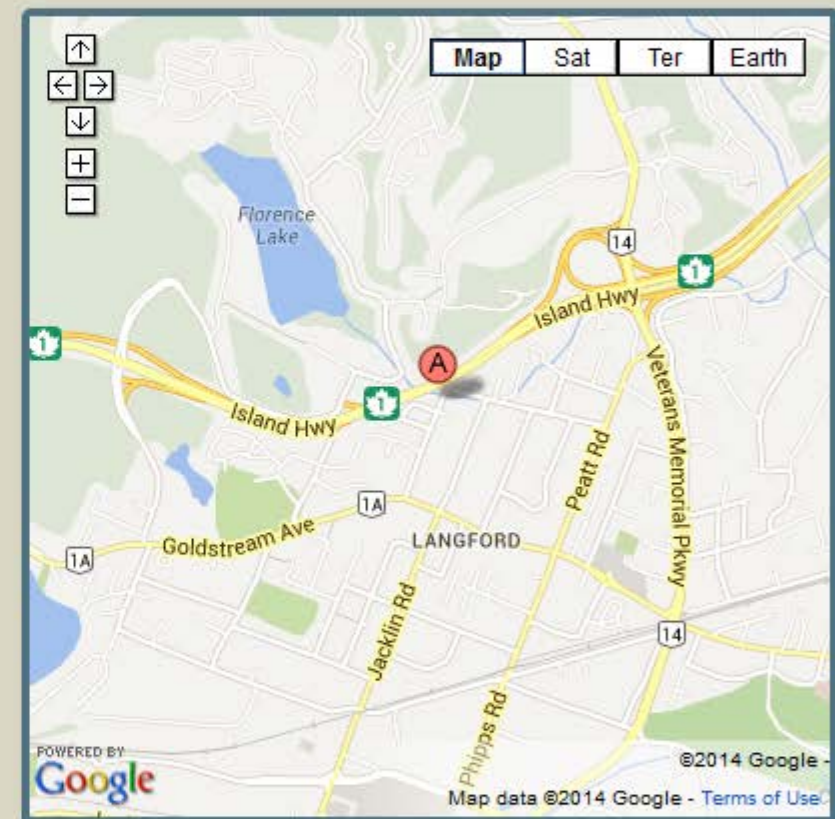
We are only 15 Kilometres to downtown Victoria allowing for a more than reasonable commute.

To see what **The City of Langford** has to offer, **visit their website here.**



Millstream Village

WHERE WE ARE



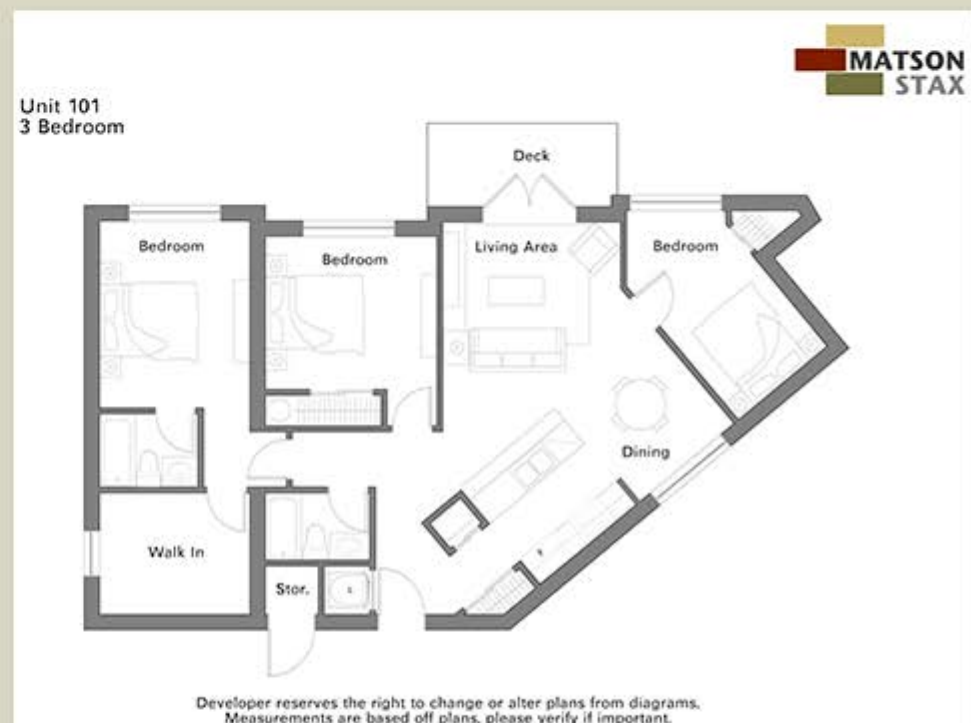
**2732 Matson Road
In Langford**

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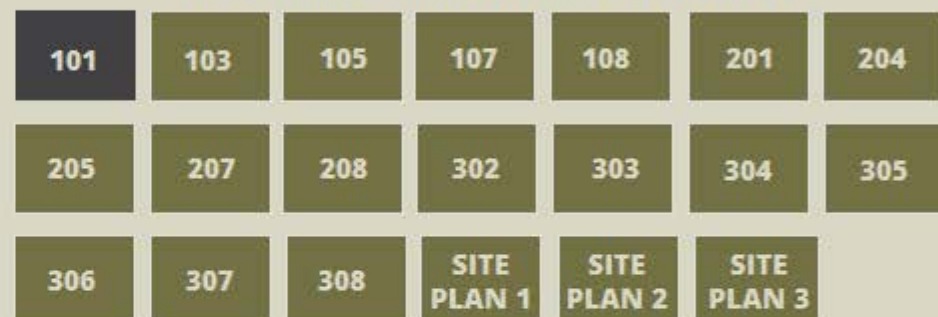
PRICE LIST

UNIT	SQ. FT	BEDS	BATHS	LEVELS	PRICE	STRATA FEE
101	1,357	3	2	1	\$309,900	\$147.12
103	745	2	1	1	\$229,900	\$80.57
104	743	2	1	1	SOLD	
105	1,124	2	2	1	\$299,900	\$121.43
107	1,110	2	2	1	\$299,900	\$120.27
108	989	2	1	1	SOLD	
201	1,424	3	2	1	\$325,900	\$154.13
203	746	2	1	1	SOLD	
204	743	2	1	1	SOLD	
205	1,124	2	2	1	\$329,900	\$121.43
207	1,110	2	2	1	SOLD	
208	989	2	1	1	SOLD	
301	1,714	3	3	2	SOLD	
302	1,543	3	3	2	\$354,900	\$166.97
303	1,437	3	3	2	\$349,900	\$156.46
304	1,429	3	3	2	\$344,900	\$155.30
305	1,504	3	3	2	SOLD	
306	1,299	3	3	2	\$319,900	\$141.28
307	1,395	3	3	2	\$344,900	\$151.75
308	1,462	3	3	2	SOLD	

PLANS

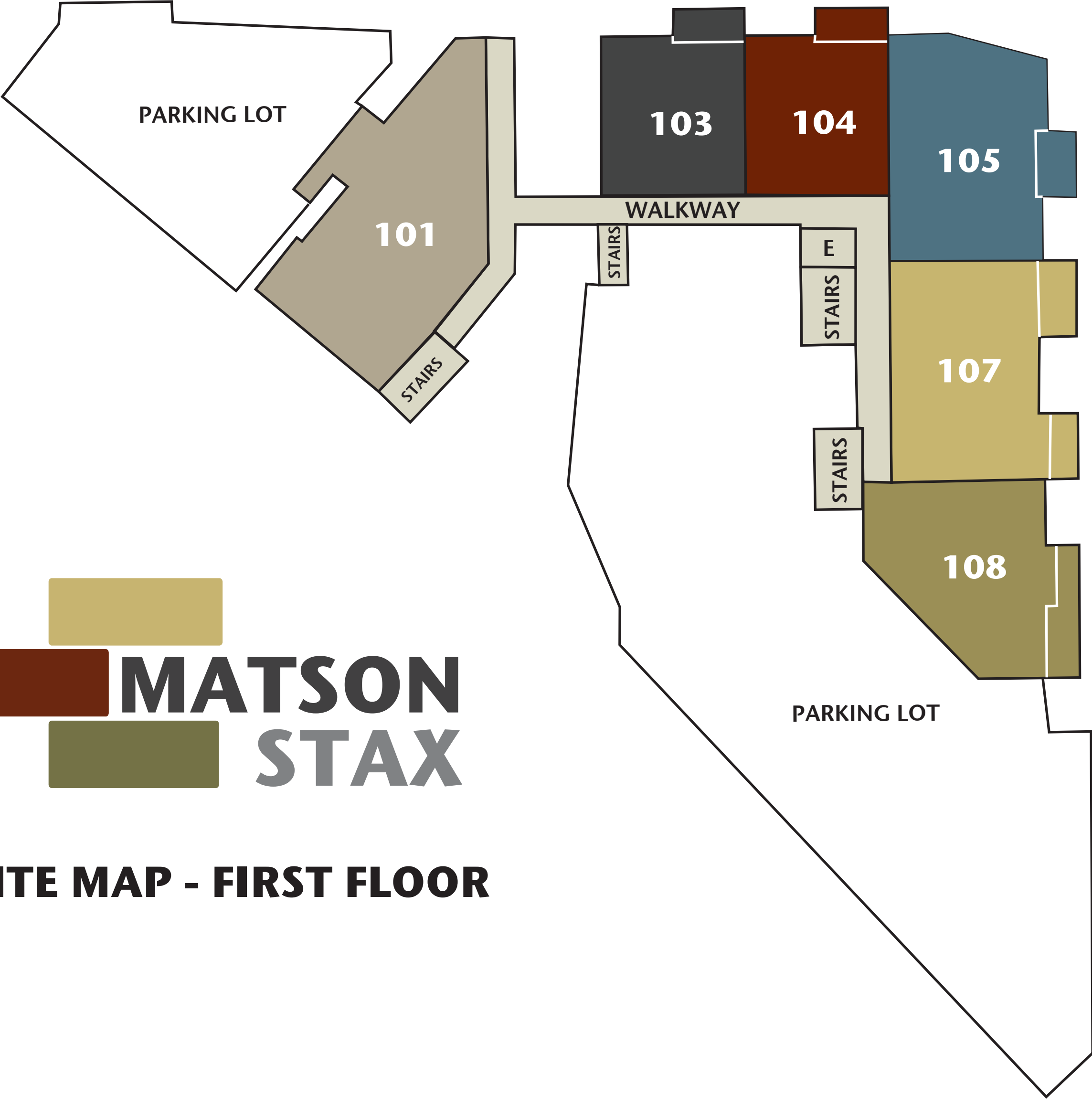


CLICK ON THE IMAGE TO OPEN LARGER PDF



Prices and specifications may change without notice.
Measurements from surveyor.

MATSON ROAD



PARKING LOT

101

103

104

105

WALKWAY

STAIRS

E

STAIRS

107

STAIRS

108

PARKING LOT

SKOGSTAD WAY

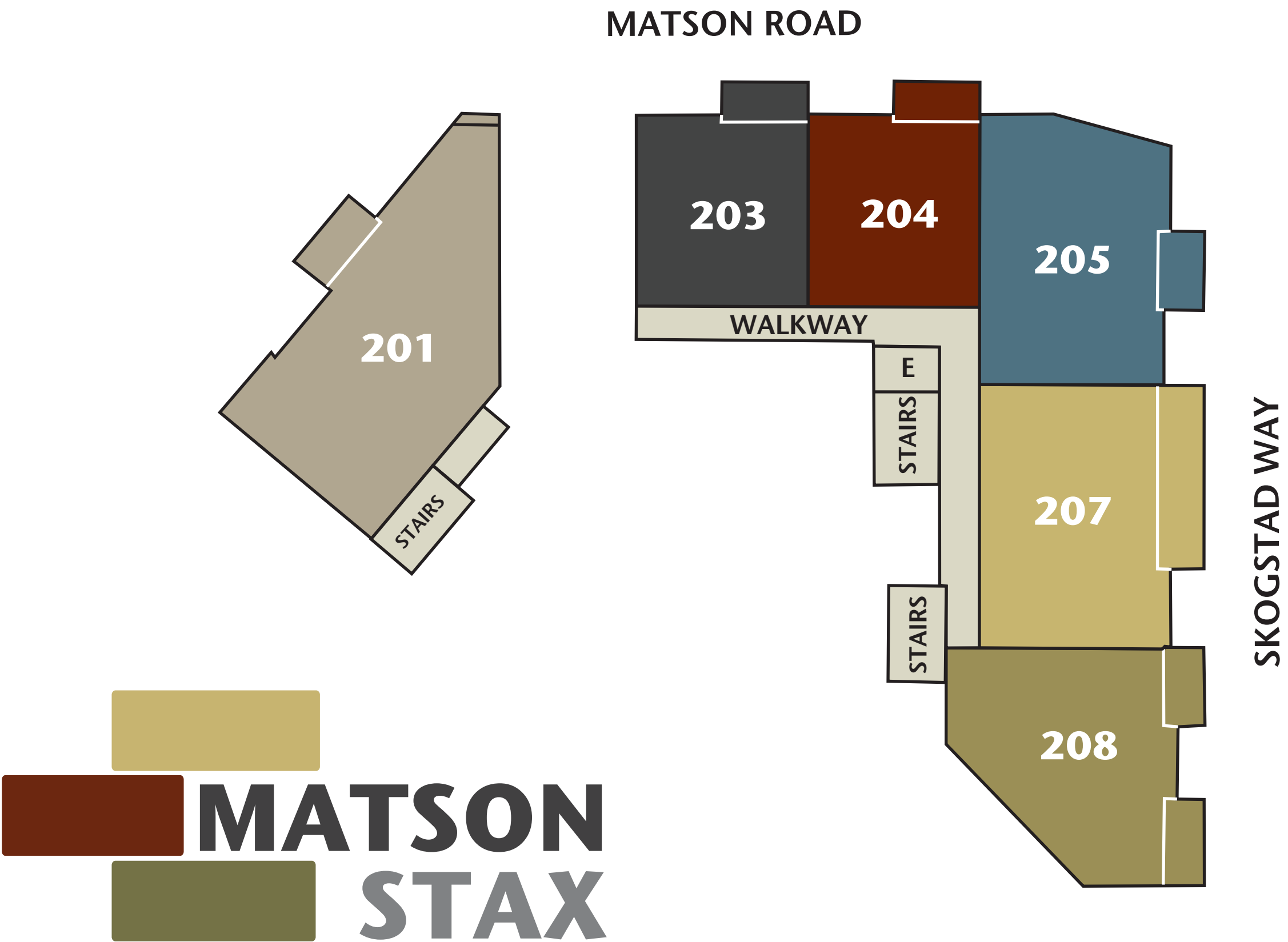


SITE MAP - FIRST FLOOR

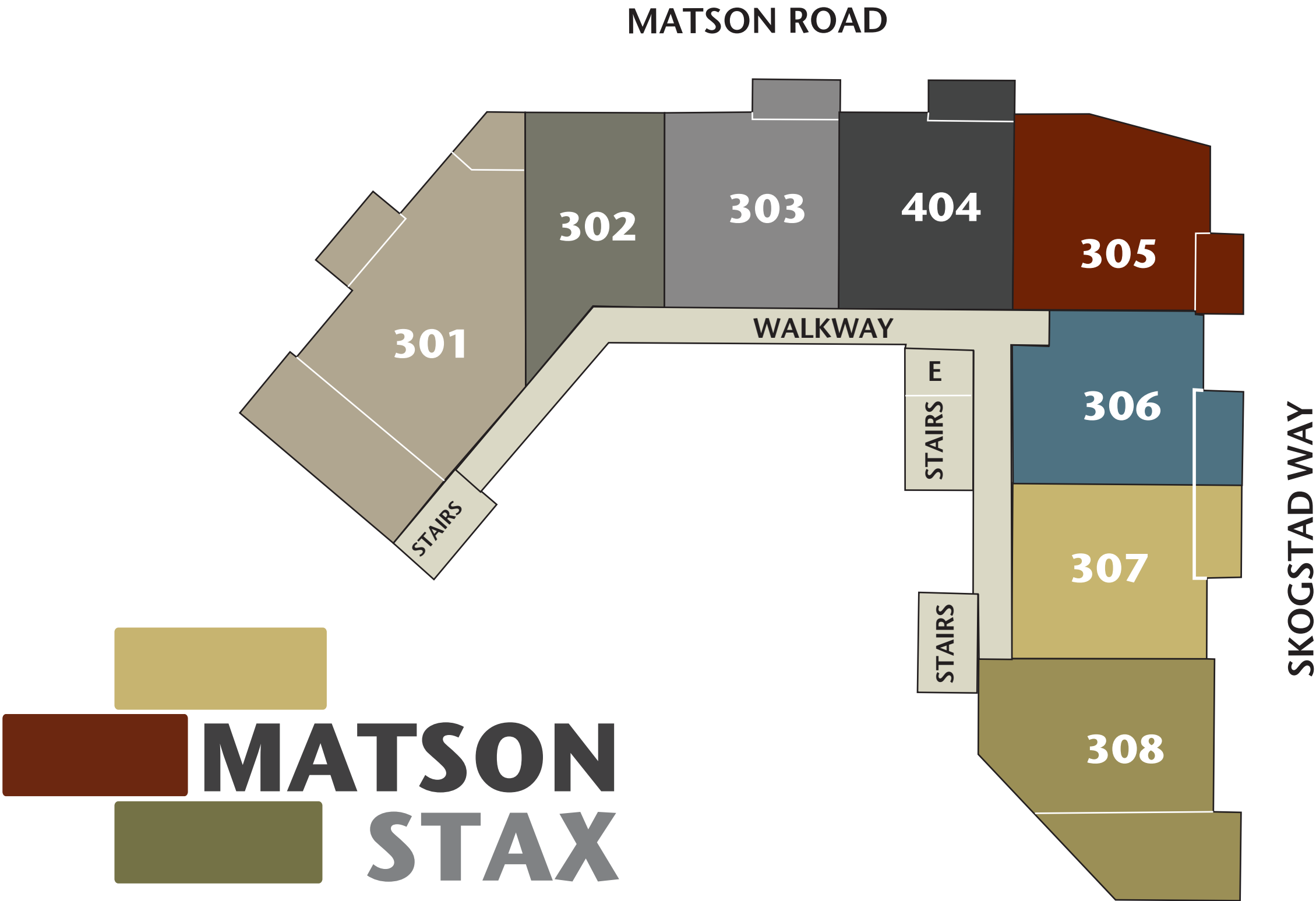


B C C O N D O S . N E T



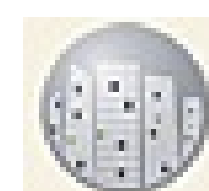
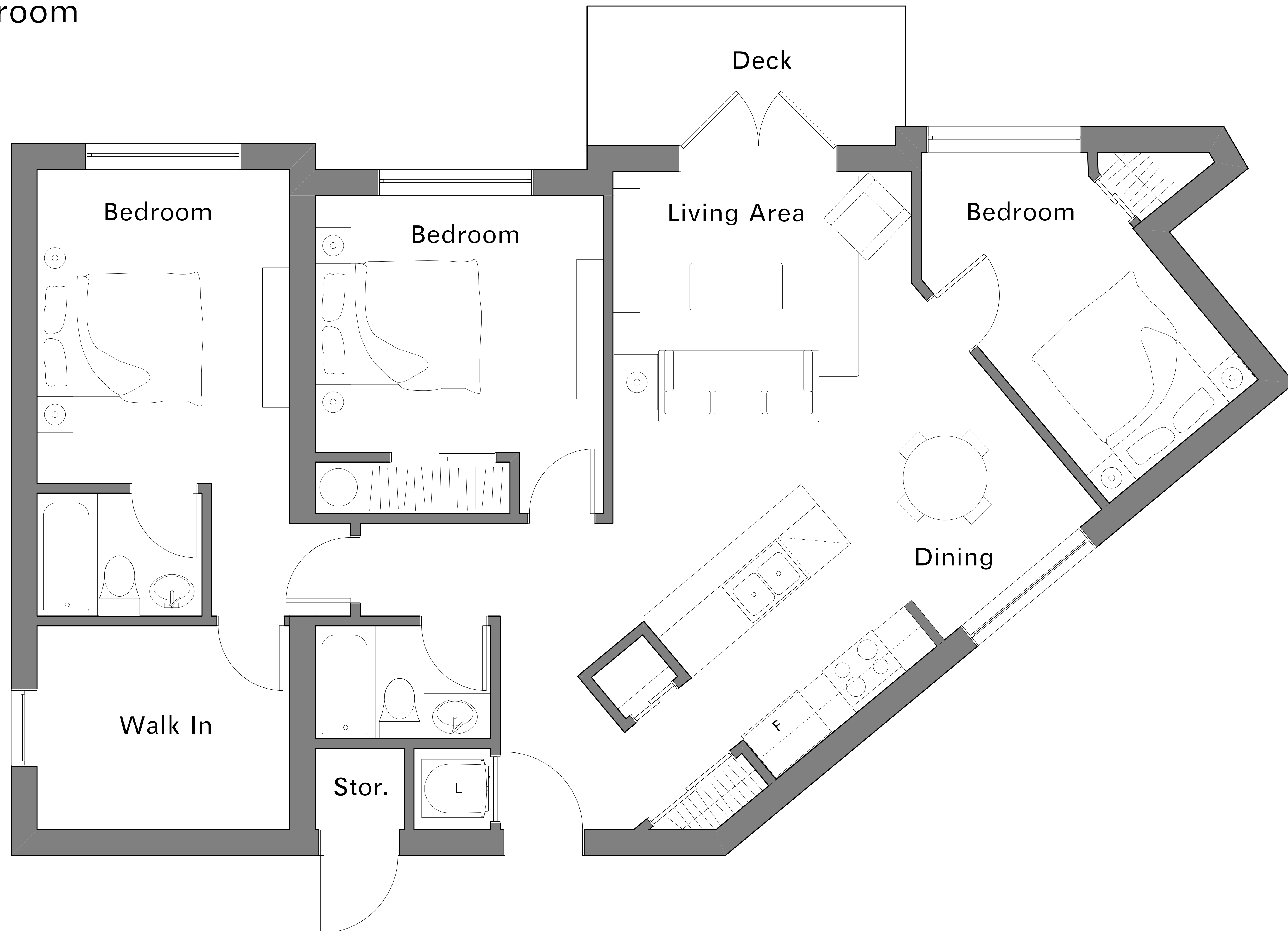


SITE MAP - SECOND FLOOR

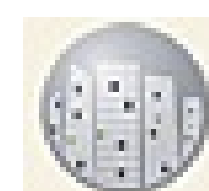
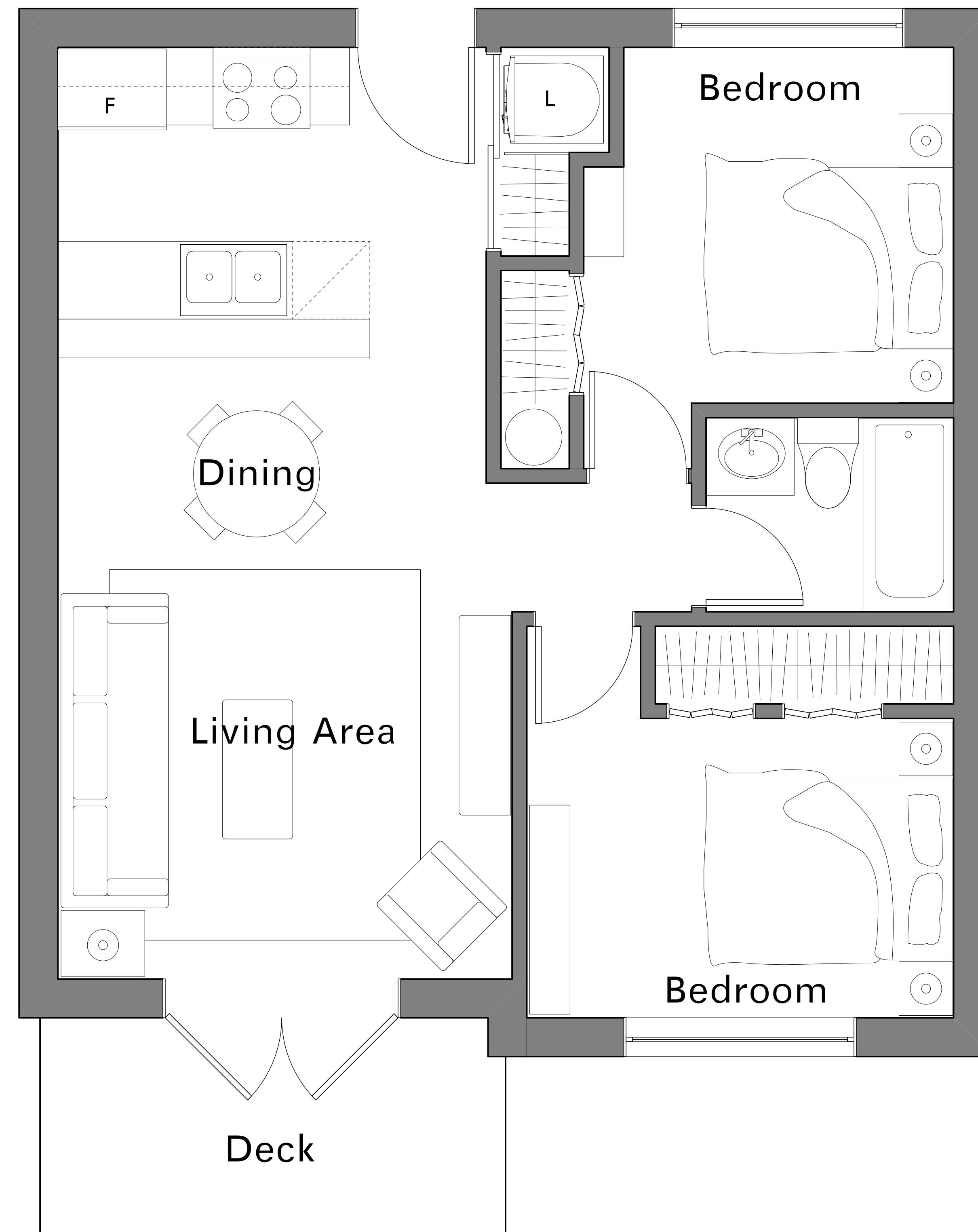


**SITE MAP - THIRD FLOOR
TWO LEVELS**

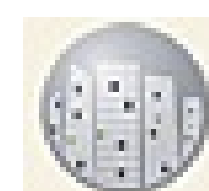
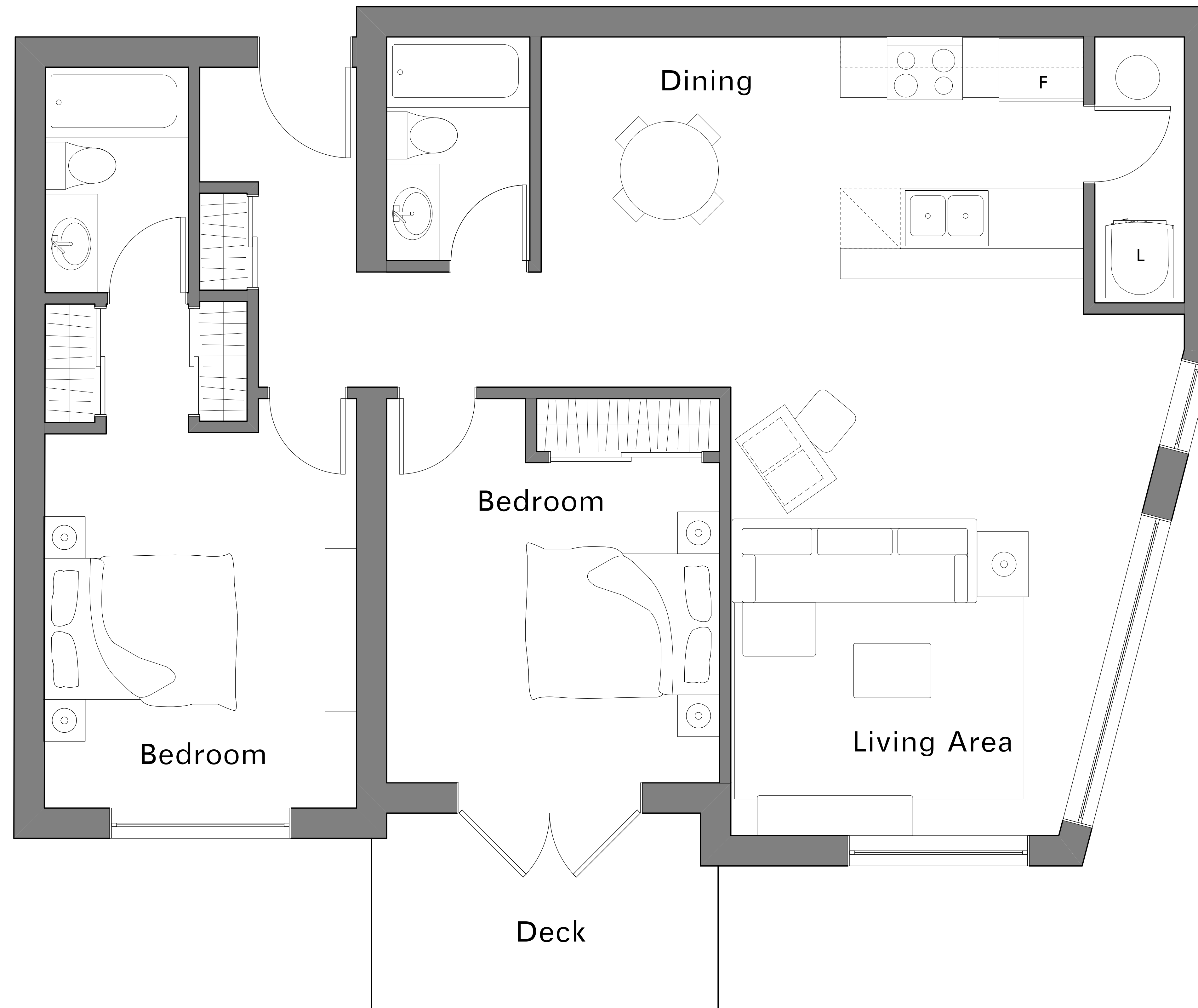
Unit 101
3 Bedroom



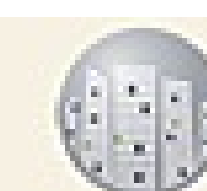
Unit 103
2 Bedroom



Unit 105
2 Bedroom

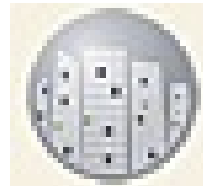
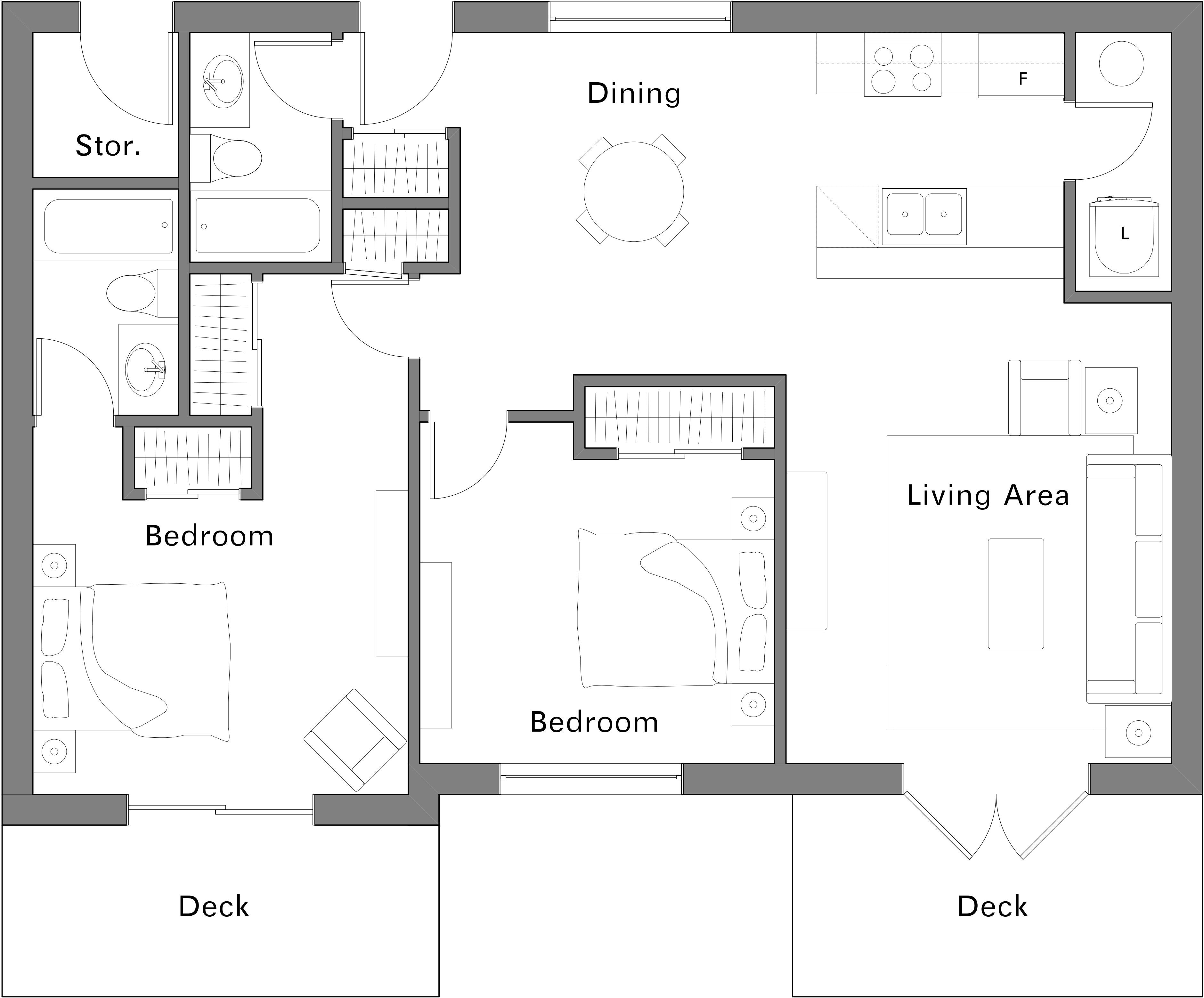


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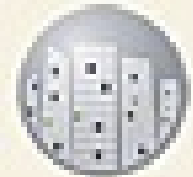
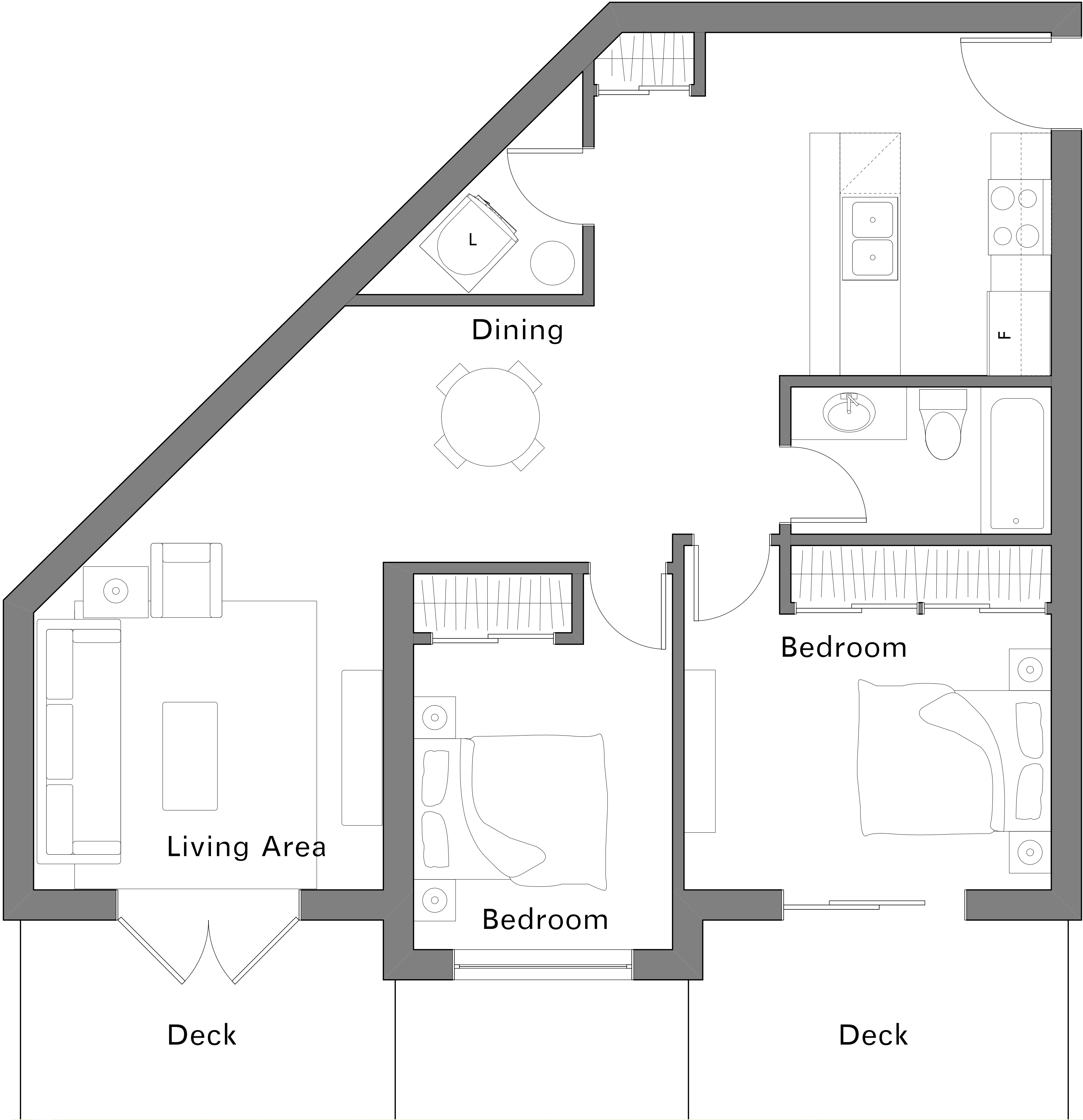


Measurements are based off plans, please verify it important.

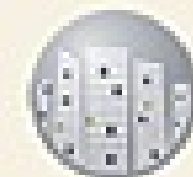
Unit 107
2 Bedroom



Unit 108
2 Bedroom

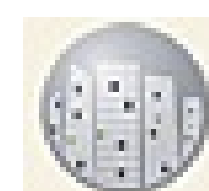
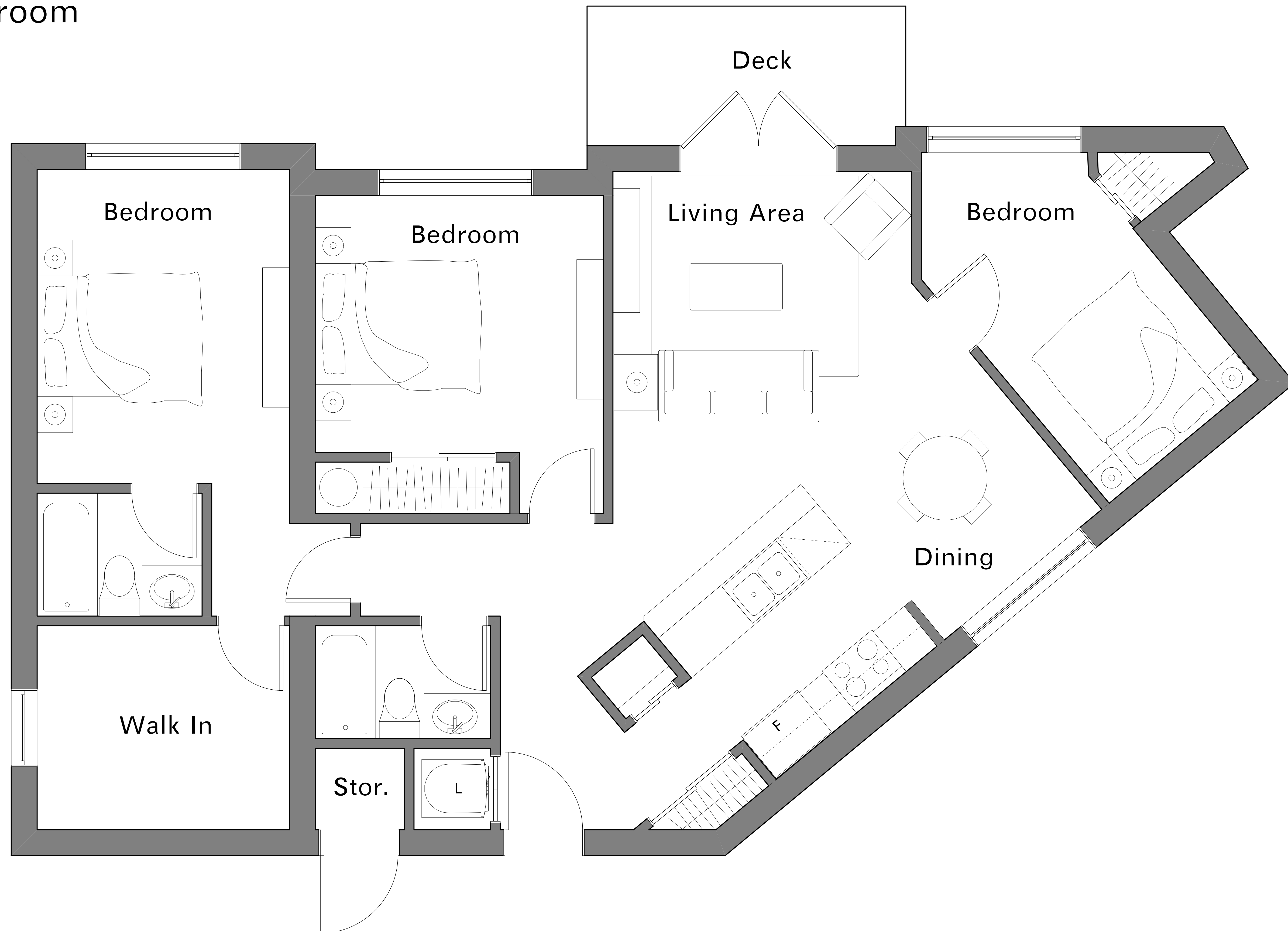


B C C O N D O S . N E T

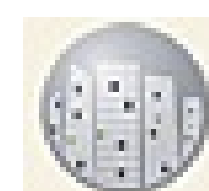
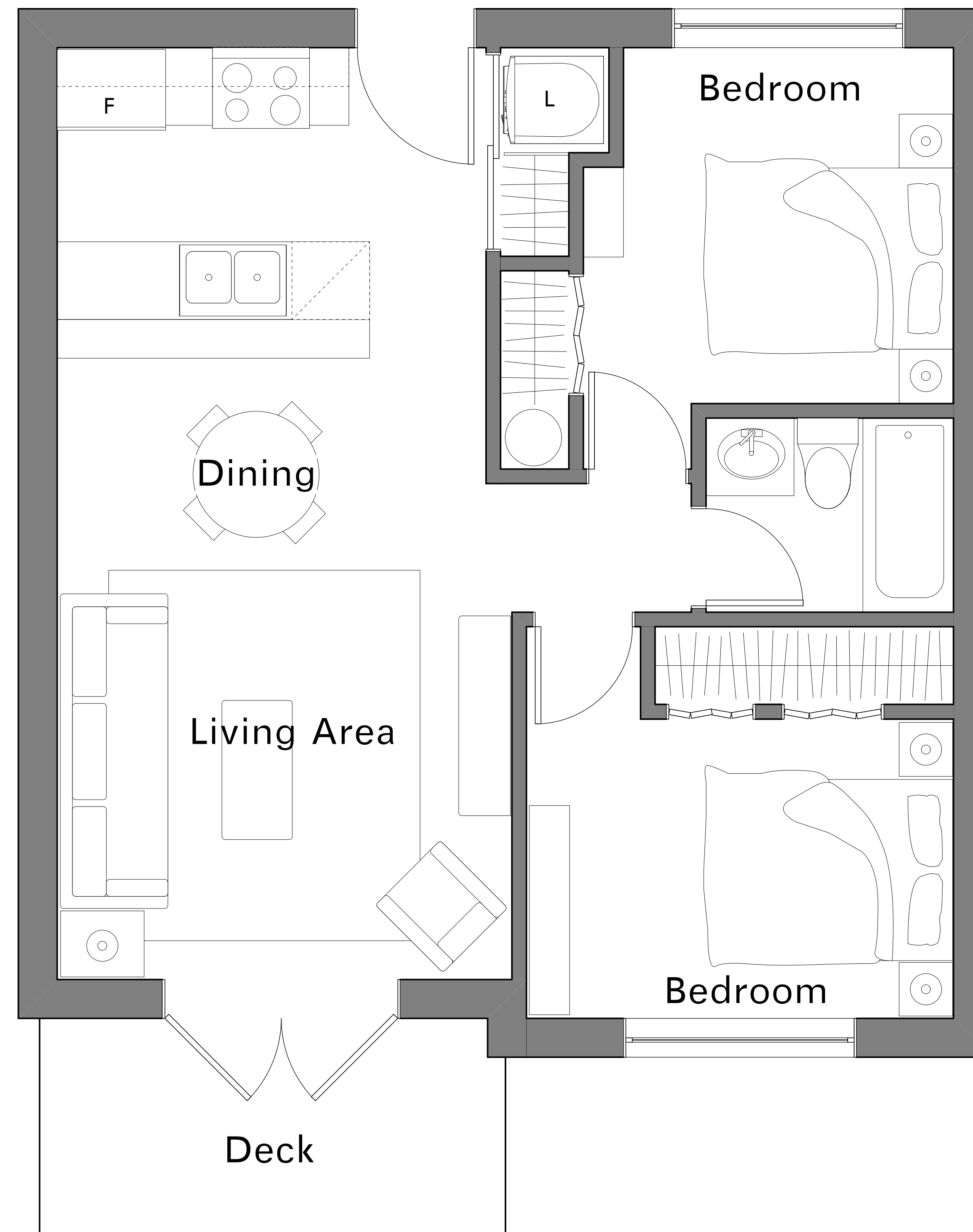


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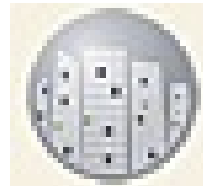
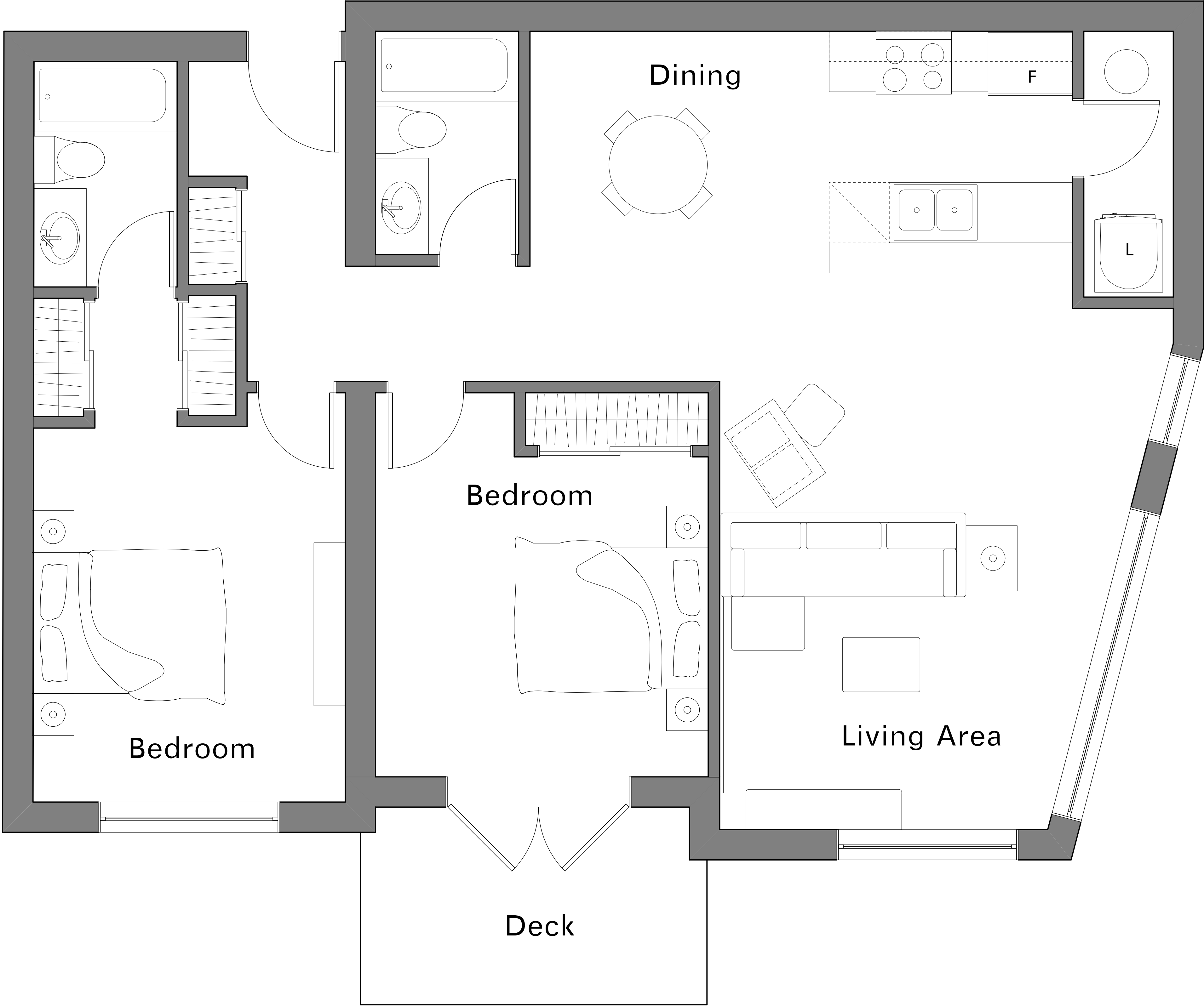
Unit 201
3 Bedroom



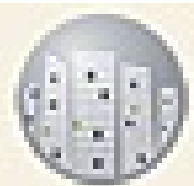
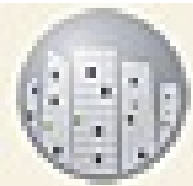
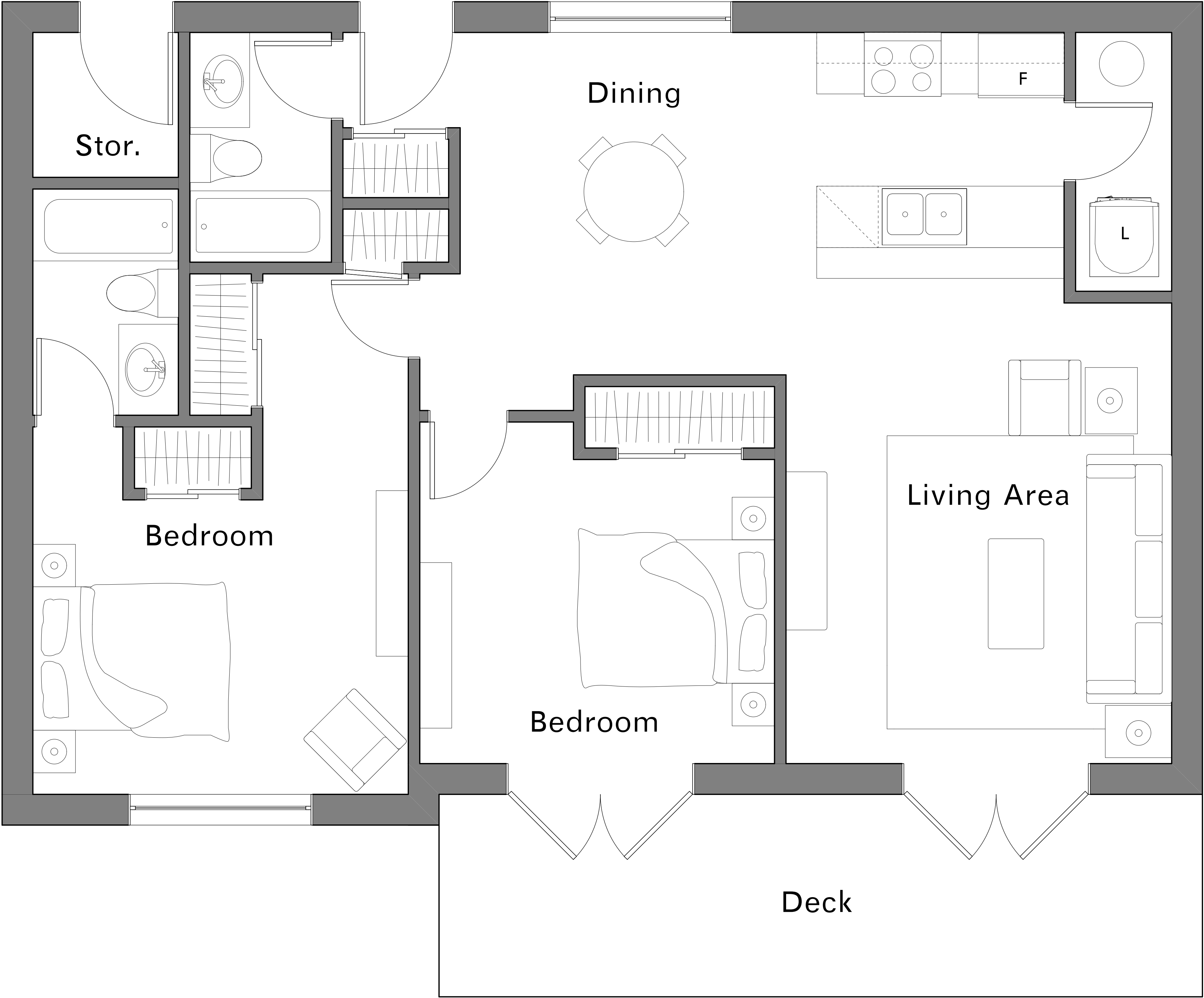
Unit 204
2 Bedroom



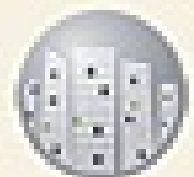
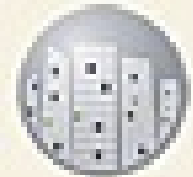
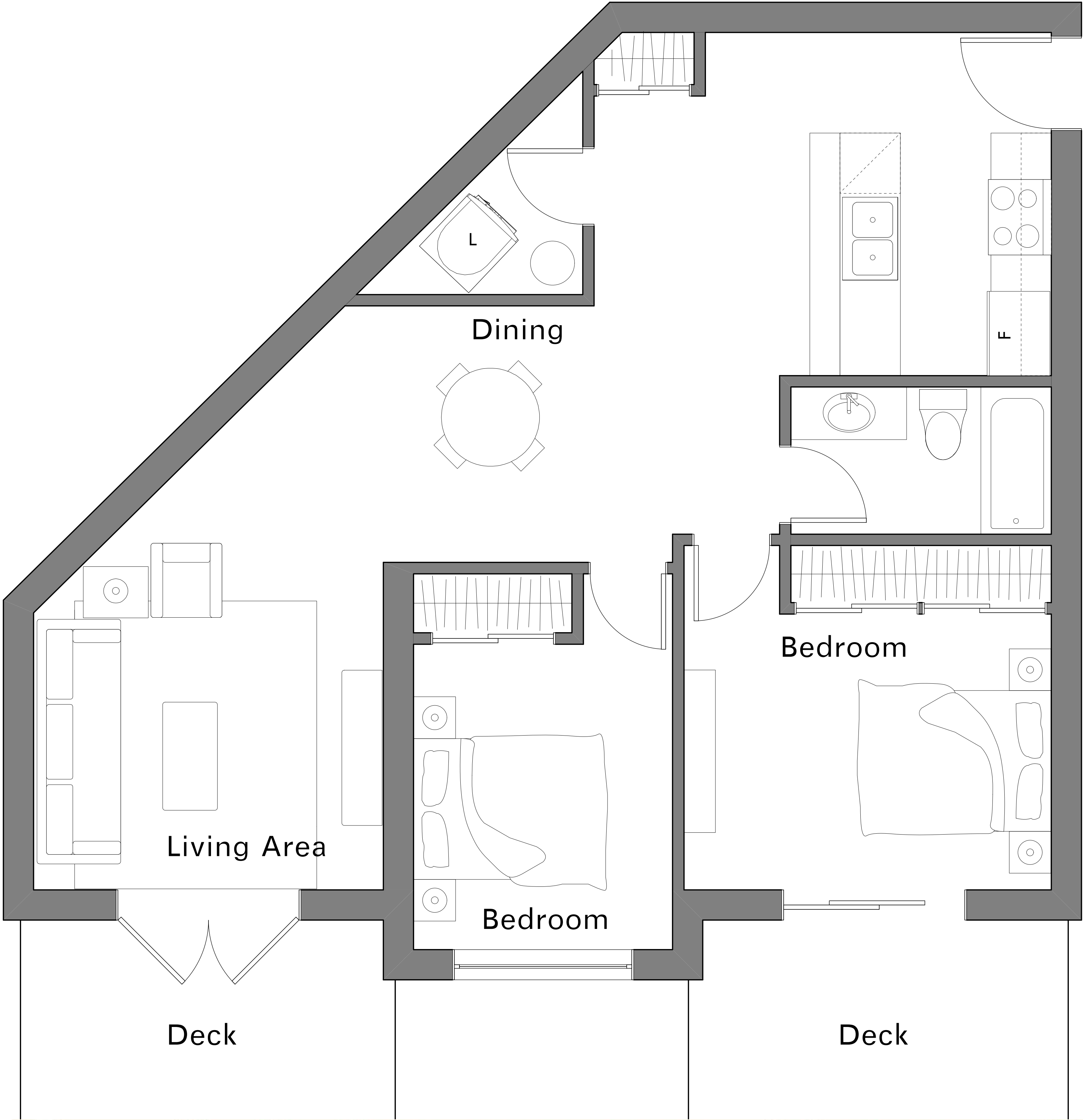
Unit 205
2 Bedroom



Unit 207
2 Bedroom

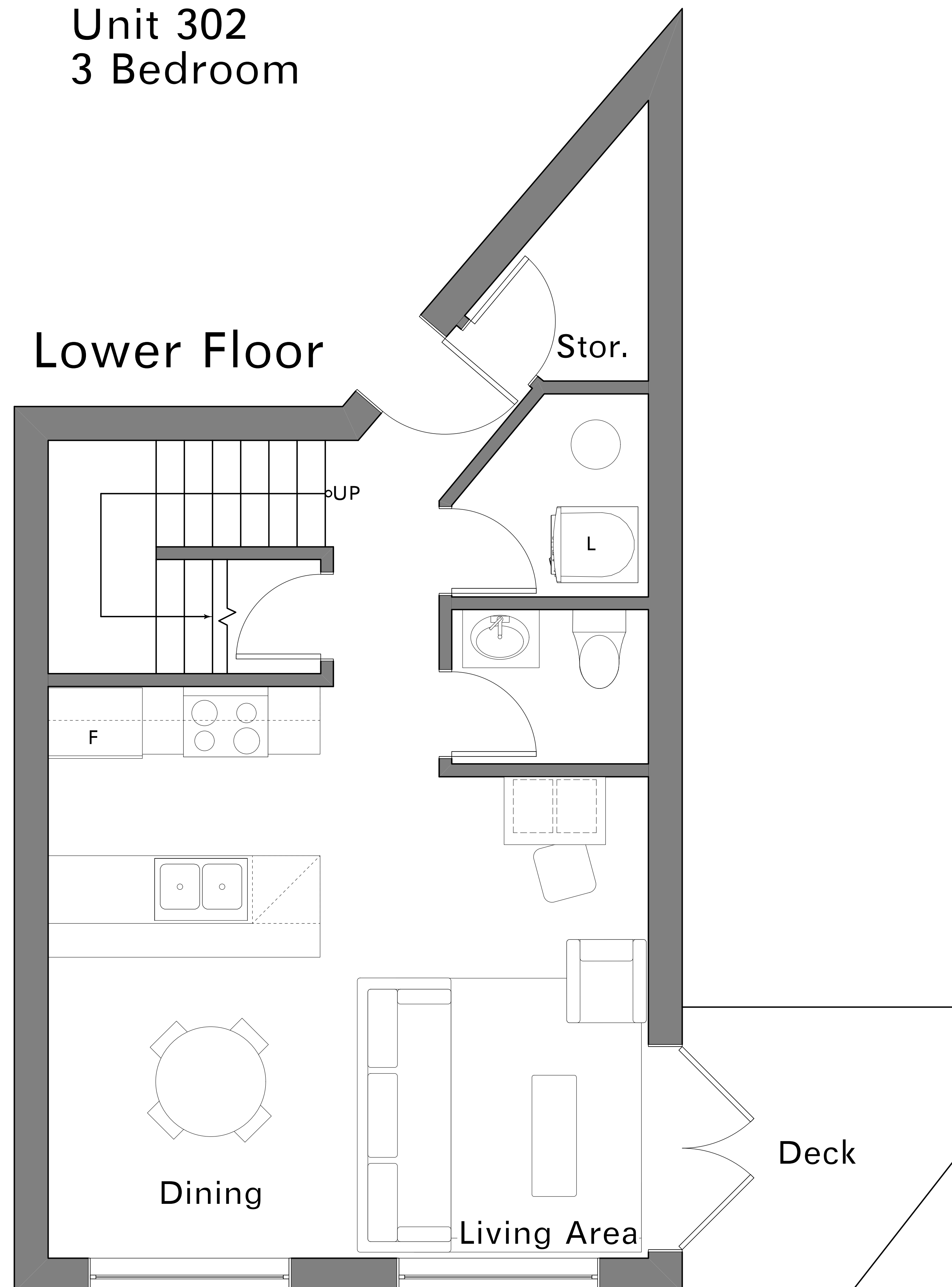


Unit 208
2 Bedroom

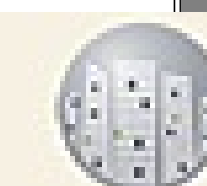
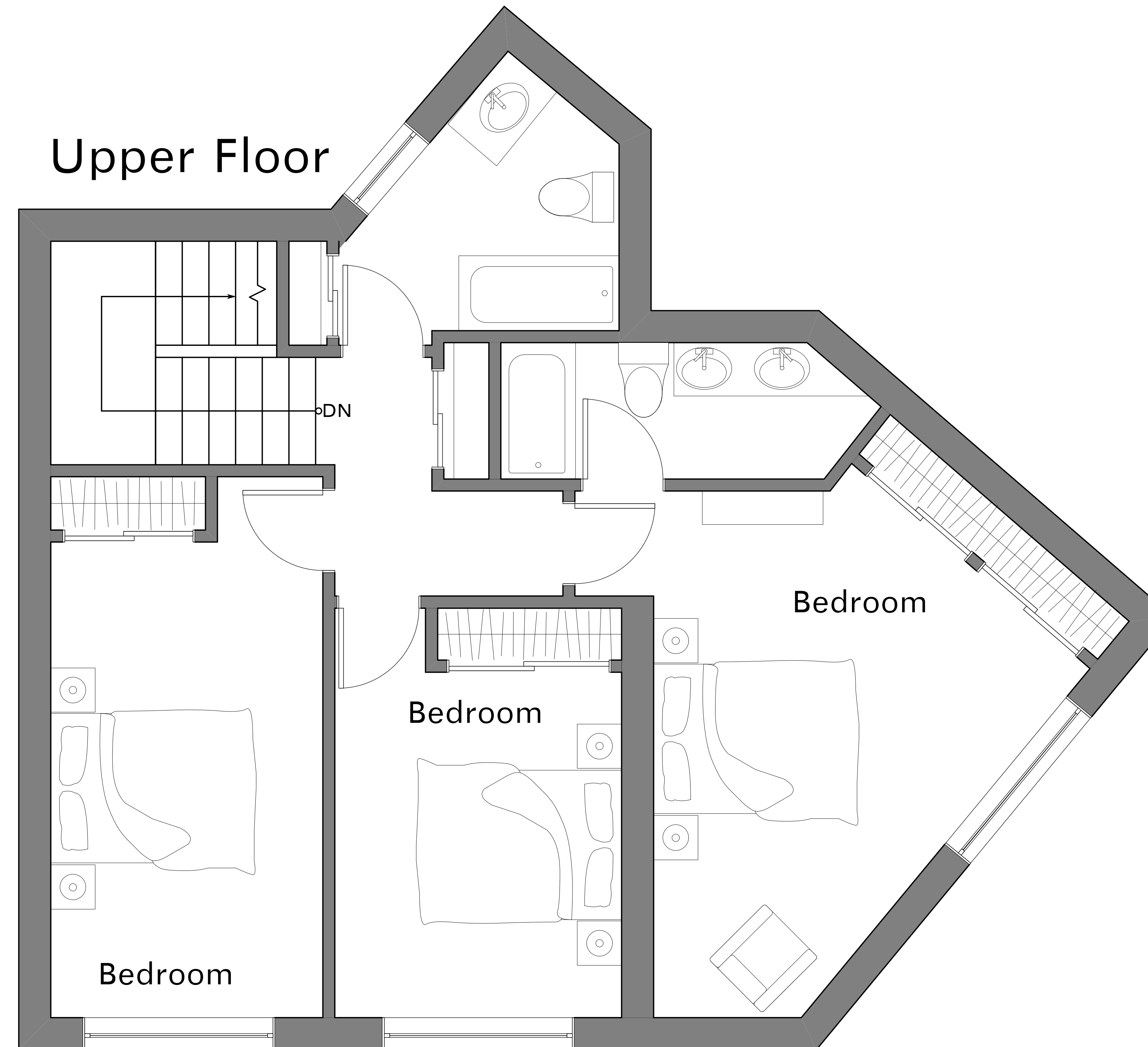


Unit 302
3 Bedroom

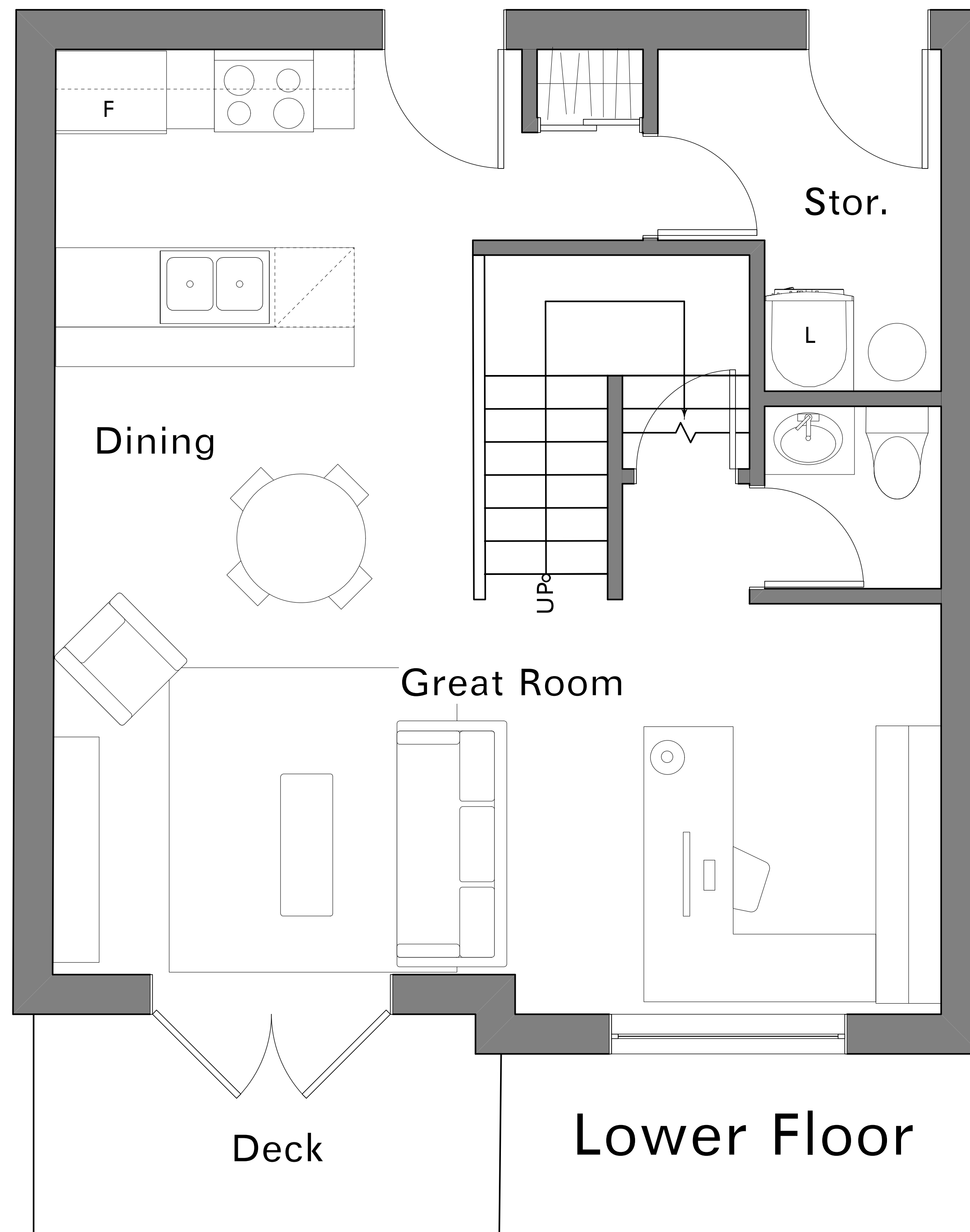
Lower Floor



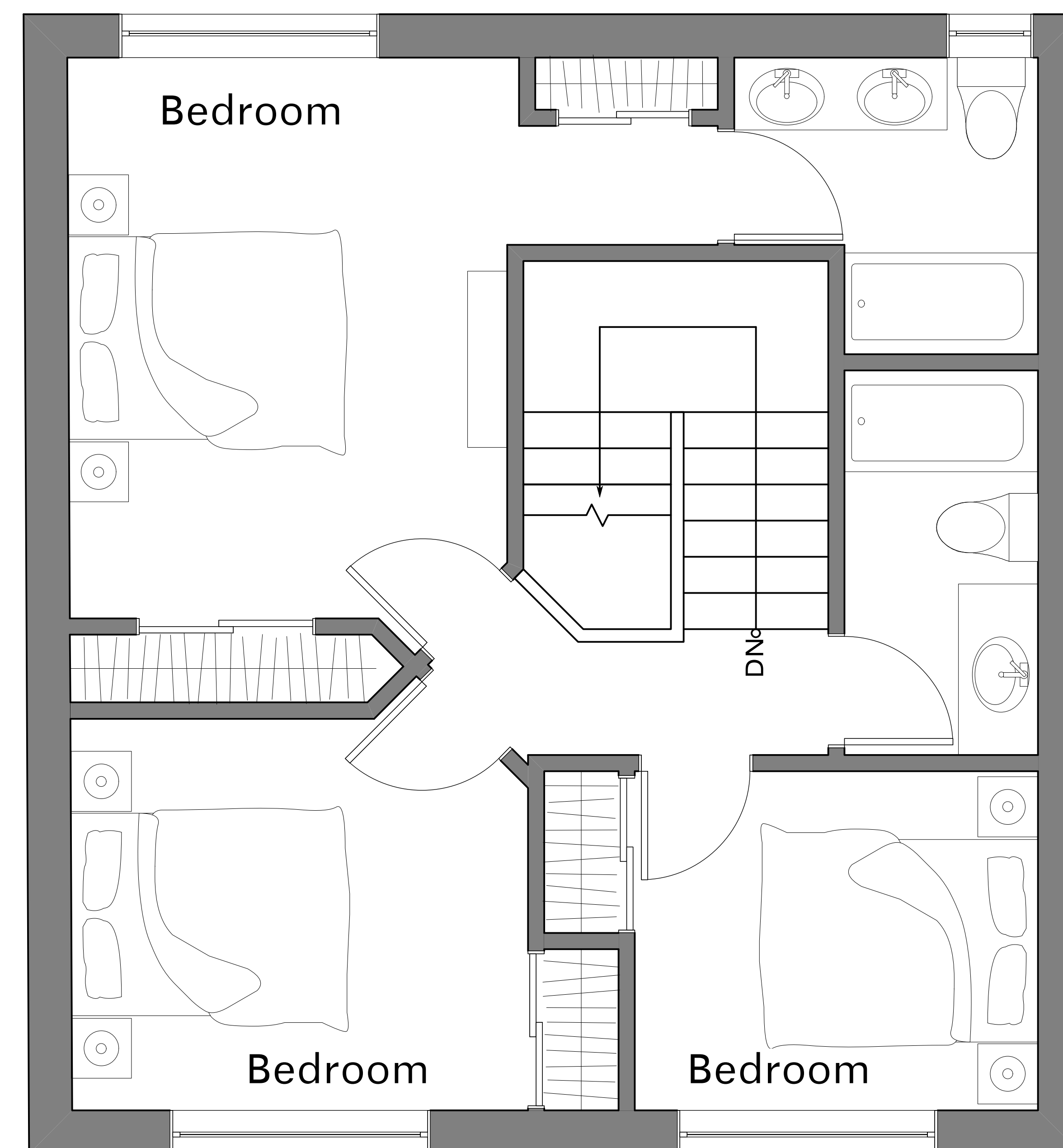
Upper Floor



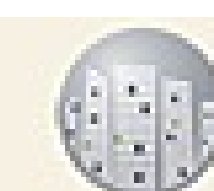
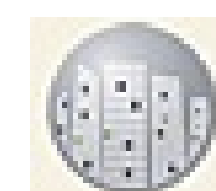
Unit 303
3 Bedroom



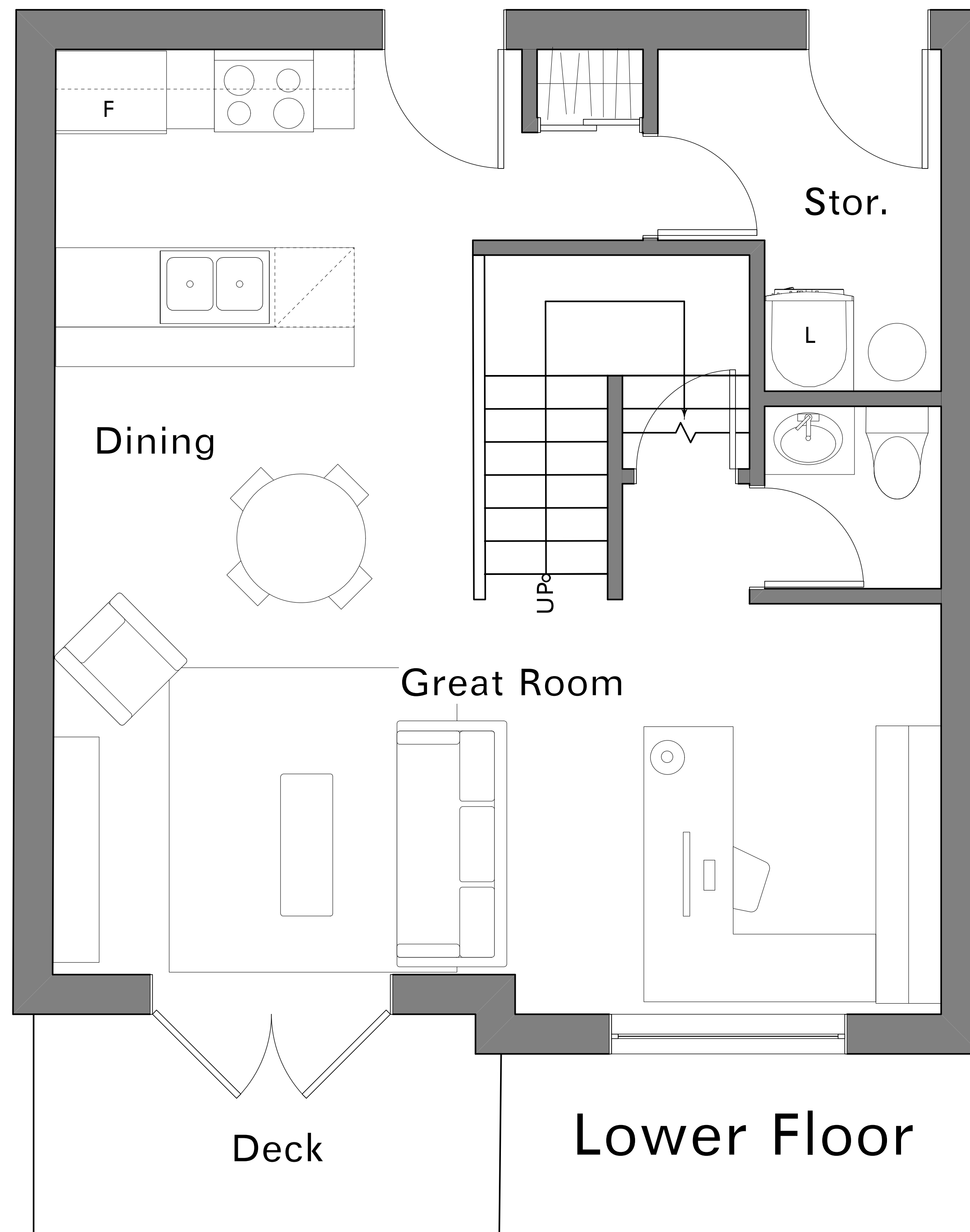
Lower Floor



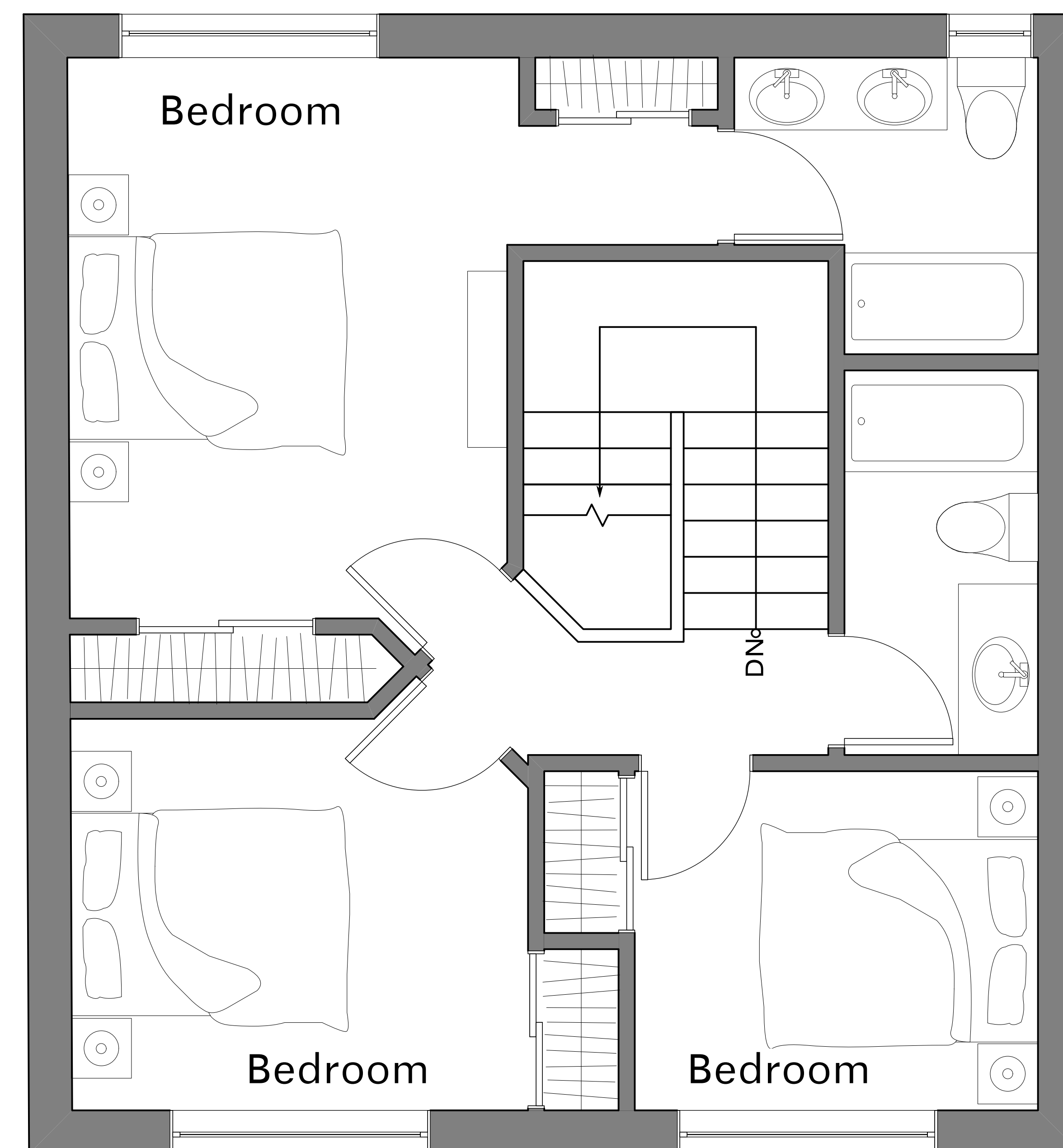
Upper Floor



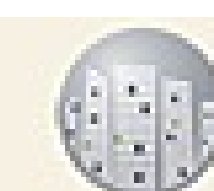
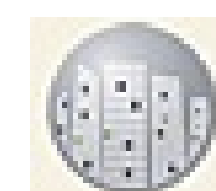
Unit 304
3 Bedroom



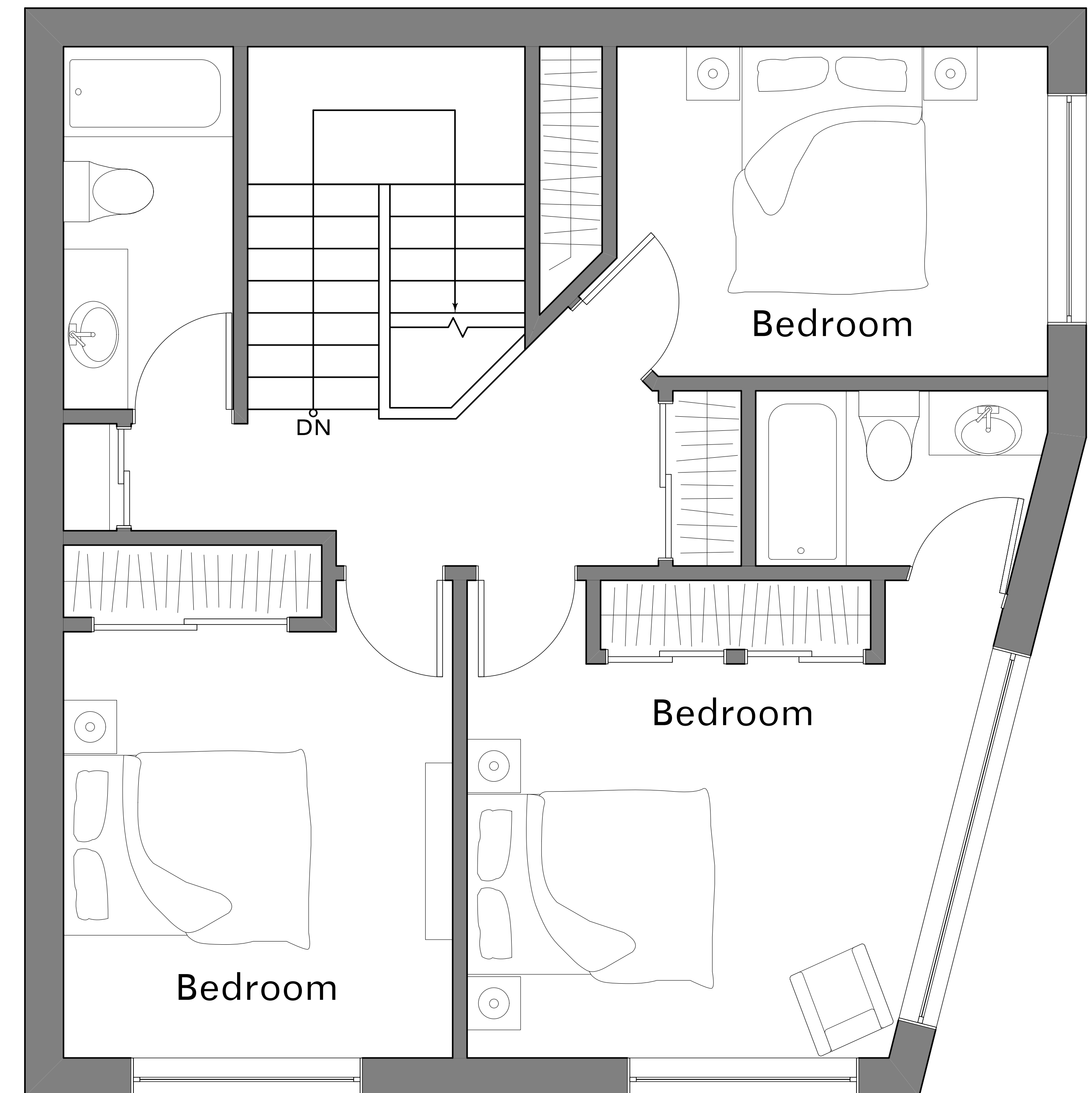
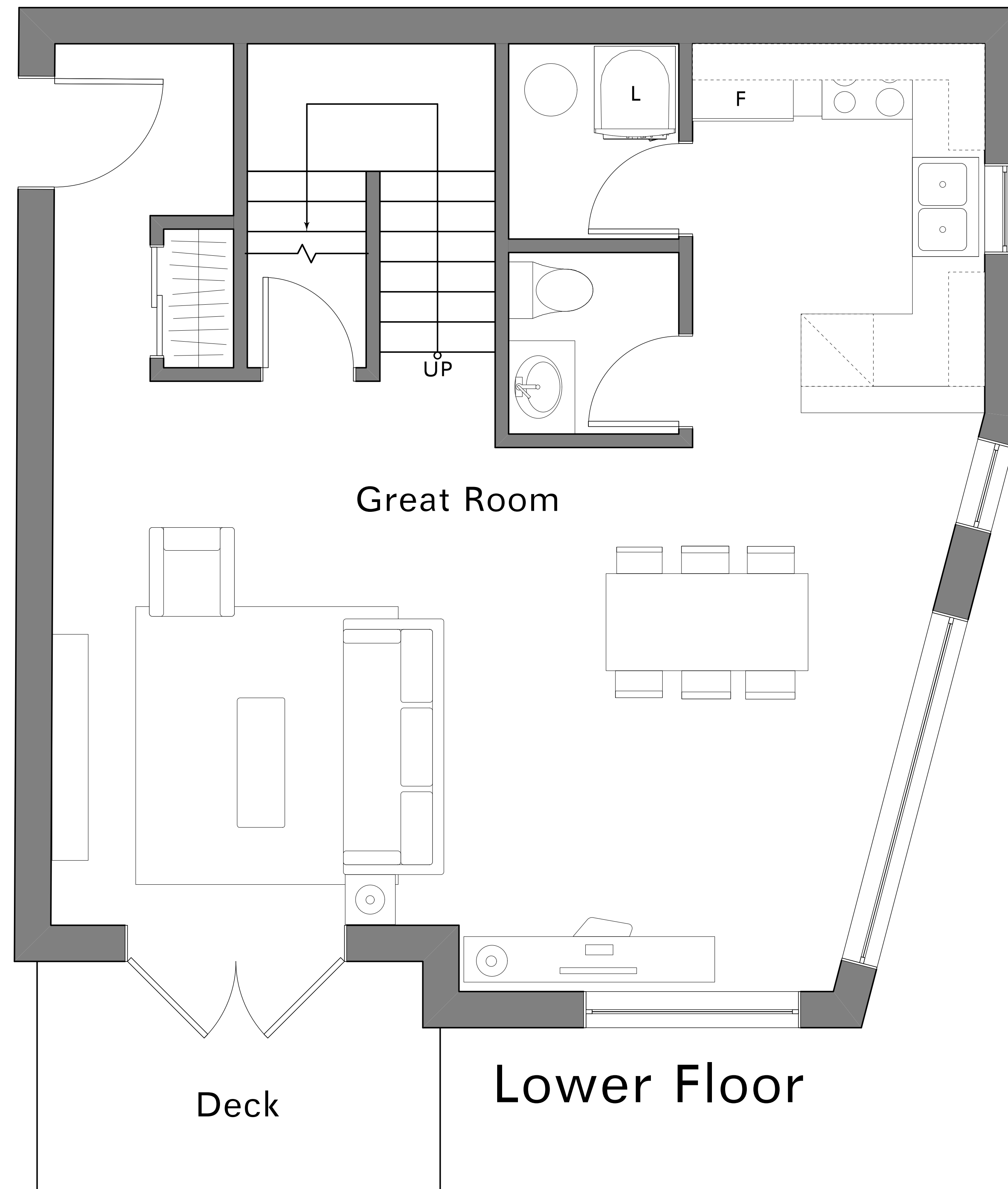
Lower Floor



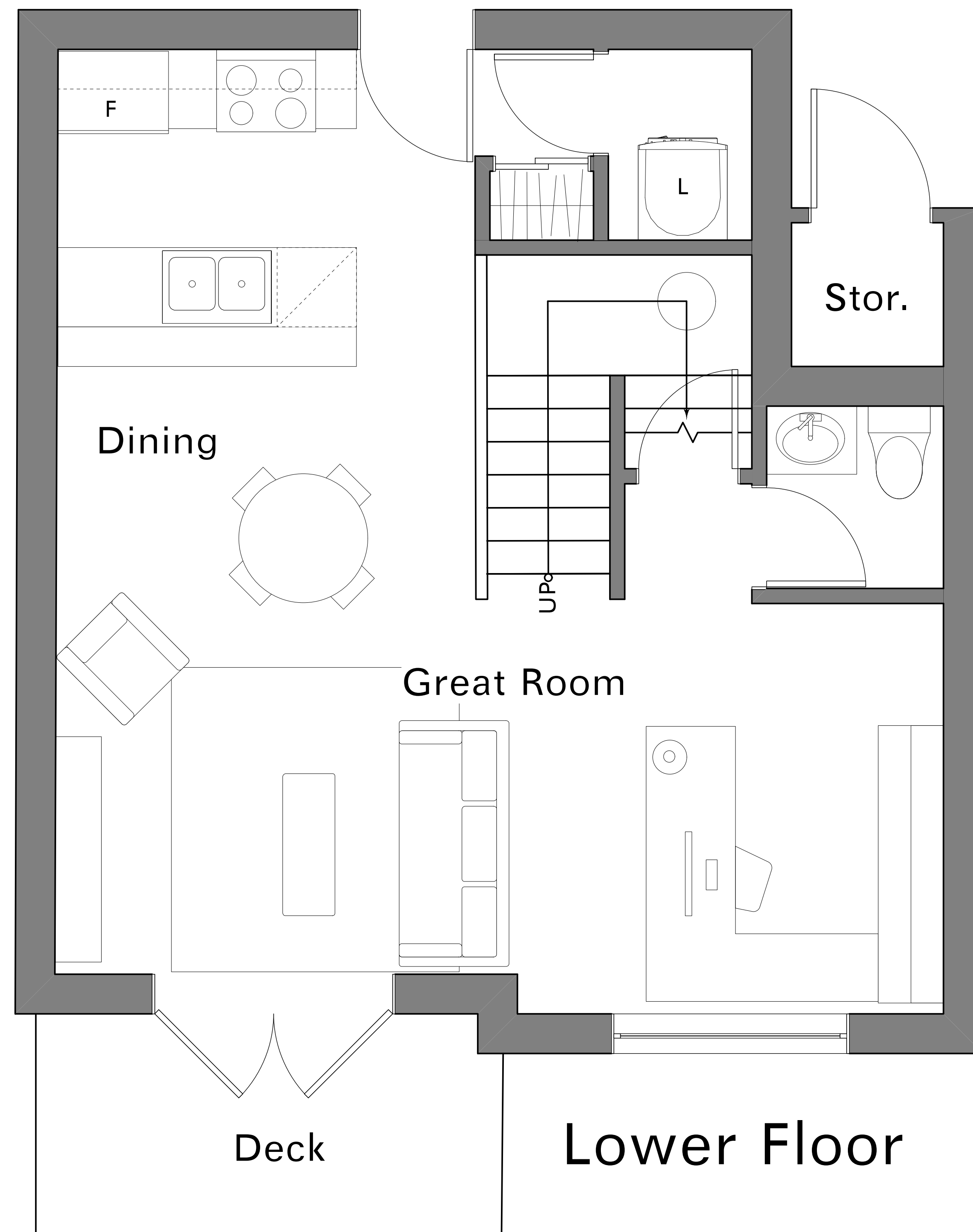
Upper Floor



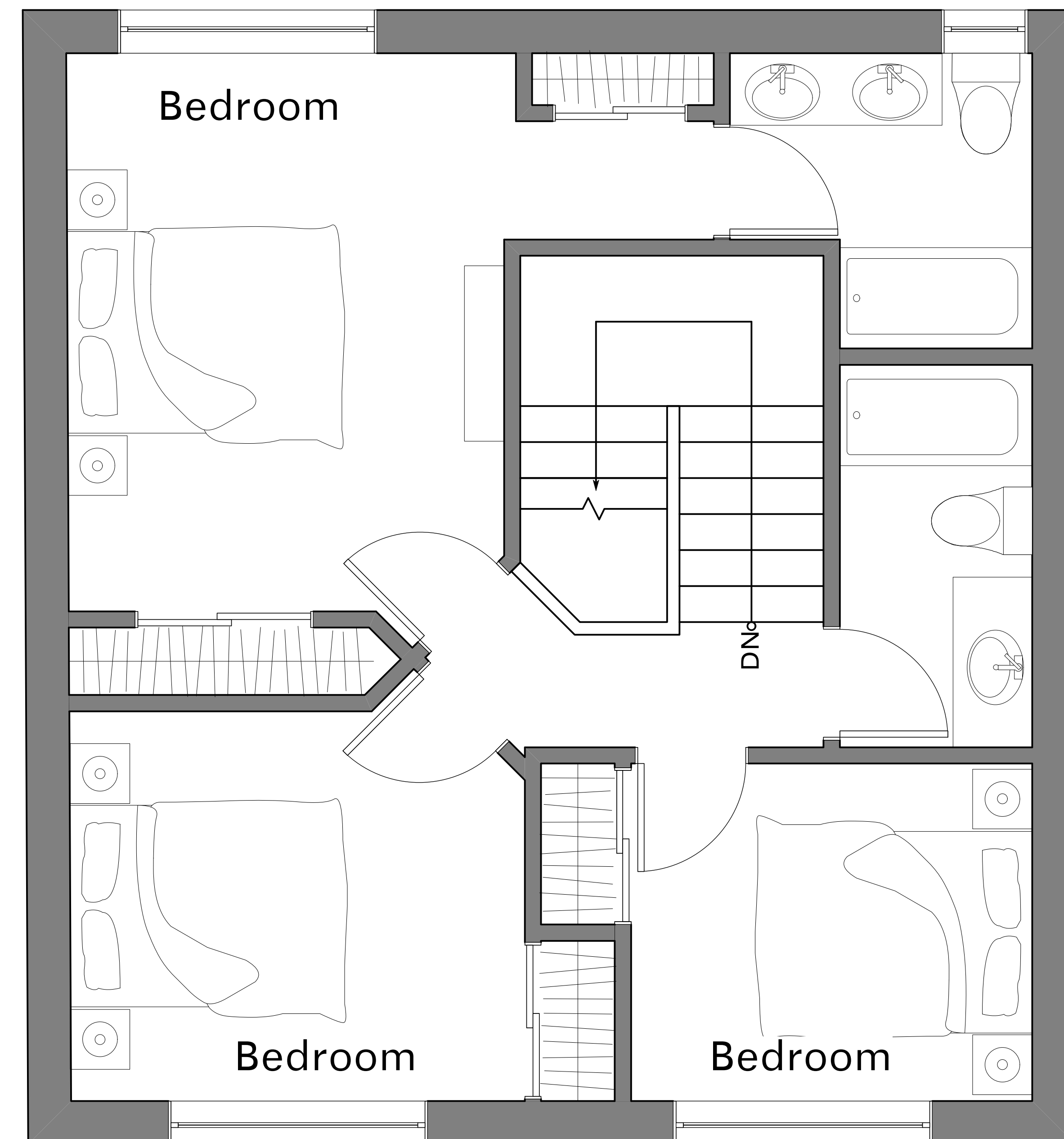
Unit 305
3 Bedroom



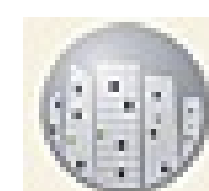
Unit 306
3 Bedroom



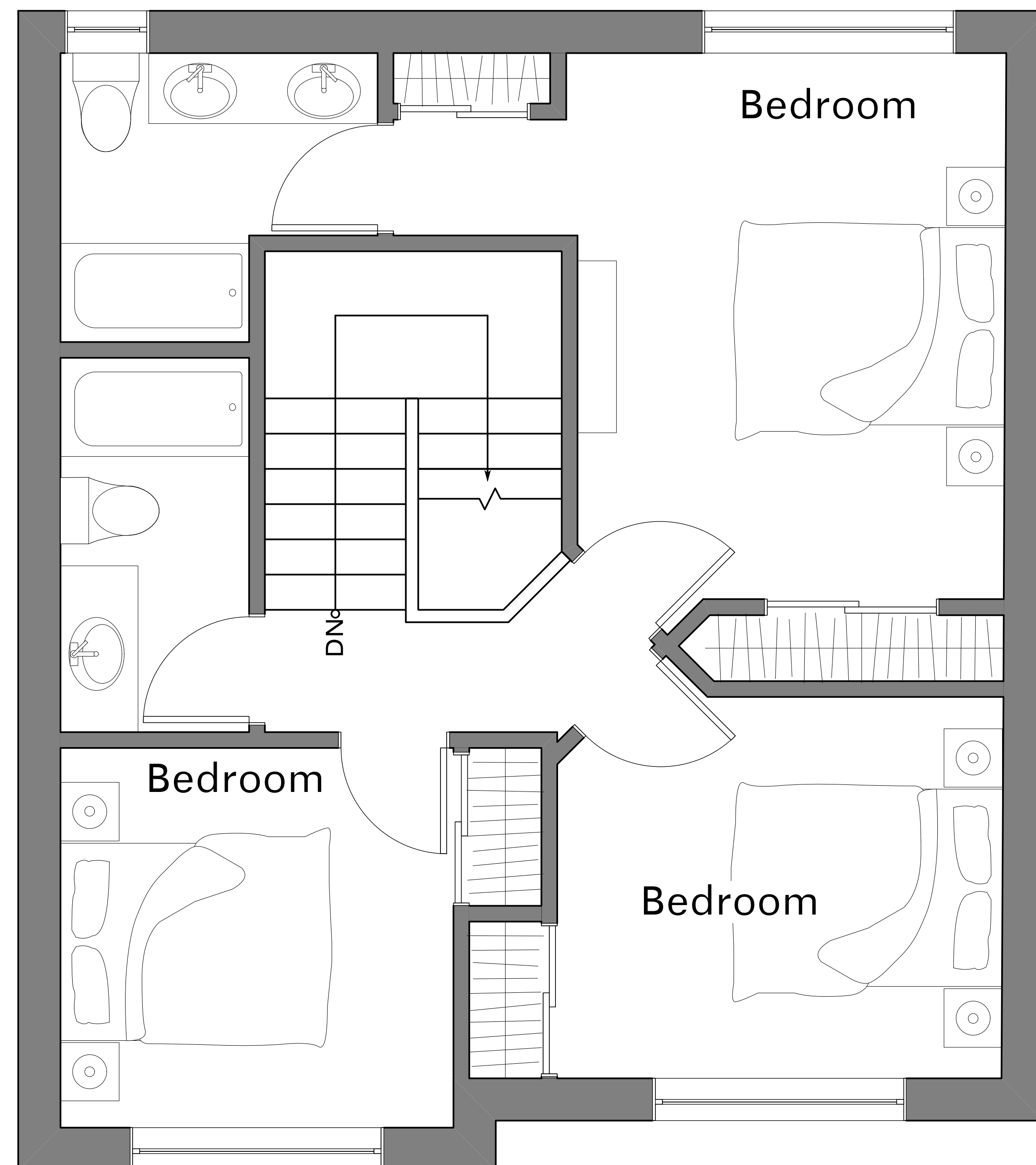
Lower Floor



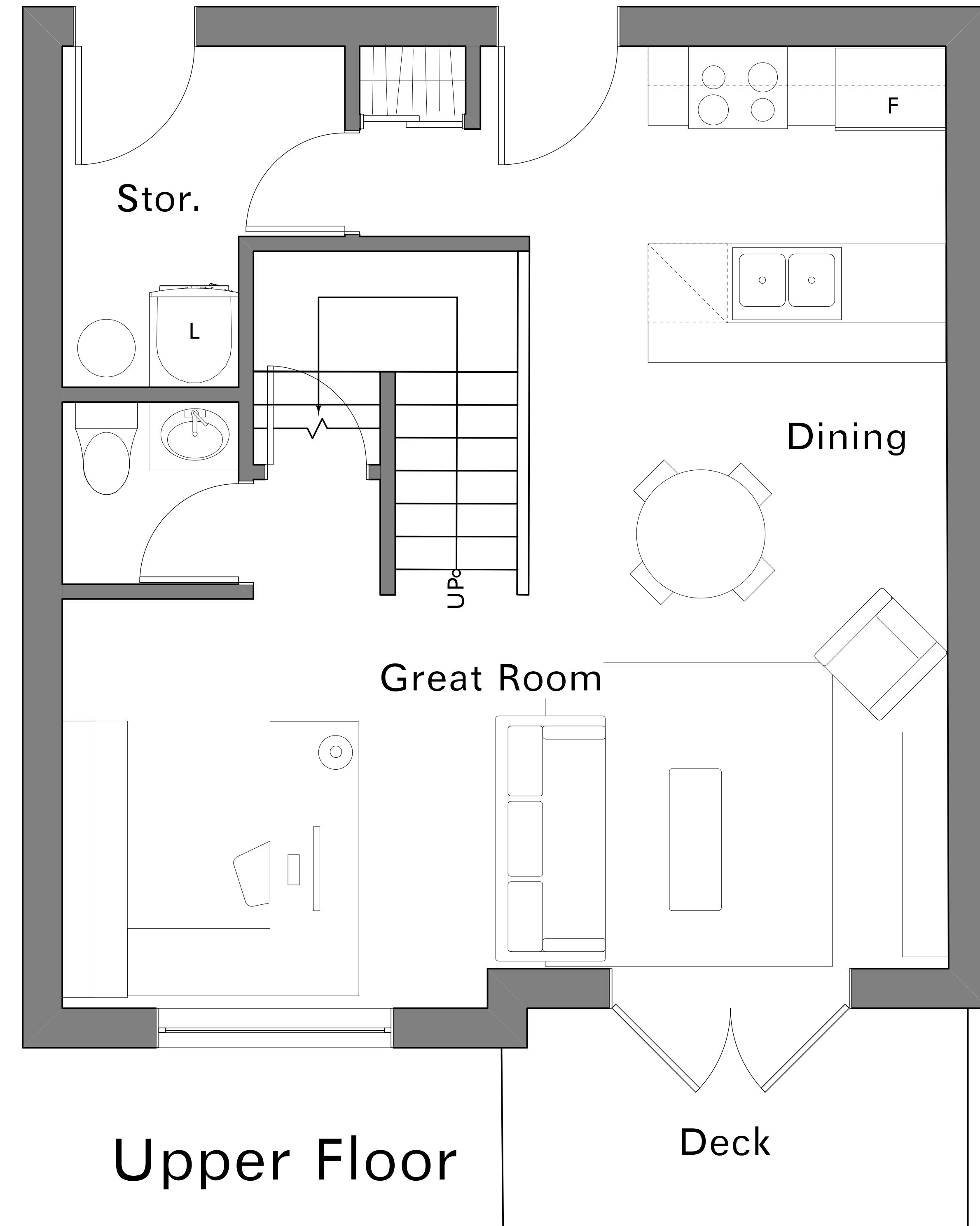
Upper Floor



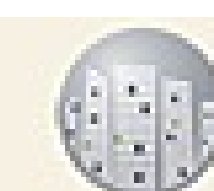
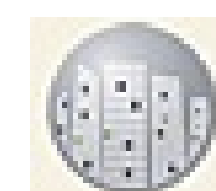
Unit 307
3 Bedroom



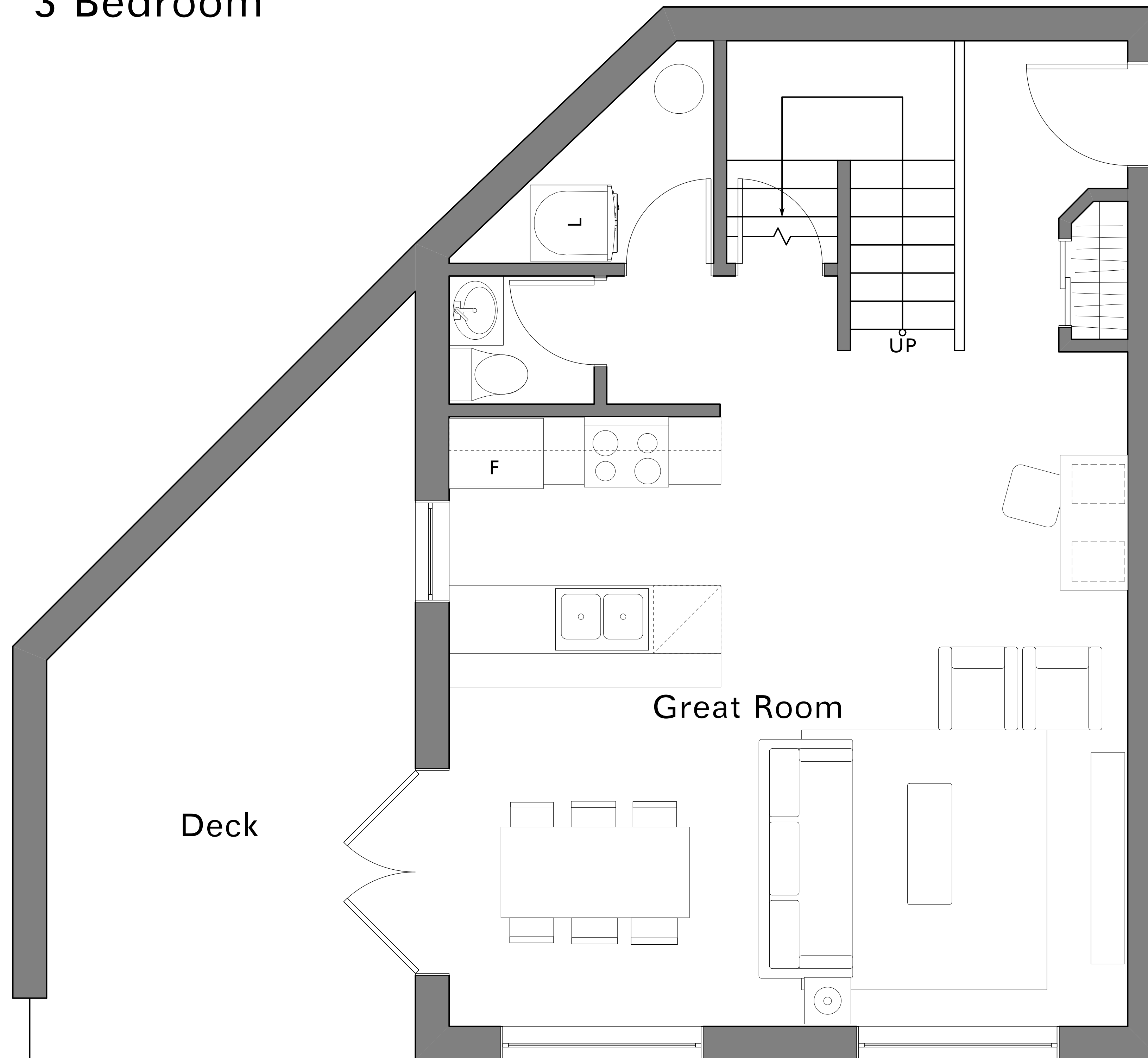
Lower Floor



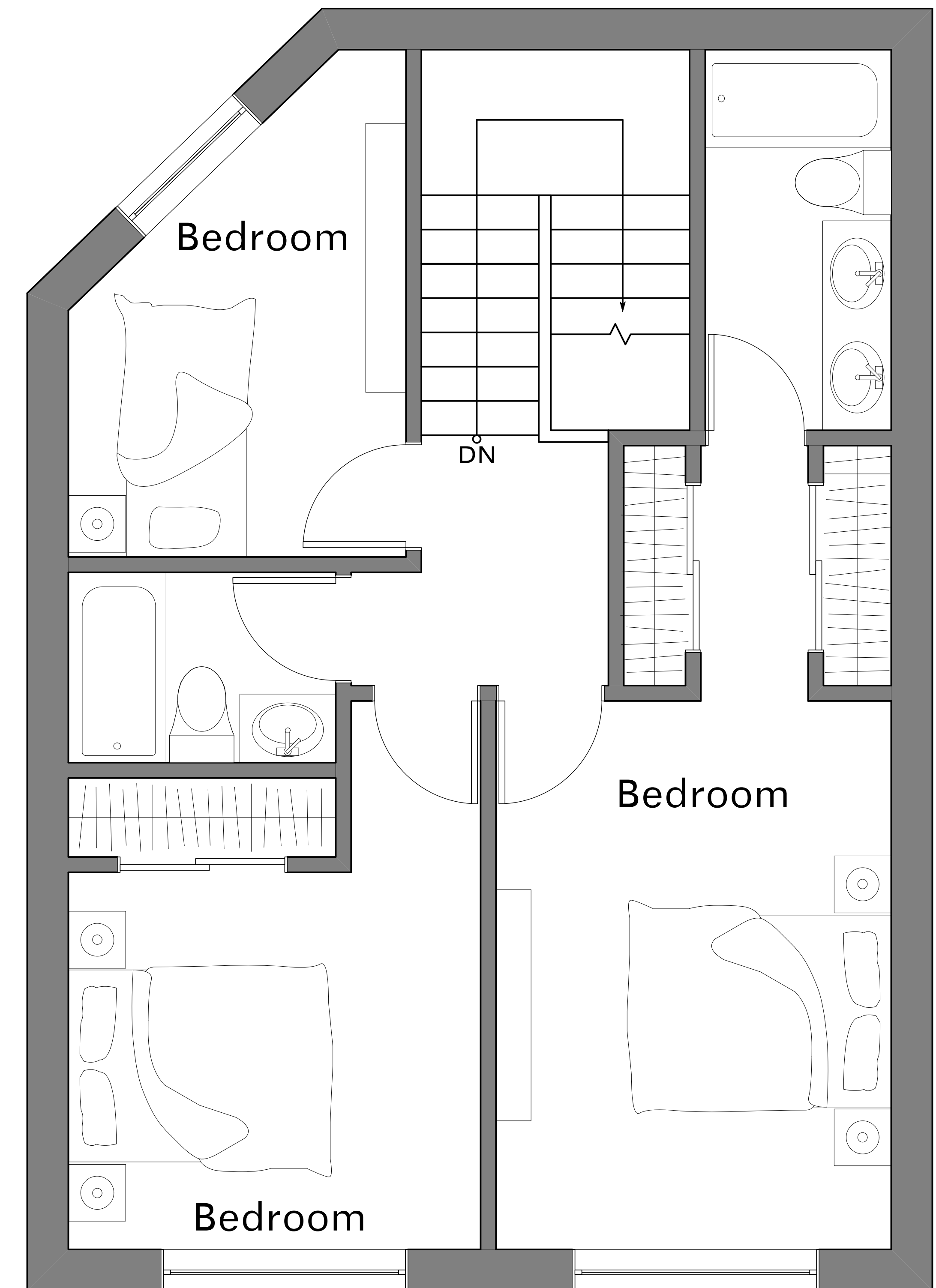
Upper Floor



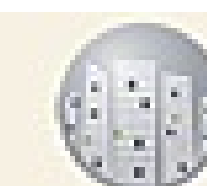
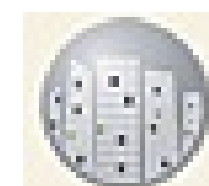
Unit 308
3 Bedroom



Lower Floor



Upper Floor



CORNERSTONE CONSTRUCTION LTD.

Established in 1985, **Cornerstone Construction Ltd.** has constructed social housing projects, multi-unit residential developments and a total of 156 rental units. Cornerstone has evolved into a holding company and most of the actual construction activities are now handled through **Life Style Ventures Inc.**

LIFE STYLE VENTURES INC.

Established in 1990, **Life Style Ventures Inc.** became the construction arm of our small group of companies. Projects completed by **Life Style Ventures Inc.** in the past 15 years include:

- 35 Award Winning Condos on Goldstream Ave.
- 34 Rental Units on Brock Ave.
- 10 Townhomes on Brock Ave.
- 9 Loft Style Condos on William St.
- 13 Entry Level Townhomes on Millstream Ave.
- 22 Middle Income Townhomes on Six Mile Rd.
- 18 Entry Level Townhomes on Millstream Ave.
- 70 Condos on Jacklin Rd.
- 12 Condos on Tanhill Rd.
- 9 Townhomes on Deville Rd.
- 31 Condos on Peatt Rd. Retained as Rentals
- 25 Condos on Arncote Rd.
- 58 Condos on Brock Ave. Retained as Rentals
- 20 Condos on Matson Rd.

MALCOLM HALL

- President, Secretary, Treasurer of **Life Style Ventures Inc.**
- Director, Manager of **Cornerstone Construction Ltd.**
- President of **Daxco Developments Ltd.** and **Hall Family Trust**
- President of **Victoria Scaffold**
- Member of **Langford Affordable Housing, Planning and Zoning Committee**
- Board Member of **Worklink**

OUR MISSION

We are a small group of companies with a strong work ethic and a commitment to doing the job right. We have an extensive background in small multi-family and commercial projects, and take a proactive approach in all aspects of our projects. This includes conceptualizing, design, rezoning, estimating, cost control, risk management, supervision, construction and marketing. Our primary focus is to bring the public the best possible products at affordable prices.

What Makes Us Different

Take a look at how our building approach differs from the other guys: **Concrete vs. Wood Construction (Click for Details)**

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Marketing By

NEIL DOCHERTY

RE/MAX[®]
CAMOSUN

250-478-9600

info@matsonstax.com

Open House Times:
Wednesday to Sunday
2:00 - 4:00 p.m.

2732 MATSON ROAD
In Langford

[Click Here For A Map](#)

Name: *

E-mail: *

Telephone:

Message: *

* indicates a required field

E-MAIL

