



PREMIUM RESIDENCES

FEATURES & SPECIFICATIONS

WELCOME HOME

- Four storey landmark building featuring progressive building technologies
- Conveniently situated on Oak Bay Avenue on the Victoria/Oak Bay border (Victoria proper)
- Designed and built to Built Green® Canada standards
- Building design by award-winning D'Ambrosio architecture + urbanism, renowned for their diverse portfolio of projects including The Atrium, Sayward Hill, Oak Bay Bikes and Home Hardware
- Interior design by award-winning Nygaard Interiors
- Construction by national award-winning local homebuilder, Abstract Developments Inc.
- 2-5-10 New Home Warranty provided by Travelers of Canada
- Lobby featuring generous seating area with over height wood ceilings, feature lighting and original artwork by local artist Bill Porteous
- High-quality exterior finishes including brick, concrete, wood, metal cladding and glass
- Open air balconies and patios
- High speed, full size computerized elevator with individual floor access and keyfob control
- Triple-glazed low-E, thermally-broken aluminum clad Pella wood windows
- Secure, well-lit underground parking reserved for residents, with painted walls and floors, and feature artwork
- Oversized interior hallways with feature walls and designer carpet detailing
- Located within close walking distance to major shopping, restaurants and coffee shops, parks, outdoor venues and galleries, with a Walk Score® of 87
- Highly functional, secure underground parking area containing individual storage lockers for all residences, ample bicycle storage and pet and car washing stations
- Electric vehicle (EV) charging stations for two cars in underground parking area
- Well designed common areas for low monthly strata fees and easy building maintenance

LUXURIOUSLY FUNCTIONAL INTERIORS

- Over height 9' ceilings throughout
- Choice of two suite finishing packages: Twilight or Daylight Walnut
- Solid core select Maple over width suite entry doors with ball-bearing hinges
- Open-concept layout with high ceilings, over-width doors and hallways, and expansive aluminum-clad wood windows
- Wool carpeting in bedrooms with high-density under pad
- Wide plank engineered hardwood floors in White Oak throughout living rooms, dining areas, hallways and dens
- Recessed pot lighting in entries, kitchens, living room, hallways and bathrooms, with dimmable lighting in dining rooms and kitchens
- Modern Illusions roller shades on all windows

PRESENTATION CENTRE – 1974 OAK BAY AVENUE | T 778.265.2050 | VILLAGEWALKVICTORIA.COM

In a continuing effort to meet the challenge of product improvements, the developer reserves the right to modify or change floor plans, building design, specifications and/or pricing without notice. E.&O.E.



BC CONDOS.NET



- Generous, well-designed functional storage throughout
- In-suite independent hot water tank
- Contemporary in-wall 50" designer electric fireplace custom concrete hearth and millwork surround
- Whirlpool Duet® Full Size Front-Loading Laundry Package:
 - High Efficiency Washer (4.0 cu. ft.)
 - Electric Dryer (6.7 cu. ft.)

CHEF KITCHENS – THE HEART OF THE HOME

- Horizontal-grain natural wood cabinetry, in either Twilight or Daylight Walnut, in all kitchens complemented with contemporary painted accents
- Chrome pulls for easy access to doors and drawers
- European soft-closing drawers and cabinets throughout, with full extension slides
- Custom peninsula for entertaining and gathering
- Double undermount stainless steel sinks with garburator system
- Polished chrome dual-spray faucet with integrated pull down touchless spray head
- Thick polished quartz slab countertops
- Under cabinet lighting
- Glass tile backsplashes
- Deluxe Jenn-Air® Stainless Steel Appliance Package for the Discerning Chef:
 - Slide-in Dual Fuel Range (30") with Convection
 - Cabinet Depth (36") French Door Refrigerator with Internal Dispenser
 - Jenn-Air® Over the Range Microwave/Range Hood (30") combination
 - Trifecta™ Dishwasher

MASTER SUITE

- Expansive master bedroom with ample room for a King size bed
- Custom closet organizer system in master closet
- Motion sensor night light in master ensuite
- Mirror doors in master closet
- Custom wood and glass mirrored wall vanities with integrated shelving and under cabinet lighting
- Vanities feature exposed open towel shelf with chrome pulls
- Thick polished quartz slab countertops
- Walk-in showers with 10mm glass frameless doors, adjustable polished chrome low-profile rainfall showerhead, body spray jets, detachable sliding shower bar, and luxurious tile surround
- Low profile showers with easy access
- Undermount porcelain sinks with polished chrome faucet
- Environmentally conscious dual-flush toilet
- Hand-set luxurious porcelain heated tile floor
- Sandblasted glass door between ensuite and master bedroom

MAIN BATHROOM

- Custom vanity featuring open towel storage and drawers with chrome pulls
- Thick polished quartz slab countertops
- Undermount porcelain sinks with dual lever polished chrome faucet
- Environmentally conscious dual-flush toilet
- Hand-set 12" by 24" luxurious porcelain heated tile floor



HOME COMFORTS & ENTERTAINMENT SYSTEMS

- State of the art heating in-floor hydronic radiant heating with electronic controls for unsurpassed comfort
- Fibre-optic 'backbone' for super-high speed communications and internet
- Stereo sound with built in speakers in the living room
- Suites pre-wired with Cat-5e (voice and data transmission rating), and for cable television
- Smart box/media panel in each residence for easy access to communications wiring
- Pot lights throughout
- Rough-in for central vacuum system
- Floor installation to include concrete topping to mitigate sound transfer between residences
- Engineered double wall system between residences with staggered studs for soundproofing

SECURITY & ACCESS SYSTEMS

- Secure, well-lit monitored underground parking reserved for residents
- Encrypted security key fob building access system
- Telephone entry system built-in
- Video monitoring system provides video surveillance for common areas including lobby and throughout parking, bike and storage areas
- Multiplex state of the art fire protection with centrally monitored entry system
- High speed, full size computerized elevator with individual floor access and keyfob control
- Secure underground bicycle storage
- In suite security system rough-in
- Secure storage locker included with all residences
- Occupancy sensors for bicycle storage and maintenance areas

EXTERIOR & TERRACES

- Outdoor gas connections for heaters & BBQ
- Outdoor water connections and electrical outlets
- Feature deck lighting with wood soffits
- Generous patios with wood decking

ENVIRONMENTAL FEATURES

- Building designed for alternative transportation options, including secure bicycle storage
- Located within close walking distance to major shopping, restaurants & coffee shops, parks, outdoor venues, galleries and car share services
- Low VOC carpet, flooring, cabinets and paints
- Recycling and garbage facilities onsite
- Built to Built Green® Canada standards, homes will be third-party certified for energy efficiency and environmental responsibility through the use of resource-efficient, environmentally-friendly, construction practices & products
- Building features rain gardens, allowing for the capture of storm water into the surrounding landscaping and conserving water and increasing water quality through the reduction storm water runoff
- Triple-glazed low-emissivity (LowE) glass reduces heat gain and loss and the energy used in heating and cooling, and filters out UV rays
- Energy efficient EnergyStar® appliances significantly reduce energy and water use; low flow toilets reduce water consumption
- Residences encompass in-floor radiant heating throughout. This is the most energy efficient and comfortable heat source due to low operating temperatures and excellent heat retention and distribution
- Electric vehicle (EV) charging stations for two cars in underground parking area

