

ELLIPSE TOWN HOMES AT SWAN LAKE

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STARTING AT \$480,000. ELLIPSE IS DESTINED TO BE A
SANCTUARY OF YOUR VERY OWN.

Just a small step from Victoria's premium amenities and activities, Ellipse by Norman Homes offers the peaceful semblance of a private community, nestled amidst the calm of Swan Lake Nature Sanctuary. With luxury finishings to suit even the sophisticated home buyer, Ellipse offers the comforts of executive living in one convenient, responsible package stylishly designed for today's modern family. Thoughtful standard details such as a BuiltGreen™ Gold certification, exclusive longterm warranties, pre-wired media and high-performance Energy Star appliances offer peace of mind. Exclusive upgrade options redefine the quality of Victoria, BC's family home.

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MY ELLIPSE

- Stylish, Fresh and New
- Open and Bright Floor plans
- Minutes from Uptown Shopping Center
- Single car garages with driveway for second car
- Ample visitor parking
- Partnered with Built Green for a low carbon footprint
- Choice of two appealing colour schemes
- Quality engineered wood baseboards and door casings
- Some homes with raised master bedroom tray ceilings and celestory windows
- Some homes with views of Swan Lake Nature Sanctuary
- Convenient walking trails around Swan Lake (minutes away)
- Walking distance to Uptown

THOUGHTFUL DETAILS

- Conveniently located cable and telephone outlets in living room, kitchen, each bedroom and work space or den
- Prewired for high-speed internet access and digital cable entertainment channels
- Convenient built in closet shelving
- Laundry closet with Whirlpool™ Energy Star front load side by side washer and dryer
- Laundry closet with convenient overhead lighting on a motion sensor

SUSTAINABLE LUXURY

- Energy star appliances
- Dual flush water closets
- Motion activated lighting in some areas
- Conveniently located close to bus and bicycle routes
- Energy efficient glazing system reduces energy consumption
- Project built to Built Green's "Gold" standard

EXCLUSIVE SECURITY AND PEACE OF MIND

- Heavy duty solid brass chrome plated deadbolt lock on suite entry door
- Hardwired smoke detectors
- Energy efficient double glazed windows and sliding glass doors with thermally broken vinyl frame
- Bollard lighting along outdoor pedestrian walkways
- Home warranty coverage for:
 - 2 year materials and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty
- Norman Homes Inc. customer care warranty included with every home

LIVING

- Wide plank German laminate flooring
- Porcelain tile fireplace hearth (with optional rock upgrade)
- 50 inch energy efficient modern electric fireplace

ENSUITE AND BATH

- Porcelain Tile flooring
- 1 1/4" Laminate countertop (with optional solid stone countertop with backsplash upgrade)
- Mosaic tile shower niche
- Contemporary flat panel wood grain cabinetry
- Private master ensuite features a walk-in shower with porcelain tile surround
- 90 degree Tommy single lever polished chrome faucet by Delta™
- 6 mm semi frameless glass shower doors on showers)
- GFCI plugs at all vanities
- Dual-Flush toilet by American Standard™
- Decorative polished chrome towel bars and paper holders

KITCHEN

- Wide plank German laminate flooring
- Steven's wood grain rift cut cabinetry with brushed nickel pulls
- 1 1/4" Laminate countertop (with optional solid composite stone upgrade)
- Comfortable raised eating bar
- Porcelain tile backsplash
- Soft-close™ door and drawer hardware
- Recessed halogen valance lighting
- Delta™ Trinsic single lever faucet in polished chrome with pull out spray
- Modern 18 gauge stainless steel sink by Kindred™
- Full height handset tile backsplash
- Premium stainless steel appliance including:
 - Samsung™ Energy Star bottom mount refrigerator (with optional KitchenAid™ French door bottom mount upgrade)
 - Whirlpool™ Gold series dishwasher with sensor cycle (with optional KitchenAid™ Energy Star tall tub dishwasher upgrade)
 - Whirlpool™ self cleaning ceramic glass cook top (with optional KitchenAid™ upgrade)
 - Whirlpool™ 30" stainless steel self cleaning oven (with optional KitchenAid™ upgrade)
- Venmar™ jazz fusion chimney style range hood fan

Built Green Gold

Travellers Guarantee



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Disclaimer: The Developer reserves the right to make modifications and changes to building design, specifications, features and floor plans. Units sizes are approximate, actual floor plans and square footages may vary EO&E. This is not an offering for sale. Such offering may only be made after filing a Disclosure Statement.

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SALES TEAM

Rebecca Ross

MacDonald Realty Ltd.
755 Humboldt Street
Victoria BC V8W 1B1
250-891-3915
www.rebeccaross.ca

BUILDER

Norman Homes

P.O. Box 53504 Broadmead RPO
tel: (250) 658.9414
normanhomes.ca

DESIGN TEAM

Zebra Design and Interiors Group

1161 Newport Avenue
Victoria BC V8S 5E6
www.zebragroup.ca

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LOCATED AT 3903 DOUGLAS STREET, SAANICH, B.C.

