

Specifications

Inside the Home

- Every home at Victoria has 10-foot ceilings on the main level of living, meaning more volume, more natural light and more storage
- For Victoria’s interiors, we were inspired by a contemporary take on shaker-kitchens and Scandinavian design
- White-on-taupe or white-on-white palette keeps it simple, clean and elegant
- Contemporary baseboard and doorway trims blend a modern form with traditional proportions
- Oversized windows increase natural light and extend space in living and dining rooms
- Recessed LED pot lights in select locations
- Reinforced TV wall with cord-concealing conduit for wall-mounted big-screen television
- Plenty of storage in every home by way of crawl space, closets or nooks
- Wood-laminate flooring throughout the main level in an oak or walnut finish
- Cut-pile carpeting throughout bedrooms, upstairs hallway and main stairways
- Powder room off the main floor (most homes)



Inside the Kitchen

- Roomy kitchens with big islands or peninsula layouts offering plenty of countertop space and storage, making the perfect area for entertaining guests
- In matte white or taupe, handle-free modern flat-panel upper cabinets sit above lower shaker cabinets, but not like the ones you grew up with
- White back-splash tile contrasting matte black faucet and pulls
- Thin is in. Slim profile quartz stone countertops with Kohler enamelled cast iron sink
- Kohler pull-down spray faucet in matte black
- Under-cabinet LED integrated task lights
- Appliances:
 - KitchenAid 36” stainless steel refrigerator with French doors and bottom freezer
 - KitchenAid 30” electric slide-in convection range
 - KitchenAid 24” fully integrated dishwasher
 - KitchenAid microwave-hood fan combination
 - Option to add Whirlpool 27” front-load stacked or side-by-side washer and dryer (home specific)



Inside the Bathroom

- Matte taupe or white shaker-style cabinetry
- Over-sized porcelain tiles line the floor
- White porcelain rectangular sinks
- Deep soaker tubs in white acrylic
- Keeping things thin with quartz stone countertops
- Kohler faucets, showerheads and handle sets in polished chrome
- White, dual flush toilet (high-efficiency)
- Integrated linear lighting above and below floating mirror in the master bathroom



The Setting

- There’s lots to love on Burke Mountain, new schools, new parks, new shopping and the great outdoors
- Adventure to Pinecone Burke Provincial Park, Victoria’s backyard. There’s endless opportunities to explore by way of fishing, camping, hiking, canoeing, swimming and more
- Explore the lakes, trails and paths to get to Burke Mountain’s summit. There’s two peaks to explore, the shorter (but still rigorous) south summit known as Dennett Peak and taller north summit with 360-degree views of the city
- If climbing peaks isn’t your thing, hang around Victoria’s outdoor kids play area and green space



Mosaic Home Care

- From technical questions to design details, our Home Care team conducts rigorous assessments of each home before you ever step inside. Our team is there to educate you about your new home and to provide support when you need it:
 - 1-Year Materials and Labour Warranty
 - 2-Year Materials and Labour Warranty for Distribution Systems
 - 5-Year Building Envelope Warranty
 - 10-Year Structural Warranty
- Mosaic’s Home Care orientation program and on-call homeowner support

