



## Esquimalt Living, Endless Ocean Views

- A collection of 66 one, two, and three-bedroom homes in a nine-storey concrete building designed to take full advantage of endless views of Downtown Victoria, the Harbour, and the Olympic Mountains
- Conveniently located in a quiet, emerging neighbourhood, 2 short blocks from the marina and waterfront and less than a 10-minute drive from Downtown Victoria
- Third-party certified, sustainably designed BUILT GREEN homes for healthier living spaces, and lower environmental impact
- Distinguished, design-driven development team including Lexi Development Group, BYU Design and Farzin Yadegari Architect

## Modern Architecture with Views in Mind

- Farzin Yadegari Architect Inc. expertly capitalizes on spectacular ocean scenery with a brilliant glass façade on this refreshingly modern mid-rise building
- Spacious open floor plans boast up to 8'10" ceilings throughout (9'8" Penthouses) and feature private balconies, creating perfect transitions between indoor and outdoor living spaces
- Townhomes and penthouses feature expansive private rooftop terraces with up to 180-degree views for a private resort-like feel:
  - Built-in outdoor kitchens including fridge and barbeque
  - Durable concrete pavers to allow for seamless exterior design (additional select homes)
  - Private hot tub rough-in for outdoor living at its best

## Exteriors that Harmonize with Nature

- An expansive living wall cascading with lush greenery on the building's west side balances the floor-to-ceiling glass façade and creates an intrinsic connection to nature
- A stunning nine-storey high, east wall mural captures the grounding energy of BC's coastal mountain range and the fluid beauty of our beloved Pacific Ocean
- Beautifully landscaped shrubs, trees and planters are strategically integrated throughout the property to maximize views

## Naturally Beautiful Spaces for Work, Life & Play

- Inspired interiors with the high-quality, durable finishes by award-winning Vancouver firm, BYU Design, come in two gorgeous colour schemes: Sunrise and Dusk
- All homes feature resilient and stylish laminated wood flooring system while the Penthouse Collection boasts enhanced engineered hardwood flooring throughout (Optional upgrade on all homes)
- All homes feature electric fireplaces for energy-efficient coziness, while Penthouses and Townhomes include gas fireplaces
- Window coverings throughout (except bathrooms) for greater ease of light and privacy management
- Spacious closet organizing systems included in penthouse and townhome primary suite walk-ins



## Design-savvy, Gourmet Kitchens with Exceptional Appliance Package

- Beautifully crafted, customized upper cabinets with integrated pull handles for a contemporary streamlined look, in beachy, light, sand colour or chic, muted grey
- Solid quartz countertop, with backsplash in rough finished grey for a more contemporary look or polished white for a classic look and optional cascading waterfall included in penthouses and townhomes
- Top-of-the-line, undercounter stainless steel, 24" Bosch dishwasher 300 Series Front Control
- Space-saving, stackable front-load LG washer and dryer in most homes
- Stainless steel Fisher & Paykel freestanding fridge with ice & water dispensers, in standard 32" width for one-bedroom suites and 36" width for larger homes
- 5-burner Bosch stainless steel gas cooktop with knob control, matching 30" wall oven & either under-cabinet or slide-out hood fan, sized perfectly for each unit
- Compact, stainless steel, Panasonic microwave with trim kit

## Elegant Bathrooms for Me Time

- Luxurious quartz countertops marbled with soft cascading grey streaks on creamy white base in bathrooms, powder rooms & ensuites for enhanced elegance
- In-floor heating in all ensuites

- Thick, durable mirrored medicine cabinet doors with polished edges mounted seamlessly onto the wall for a sleek, modern look
- Porcelain bathroom wall tile in white matte finish
- Modern chrome hardware with removable hand shower for greater versatility and enhanced control of water pressure

## Safety & Comfort for Everyday Life

- Fully furnished amenity room designed for social gatherings includes a warm & inviting fireplace and prep kitchen that features a fridge with an ice and water dispenser to keep food and drinks cool, dishwasher for easy clean-up and microwave for quick heating, and outdoor space for added entertaining space year round
- Every home comes with 1 parking stall with EV electrical rough-in
- Convenient sport locker for every home in the building
- Dedicated car, dog or bike wash with hot and cold water for added cleaning convenience
- AVIVA National Home Warranty – 2-5-10
- FOB access & security cameras throughout common areas and secured underground parkade levels for peace of mind
- All homes are fully equipped with gas bibs
- Cost-effective and high-efficiency heating and cooling system