



# WESTVIEW

SITE PLAN, FEATURES & FLOOR PLANS



south island  
HOME TEAM



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Mike Hartshorne\*\* | 250-474-4800 | [WestviewBC.ca](http://WestviewBC.ca)



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- ALL DIMENSIONS MAY VARY DUE TO SITE CONDITIONS AND ARE ACCURATE WITHIN 1 M. (3.28FT.)
- REAR YARD DIMENSIONS ARE ACCURATE TO WITHIN 1.83M (6 FT.)
- HEIGHT OF RETAINING WALLS WILL VARY PENDING GEOTECHNICAL ENGINEERING
- FENCE AND RETAINING WALL LOCATIONS IS PENDING GEOTECHNICAL APPROVAL



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## Site Plan

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## INSPIRED INTERIORS

- Colour scheme designed by Dawn Garneau of Award Winning Nygaard Interior Designs
- High volume, 9ft tall ceilings on main floor
- Stylish and discrete 2" urban faux wood collection blinds
- Durable 100% BCF Sol. Dyed carpeting in bedrooms and bonus room\*\*
- High quality 12mm laminate flooring; environmentally friendly and carries 25 years warranty, on main floor including entry, kitchen dining living, and powder room and hallways
- Quality trim package throughout the home
- Large windows for plenty of natural light
- Sleek, Napoleon Ascent Linear Series 36" gas fireplace with blower fan
- Painted artisan solid wood banister and railings\*\*
- LED lighting in the bedrooms, halls, laundry, walk in closet and living room
- Custom wood organizer in master bedroom walk in closet
- Convenient wire shelving in bedroom closets and pantry\*\*
- Built Green Certified

## EASY LIVING

- Energy Star high efficiency modulating gas furnace with programmable thermostat with air conditioning rough in, providing you year-round comfort
- Hot water on demand with recirculation line to deliver hot water to faucets quickly which conserve water and energy
- Fridge water line connected
- Standard rough in for gas range and BBQ outlet
- Fiber Optic telecommunications network connected to a smart panel
- Cable and telephone in living room and master bedroom
- Soffit plugs for Christmas lights
- Exterior weatherproof plugs
- Carbon monoxide & direct wire smoke detectors as per BC Building Code
- 200 AMP service
- Pantry and laundry room include motion activated lights

## GOURMET KITCHENS

- Your choice of 2 options of durable quartz countertops with tiled backsplash
- Black pulldown faucet with Power Clean technology
- Stylish pendant fixture over kitchen island
- Sleek undercabinet LED puck lights
- Cabinet doors and sliding drawers with soft-close hardware
- Undermount 18-gauge stainless steel sink
- Premium stainless-steel appliance package including:
  - o 4 Element Slide-In Electric Range
  - o Energy Star refrigerator
  - o Energy Star dishwasher with touch control
  - o Inverter Stainless Steel Microwave Oven

## BEAUTIFUL BATHROOMS

- Elegant quartz countertop in all bathrooms
- Luxurious tile flooring in the ensuite and main bathroom
- Decorative polished chrome towel bars and paper holders
- Soft close toilet seats in the main house

## LAUNDRY

- Dedicated laundry room
- Front-load dryer and Energy Star washer
- Laminate countertop above laundry appliances \*\*
- Main house laundry with tile flooring

\*Buyer has been notified that upgrade option of synthetic lawn has been made available. Due to the nature and sensitivity of environmental requirements for healthy and long lasting sod, buyers discretion is advised should sod be chosen. Developer does not, under any circumstance, guarantee or warranty sod.

\*\* if applicable

Some homes may include a sewer grinder pump in the lower floor

IN THE EVENT OF SHIPPING DELAYS OR DISCONTINUED PRODUCTS AND TO MAINTAIN HIGH STANDARDS, THE DEVELOPER RESERVES THE RIGHT TO MODIFY PLANS, SPECIFICATIONS AND DESIGN WITHOUT PRIOR NOTICE.



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## Features - Apr 15th, 2020

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## CURB APPEAL

- Multi-level homes with double garages
- Private and easy-care yards\*
- Large oversized decks with aluminum railings and patios on all homes for outdoor living
- Pre-coloured fibre cement exterior siding and trims, carrying a 15 year warranty
- Cultured Stone Accents\*\*
- Energy efficient double-glazed vinyl windows with argon gas
- 30 year warranty laminated fiberglass roofing shingle system with R-40 roof insulation
- Concrete driveways
- Two remote control devices for automatic garage door access
- Professionally landscaped yards with in-ground irrigation\*
- R-20 wall with 6 mil. polyurethane and acoustical sealant for your comfort
- Wall and ceilings of garages are insulated, drywalled and painted
- Cedar panel rear and side fencing included \*

## SUITES\*\*

- One onsite parking space
- Laminate flooring in the main living areas and carpet in bedroom(s)
- Linoleum in bathroom and laundry
- Quartz countertops in the kitchen & bathrooms
- Inclusive Energy Star appliance package (stainless steel):
  - o Electric ceramic top range
  - o Fridge with freezer
  - o Energy Star dishwasher with touch control\*\*
  - o Hood fan
  - o Electric stacked laundry center
- Cable and telephone in living room

## PEACE OF MIND

### Verity Construction's Homeowner Support

- Multiple Award-Winning Company, including Best Customer Service, Built Green Builder of the Year; and too many more to list – please visit our website for more information
- After framing, each home will have a rough-in walk through and lot orientation on-site
- Final walk-through prior to occupancy
- In-house customer service department
- Emergency service support

## WARRANTY

### Travelers' 2-5-10 New Home Warranty

- 2 year materials and labour warranty
- 5 year building envelope warranty
- 10 year structural defects warranty

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\*\* if applicable

Some homes may include a sewer grinder pump in the lower floor

\* Fencing will be provided as close to the property line as site conditions permit, as determined by the Developer  
Fence return panels or gates available as an upgrade

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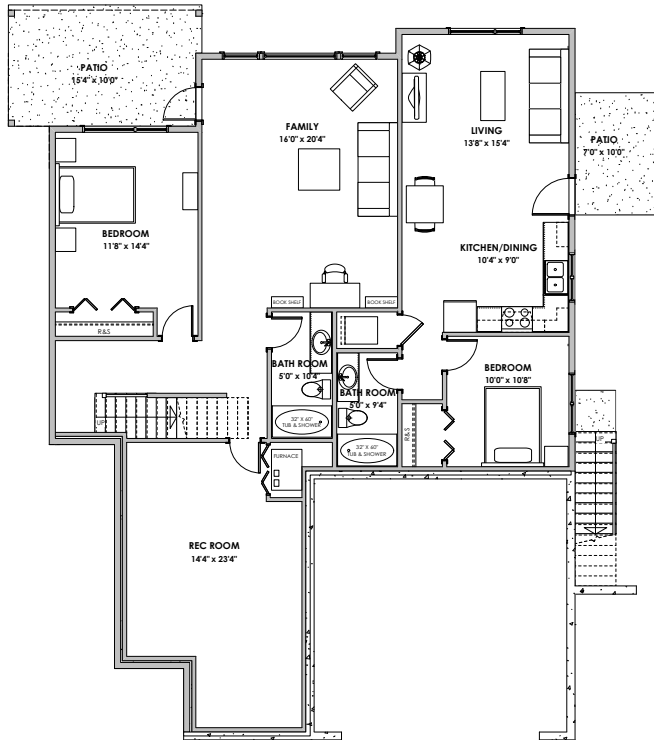
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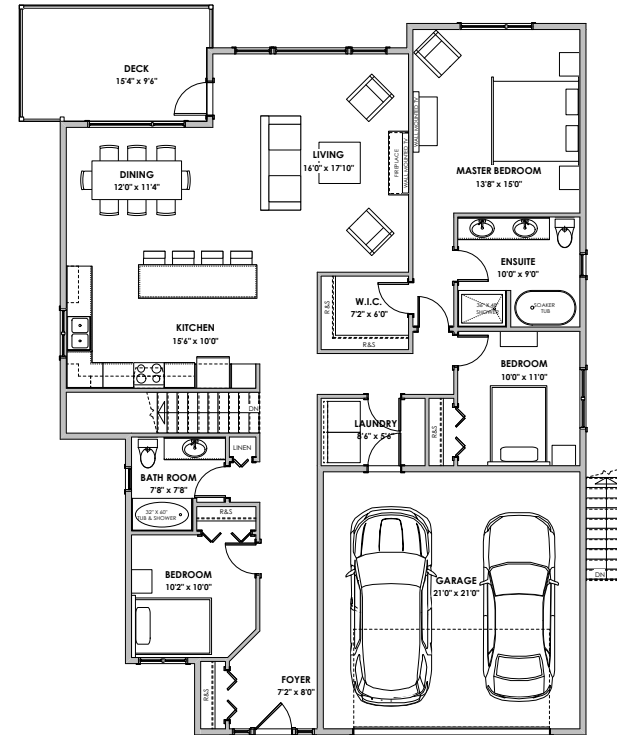


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Lower Floor  
1734 sq. ft.



Main Floor  
1727 sq. ft.

#### LIVING AREA

Primary: 2871 sq. ft.  
Suite: 589 sq. ft.  
Total: 3460 sq. ft.

#### OTHER

Garage: 484 sq. ft.

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'Knoll' Traditional - 3,460 sq. ft.

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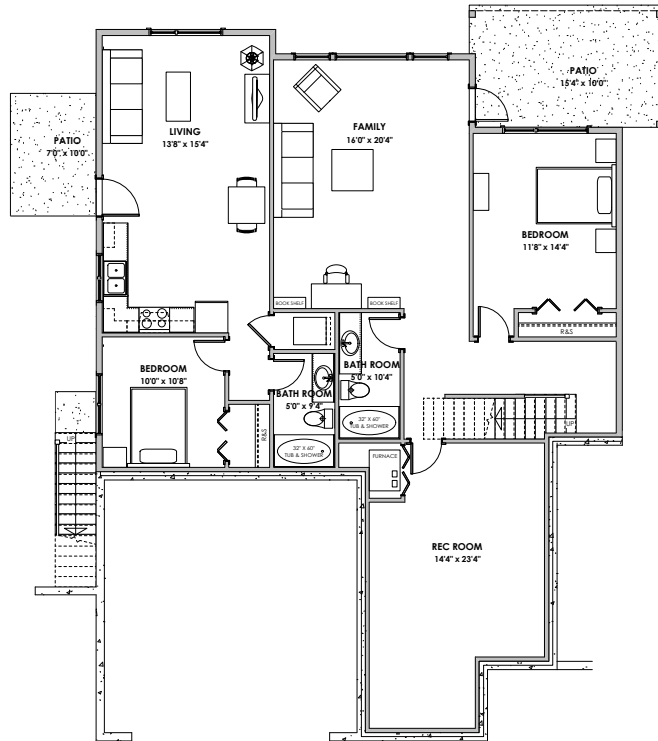
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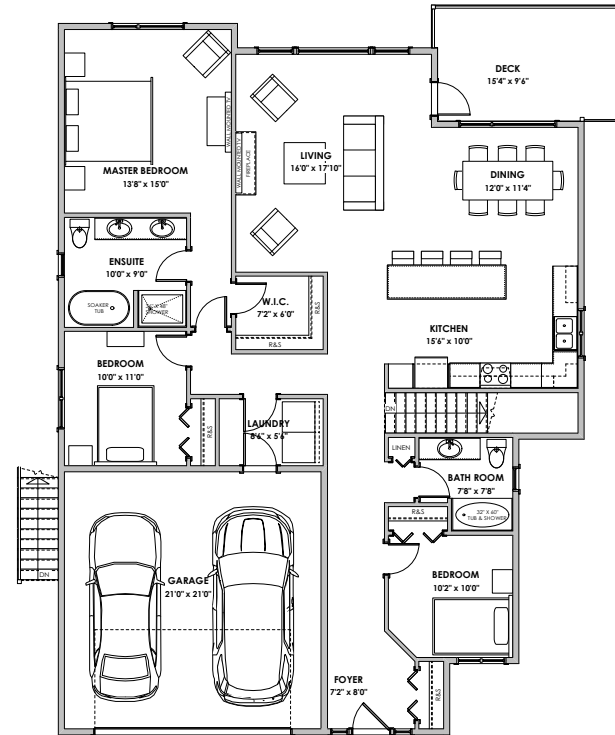
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# WESTVIEW



Lower Floor  
1734 sq. ft.



Main Floor  
1727 sq. ft.

## LIVING AREA

Primary: 2871 sq. ft.  
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'Knoll' Coastal - 3,460 sq. ft.

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'Knoll' Coastal Main Floor Rendering Shown



'Knoll' Coastal Lower Floor Rendering Shown

These are sample images, visit [WestviewBC.ca](http://WestviewBC.ca) for more details.



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## Interior Renderings

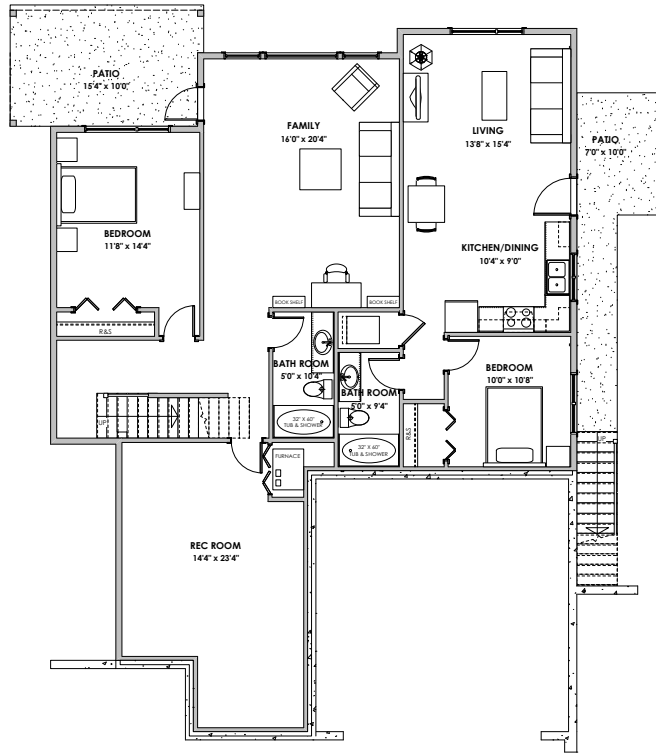
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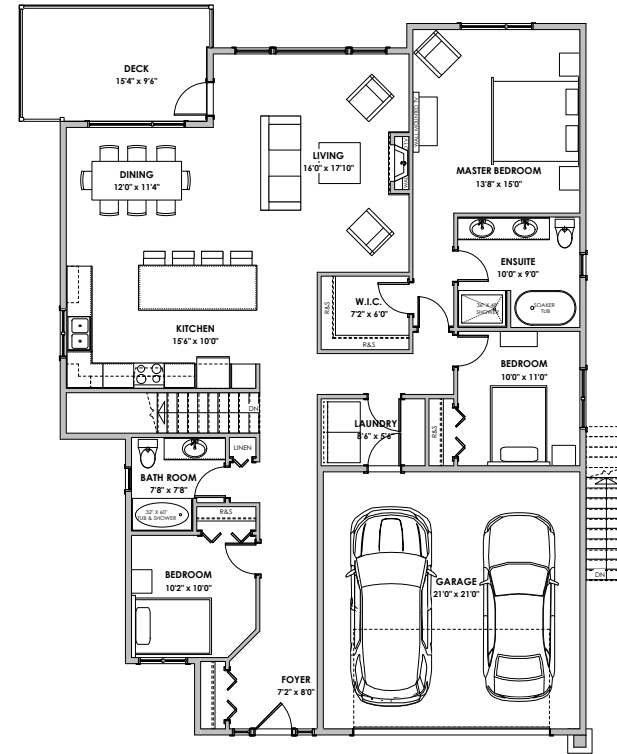


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# WESTVIEW



Lower Floor  
1734 sq. ft.



Main Floor  
1727 sq. ft.

## LIVING AREA

Primary: 2871 sq. ft.  
Suite: 589 sq. ft.  
Total: 3460 sq. ft.

## OTHER

Garage: 484 sq. ft.

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'Knoll' Craftsman - 3,460 sq. ft.  
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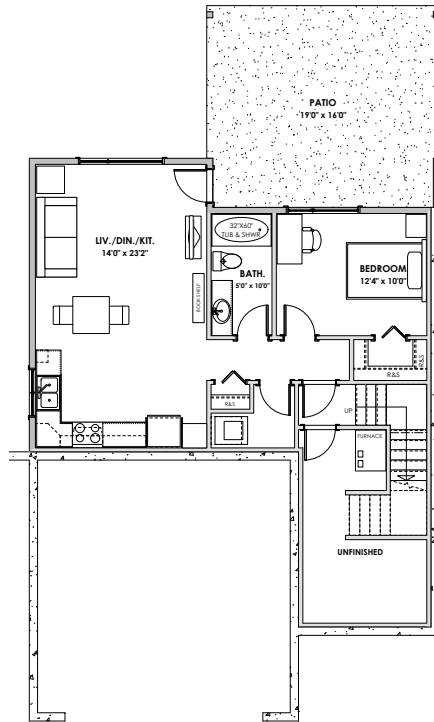
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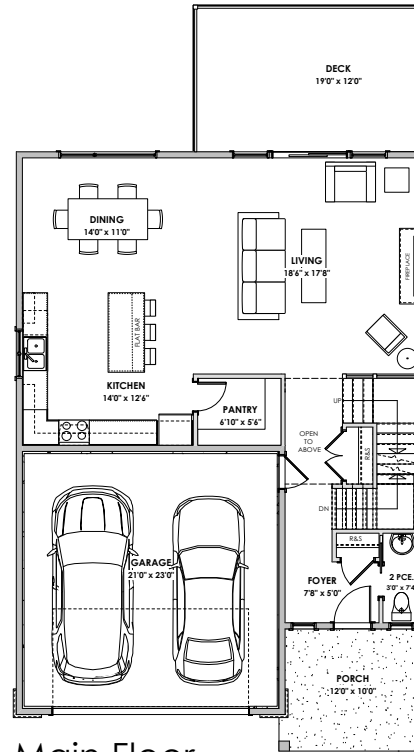


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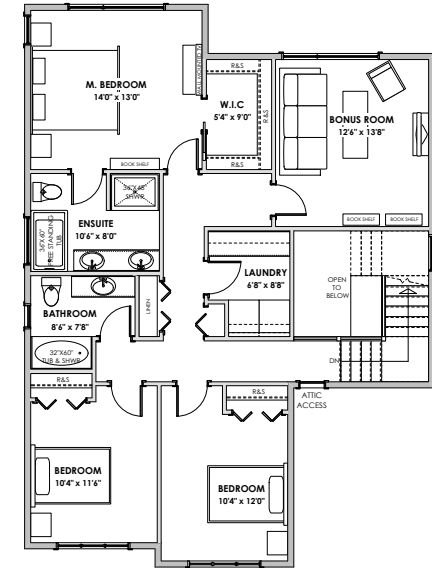
Lower Floor

Primary: 85 sq. ft.  
Suite: 661 sq. ft.  
Unfinished: 157 sq. ft.



Main Floor

Primary: 977 sq. ft.  
Garage: 484 sq. ft.



Upper Floor

Primary: 1151 sq. ft.



## LIVING AREA

Primary: 2213 sq. ft.  
Suite: 661 sq. ft.  
Total: 2874 sq. ft.

## OTHER

Unfinished: 157 sq. ft.  
Garage: 484 sq. ft.

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'Sierra' Craftsman - 2,874 sq. ft.  
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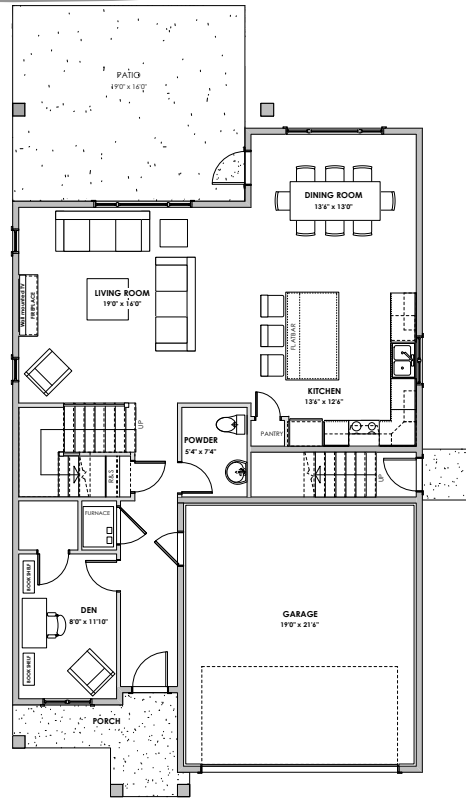
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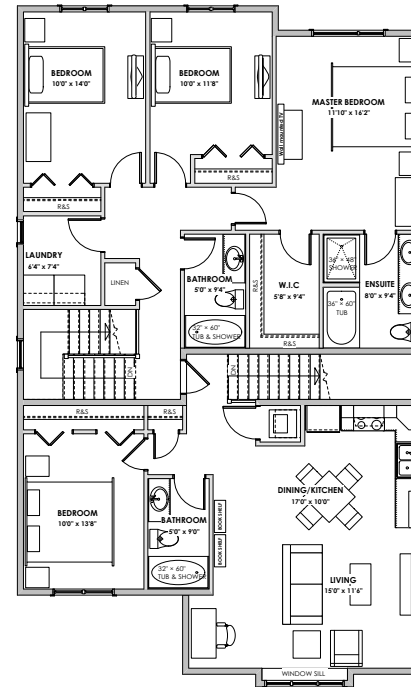
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## Main Floor

Primary: 1079 sq. ft.  
Suite: 43 sq. ft.



## Upper Floor

Primary: 969 sq. ft.  
Suite: 750 sq. ft.



### LIVING AREA

Primary: 2048 sq. ft.  
Suite: 750 sq. ft.  
Total: 2798 sq. ft.

### OTHER

Garage: 450 sq. ft.

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'Plateau' Traditional - 2,798 sq. ft.  
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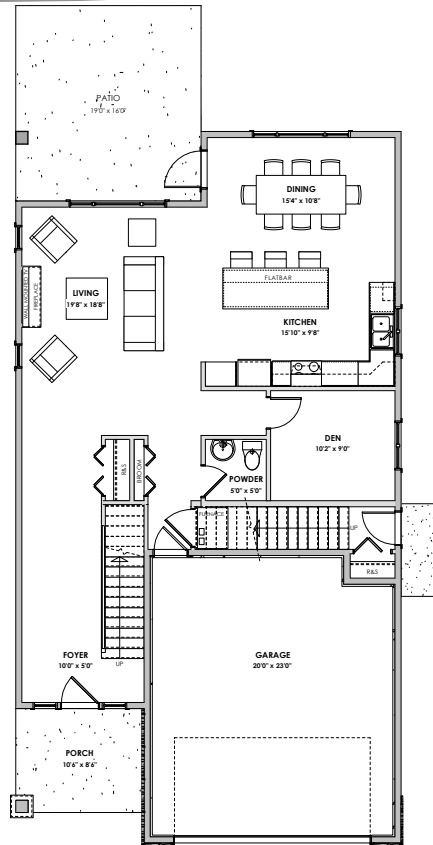
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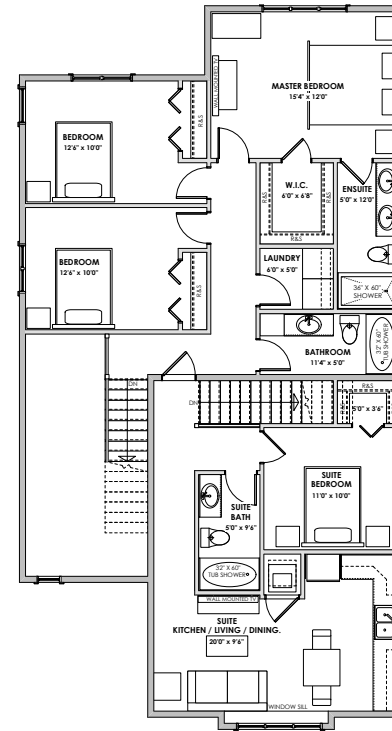
## Main Floor

Primary: 1071 sq. ft.  
Suite: 65 sq. ft.



## Upper Floor

Primary: 831 sq. ft.  
Suite: 542 sq. ft.



### LIVING AREA

Primary: 1902 sq. ft.  
Suite: 607 sq. ft.  
Total: 2509 sq. ft.

### OTHER

Garage: 494 sq. ft.

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'Highland' Classic - 2,509 sq. ft.  
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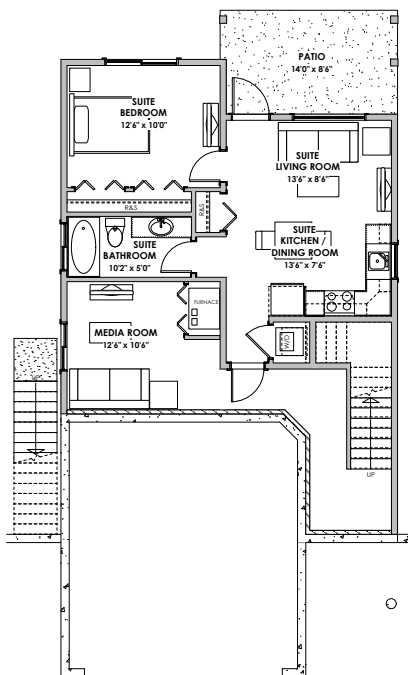
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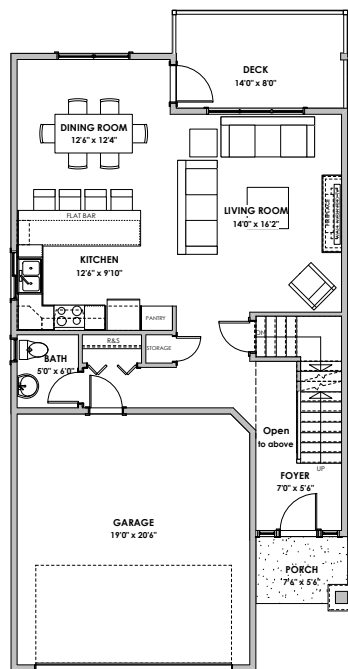


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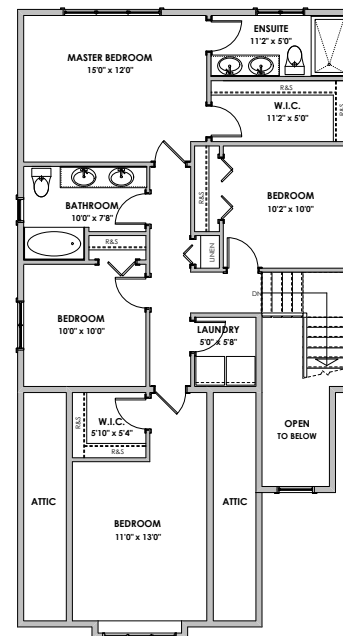
## Lower Floor

Primary: 309 sq. ft.  
Suite: 506 sq. ft.



## Main Floor

Primary: 815 sq. ft.  
Garage: 428 sq. ft.



## Upper Floor

Primary: 1018 sq. ft.



### LIVING AREA

Primary: 2142 sq. ft.  
Suite: 506 sq. ft.  
Total: 2648 sq. ft.

### OTHER

Garage: 428 sq. ft.

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'Bank' Craftsman - 2,648 sq. ft.  
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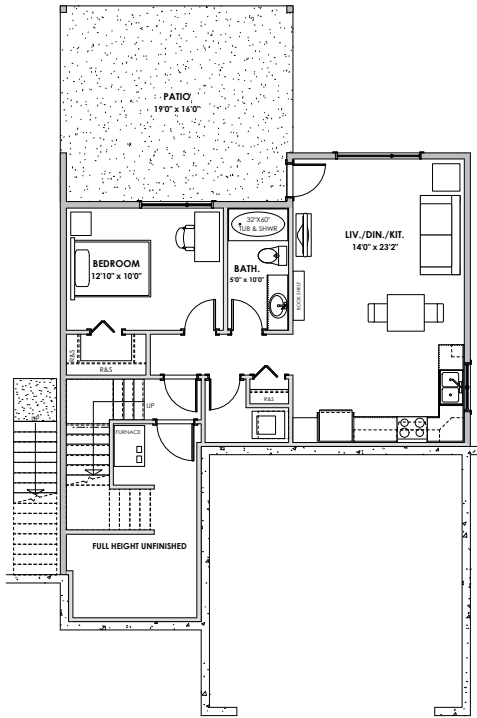
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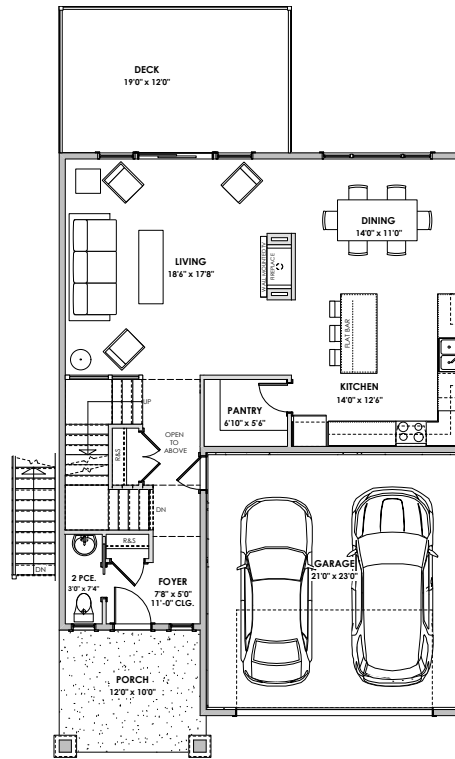
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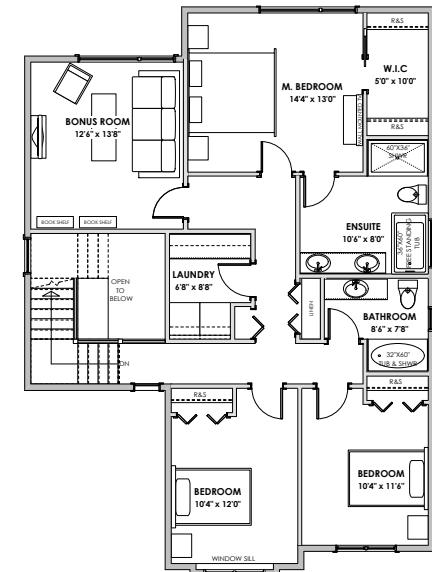
Lower Floor

Primary: 85 sq. ft.  
Suite: 661 sq. ft.  
Unfinished: 157 sq. ft.



Main Floor

Primary: 977 sq. ft.  
Garage: 484 sq. ft.



Upper Floor

Primary: 1174 sq. ft.



## LIVING AREA

Primary: 2236 sq. ft.  
Suite: 661 sq. ft.  
Total: 2897 sq. ft.

## OTHER

Unfinished: 157 sq. ft.  
Garage: 484 sq. ft.

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'Sierra' Traditional - 2,897 sq. ft.  
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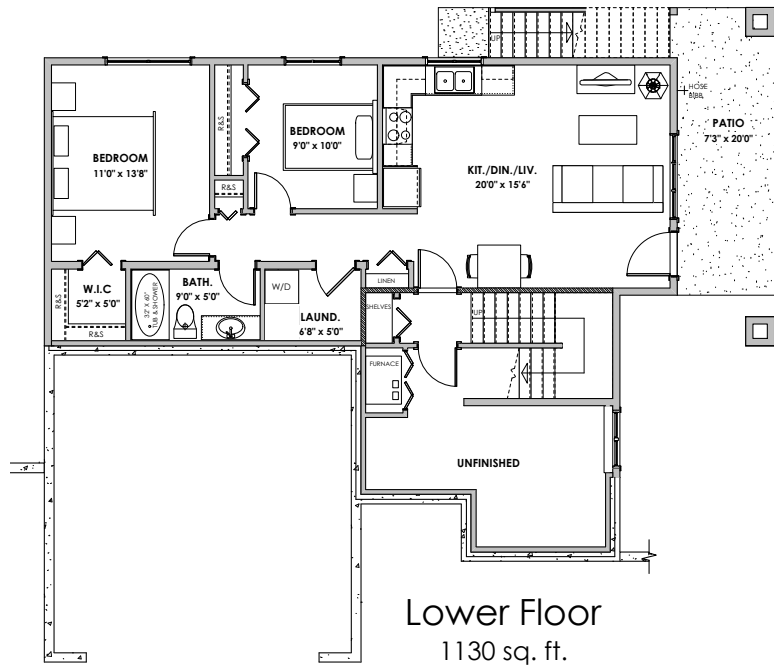
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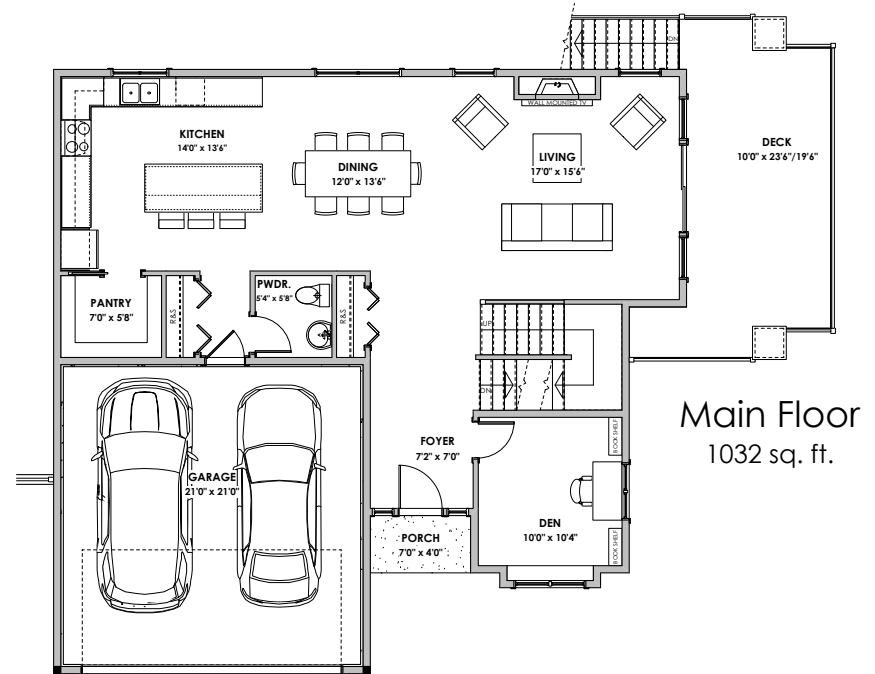
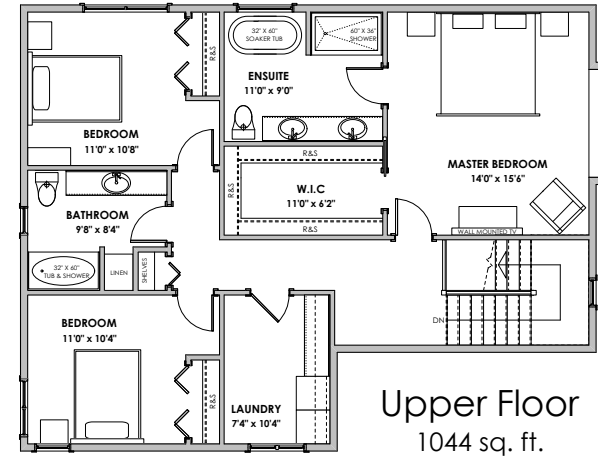
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<b>LIVING AREA</b>	
Primary:	2394 sq. ft.
Suite:	812 sq. ft.
Total:	3206 sq. ft.
<b>OTHER</b>	
Garage:	484 sq. ft.



'Ascension' Craftsman - 3,206 sq. ft.  
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