



Cadence

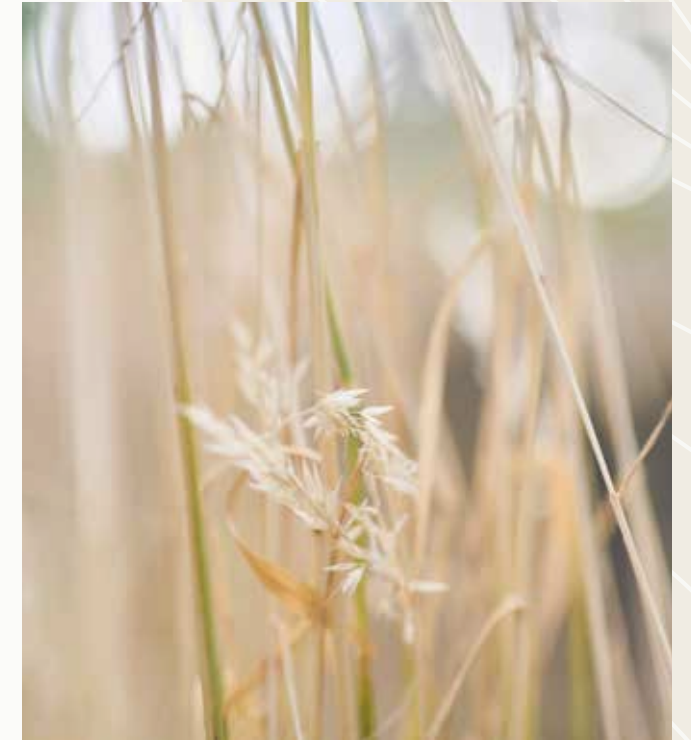
FIND YOUR RHYTHM





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A Gracefully Urban Setting

Well-situated in the Upper Quadra Neighbourhood, living at Cadence represents an opportunity to set roots in an established residential setting, nestled among leafy trees, and steps to parks, schools, recreation, and urban conveniences.

Steps away from the front door is Playfair Park, a remarkable nine-acre natural greenspace oriented around a mature Garry oak meadow - offering countless walking paths through Azalea and Rhodo gardens, picnic areas, and a playground.



A Well-Connected Location

Perfectly located between Four Corners and Saanich Centre, abundant amenities and everyday essentials are found close to home when you live at Cadence.

Living car-light or car free is simple, with nearby bike routes like the Galloping Goose and Lochside Trails, and frequent transit routes closeby, plus there's a shared MODO Car right downstairs.

GROCERIES & ESSENTIALS

- 1 London Drugs
- 2 Save on Foods
- 3 Shoppers Drug Mart
- 4 The Root Cellar
- 5 Thrifty Foods
- 6 Whole Foods Market

OUTDOORS & RECREATION

- 7 4 Cats Art Studio
- 8 Anytime Fitness
- 9 Crossfit Vic City
- 10 Emily Carr Library Branch
- 11 Fitness World
- 12 Livfit Studio
- 13 Playfair Park
- 14 Rutledge Park
- 15 Swan Lake
- 16 Tennis Courts
- 17 Tolmie Park

EDUCATION

- 18 Cloverdale Elementary (K - 5)
- 19 Cedar Hill Middle School (6 - 8)
- 20 Reynolds Secondary (9 - 12)
- 21 Camosun Lansdowne Campus
- 22 Camosun Interurban Campus
- 23 University of Victoria (UVic)

DINING & BITES

- 24 Ali Baba Pizza
- 25 Big Wheel Burger
- 26 Bin 4 Burger Lounge
- 27 Brown's Socialhouse
- 28 Crust Bakery
- 29 Halibut House
- 30 Keg Steakhouse & Bar
- 31 Noodlebox
- 32 Sizzling Tandoor
- 33 The Ruby
- 34 Starbucks Coffee
- 35 Yoshi Sushi

SHOPPING

- 36 Homesense
- 37 Hudson's Bay
- 38 Indigo
- 39 Mayfair Centre Stores
- 40 Sport Chek
- 41 Uptown Centre Stores
- 42 Urban Barn

GETTING AROUND

- 43 Galloping Goose Trail
- 44 Lochside Trail
-  Transit Routes
-  MODO Car Share Vehicle



Welcome Home

The homes at Cadence are designed with quality of life at the forefront. Large windows, nature-inspired exterior materials and outdoor spaces for every home create connection to natural surroundings.

Lush landscaping highlights the ground floor experience, while contemporary architecture features a contrasting brick, woodgrain and metal façade, and glass accents - integrating seamlessly into the neighbourhood and establishing a prominent sense of place for the corner.





The Commons at Cadence

The Commons is a place for connecting to social and work rituals, offering a multi-purpose shared indoor and outdoor owner's amenity area for co-working, recreation, and special events.

The Indoor Commons was designed for independent work and collaboration alike, with co-working pods, a lounge area, and a shared group event space, complete with integrated audio visual (AV) and a kitchenette.

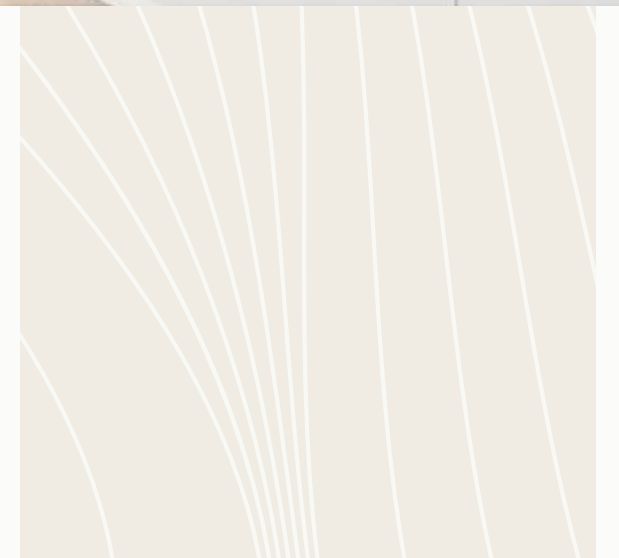
The Outdoor Commons overlooks a private garden and pathway, with multiple seating areas and a fire pit, perfect for just taking in some sunshine, taking your work outside, or hosting a small group of friends and family.



Interiors Inspired by Nature

Interiors are designed to instill a natural sense of peace and comfort. Thoughtful wide-open floorplans create connected functional spaces that feel great to be in and provide plenty of room for storage throughout each home.

Nature-inspired materials like wide plank oak tone floors, vertical grain wood cabinetry and quartz stone countertops reflect the outdoors inside.





Simply Elegant Kitchens

Integrated appliances and full height pantries set the stage for the elegant and functional gourmet kitchens at Cadence. Equipped with a curated appliance collection by Fisher & Paykel®, Whirlpool®, and Panasonic®, including wall oven and separate cooktop, every kitchen is designed to suit a range of lifestyles – from the seasoned chef to the devout minimalist.

Two interior palettes provide choice between light and medium accents throughout the home. A light palette offers natural oak tones with off-white quartz stone and tile accents, while a medium palette marries dark oak and light charcoal elements.



Generous Room for Living

Large windows, overheight 9-foot ceilings and recessed lighting make for brighter indoor spaces and better outlooks. Outside, every home provides a generous private patio or balcony, perfect for a moment of quiet reflection, or an afternoon of entertaining.



A Place for Better Rest

Calming bedrooms offer a space for serenity that feels tucked away from it all. Designed with rest and relaxation in mind, the homes at Cadence utilize a high-quality floor assembly with sound-reducing underlay to minimize sound transfer and provide quieter living spaces.

Clean lines and natural materials in the bathroom create a warm, yet contemporary aesthetic. Elegant and thoughtful details like oversized vanities and motion sensor under cabinet accent lighting add to the sense of comfort.





Every Detail Considered

When it comes to a truly functional home, the difference is in the details. The homes at Cadence were designed to consider even the smallest and seemingly unexpected details, in the interest of creating more livable spaces.

Features like USB-charging outlets and built-in cutlery inserts in the kitchen elevate everyday functionality, while integrated hanging and shelving space in closets helps maximize use of every square inch of the home.



Creating Iconic Spaces

At Abstract, we don't just construct homes, we help build communities.

Our meticulous, time-tested development process spans years—from the initial concept through to completion and is driven by personal engagement with a variety of stakeholders to design meaningful residences that contribute to the local community.

Over the last two decades, Abstract has built more than 600 single and multi-family homes in neighbourhoods across Greater Victoria.



BELLEWOOD PARK

83 Homes
Completing 2021



BLACK & WHITE

75 Homes
Completed 2019



FIFTEEN88

62 Homes
Completed 2020



AVERY LANE

16 Homes
Completed 2020



SPARROW

49 Homes
Completing 2023



VILLAGE WALK

22 Homes
Completed 2014



BOWKER COLLECTION

43 Homes
Completed 2020

In Good Company

Cadence was envisioned through a collaboration with an acclaimed team of project partners who are committed to creating high-quality communities:

ARCHITECTURE



With a driving need to positively impact the built environment, Koka was conceived as a practice that utilizes capabilities in art, architecture, construction, product development, health, and sustainable design, to create healthy living environments. With every project, they strive to create living environments that benefit the mental and physical well-being of each occupant.

INTERIOR DESIGN



Nygaard Interior Design is a boutique interior design firm headed by lead designer Sandy Nygaard. Sandy brings over two decades of experience to each and every project, from expansive custom homes to multi-family developments. Her keen eye for design and modern aesthetic has built her a strong reputation for both residential and commercial work, and she has been regularly featured in interior design and home publications.

LANDSCAPE



Murdoch de Greeff Inc. was formed by Scott Murdoch and Paul de Greeff in 2007. Their planning and design approach is based on the notion that a thorough understanding of a site's natural opportunities and constraints is the cornerstone to logical and sustainable solutions.



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