

WILLOW + GLEN

HOME SPECIFICATIONS

WELCOME HOME

- A beautifully curated collection of 3 and 4-bedroom townhomes designed by Mallen Gowing Berzins Architecture (MGBA)
- Brick and horizontal siding facades feature thoughtful details and board & batten textures
- Offering generous outdoor living spaces, every home has a private front yard and a deck or terrace off the main floor
- Double car garage in every home with future considerations for EV charging infrastructure
- Customizable lower floor layout in some homes, with an optional fourth bathroom (roughed in) and a flex space that can be tailored for a bedroom, media room, den, or office
- Nestled between urban and natural amenities in the heart of Langford
 - Urban: Schools, recreation, shopping, dining, and transit hubs are all moments away
 - Nature: Walk or bike along the Galloping Goose Trail to one of the area's scenic nature parks, lakes, or beaches

INTERIORS

- Inspired by both the surrounding landscape and bright summer coastal reflections, Willow + Glen offers thoughtfully crafted floor plans to suit your ever-changing lifestyle needs
- Two curated colour palettes to choose from:
 - Moss - Warm porcelain stone-like tile and wood grains throughout. Kitchen cabinetry in soft sage and warm white pair with muted champagne bronze hardware
 - Mist - Stone greys, warm white and medium wood grain combine with contemporary veined quartz and chrome hardware to create a sense of timeless serenity
- Open concept main floor living with over-height 9-foot ceilings
- Warm brushed oak luxury vinyl flooring on lower floor and main floor living areas
- Premium carpets with high density underlay on stairs and throughout upper floor bedrooms and hallways
- Porcelain tile in front entry
- Panel-style interior doors with satin chrome hardware throughout
- Air-conditioned primary bedroom and main floor living areas ensure you're comfortable year-round
- Slim ceiling lighting in all main living areas, with designer lighting fixtures throughout
- Full-size 27' stacking Samsung® front load laundry package

KITCHEN

- Kitchen design anchored by two-tone slim shaker-style matte white and brushed oak or soft sage cabinetry
- Thoughtfully designed kitchen millwork featuring soft-close cabinets, built-in full height-pantry and desk nook in some homes with integrated USB chargers in electrical outlets
- Quartz countertops (1 ¼") accented with porcelain tile backsplash
- Double compartment stainless steel sink (31") and chrome or champagne bronze faucet with pulldown spray function
- Cutlery insert and recycling centre included in kitchen millwork for organized living
- Integrated under-cabinet accent lighting and pendant lighting over island
- Gourmet Smart stainless-steel Samsung® appliance package with Wi-Fi controls:
 - Samsung® counter depth French door refrigerator with fingerprint resistant finish, water filter, and ice maker
 - Samsung® 5-burner electric range with a fingerprint resistant finish
 - Samsung® dishwasher with stainless steel interior
 - Samsung® slim over the range microwave with voice control

BATHROOMS

- Floating vanity with under cabinet motion sensor lighting, elegant clear wall scones, and custom frameless mirror
- Natural oak 3D laminate slim shaker-style millwork with contemporary chrome pull
- White undermount sink with single-lever faucets in chrome with dual undermount sinks in primary ensuite
- 1 ¼" Polished quartz countertops and backsplashes
- White alcove tub shower with chrome showerhead and faucet surrounded by porcelain tile in main bathroom
- Minimalist chrome frame glass enclosed shower with oversized porcelain marbled tile surround and chrome showerhead in primary ensuite
- Dual flush low-consumption toilet
- Oversized porcelain marbled tile flooring with radiant, in-floor heat in primary ensuite

ADDITIONAL CONVENIENCES

- Bodman Park at Willow + Glen nurtures community and connection with multiple gathering spots and opportunities for outdoor activities, offering:
 - Central and accessible green space with picnic tables and benches surrounded by retained mature trees
 - Nature inspired children's play area with boulders and logs to encourage active lifestyles
 - Dog run area comprised of artificial lawn
- Low-maintenance vegetation including native and non-native plants and advanced stormwater management practices integrated in landscaping
- Outdoor water connection on the patio and electrical outlets on the balcony
- Thermally broken, double-glazed vinyl windows with enhanced Low-E glazing
- White roller blinds throughout, with blackout window coverings in bedrooms (optional)
- Energy-efficient lighting and plumbing fixtures
- Low VOC interior paints and finishes throughout
- Visitor car and bicycle parking onsite

ABSTRACT HOMEOWNER CARE

- Constructed by award-winning Abstract Developments, one of Victoria's most-respected developers of residential, mixed-use communities and custom homes
- Peace of mind with Abstract's Homeowner Care, backed by BC Traveler's 2-5-10 New Home Warranty:
 - 2 Year Materials and Labour
 - 5 Year Building Envelope
 - 10 Year Structural
- Abstract Homeowner Care Orientation Program and on-call homeowner support

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URBAN BY NATURE

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