
VILLAGE LANDING
at Oak Bay Village
TOWNHOMES BY AWARD-WINNING ZEBRA DESIGN



An **exclusive collection** of eight elegant townhomes.

- 3-Bedrooms
- Private Patios
- Private Garages
- 2-Level and 3-Level







Discover your dream home at **Village Landing.**

Enjoy a leisurely stroll through the charming shops of Oak Bay Village, leading to the tranquil shores of the ocean. Welcome to Village Landing, your perfect home in an idyllic location.

Indulge in world-class amenities: relax at the luxurious spa of the Oak Bay Beach Hotel, tee off at one of the nearby golf clubs, or enjoy a coffee and conversation at one of the local cafés or restaurants.

Many travel from far and wide to experience this enchanting destination. At Village Landing, you have the luxury of calling it home.

Victoria was named Best Small City in the World In the 2024 Condé Nast Traveler Readers' Choice Awards

VILLAGE LANDING
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Natural **timelessness.**

Every detail has been thoughtfully considered, from ample kitchen storage to a generous 10-foot island.

Experience the elegance of a luxurious classic kitchen design by Zebra Interiors. High-quality fixtures, finishes, and Fisher & Paykel appliances further elevate your kitchen space.



Warmth and **style.**

Relax in comfort by the fireplace, elegantly wrapped in light wood and adorned with mosaic Night Sky tiles. Genuine white oak hardwood floors and wood banister railings on powder-coated spindles beautifully complement the light, open space. This inviting design creates a perfect balance of warmth and sophistication.





Shown: 2 story homes.







State-of-the-art **energy savings.**

Solar Energy

Each home benefits from a solar panel system that enables net metering, reversing energy charges when power is not needed. The estimated consumption offset is +/- 25%. The solar system is equivalent to planting over 10,000 trees.

Electric Car Stations

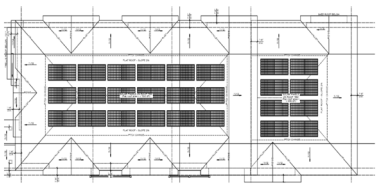
Every home is pre-wired for electric car charging stations, ensuring convenience for eco-conscious owners.

High-Efficiency Build

Built to Energy Step Code 4 standards, our homes feature superior insulation, masterful air sealing, and thoughtfully designed airflow systems. This innovative design maintains ideal comfort levels despite fluctuating outdoor temperatures, while energy-efficient appliances further enhance cost savings.

Heat Pump Central Heating and Cooling

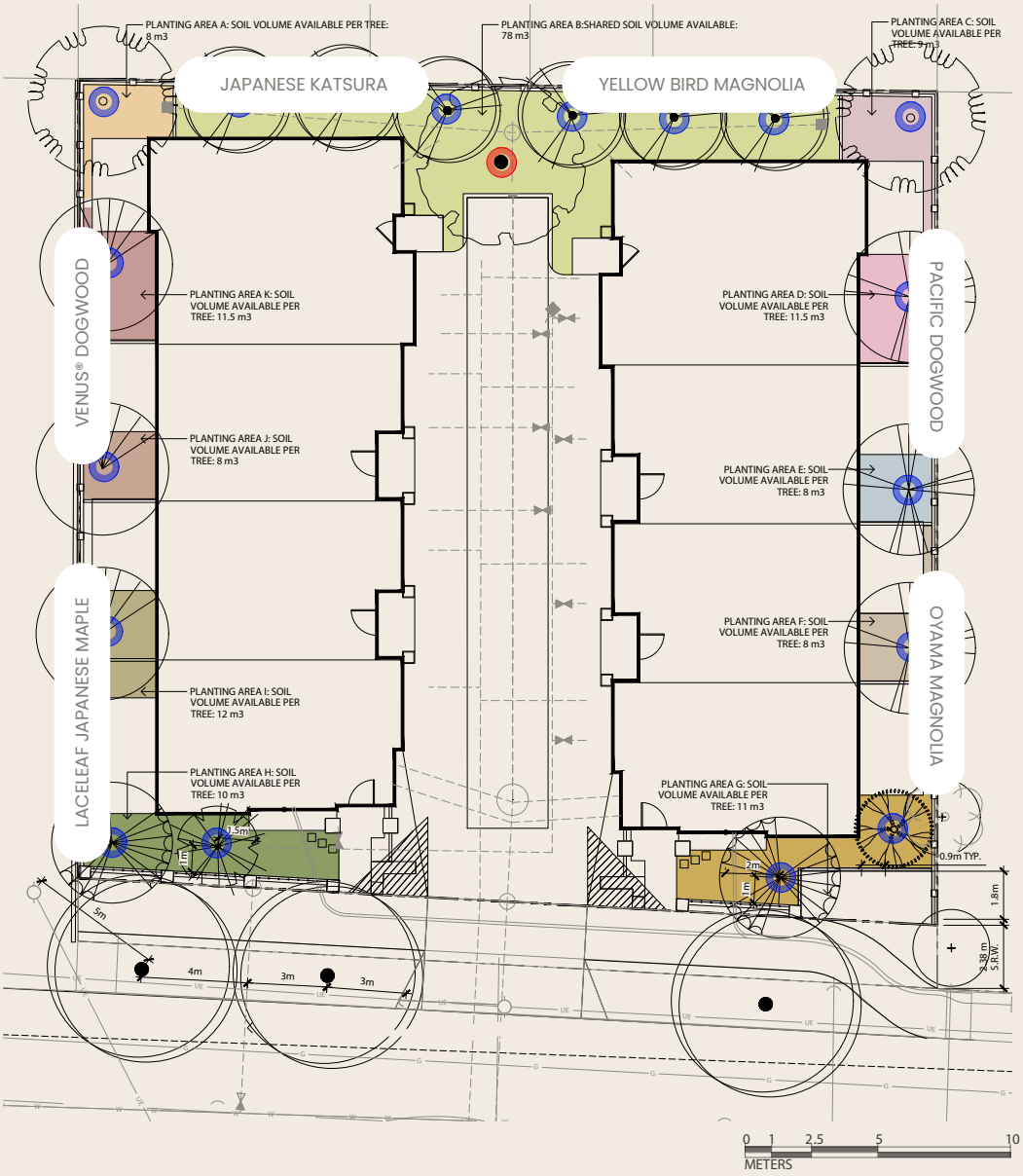
Enjoy efficient heating and cooling year-round.

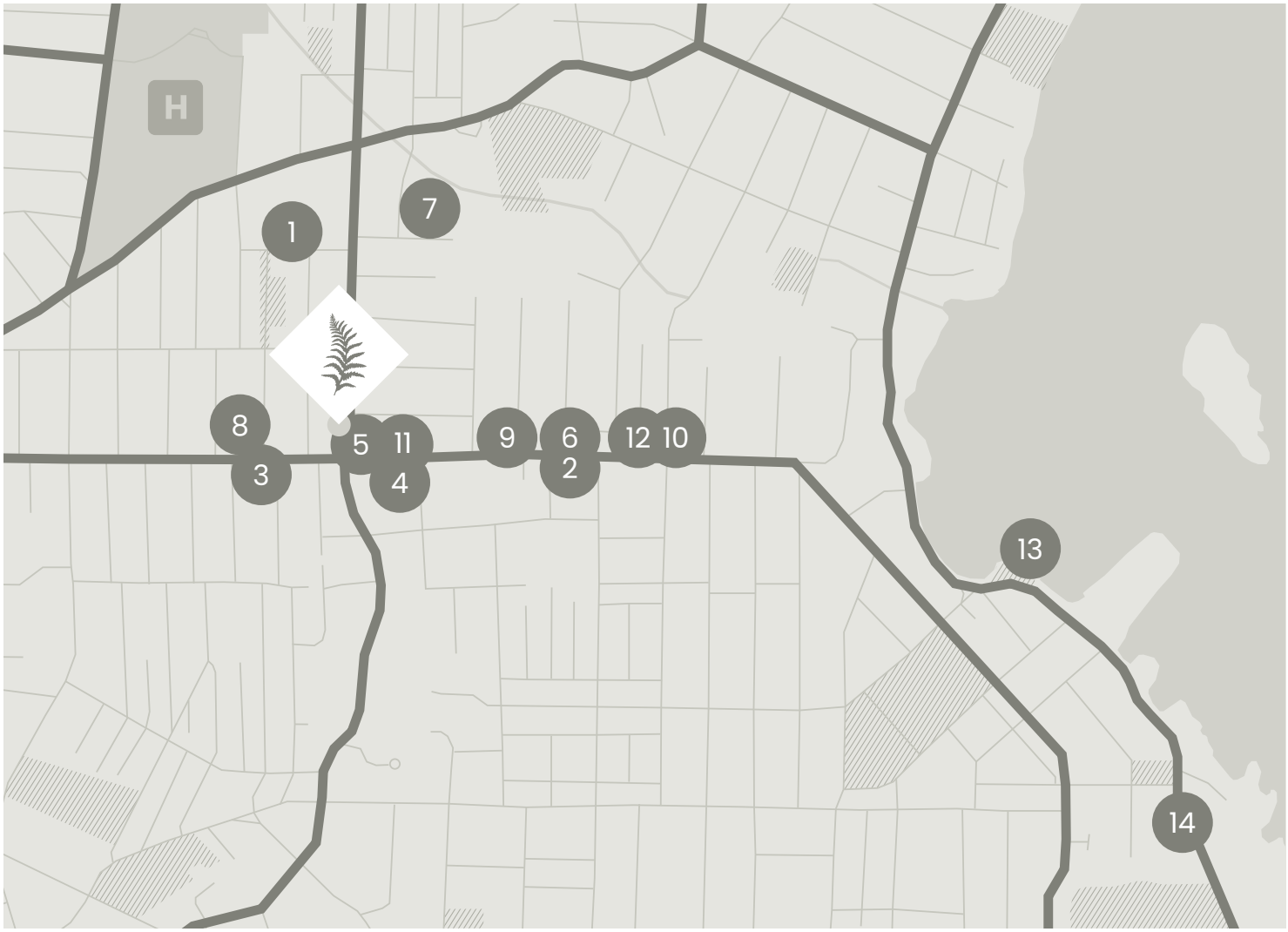




Wrapped in **trees.**

Over 22 new trees create a lush green canopy at Village Landing. A riparian rain garden, engineered by Biophilia Design, enhances soil absorption and promotes a healthier ecosystem.













The neighbourhood.

1 Save-On-Foods
2 Fairway Market
3 Red Barn Market
4 The Oak Bay Gallery
5 Prestige Picture Framing
6 Starbucks
7 Oak Bay Recreation Centre
8 Discovery Coffee
9 COBS Bread Bakery & Cafe
10 Ottavio Italian Bakery & Cafe
11 Village Butcher
12 Penny Farthing Public House / Vis-à-Vis
13 Oak Bay Marinva
14 Oak Bay Beach Hotel & Spa



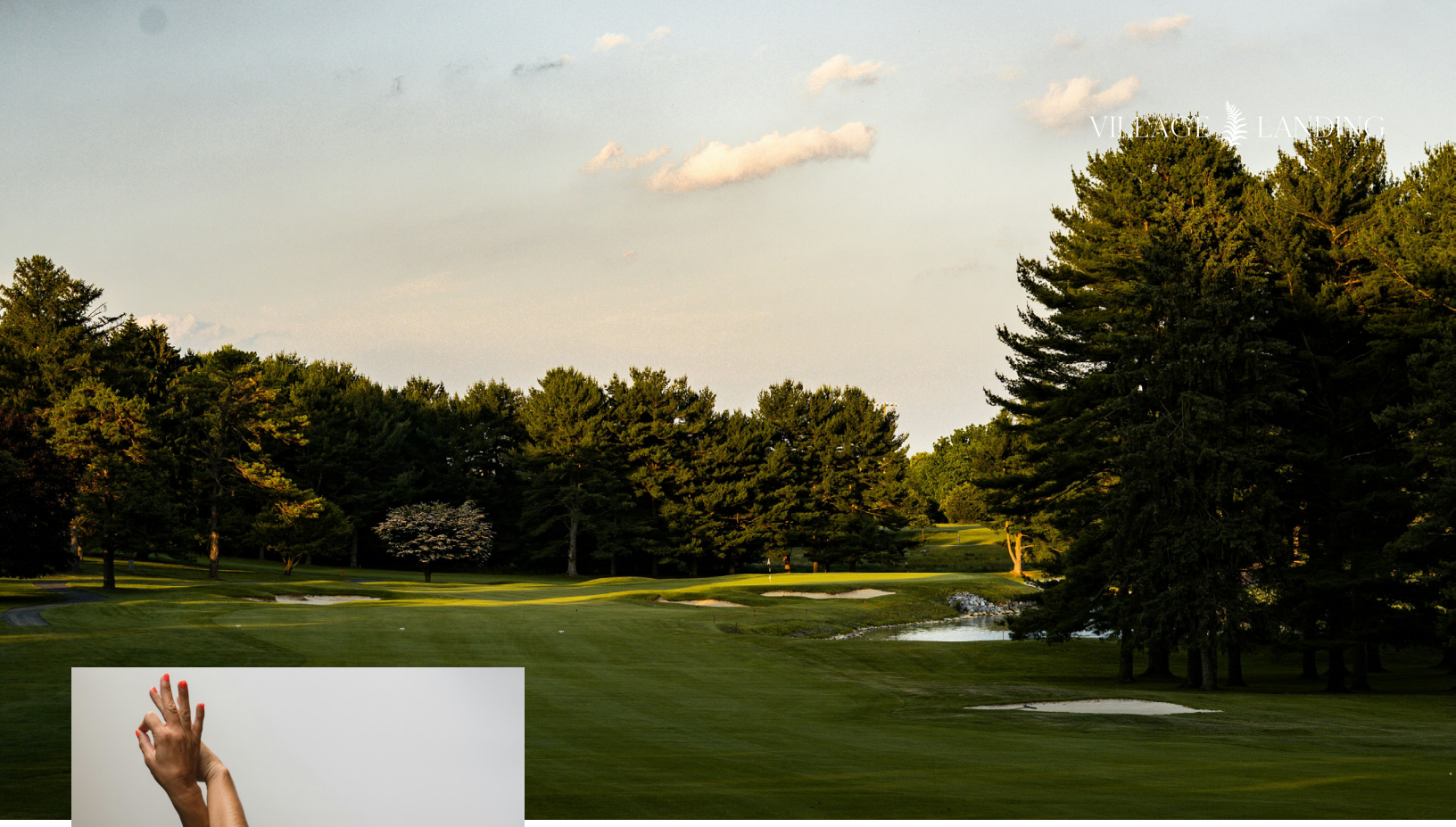


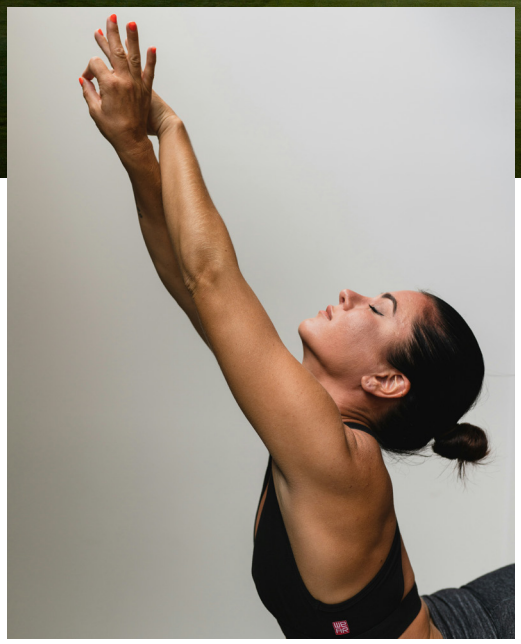


Connect with **nature.**

The Oak Bay Beach Hotel was recognized as the #5 Top Hotel in Western Canada by the 2024 *Condé Nast Traveler* Readers' Choice Awards.

The Boathouse Spa at the Oak Bay Beach Hotel is a luxurious waterfront retreat renowned for its exceptional facilities and stunning ocean views. One of its standout features is the trio of heated outdoor mineral pools, which overlook the Salish Sea, allowing visitors to relax in warm, mineral-rich waters while taking in breathtaking ocean views.





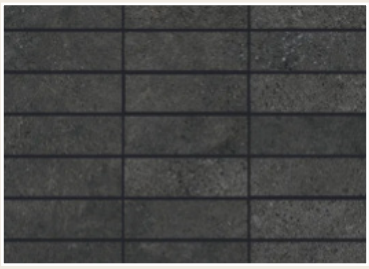


Enjoy **yoga, swimming** or **exercising** at the Oak Bay Recreation Centre, or **play 18 holes** at the Victoria Golf Club.

Finishings, fixtures **& details**



Cabinets and fireplace Master Oak Light Natural



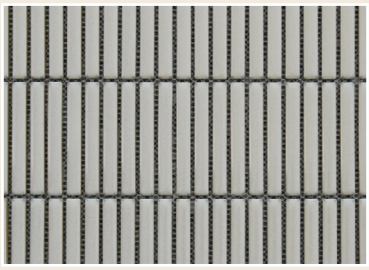
Ateliers mosaic Night Sky fireplace tiling



Bomba ET2 lighting (2 story homes only)



Gentle Stone porcelain tile finished in matte



Pencils mosaic kitchen backsplash



Kuzco entry sconce (3 story homes only)



Atelier Sunset matte square tile with mosaic accent walls in primary bath



Ocean Falls Harmony, engineered hardwood white oak floors



Kuzco Bhutan Bath sconce

Wile all efforts are taken to be true to design, finishings may be subject to change pending availability at install date.

Finishings, fixtures **& details** (continued)



Townhomes

- 8 townhomes: 2 two-story and 6 three-story units
- Heat pump for efficient heating and air conditioning
- Private outdoor patio garden area for each home
- Stunning exterior with shingle shakes
- Central visitor bike area
- Addition of 22 new trees, from Dogwoods to Japanese Katsura
- Comprehensive 2-5-10 warranty

Kitchens

- Custom-designed cabinets
- Cupboards with soft close doors and dovetailed drawers
- Large kitchen island, as well as space for dining
- Carrera design quartz counters
- Pencils Collection mosaic tile backsplash
- Undercounter lighting
- Fisher & Paykel quality appliance package
  - 36-inch fridge by Fisher & Paykel
  - 30-inch convection oven by Fisher & Paykel
  - 24-inch quiet dishwasher by Fisher & Paykel
- Faber integrated pull out hood vent
- Baril faucet with retractable jet shower

Living Area

- Fireplace wrapped with light panels
- White oak natural hardwood floors
- Powder-coated railings with wood handrails

Ensuites

- Custom-designed light cabinets
- Carrera design quartz counters
- Heated in-floor master baths
- Baril Petite Collection shower and faucets fixtures

Environmentally Conscious

- Rooftop solar panel arrays significantly reduce electricity costs
- Permeable pavers encourage natural ground water management
- Riparian rain garden feature in common area
- Electric car or bike charging ready in each garage
- Energy-efficient appliances
- Homes are built to Step Code 4, recognized as one of the highest levels of energy efficiency, ensuring reduced energy consumption, lower utility costs, and superior comfort for homeowners.



Fisher & Paykel
Built-in Dishwasher, Tall, Sanitize
Model: DW24UNT4X2

Offers superior wash performance and advanced drying. Eight wash programs, from Heavy to Light, including Auto, 60min, and Glassware. Dry+, Sanitize, Half Load, and Intensive modifiers provide additional wash options. Wi-Fi enabled, with app integration for remote control and notifications.



Fisher & Paykel
30" Induction Range
Model: OR30SDI6X1

Four instant-response, cool-to-touch induction cooking zones. Convection oven with 3.5 cu. ft. total capacity and nine oven functions, including non-tip, full-extension shelves for safe removal of hot dishes, and a high-temperature self-cleaning function. Every detail has been carefully crafted—the solid, perfectly balanced soft-close door, durable cooktop, and glowing halo dials all contribute to an exceptional, premium range.



Fisher & Paykel
French Door Refrigerator Freezer, 36", Ice
Model: RS36A72J1N

The Fisher & Paykel refrigerator adapts to daily use by cooling and defrosting only when needed. This means it uses energy efficiently without compromising food care. The fridge is designed and built with quality materials, such as stainless steel for the exterior and solid glass for shelving.

Every effort will be taken to supply appliances shown, however exact model may change pending availability at time of delivery.



Quality & **elegance.**

Light natural cabinets complement the quartz counters, with primary ensuites featuring a blend of Atelier Sunset mosaic and full-size tile.



Norm Foster Properties

Norm Foster Properties has been focused on developing quality homes for over 20 years, primarily in the multi-unit sector, embracing the legacy of Norm Foster, a design engineer with a keen eye for quality.

Biophilia Design Collective
Landscape Architects

The team at Biophilia has a combined 40 years of experience designing landscapes in the private, commercial, and civic sectors. As a leading landscape firm, they are passionate about creating meaningful, resilient, and connected landscapes.

Hutchinson Contracting Construction

Hutchinson Contracting is recognized for its commitment to quality craftsmanship and personalized service. They demonstrate expertise in general contracting, restoration, and custom home design.





Zebra's **award-winning** designs.

Village Landing, designed by the Zebra Group, an award-winning firm specializing in architectural and interior design. For over 20 years, owner and head designer, Rus Collins, has worked with thousands of clients throughout his successful and diverse career, and has won multiple awards for multi-unit design.

Zebra Interiors is the successful counterpart to Zebra Design, offering full-service, multi-award-winning interior design. Led by Lorin Turner, Zebra Interiors honors the original architecture to create a harmonious balance between design and lifestyle.

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