

Big-house space. *Small-town* walkability.

23 new townhomes in central Langford, from two to four bedrooms.
Downtown is a seven-minute walk.

From \$699,999

plus GST. Two to four bedrooms,
every home with a garage.

\$0 GST

for first-time buyers. Every home is
under the \$1M federal rebate limit,
saving \$35,000 to \$43,750.

\$0 PTT

Every home is under BC's \$1.1M newly
built home exemption, saving
\$12,000 to \$15,500.

Four floor plans. *Pick yours.*

Prices plus GST

12 HOMES

The Larch

4 bed · 3.5 bath · 1,738+
sq ft

- Sunny deck off the living room
- Double side-by-side garage
- Island kitchen and walk-in pantry
- Ground-floor bedroom with ensuite

\$874,999

4 HOMES

The Fir

4 bed · 3.5 bath · 1,774 sq
ft

- Our largest plan
- 18-foot-wide living room
- Double side-by-side garage
- Main-floor laundry room

\$849,999

6 HOMES

The Alder

3 bed · 2.5 bath · 1,356 sq
ft

- Garage plus covered carport
- 18-foot storage room
- Kitchen with walk-in pantry
- Vaulted primary with ensuite

\$749,999

ONLY 1 HOME

The Cedar

2 bed · 2.5 bath · 1,435 sq
ft

- Oversized primary suite
- Two full baths upstairs
- Garage plus covered carport
- Kitchen with walk-in pantry

\$699,999



Finished to live in, *not just look at.*

KITCHEN	TCE Stone Calacatta Lux counters, white shaker cabinets with warm oak accents, and a stainless steel appliance package
FLOORS	Waterproof Paradox plank in a warm oak tone, with a 20 mil wear layer and attached underpad
COMFORT	Heat pump heating and air conditioning, whole-home ventilation and an all-electric build: no gas bills
WINDOWS	Black-framed Enerstar casements, double-glazed and argon-filled, plus an 8-foot sliding patio door
EFFICIENCY	Built to Step 3 of the BC Energy Step Code, with R-22 walls and an R-28 roof
PARKING	Two spaces per home, EV-ready, plus five visitor stalls

Walk to it all.

7 min

walk to downtown
Langford

5 min

walk to the E&N Rail Trail

5 min

walk to the RapidBus to
Victoria

7 min

walk to Ruth King
Elementary

Buying is simple.

\$25,000 deposit, held in trust and credited to your purchase.

7 days to review your contract and the Disclosure Statement.

Rent it out for 30 days or more. No rental cap.

Bring your pets: two dogs, two cats, or one of each.

Strata fees from about \$277 to \$362 a month (estimate).

**Ready to pick
your home?**

Nick Wise, PREC

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Michael Colwill, PREC

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liveknottypine.com

This is not an offering for sale. Any such offering may only be made with a Disclosure Statement. E.&O.E. Prices, plans, sizes, specifications and features are approximate and subject to change. Renderings are artist's concepts. Tax rebates and exemptions depend on eligibility, including use as a principal residence; confirm them with your lawyer. Strata fees are estimates from the proposed Phase 1 budget. Nick Wise and Michael Colwill are directors of, and have an ownership interest in, the developer. Developer: 1531080 B.C. Ltd. Marketed by Garry Oak Group, Alexandrite Real Estate Ltd., 203-26 Bastion Square, Victoria, BC.