

The Osprey

LUXURY TOWNHOME COLLECTION



FEATURES

Steps from the sand and surf in friendly Cadboro Bay Village is The Osprey. Fourteen modern townhomes designed for living life to the fullest in one of the most scenic and walkable neighbourhoods in Greater Victoria, British Columbia.

These beautiful homes are 2,000+ sq. ft. of unmatched quality and thoughtfully designed luxuries including an elevator (select homes), one or two-car garage, energy-efficient air conditioning, four bathrooms and custom designed finishes throughout.

DESIGNED FOR COMFORT & PRIVACY

- Private one or two-car garage with remote opener
- Professionally landscaped lot with irrigation
- Fully fenced rear yard
- Large balconies (2 or 3) on main & top level
- Elevator (select homes)
- Energy-efficient HVAC system for heating & air conditioning
- On-demand natural gas hot water
- Natural gas BBQ outlet
- Laundry room or closet with washer & dryer

QUALITY & LONGEVITY

- Built by the award-winning team at GT-Mann Construction
- Built Green Gold Certified
- 30-year fiber cement exterior siding
- Natural stone & metal accents
- 30-year fiberglass shingle roof
- Solar-ready
- EV-rough in
- Traveler's 2-5-10 New Home Warranty Built by the award-winning team at GT-Mann Construction

INTERIORS

- Three unique floorplans with more than 2,000 sq. ft. of elegant living space
- Engineered hardwood flooring throughout
- Large windows with high-quality smart home automatic roller shades
- Feature Herman Miller Light fixture in dining room
- Contemporary light fixtures in foyer, kitchen & bathrooms
- Large closets with custom organizers
- LED lighting in all other spaces

ELEGANT KITCHENS

Spacious & bright L-shaped kitchens marry timeless colours & materials to create a contemporary space that's welcoming, functional & luxurious

- Custom light wood cabinates with designer hardware & soft close doors & drawers
- European appliance package: built-in fridge, gas cooktop, hood fan, oven & dishwasher
- Designer matte black plumbing fixtures
- Light quartz countertops & marble backsplash
- Oversized kitchen island with waterfall finish
- LED under cabinet lighting

REFINED BATHROOMS

- An incredible primary ensuite features light wood cabinets, soaker or drop-in tub, shower with full height marble surround & countertop
- White modern shaker cabinets in two additional full bathrooms
- Custom designed floating vanity in powder room
- Heated tile floors in both ensuites
- Light quartz countertops
- Matte black hardware & plumbing fixtures
- Custom bathroom tile



YOUR BEAUTIFUL HOME IN CADBORO BAY

Impeccable design meets unparalleled comfort at The Osprey. The interior of your new home in Cadboro Bay is designed with naturally luxurious materials like marble, quartz and warm wood put together with clean lines and a timeless look that makes a home distinct and memorable. Every element of the home design at The Osprey has been carefully thought through to maximize light, privacy, and living space.

Living at The Osprey is a truly rare opportunity to enjoy a spacious new townhome with modern amenities, located in an idyllic and welcoming beach community.



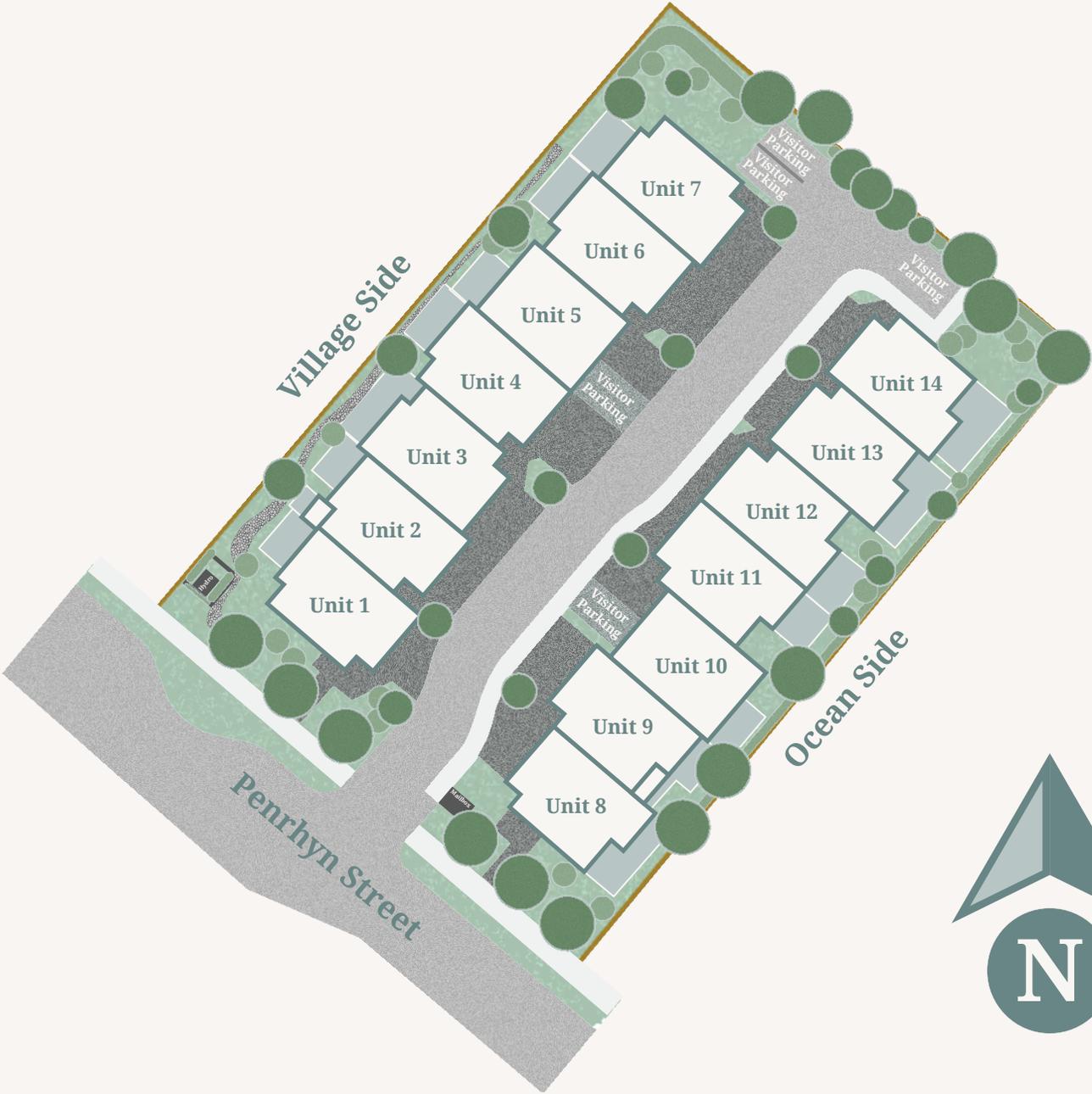
COMMUNITY



POINTS OF INTEREST

1. Mutsuki-An Restaurant
2. Cat's Coffee & Cake
3. Cadboro Bay Nail & Spa
4. Bliss Boutique Spa & Wellness
5. The Lemongrass Restaurant
6. Gyro Beach Board Shop
7. Olive Olio's Bistro & Espresso
8. Heart Pharmacy IDA
9. Pepper's Foods
10. Liquor Store
11. Gyro Tennis Courts
12. The Pet Store & Dog Wash
13. Smuggler's Cove Pub
14. Moka House
15. Killarney Beach Access
16. Cadboro Bay Sailing Association
17. Cadboro-Bay Beach Access
18. Telegraph Cove Beach Access

LANDSCAPING PLAN



LOWER
483 SQ. FT.

MAIN
841 SQ. FT.

UPPER
841 SQ. FT.

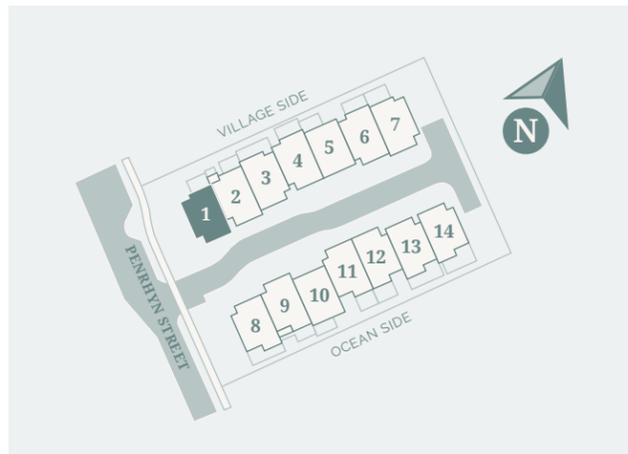
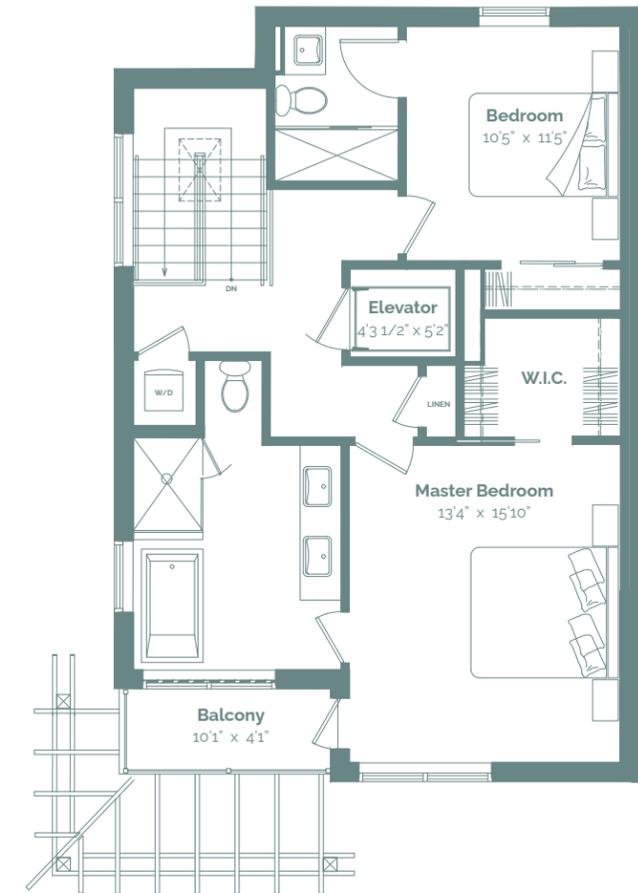
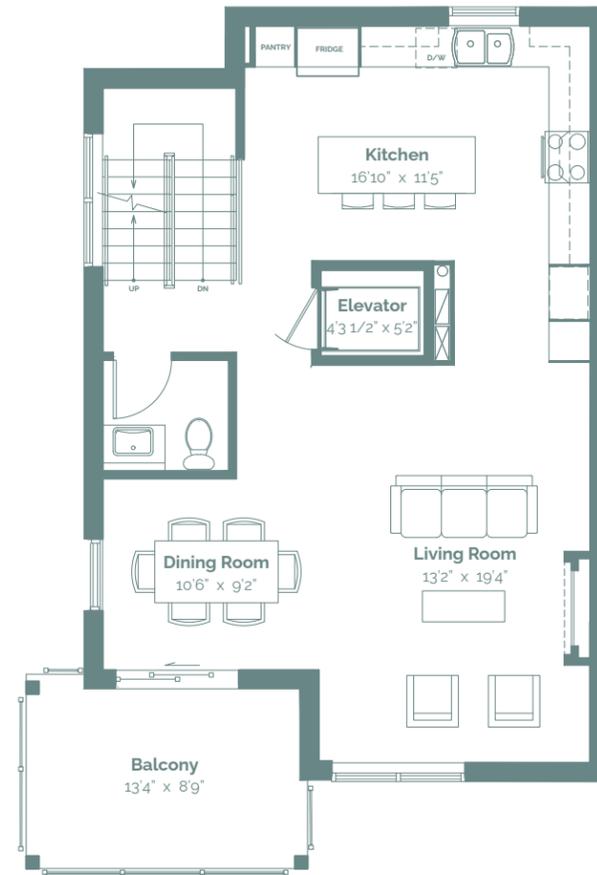
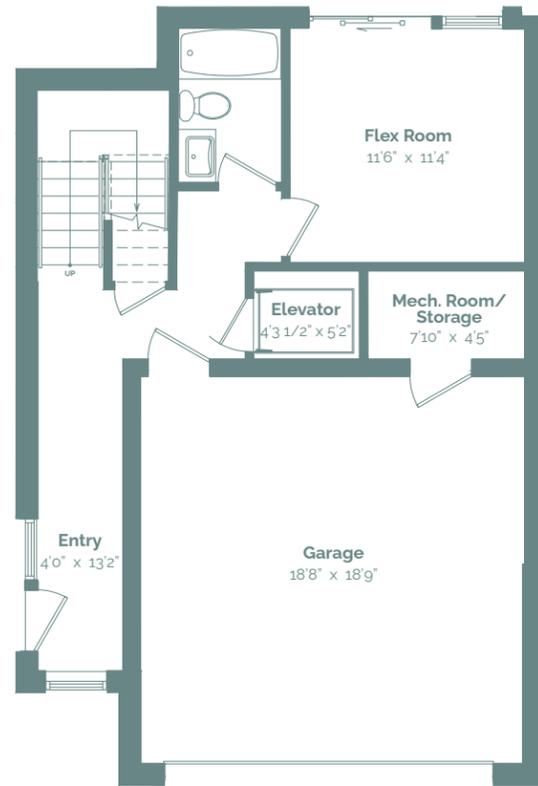
Townhome 1

2 Bedroom + Flex
3.5 Bathroom

2,165 SQ. FT.

HOME HIGHLIGHTS:

- Elevator
- Double-Car Garage
- End Townhome
- Patio Size: 96 sq. ft.



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LOWER
468 SQ. FT.

MAIN
840 SQ. FT.

UPPER
825 SQ. FT.

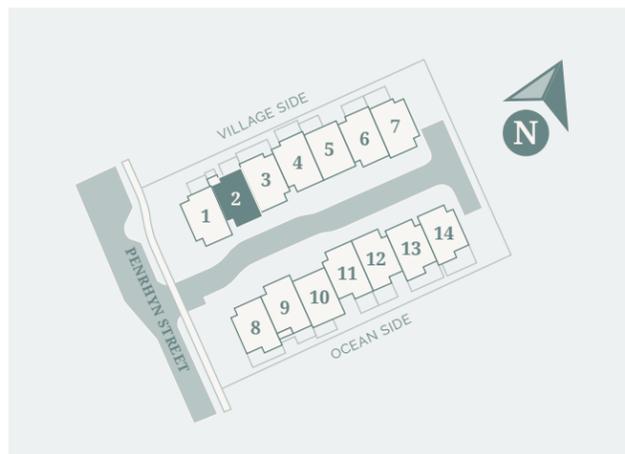
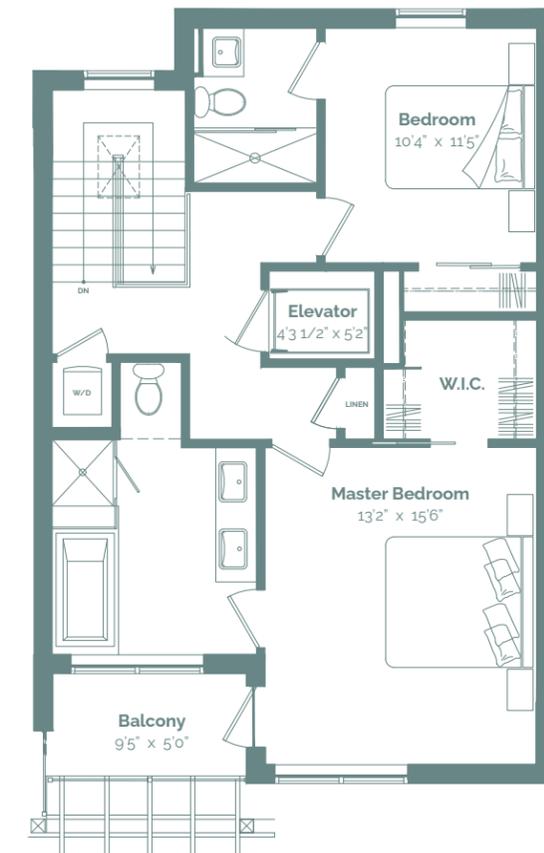
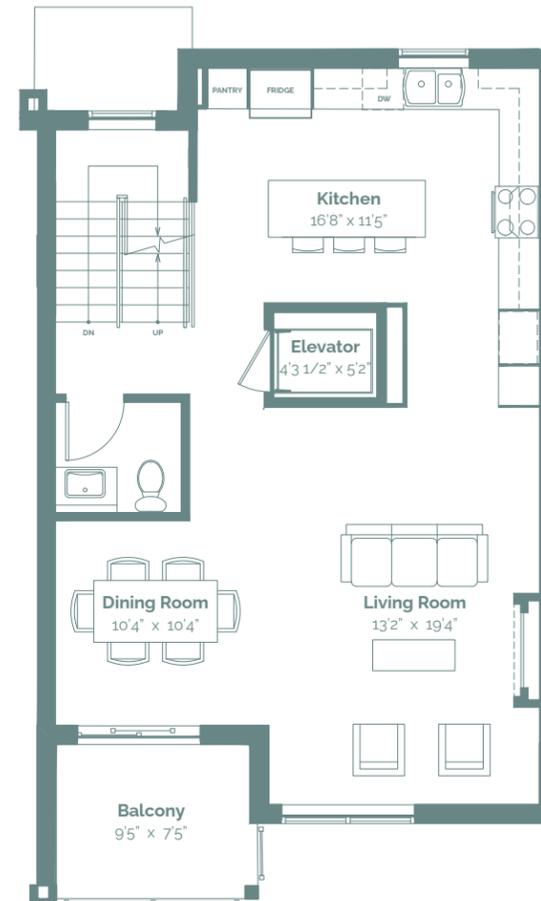
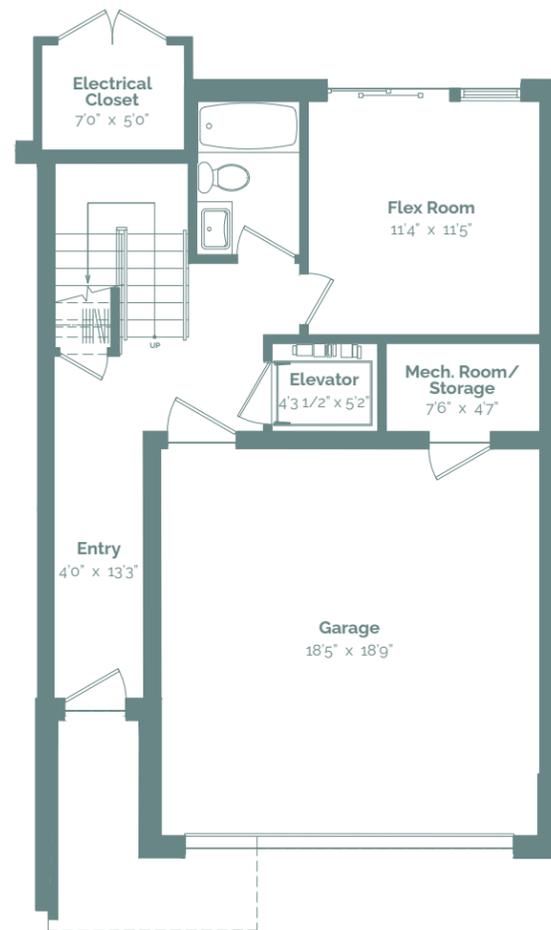
Townhome 2

2 Bedroom + Flex
3.5 Bathroom

2,133 SQ. FT.

HOME HIGHLIGHTS:

- Elevator
- Double-Car Garage
- Village Side
- Patio Size: 104 sq. ft.



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LOWER
475 SQ. FT.

MAIN
840 SQ. FT.

UPPER
825 SQ. FT.

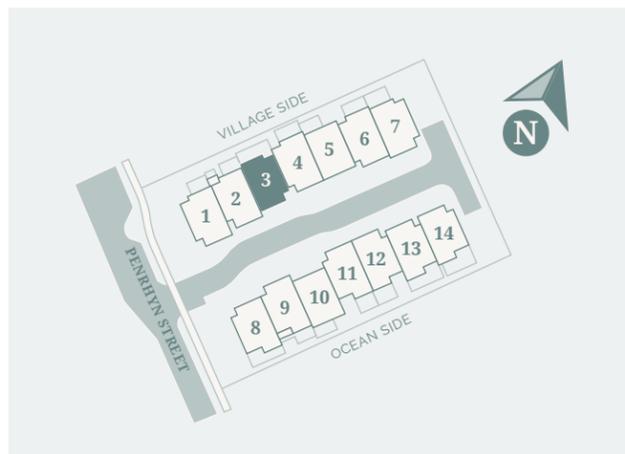
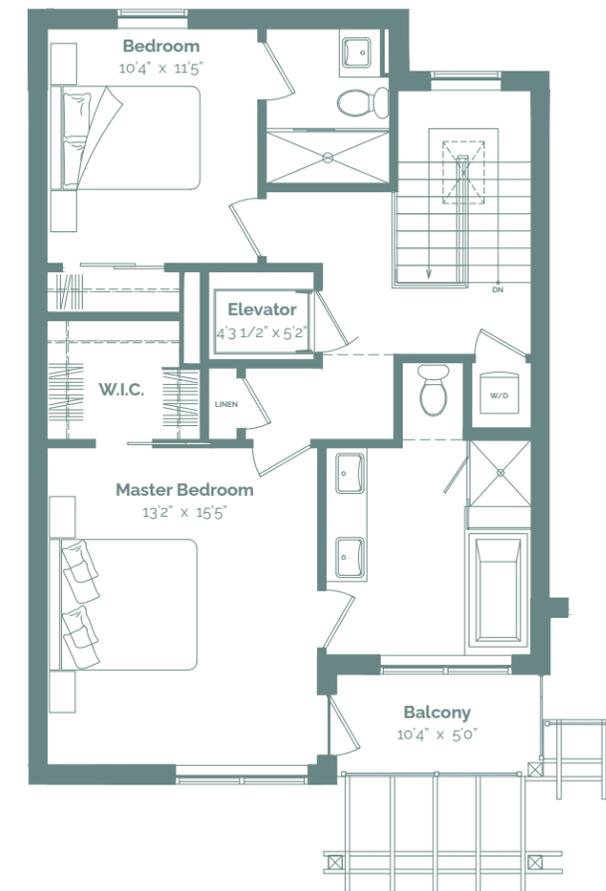
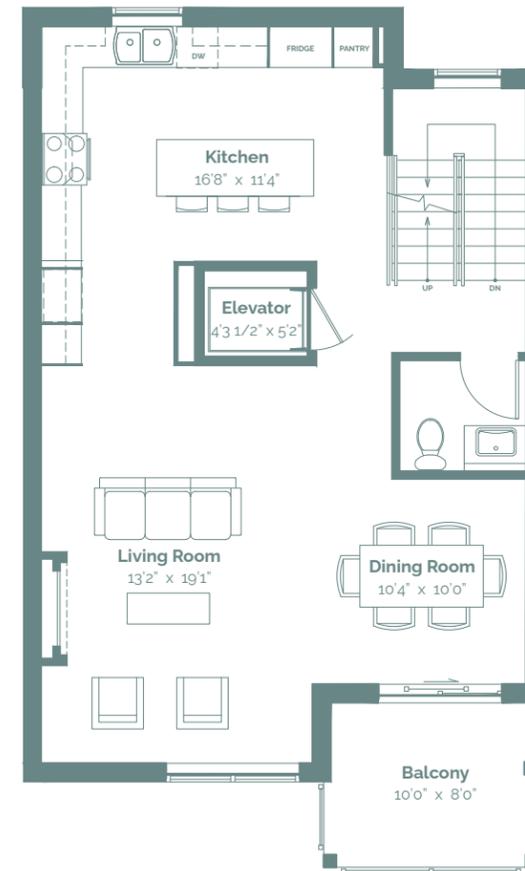
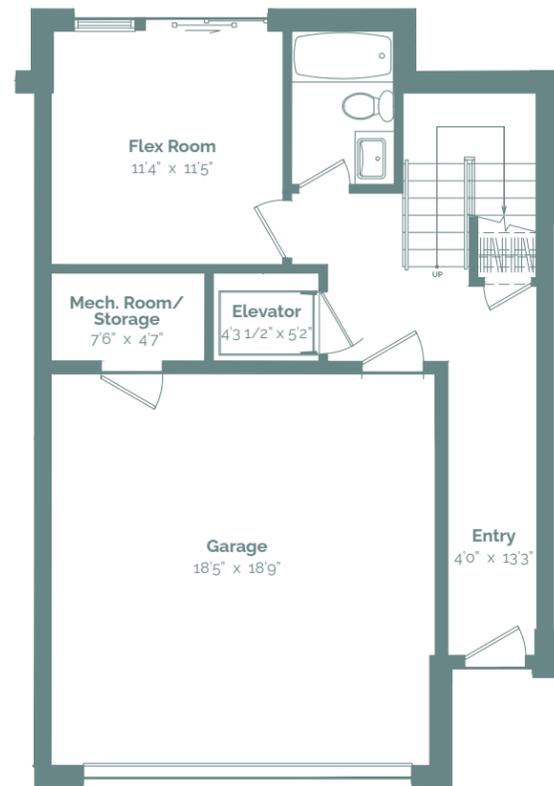
Townhome 3

2 Bedroom + Flex
3.5 Bathroom

2,140 SQ. FT.

HOME HIGHLIGHTS:

- Elevator
- Double-Car Garage
- Village Side
- Patio Size: 104 sq. ft.



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LOWER
484 SQ. FT.

MAIN
840 SQ. FT.

UPPER
825 SQ. FT.

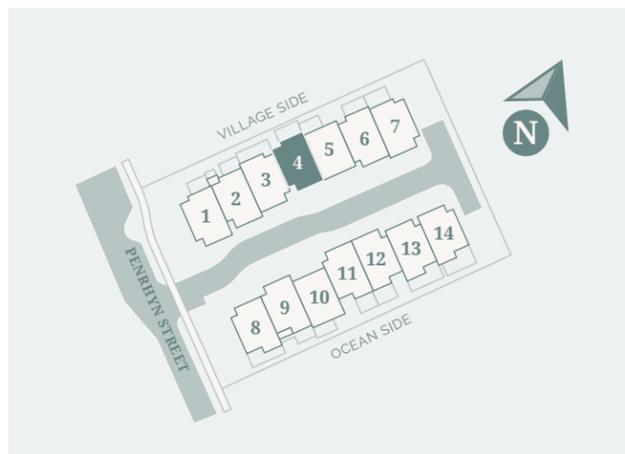
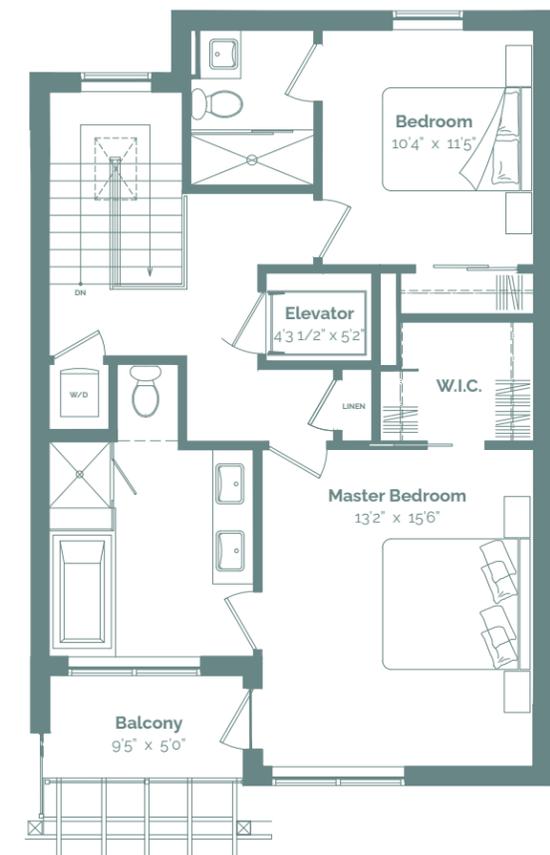
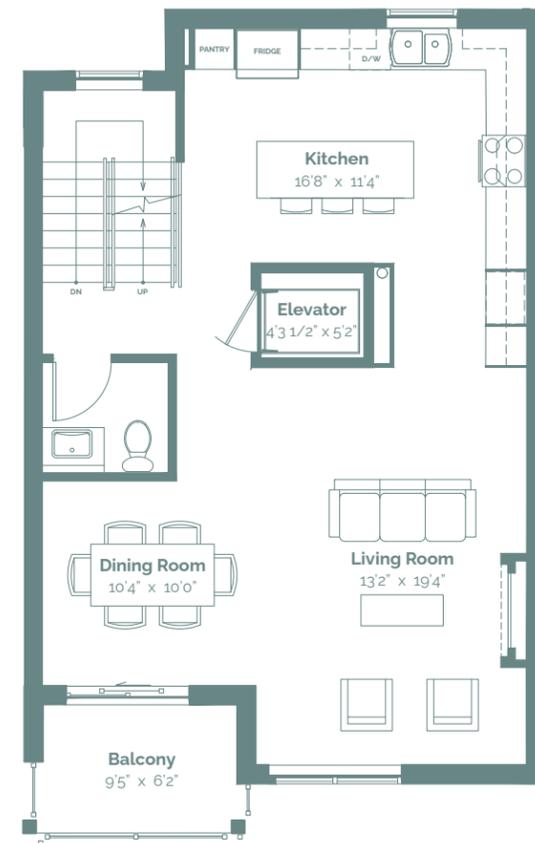
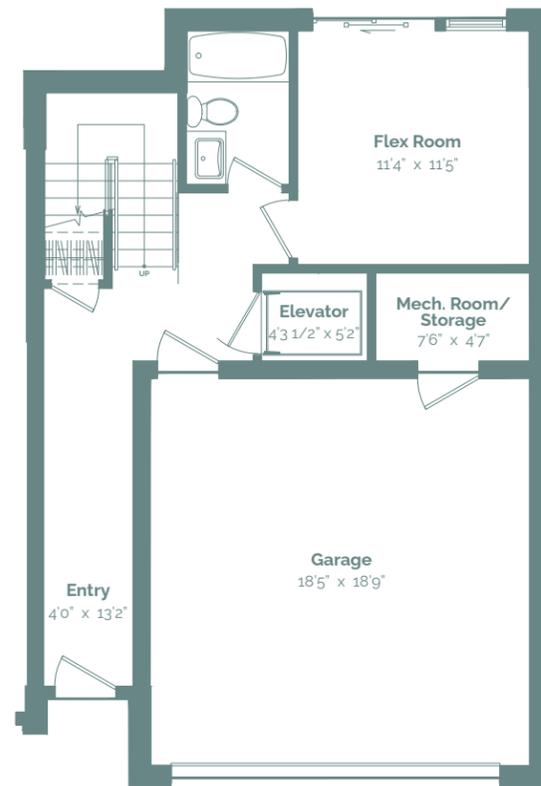
Townhome 4

2 Bedroom + Flex
3.5 Bathroom

2,149 SQ. FT.

HOME HIGHLIGHTS:

- Elevator
- Double-Car Garage
- Village Side
- Patio Size: 126 sq. ft.



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LOWER
599 SQ. FT.

MAIN
830 SQ. FT.

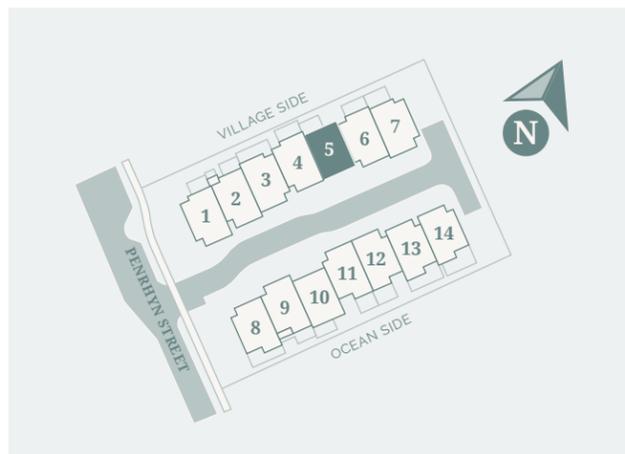
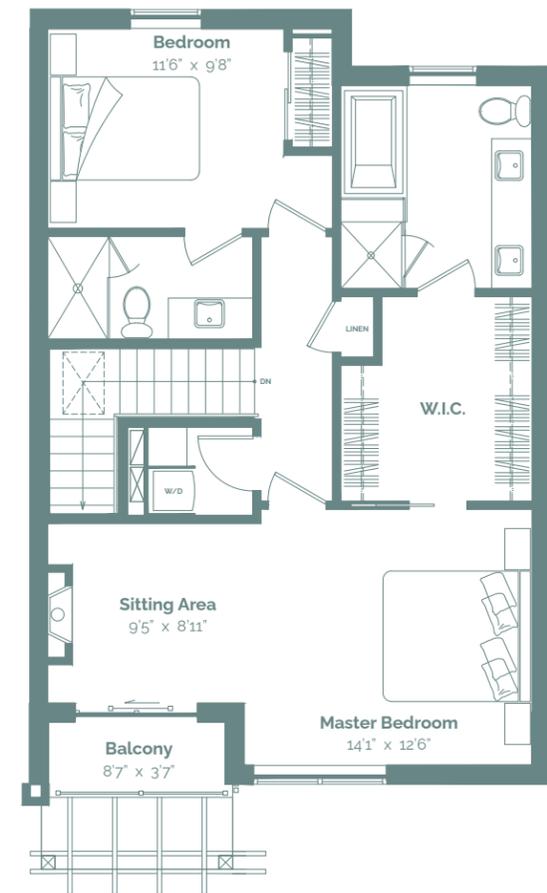
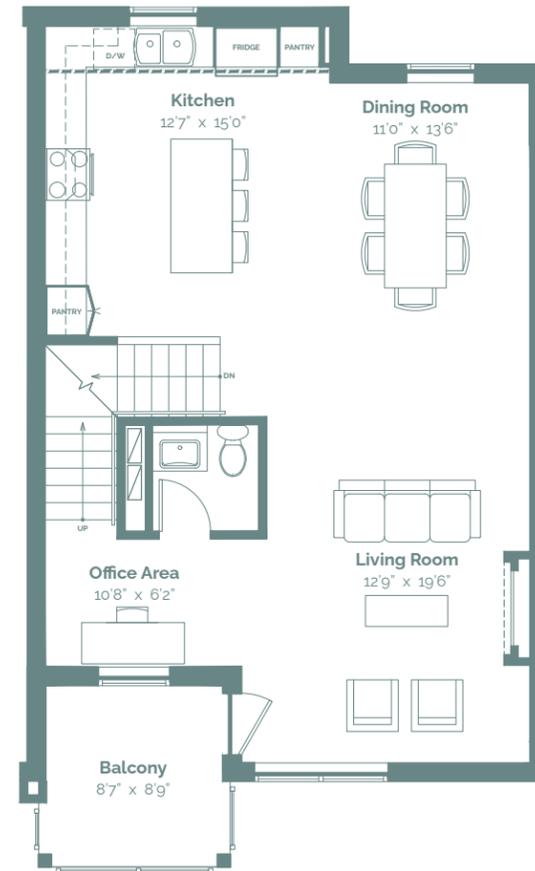
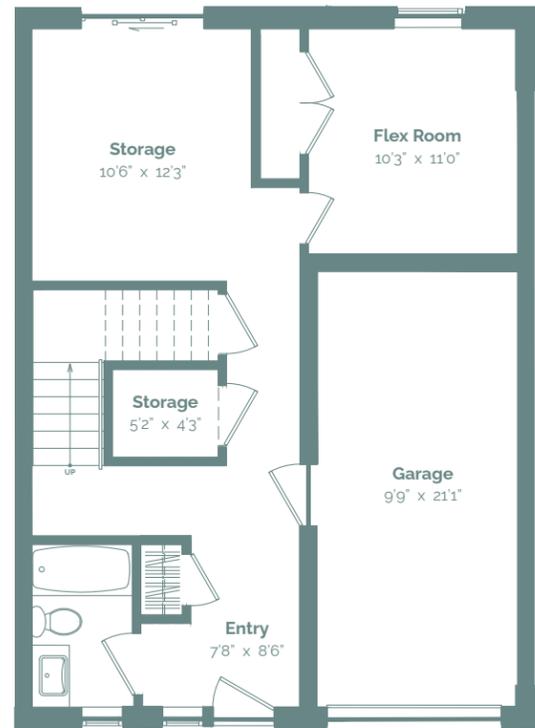
UPPER
844 SQ. FT.

Townhome 5

2 Bedroom + Flex
3.5 Bathroom

2,273 SQ. FT.

- HOME HIGHLIGHTS:**
- Village Side
 - Double-Car Garage
 - Office Area
 - Patio Size: 132 sq. ft.



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LOWER
483 SQ. FT.

MAIN
840 SQ. FT.

UPPER
824 SQ. FT.

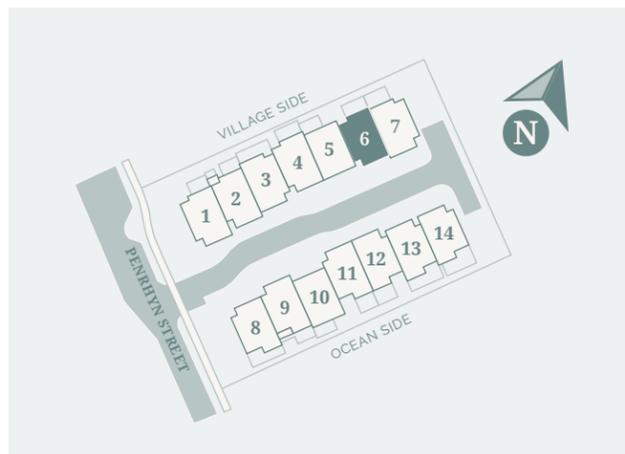
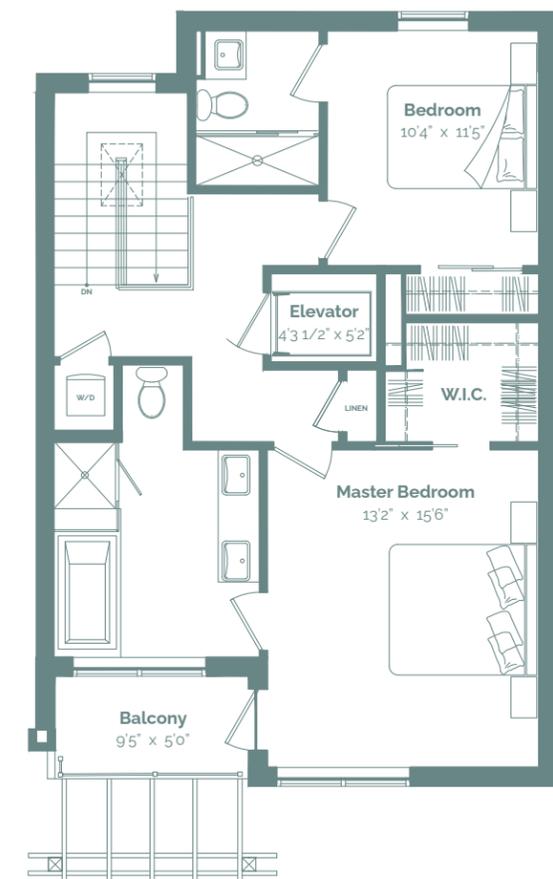
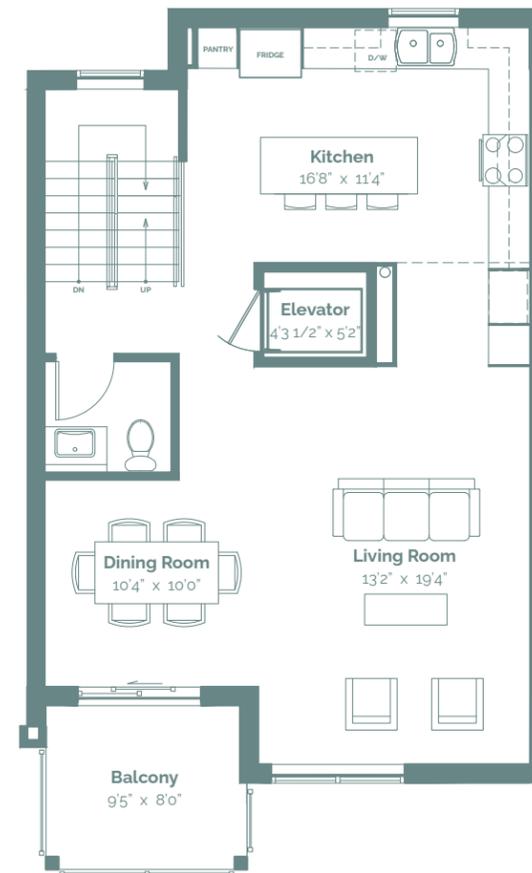
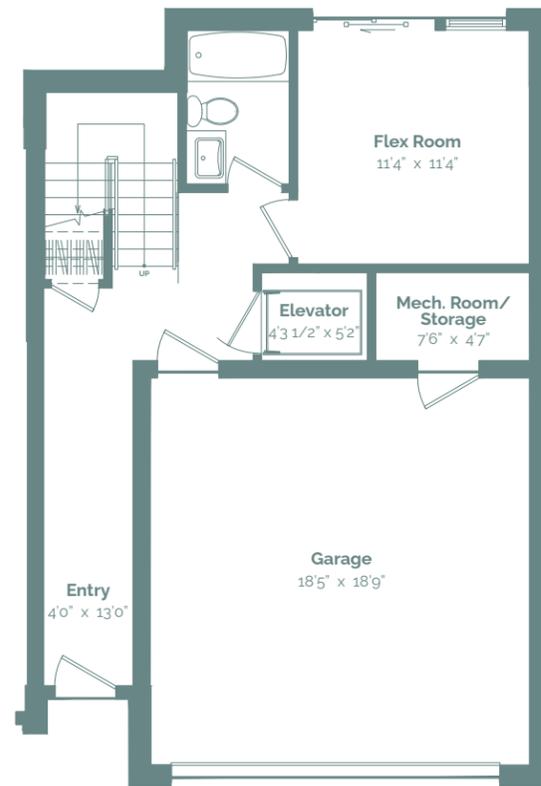
Townhome 6

2 Bedroom + Flex
3.5 Bathroom

2,147 SQ. FT.

HOME HIGHLIGHTS:

- Village Side
- Elevator
- Double-Car Garage
- Patio Size: 119.25 sq. ft.



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LOWER
486 SQ. FT.

MAIN
848 SQ. FT.

UPPER
825 SQ. FT.

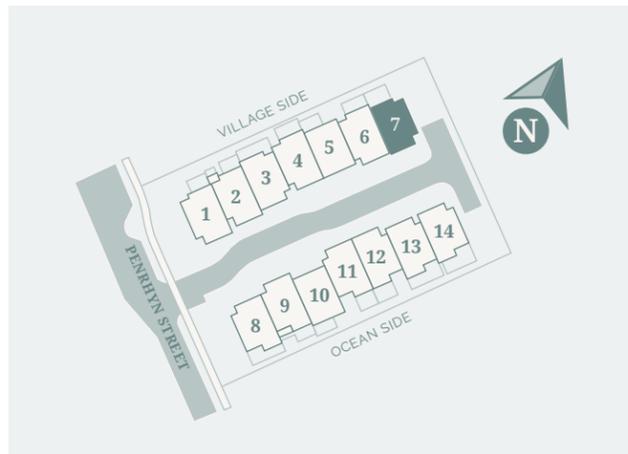
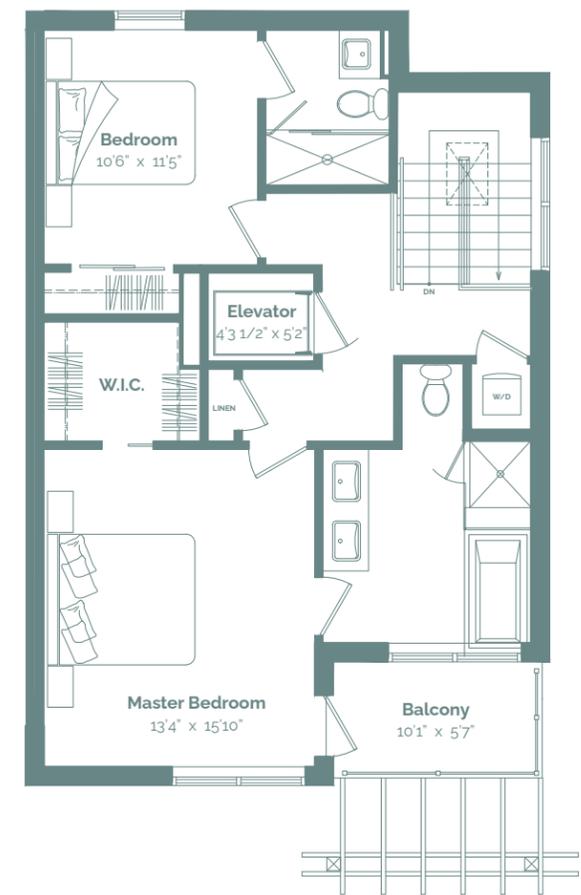
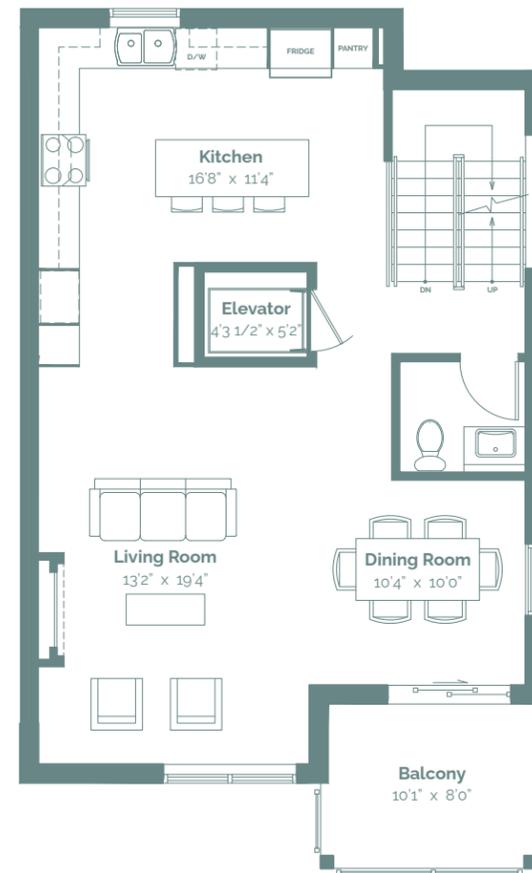
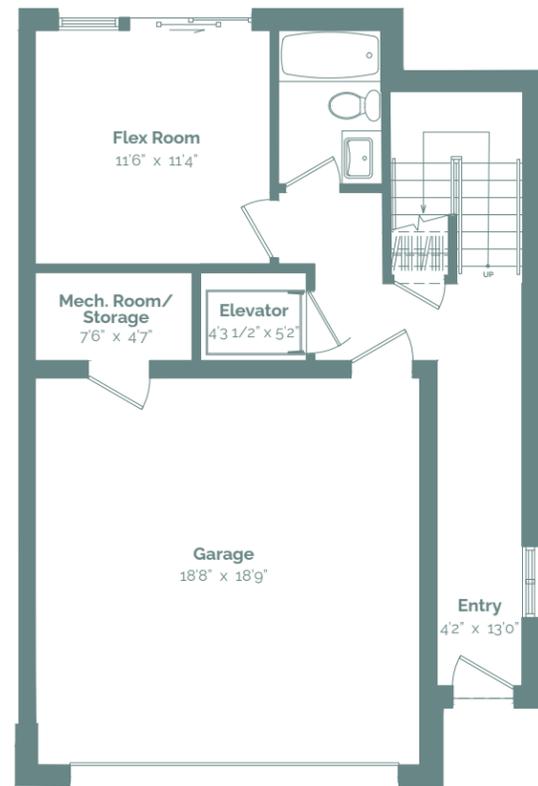
Townhome 7

2 Bedroom + Flex
3.5 Bathroom

2,159 SQ. FT.

HOME HIGHLIGHTS:

- Spacious Master Bedroom
- Double-Car Garage
- Office Area
- Patio Size: 125 sq. ft.



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LOWER
437 SQ. FT.

MAIN
793 SQ. FT.

UPPER
793 SQ. FT.

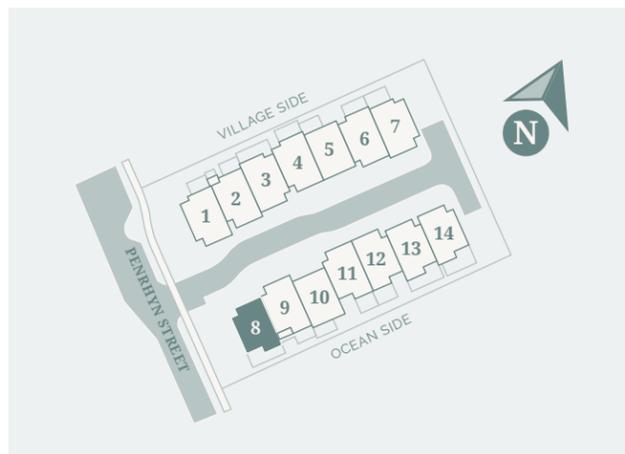
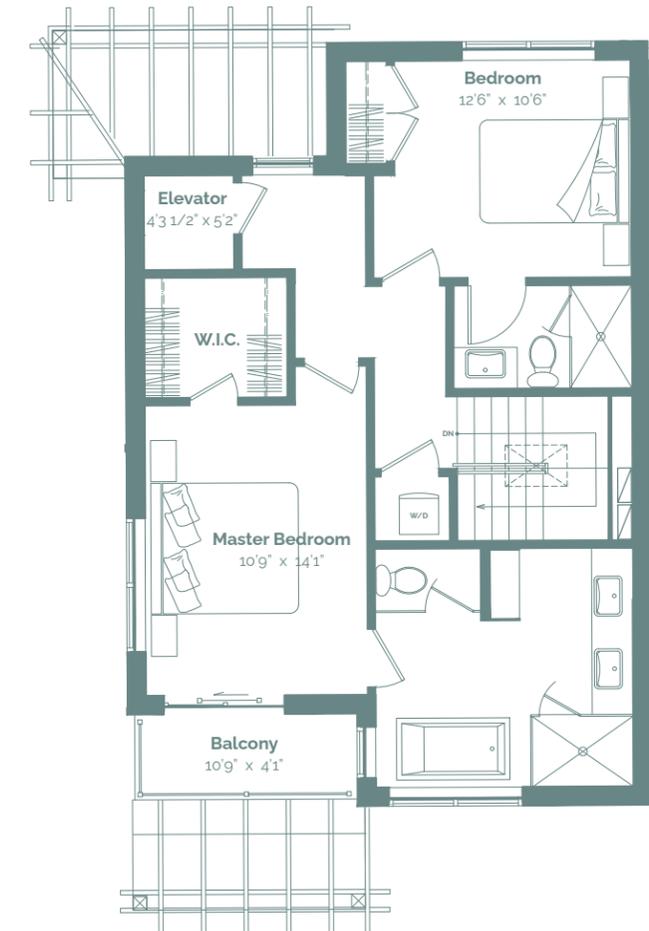
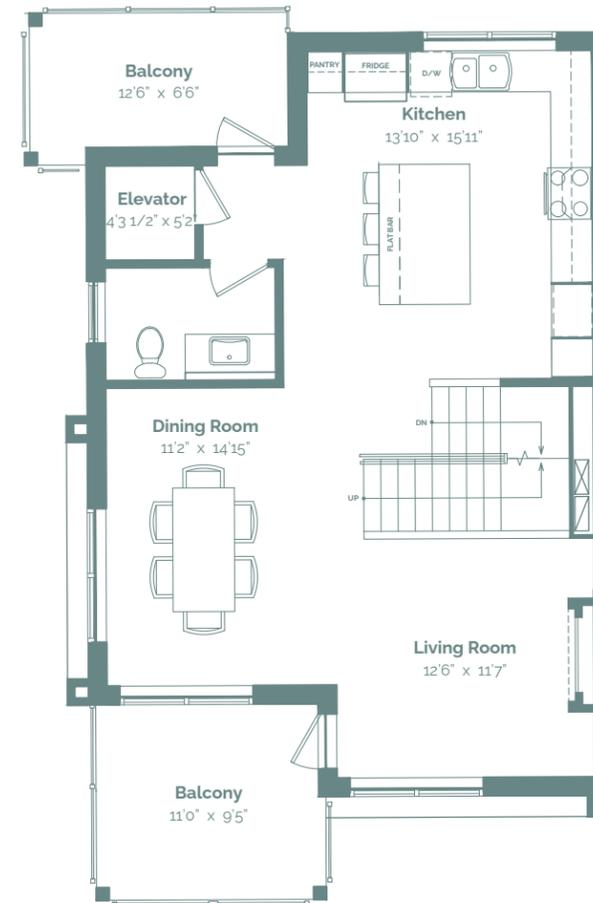
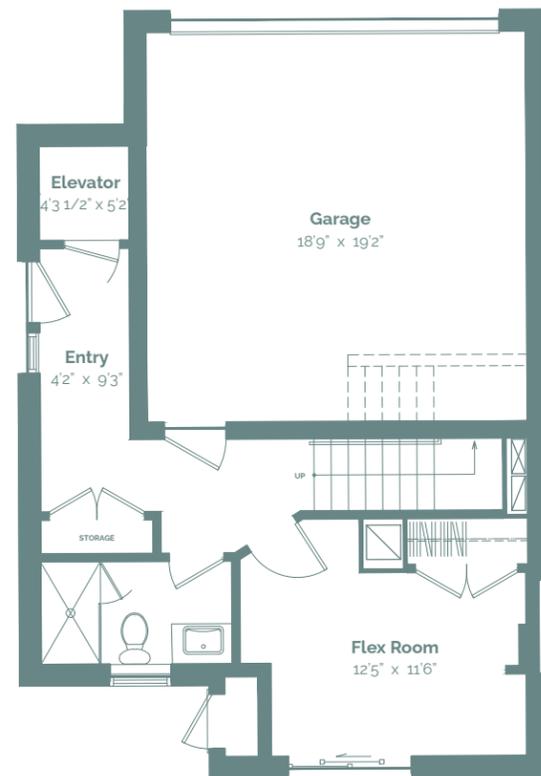
Townhome 8

2 Bedroom + Flex
3.5 Bathroom

2,023 SQ. FT.

HOME HIGHLIGHTS:

- Ocean Side
- Elevator
- Double-Car Garage
- End Townhome
- Patio Size: 181 sq. ft.



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LOWER
449 SQ. FT.

MAIN
808 SQ. FT.

UPPER
808 SQ. FT.

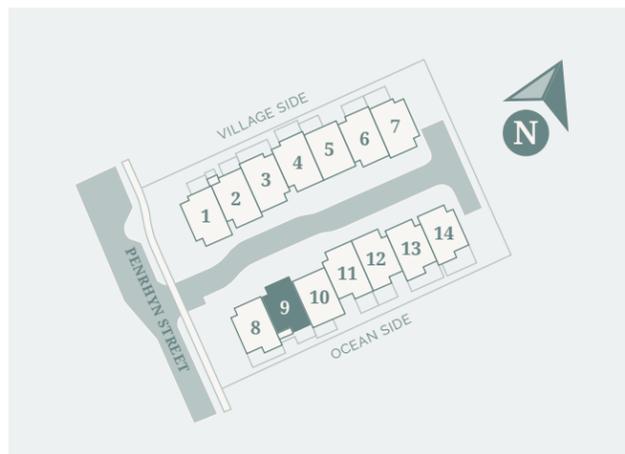
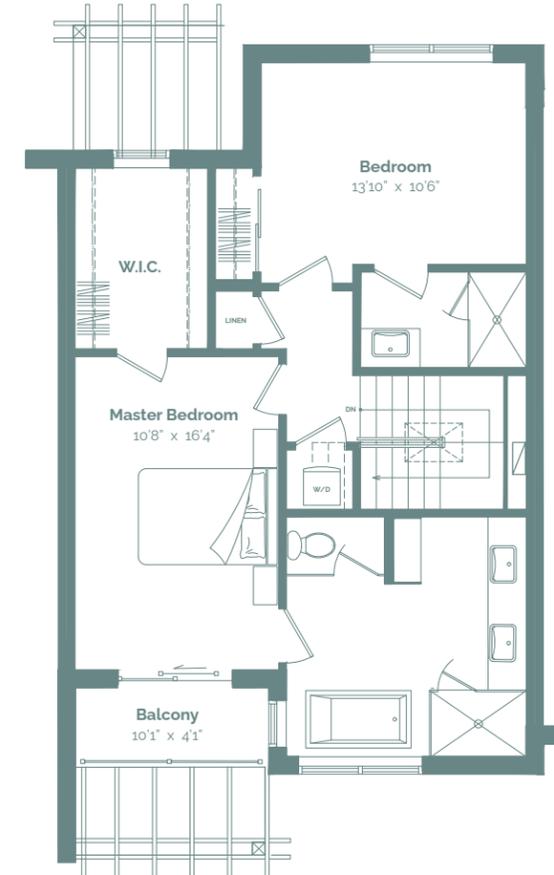
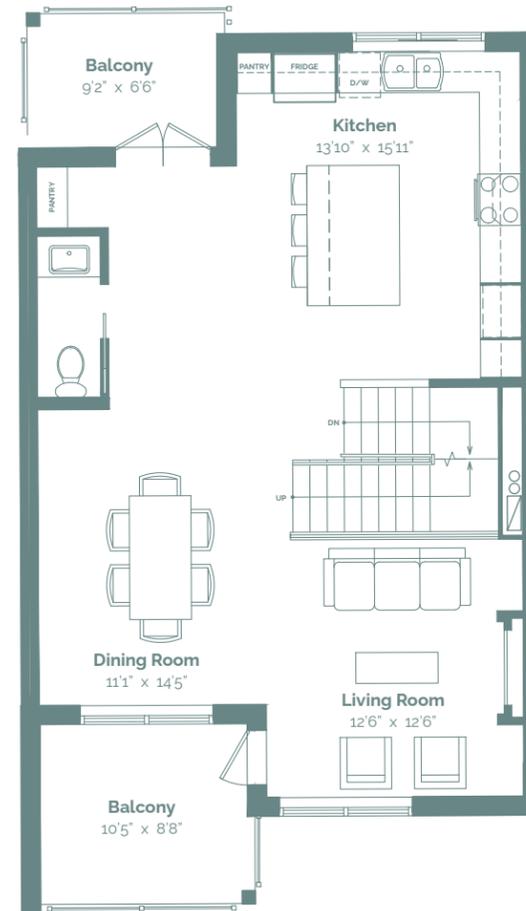
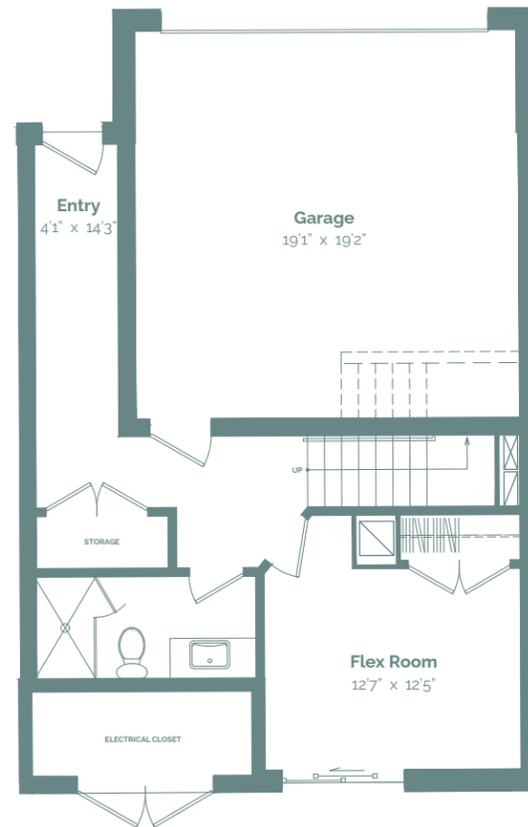
Townhome 9

2 Bedroom + Flex
3.5 Bathroom

2,065 SQ. FT.

HOME HIGHLIGHTS:

- Ocean Side
- Open Concept Kitchen
- Double-Car Garage
- Patio Size: 165 sq. ft.



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LOWER
638 SQ. FT.

MAIN
858 SQ. FT.

UPPER
858 SQ. FT.

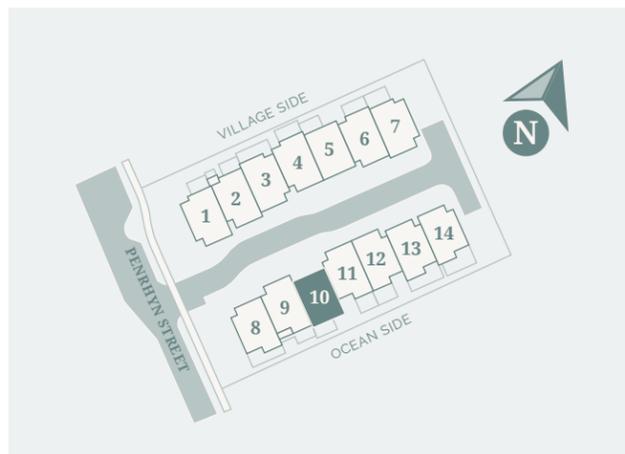
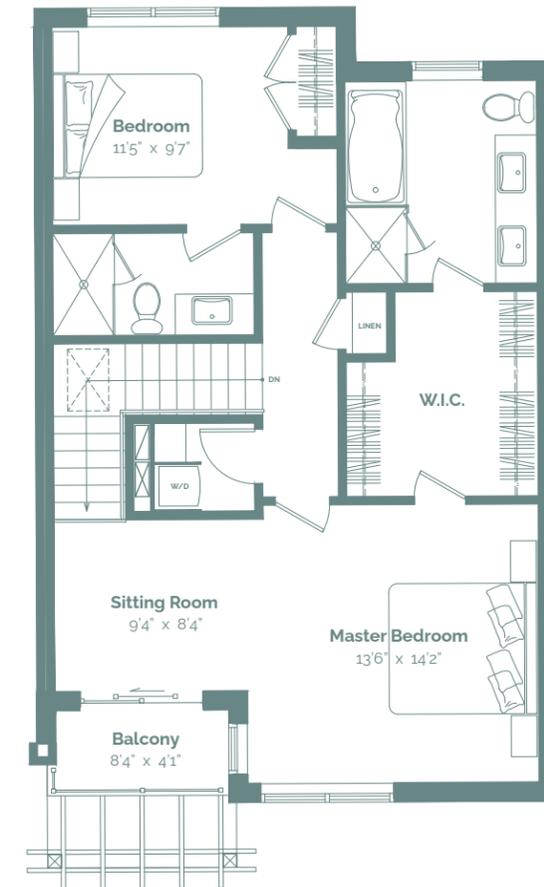
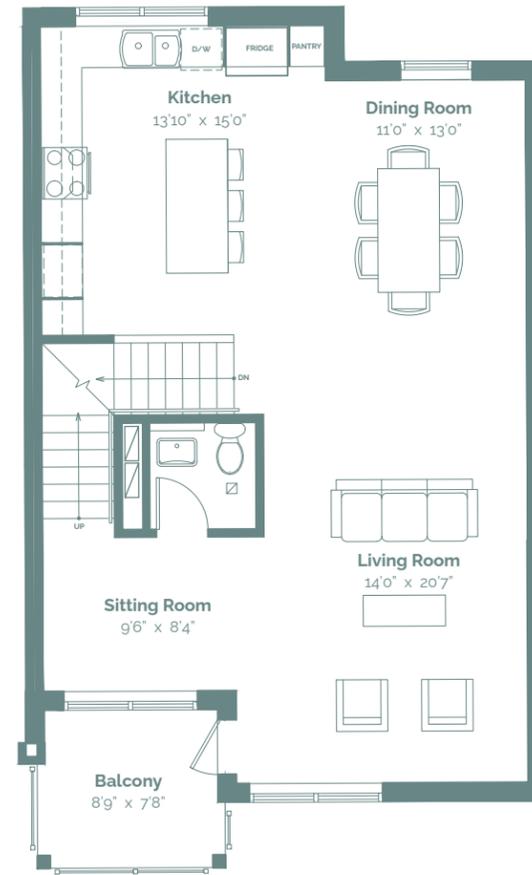
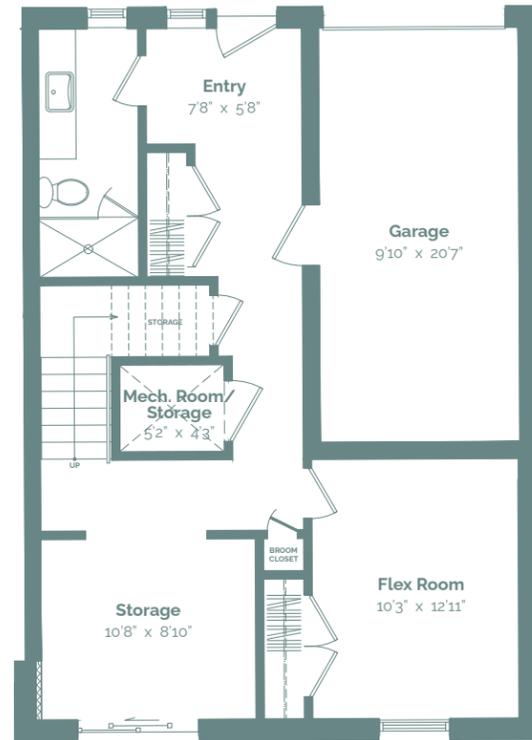
Townhome 10

2 Bedroom + Flex
3.5 Bathroom

2,354 SQ. FT.

HOME HIGHLIGHTS:

- Ocean Side
- Open Concept Kitchen
- Sitting Area
- Patio Size: 95 sq. ft.



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LOWER
449 SQ. FT.

MAIN
808 SQ. FT.

UPPER
808 SQ. FT.

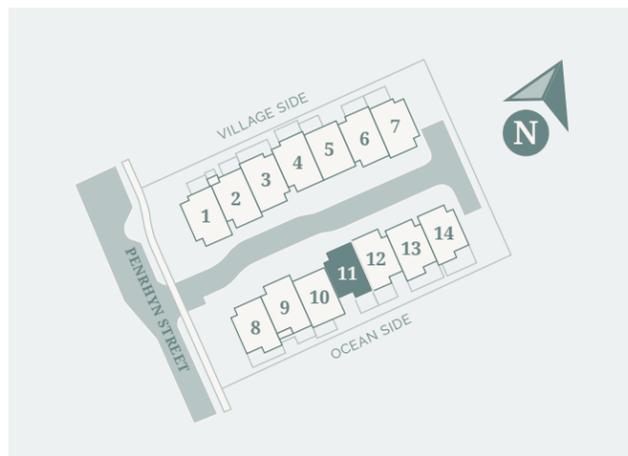
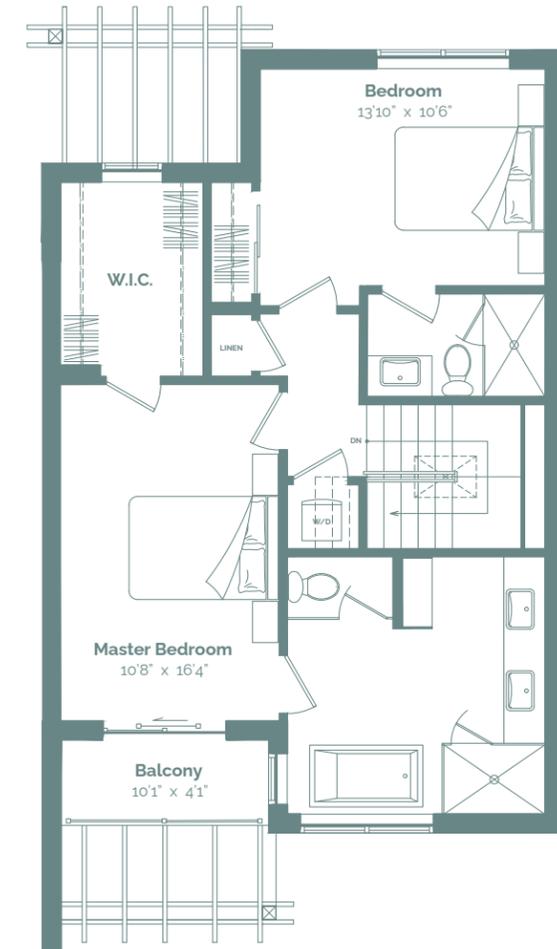
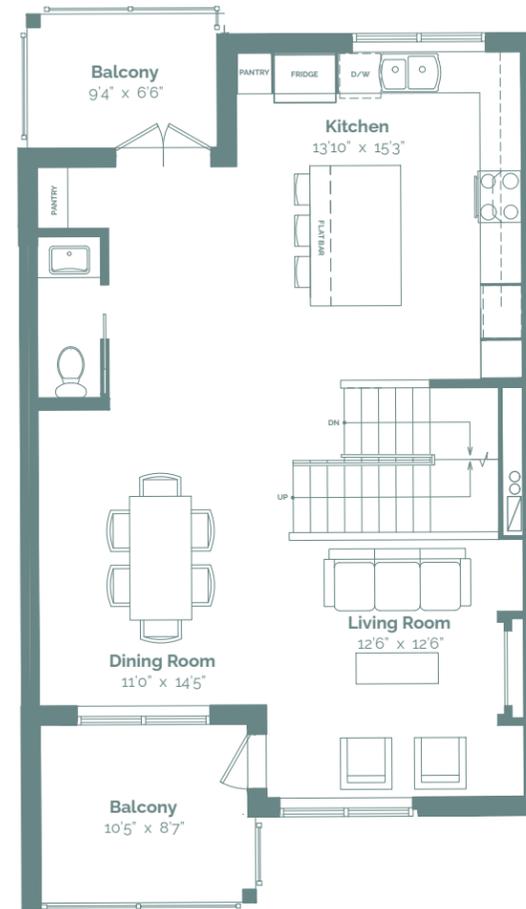
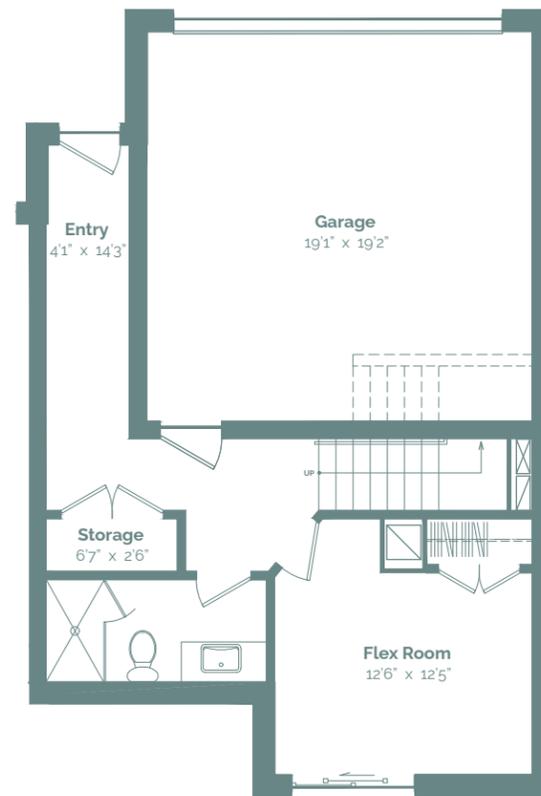
Townhome 11

2 Bedroom + Flex
3.5 Bathroom

2,065 SQ. FT.

HOME HIGHLIGHTS:

- Ocean Side
- Double-Car Garage
- Open Concept Kitchen
- Patio Size: 156 sq. ft.



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LOWER
442 SQ. FT.

MAIN
808 SQ. FT.

UPPER
808 SQ. FT.

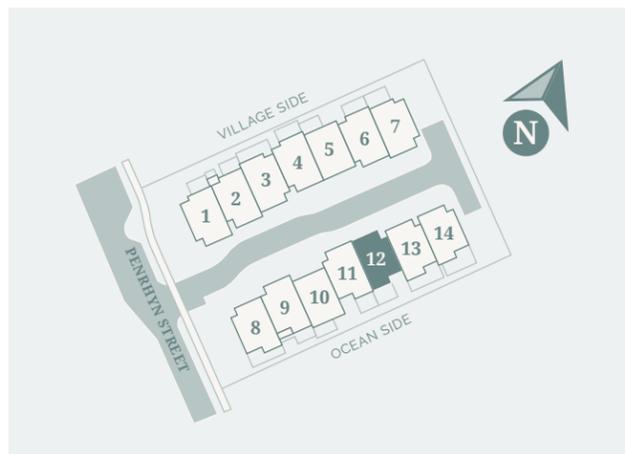
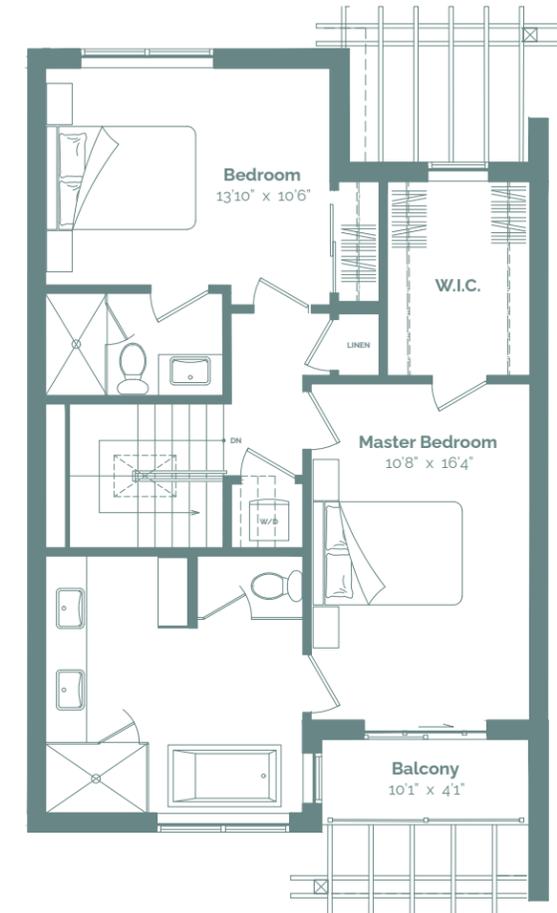
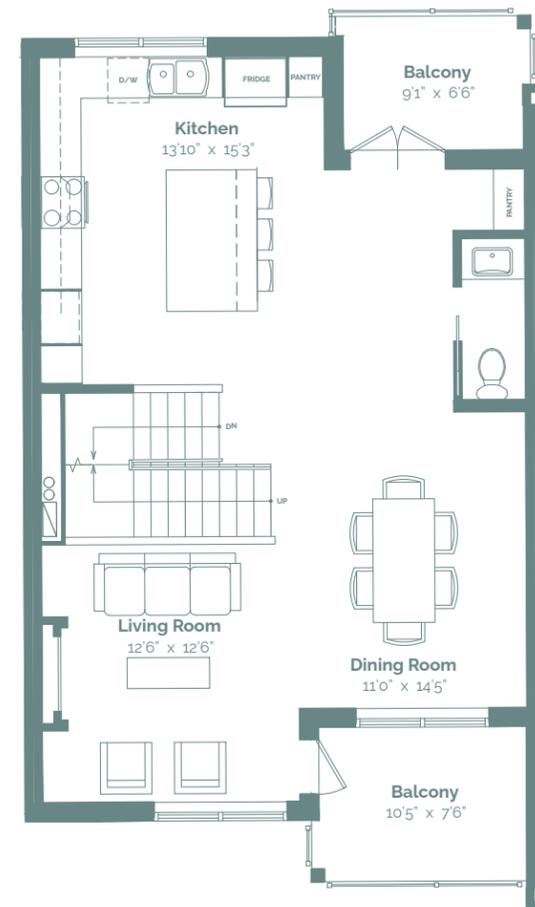
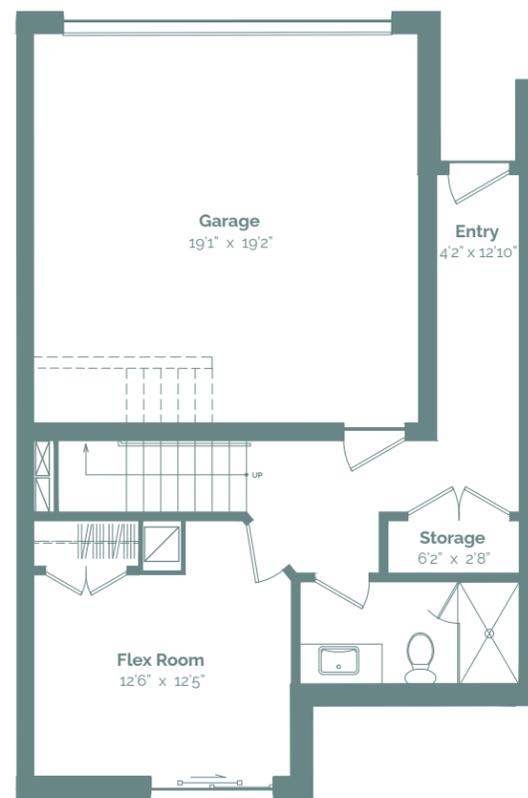
Townhome 12

2 Bedroom + Flex
3.5 Bathroom

2,058 SQ. FT.

HOME HIGHLIGHTS:

- Ocean Side
- Double-Car Garage
- Open Concept Kitchen
- Patio Size: 156 sq. ft.



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LOWER
450 SQ. FT.

MAIN
809 SQ. FT.

UPPER
809 SQ. FT.

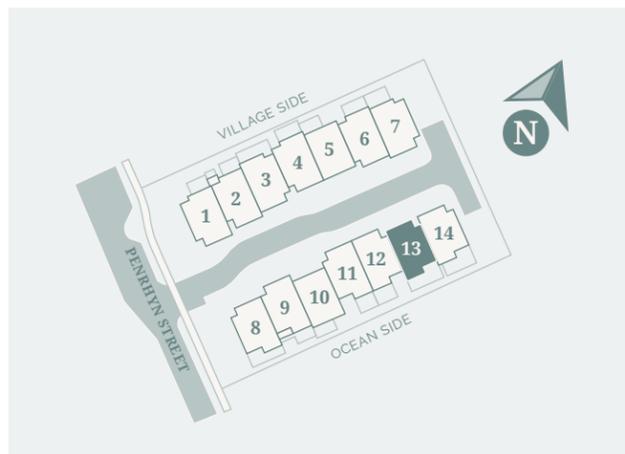
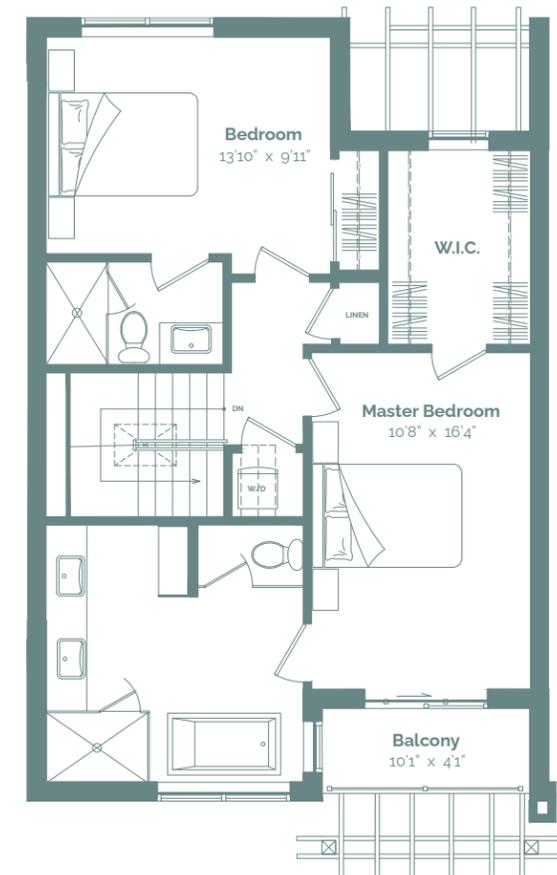
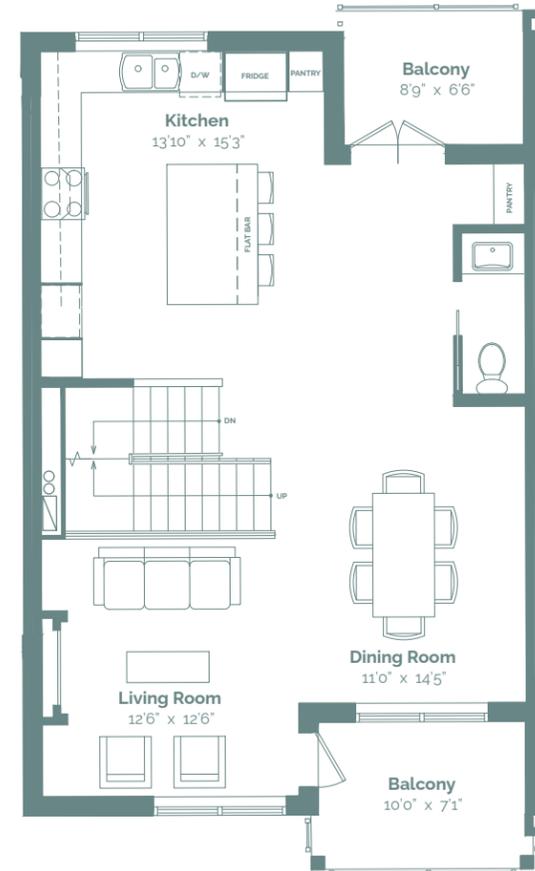
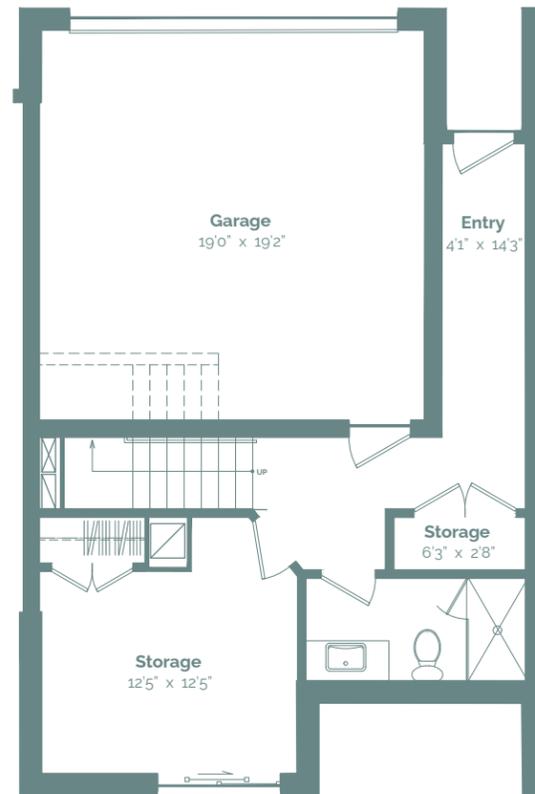
Townhome 13

2 Bedroom + Flex
3.5 Bathroom

2,068 SQ. FT.

HOME HIGHLIGHTS:

- Ocean Side
- Double-Car Garage
- Open Concept Kitchen
- Patio Size: 248 sq. ft.



DIMENSIONS, SIZES, SPECIFICATIONS, LAYOUTS, AND MATERIALS ARE APPROXIMATE AND SUBJECT TO CHANGE. THIS IS NOT AN OFFERING FOR SALE. AN OFFERING FOR SALE CAN ONLY BE MADE BY WAY OF A DISCLOSURE STATEMENT. CONTINUED USE OF THE SITE FOLLOWING ANY SUCH CHANGES MEANS YOU ACCEPT AND WILL ABIDE BY THESE CHANGES.

LOWER
460 SQ. FT.

MAIN
816 SQ. FT.

UPPER
816 SQ. FT.

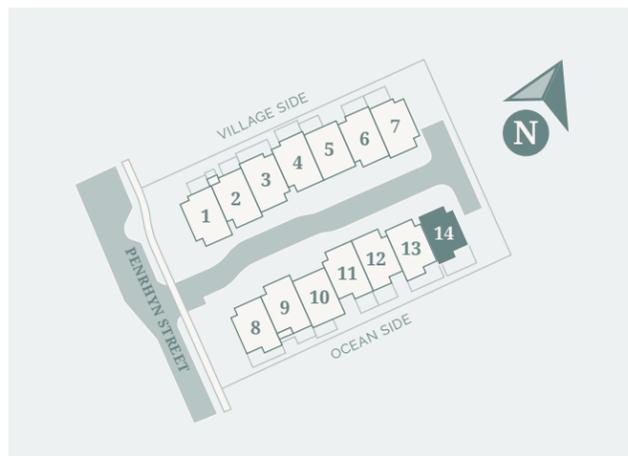
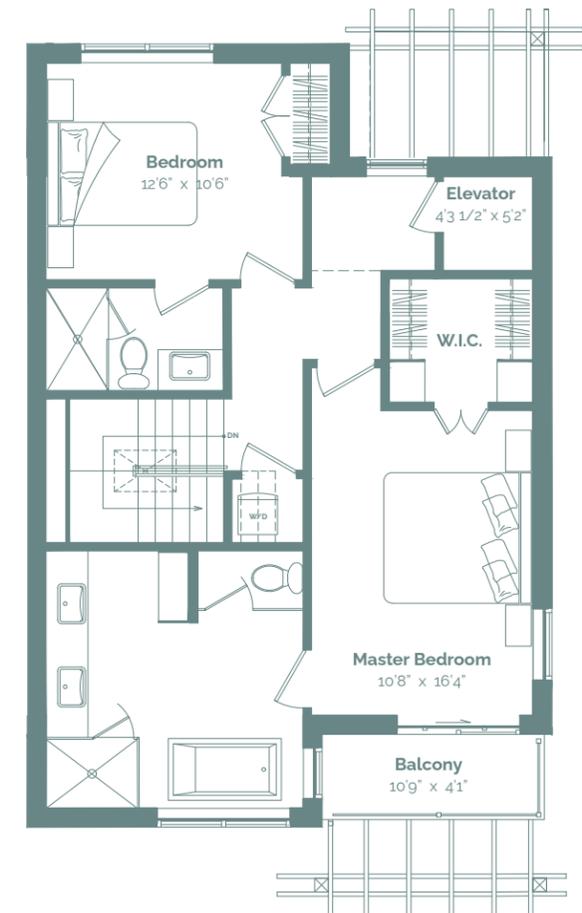
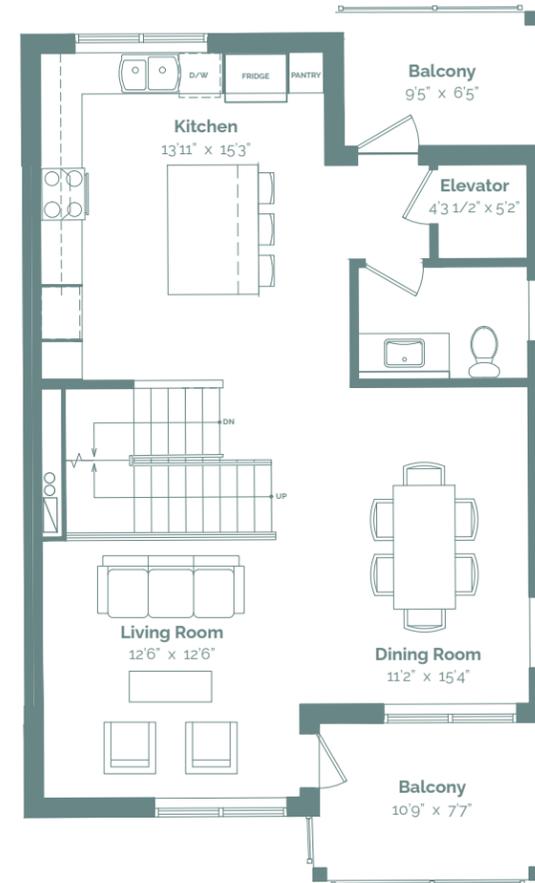
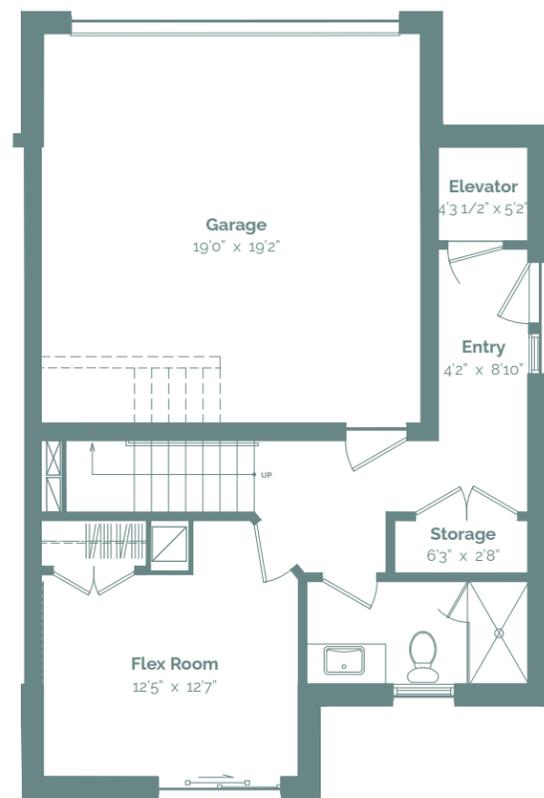
Townhome 14

2 Bedroom + Flex
3.5 Bathroom

2,092 SQ. FT.

HOME HIGHLIGHTS:

- Ocean Side
- Double-Car Garage
- Elevator
- Patio Size: 237 sq. ft.



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