

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

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

LANDSCAPING PLAN

