

EST. *The* 2015

LEGACY

SERIES OF FINE HOMES
AT WESTHILLS



Higher Living at Westhills



Welcome to Higher Living

At Westhills, we know just how important the finishing touches are when building a house. In fact, they are what make a house a home. With exceptional house design choices, a wide range of easy living floor plans and just the right designer-specified finishing details, you will indeed feel at home at Westhills.

House Design

– STANDARD IN **ALL** LEGACY HOMES –

ITEM	BENEFIT
6 unique home designs with an impressive array of exterior finishing features	A home style for every taste
11 exciting interior layout designs	Exceptional traffic flow and ease of living
Designer-selected exterior heritage colour schemes	Harmonious streetscape in keeping with the English Arts and Crafts design theme
9' ceilings on main floor and 8' ceilings on upper and lower floors	Sense of space and airiness
Large living and dining spaces	Space for full-sized furniture with lots of wall space for artwork, photos, and family events
Spacious master bedrooms	Embrace king-size beds
Roomy walk-in closets in master bedrooms	Clutter-free wardrobe organization
Well-situated additional bedrooms	Privacy and easy accessibility
Open kitchen designs with ample counter space and over-the-sink window	Ease of cooking, lots of natural light and the fun of entertaining
Well-located laundry room with designer-selected laminate countertops	Separate and easily-accessible work space where you need it
Design-specific doors, casings and baseboards	High-end finished look in keeping with the overall house design
Heated double or oversized single garages (depending on house model) with electrical outlets	Heated car parking or workshop space

– STANDARD IN **SOME** LEGACY HOMES –

ITEM	BENEFIT
Pantry off kitchen with coated wire shelving	Additional kitchen storage
Separate linen closet with coated wire shelving	Easy access to sheets and towels where and when needed
Fully accessible crawl space or full height basement with heat and light included	Storage for all your family treasures or the potential for more living/recreational space
Legal suites with outside access	Accommodation for family members or a source of additional income



■ Exterior Finishes

– STANDARD IN **ALL** LEGACY HOMES –

ITEM	BENEFIT
Concrete fibre panel siding or shingles	Attractive and easy to maintain
Fibreglass shingle roof with 30-year warranty	Strength and peace of mind
Fibreglass front door	Won't warp and may be painted to complement house colours
Double-glazed, argon-filled, low E-rated Energy Star, vinyl-cased windows	Conserves energy
Colour-coordinated aluminum eavestroughs and soffits	Long-lasting and weather-resistant
Two exterior hosebibs with interior shutoff	Easy outside maintenance and cleaning
Two weather-proofed exterior electrical plugs	Accessible power source for lawnmowers, weed eaters and other electrical tools
Designer-selected and wall-mounted exterior light fixtures	Pleasant lighting and a look in keeping with the neighbourhood design
Full 200 amp service	Ample power to the home

– STANDARD IN **SOME** LEGACY HOMES –

ITEM	BENEFIT
Metal roof accents	Durable and long-lasting
Cultured stone accents	Enhanced curb appeal
Muntin bars	Decorative enhancement to windows
Appealing wood, metal or glass deck and stairway railings	Coordinates with the exterior of the home



"At Westhills,
perfection is in the details."

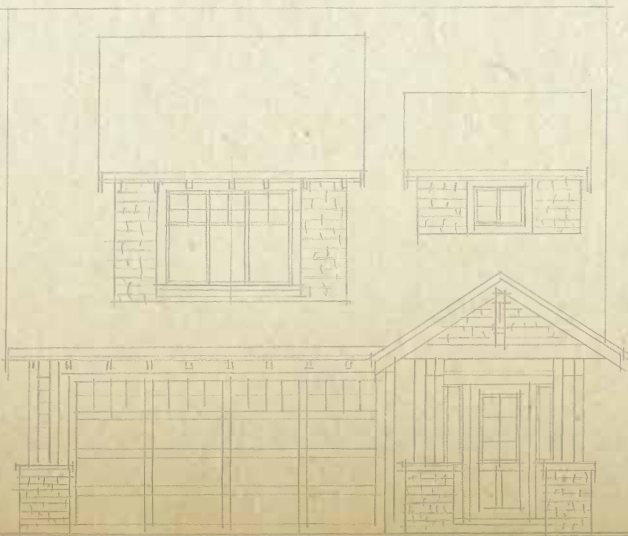




■ Landscaping

– STANDARD IN ALL LEGACY HOMES –	
ITEM	BENEFIT
Fully-landscaped front, side and backyard	Completed look and feel to each home enhances the neighbourhood
Professionally designed and installed irrigation system	Easy-care yard and a well-maintained appearance
Westhills Bonus Landscape Plan: 1 year professional front yard lawn and shrub maintenance	Ensures plantings are firmly established
Exposed aggregate driveways, pathways and patios	Low-maintenance
Well-designed and durable outside decks and patios	Comfortable living in the outside spaces of the home as well as the inside

– STANDARD IN SOME LEGACY HOMES –	
ITEM	BENEFIT
Completed backyard fencing	Privacy plus safety for children and pets



■ Paint (Exterior)

– STANDARD IN ALL LEGACY HOMES –	
ITEM	BENEFIT
Premium quality exterior weather guard paint with up to 3 designer-specified colours on each home	Strong curb-appeal and a coordinated neighbourhood appearance

■ Paint (Interior)

– STANDARD IN ALL LEGACY HOMES –	
ITEM	BENEFIT
2-3 coats of premium quality, low UV rating interior eggshell latex on common area walls	Attractive and easy to clean
Premium quality, low UV rating white semi-gloss on all trim and paint grade surfaces	Bright, clean look
Flat sheen high-quality low UV rating paint on all ceilings	Open, spacious feeling to each room
Low sheen, low UV rating premium bathroom paint	Moisture-resistant

Interior Finishes (General)

– STANDARD IN ALL LEGACY HOMES –	
ITEM	BENEFIT
Low-profile potlights in living room	Soft, ambient lighting throughout the room
Solid wood window surround, casings and bannisters	Easy to clean, attractive and long-lasting
2" polywood white horizontal window blinds	Privacy and a strong and constant appearance to the home
Motion-sensor lighting in the ensuite bathroom, walk-in closet and laundry room	Instant light when needed plus energy savings
Hardwired smoke detectors and carbon monoxide detectors on all floors and in every bedroom	Safety and peace of mind
Roughed in for Vacuflo system	Allows for in-wall vacuum installation
Appealing wood, metal or glass deck and stairway railings	Coordinates with the exterior of the home

– STANDARD IN SOME LEGACY HOMES –	
ITEM	BENEFIT
Custom mantle with tile surround and high-end electric fire bed in main living area	Attractive focal point and cozy gathering place
Cultured stone accents	Enhanced curb appeal
Muntin bars	Decorative enhancement to windows

Kitchen

– STANDARD IN ALL LEGACY HOMES –	
ITEM	BENEFIT
Custom quartz countertops	Luxurious appearance and long-lasting
Rich laminate cabinetry with designer hardware	Modern appearance with lots of storage
Soft-close drawers	Convenient, quiet and efficient
Designer-selected ceramic tile backsplash	Appealing accent to cabinets and countertops
Undermount stainless kitchen sink with designer features	Highly functional and pleasing to the eye
Strategically placed low-profile pot lights	Direct lighting on work areas
Rough-in wiring for under-counter lighting	Facilitates easy installation of further lighting if desired





■ Appliances

■ Flooring & Tile

– STANDARD IN ALL LEGACY HOMES –

ITEM	BENEFIT
Energy Star 30" stainless steel electric range with black ceramic top	Upscale appearance and easy to clean
Energy Star stainless steel 21 cubic foot fridge with easily accessible top freezer	Lots of space to keep food fresh and organized
Energy Star over-the-range stainless steel microwave oven with built-in hood fan	Space-saving and complimentary to other appliances
Energy Star full-sized stainless steel-faced dishwasher	Large-load capacity
Front loading full-size white clothes washer and dryer	Accessible, efficient, large-load capacity

– STANDARD IN ALL LEGACY HOMES –

ITEM	BENEFIT
Rich laminate flooring in main living areas	Strong aesthetic appeal
Designer-specified tile in main and ensuite bathrooms	Easy maintenance and long-lasting
Eco-friendly carpet for stairs, upper floor common areas and bedrooms	Creates warmth, limits noise and provides a non-slip surface
Linoleum flooring in laundry area	Attractive and durable

Bathrooms

– STANDARD IN **ALL** LEGACY HOMES –

ITEM	BENEFIT
One-piece tub/shower combination in main bathroom	Convenient and easy to clean
Walk-in shower with glass doors in ensuite	Aesthetically pleasing and practical
Coordinated rich laminate countertops	Pleasant accent to other finishes and fixtures
Designer-selected rich laminate cabinets and hardware	Elegant appearance and lots of storage
Ceramic tile floors in main and ensuite bathrooms	High-end appearance with easy maintenance
Large, framed, wall-mounted mirrors	Completes finished look of bathrooms
High-speed, programmable, ultra-quiet ceiling fan vented to the outside	Ensures proper air movement and moisture levels
Dedicated electrical GFI outlet	Safe use of bathroom appliances

– STANDARD IN **SOME** LEGACY HOMES –

ITEM	BENEFIT
His and hers sinks in ensuite	Functional and modern-looking
Pedestal sinks in additional two-piece bathrooms	Visually classic and space saving

Legal Suites

– STANDARD IN **ALL** LEGACY HOMES –

ITEM	BENEFIT
Suite is separately metred from main house	Electricity may be billed separately
Exterior entrance to suite	Privacy for both owner and tenant
Connecting interior entrance to main house	Facilitates extended family use of suite
Range, hood fan, fridge and washer/dryer in black or white finishes	Turnkey functionality
Eco-friendly carpeting in main living areas and bedrooms	Retains heat and dampens noise
High-grade linoleum in bathrooms and kitchens	Long-wearing and easy to clean
Designer-selected rich laminate countertops in kitchen and bathroom	Attractive and durable
Quiet rock acoustic insulation	Reduce noise transfer and privacy



■ Energy Efficiency

Westhills takes sustainability seriously and makes every effort to ensure responsible development by reducing our carbon footprint for both today and tomorrow. In partnership with the City of Langford and SSL-Sustainable Services Ltd., we are proud to be recognized as a North American leader in the delivery of renewable energy through our award-winning Community Energy System. By transferring clean, thermal energy from a centralized GeoExchange bore field into a water-based distribution network, this system allows homes at Westhills to dramatically reduce their dependence on increasingly unsustainable energy sources like natural gas, heating oil and the regional electricity grid. Each home connects to

the system through a high-efficiency water source heat pump that provides reliable heating in the winter and comfortable cooling* in the summer.

For further information we urge you to visit the website of SSL-Sustainable Services Ltd., provider of infrastructure and utility services at Westhills: www.SSL-BC.com. Learn about the Westhills difference.

* Cooling only available in homes with forced air systems



■ Set Your Mind at Ease

As a new home purchase is most likely the largest investment that you will make in your lifetime, it is important to know the details. When you purchase a new home at Westhills, you are purchasing a home that has been custom built for Westhills by a multi award-winning, Built Green™ Certified Builder who is approved by Travelers

Canada Insurance and who offers a Home Warranty Insurance package that is recognized as the most complete in North America. For more details on what is commonly known as the 2-5-10 New Home Warranty please visit www.verityconstruction.ca or www.travelerscanada.ca.





Westhills

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