

WASHINGTON



Traditionally-Inspired 2, 3 & 4 Bedroom Townhomes in Burnside Gorge

FORMWELL



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WASHINGTON

A beautiful collection of traditionally-inspired 2, 3 and 4-bedroom townhomes tucked away on a quiet, tree-lined street in Burnside Gorge.

Washington offers the relaxed pace of neighbourhood living in a history-rich area, surrounded by parks and outdoor spaces, steps from the Selkirk Waterfront, and minutes from downtown Victoria.

Two and three-storey homes celebrate traditional form with pitched roofs and gable architecture, surrounded by wood picket fences that frame charming private yards.





HOMES

White picket fences and leafy, tree-lined streets

Plant and tree-lined paths lead to each classically-designed home, with welcoming gates and entryways, board-and-batten detailing and thoughtfully oriented windows to capture every moment of daylight.

Enjoy your coffee and a visit with fellow neighbours in Washington Green, a lush common courtyard accented with seating under a canopy of large mature trees.



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INTERIORS

Walk in, and exhale

Every home features overheight ceilings and large windows, with our signature cased openings on the main floor, creating cozier and more intimate living spaces.

Plenty of clever built-ins extend throughout each home, beginning with integrated seating and storage in the front entryway, and continuing to every floor. We've even anticipated which cabinets you'll want to store your toaster and broom in.

Flexible floorplans offer superbly functional living spaces made for every moment - live, work and play. Spaces are designed to feel great today, and adapt to your changing life when it's time.

Choose from two beautiful interior palettes - Harriot and Willow - designed with earthy elements and layered textures for calm and comfort. Both share carefully considered materials with time-honoured detailing that will last for years to come.



INTERIORS

Welcome inside

PALETTE

Harriott



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1 Shaker-style cabinets

2 Quartz countertops

3 Painted beadboard wall paneling

4 Chrome accent sconces



PALETTE
Willow

Kitchens combine abundant cabinet space with open shelving for displaying your favourite items, along with spacious pantries, broom storage and built-in recycling stations.

5 Chrome faucet

6 Utensil and pot and pan rail

7 Integrated Broan hood vent

8 Broom and appliance storage



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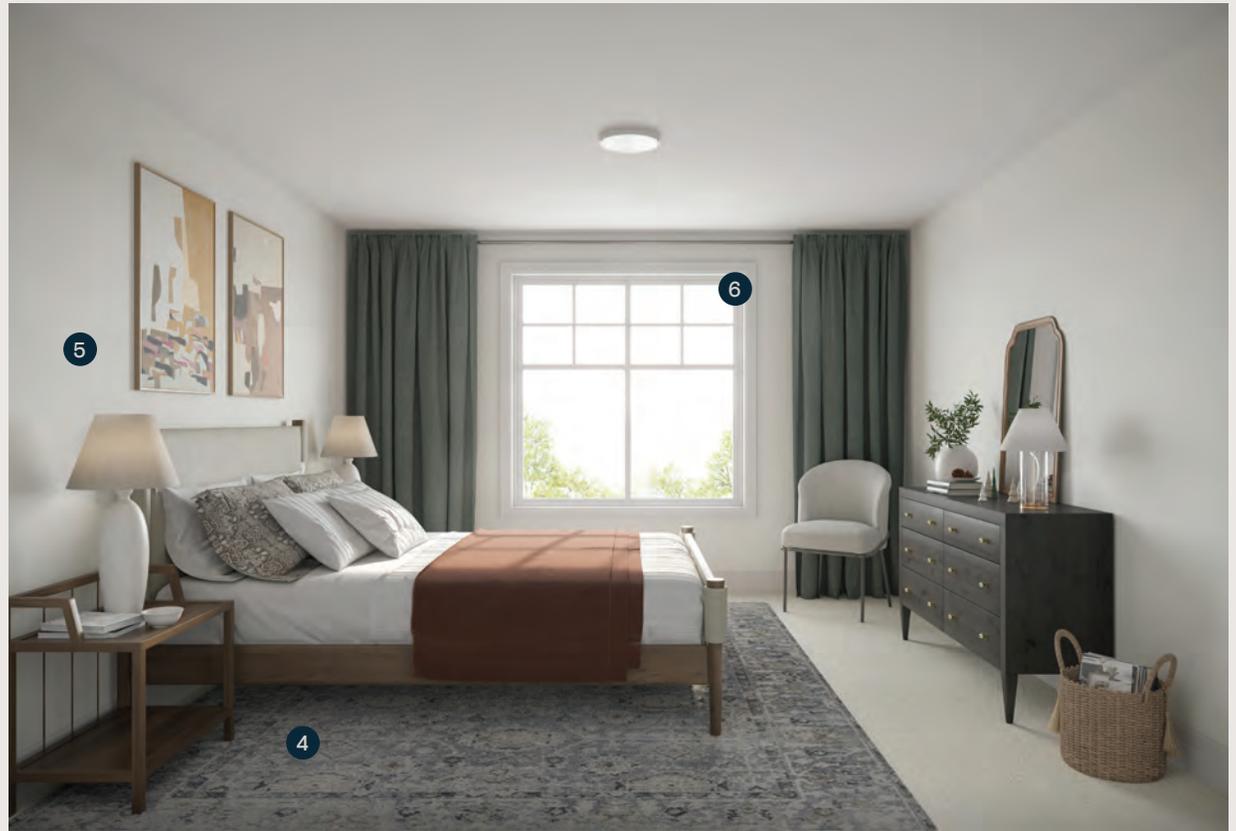


1 Frameless glass shower door

2 Vanities with wall sconces

3 Porcelain vanity pulls

Bedrooms are designed for peace and relaxation. Double wall assemblies and continuous insulation between townhomes makes for quieter, more comfortable, sleep-ready spaces.



In a nod to the neighbourhood's heritage, bathrooms offer thoughtful details like pattern floor tiles, porcelain vanity pulls and chrome accents.

4 Wool broadloom carpet

5 Double wall assemblies

6 Option for UV blackout blinds



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A Third or fourth bedroom

B Media room (not shown)



The flex room, reimagined - for a space as individual and adaptable as you are.

C Office or study

D Guest room (not shown)

A MORE LIVABLE HOME

Live Well by Formwell

We're relentless about improving livability for our homeowners. As long-time homebuilders, we've seen firsthand the benefits that well-designed and well-built homes can have on people's lives. We recognize the positive impacts our design decisions can have.

For this reason, we created Live Well, a new set of design standards for livability, exclusively by Formwell. Because we believe spaces should encourage well-being through their design.

When homes are easy to maintain, and everything has its place, there's more time to focus on the things that really matter. We maximize every square inch of storage, from built-ins in the front entry, to open shelving and expansive cabinet space in every kitchen.

We also believe that natural light has a positive impact on how a home feels. Large windows and overheight ceilings are used to flood our homes with natural light and create bright and comfortable living spaces.

These are just a few of the Live Well features we include in every Formwell home. Each has been carefully considered for its function and livability.

Because we believe your home should be a beautiful backdrop for all of the important moments in your life, not the focal point.



B C C O N D O S . N E T





NEIGHBOURHOOD

A neighbourhood rich in character

Washington is situated on a charming tree-lined street in historic Burnside Gorge, one of the city's oldest neighbourhoods.

Steps away from Cecelia Ravine Park and close to the Selkirk Waterfront and the Burnside Community Centre, the area offers plenty to see and do close to home.

Navigate the neighbourhood's many local shops and amenities. Burnside Gorge offers a vibrant and diverse food and drink culture, along with great spots for locally made goods.

Need to go further? Washington's central location steps off the Galloping Goose Trail means downtown Victoria, and Mayfair, Uptown and Tillicum Centres are all less than 10-minutes away by bike. Where else can you say that?



B C C O N D O S . N E T





Parks & Recreation

- 1 Selkirk Waterfront & Trestle
- 2 Cecelia Ravine Park
- 3 Burnside Gorge Community Centre
- 4 Fairway Gorge Paddling Club
- 5 Cuthbert Holmes Park
- 6 Parkes Recreation
- 7 Selkirk Green Park
- 8 Project Albero Floating Dock
- 9 Gorge Park

Shopping & Essentials

- 10 Uptown Centre
- 11 Whole Foods
- 12 Mayfair Shopping Centre
- 13 Tillicum Centre
- 14 Lifestyle Markets
- 15 Downtown
- 16 Rock Bay Market

Food & Drink

- 17 Bows and Arrows Coffee
- 18 Wheelies Motorcycle Café
- 19 Glo Restaurant and Lounge
- 20 Moon Over Water Brewpub
- 21 Saltchuk Pies
- 22 Parachute Ice Cream
- 23 Melt Truck
- 24 Cultured Kombucha
- 25 Working Culture Bread
- 26 Haus Sausage Co.
- 27 Hoynes Brewery

Education

- 28 Selkirk Montessori
- 29 Quadra Elementary School (K-5)
- 30 Lansdowne Middle School (6-8)
- 31 Victoria High School (9-12)
- 32 Camosun College (Interurban)
- 33 Camosun College (Lansdowne)
- 34 University of Victoria (UVIC)



ABOUT FORMWELL

A modern approach to homebuilding, more than 30 years in the making

Formwell is led by Sam Ganong and Kyle Ryan, who together bring more than three decades of combined experience in residential development, design and project management.

Both of them fathers with young children, they set out to create multi-family homes that meet the real and ever-evolving needs of families through a commitment to lasting, human-centric designs that are relevant today and long into the future.

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YOUR EXCLUSIVE PREVIEW

Floorplans

Following is a selection of floorplans available with the introductory release of homes at Washington.

To learn more, or to book an appointment, please contact the Washington Sales Team:

The Condo Group Real Estate
250 382 6636

washington@formwell.ca
formwell.ca/washington



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Pricing

WASHINGTON

Townhome Prices & Availability

The Introductory Release of homes at Washington is now sold out.
Please inquire for more information on the next release of homes, coming early 2022.

Strata Fees

Approximately \$0.31 per sq.ft.
Includes landscaping, HRV, common area maintenance,
tankless hot water heater, gas wall furnace

Deposit Structure

5% at contract firm, 5% at receipt of building permit – total 10%

Contact the Washington Sales Team

Paula Daniels and Haden Campbell
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T: 250 382 6636 | E: washington@formwell.ca



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