

TRAILSIDE LIVING ON THE SHORES OF LANGFORD LAKE



TRAILSIDE

AT THE LAKE

BUYERS GUIDE



COME FIND YOUR VIEW

TRAILSIDE LIVING AT THE SHORES OF LANGFORD LAKE.

Immersed in nature, moments away from Westshore's city centre lies Trailside at the Lake, a modern-innovative community on the shores of Langford Lake.

Trailside at the Lake's two six-storey buildings were carefully planned to emphasize views of Langford Lake and the surrounding parklands. Inside our cozy-bright interiors, you'll find large windows, air conditioning, quartz countertops, modern cabinetry, eco-friendly appliances, and carpet-free flooring. Welcome to a lifestyle rich in options, connected to community and culture, interwoven with everything you love.



1 & 2 BEDROOM HOMES

GENERAL

- Air conditioning and heating via Eco-friendly heat pump (per unit)
- Gym, yoga and office common rooms
- Enhanced soundproofing throughout
- Bike storage
- Storage lockers on every floor
- 1 Parking stall EV charging ready
- 9 ft. ceilings
- Premium wood laminate flooring throughout including waterproof wood laminate in bathrooms
- Contemporary interior doors with black hardware
- Private outdoor living area
- Roller blinds and window screens
- 2-5-10 Builder warranty

KITCHEN

- Premium quartz countertops
- Premium wood laminate flooring
- Modern, matte finish tile backsplash
- Spacious kitchen island with eating bar
- Soft-close white contemporary cabinetry designed and built in Canada
- Matte black cabinet hardware

APPLIANCES (*STAINLESS)

- *Whirlpool 30" 7-1 electric range w/Air Fry Oven
- *Whirlpool microwave/range hood combination
- *Whirlpool 33" ENERGY STAR® certified refrigerator w/ french doors and pullout freezer
- *Whirlpool 24" ENERGY STAR® Certified dishwasher
- Whirlpool ENERGY STAR® Certified 5.0 cu.ft front load washer with intuitive controls
- Whirlpool ENERGY STAR® Certified 7.4 cu. ft. front load electric dryer with intuitive touch controls

BATHROOM

- Premium quartz countertops
- Premium waterproof wood laminate flooring
- Soft-close white contemporary cabinetry designed and built in Canada
- Matte black cabinet hardware
- Moen GENTA LX in ensuites, Klio in bath/shower
- Vichy stainless faucets and fixtures
- Taymor 4 Piece-Polished Chrome bathroom towel bars and paper holders
- Double vanity ensuite

NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending governing parties approval.

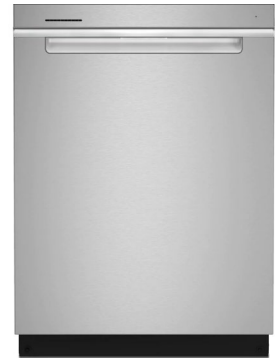




Whirlpool 33" ENERGY STAR® certified refrigerator w/ french doors and pullout freezer



Whirlpool 30" 7-in-1 electric range w/ air fry oven



Whirlpool 24" ENERGY STAR® certified dishwasher



Whirlpool ENERGY STAR® certified 5.0 cu. ft. front load washer with intuitive controls

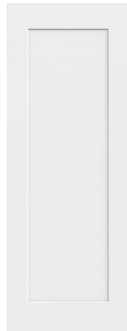


Whirlpool ENERGY STAR® certified 7.4 cu. ft. front load electric dryer with intuitive touch controls

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Soft-close white contemporary cabinetry w/ 1-inch frame with a shallow recessed center designed and built in Canada



Trimlite Madison hollow core shaker



Moen 7565 - series single handle high ARC pull down faucet matte black



Matte black door and cabinet hardware



Moen Klio 66480 chrome vanity faucet



Moen Klio chrome bath/shower set



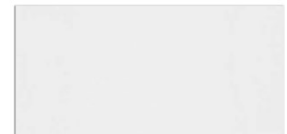
4 piece-polished chrome bathroom accessories



Premium grey quartz countertops



Prexious - Mountain treasure backsplash

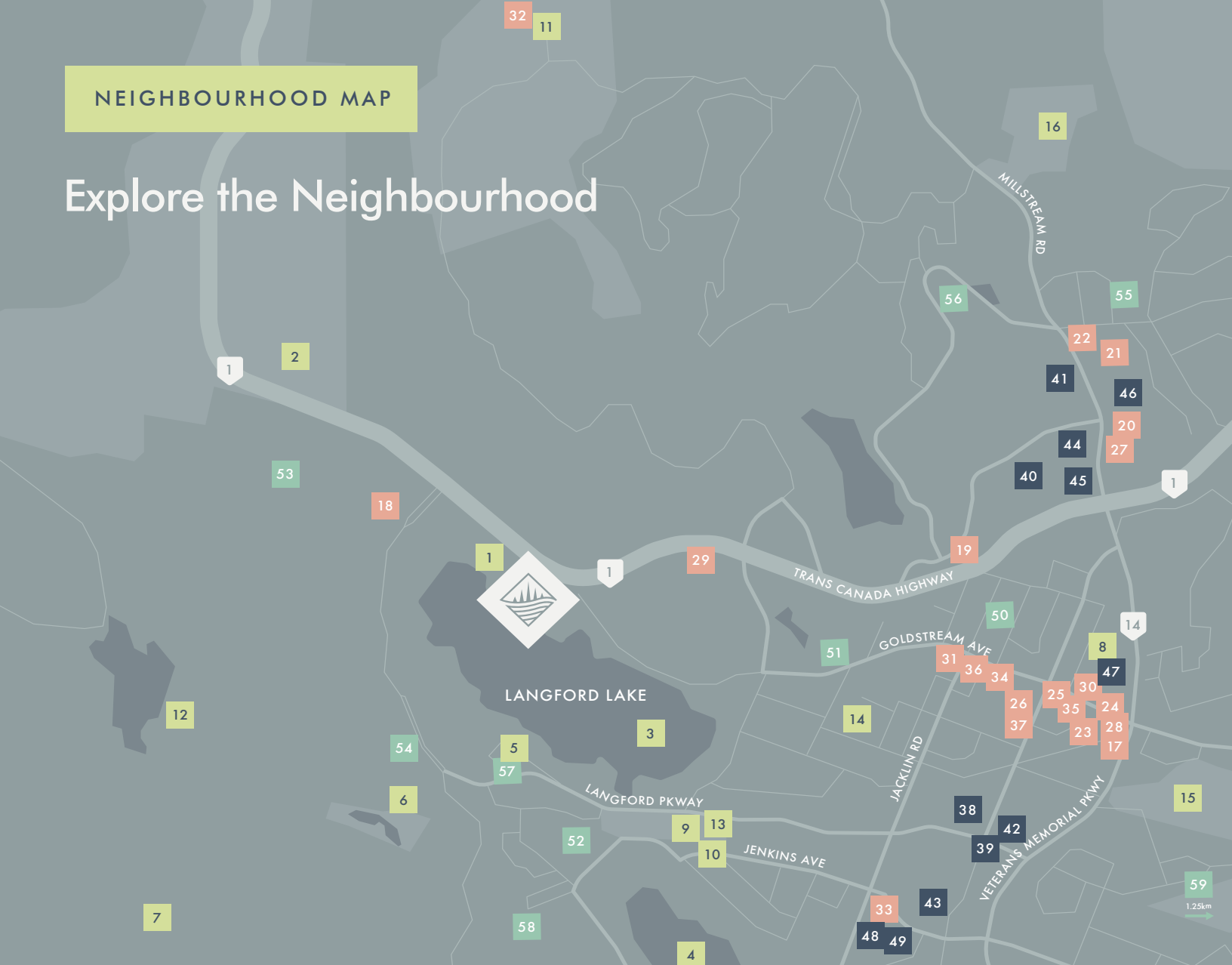


Eurotile white shower wall tile

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NEIGHBOURHOOD MAP

Explore the Neighbourhood



PARKS + REC

- 1 Ed Nixon Trail
- 2 Goldstream Provincial Park
- 3 Langford Lake
- 4 Glen Lake
- 5 YMCA -YWCA Westhills
- 6 Jordie Lunn Bike Park
- 7 Mt Wells Regional Park
- 8 Danbrook Park & Off-Leash Area
- 9 Langford Lanes
- 10 Eagle Ridge Community Centre
- 11 Bear Mountain Golf & Country Club
- 12 Sooke Hills Wilderness Regional Park
- 13 Starlight Stadium
- 14 Centennial Park
- 15 Royal Colwood Golf Club
- 16 Westshore Motorsports Park

DINING

- 17 Floyd's Diner
- 18 Tim Hortons
- 19 Mr. Mikes Steakhouse
- 20 Milestones
- 21 900 Degrees Wood-Fired Pizzeria
- 22 The Rack Bistro
- 23 Darcy's Pub Westshore
- 24 Bin 4 Burger Lounge
- 25 Browns Socialhouse Langford
- 26 Rhino Coffee House Langford
- 27 Starbucks
- 28 Jone's BBQ
- 29 Seoul Chicken
- 30 La Taquiza Langford
- 31 Jacks Place
- 32 Sabhai Thai
- 33 Liberty Kitchen
- 34 Island Poke
- 35 Turmeric Indian Cuisine
- 36 Maiko Sushi
- 37 House of Boateng

SHOPPING

- 38 Walmart Supercentre
- 39 Real Canadian Superstore
- 40 Costco Wholesale
- 41 The Home Depot
- 42 Canadian Tire
- 43 Westshore Town Centre
- 44 Best Buy
- 45 Save-On-Foods
- 46 Millstream Village Shopping Centre
- 47 Langford Centre
- 48 Belmont Market
- 49 Thrifty Foods & Pharmacy

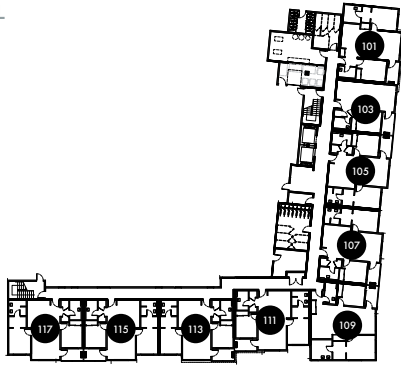
EDUCATION

- 50 Ruth King Elementary
- 51 Spencer Middle School
- 52 Belmont Secondary
- 53 Willway Elementary
- 54 Centre Mtn Lellum Middle School
- 55 Langford Montessori Junior Kindergarten/Preschool
- 56 Lakewood Elementary
- 57 Victoria Conservatory of Music
- 58 Lighthouse Christian Academy
- 59 Brookes Westshore

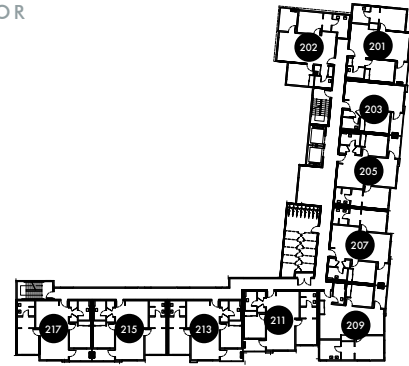


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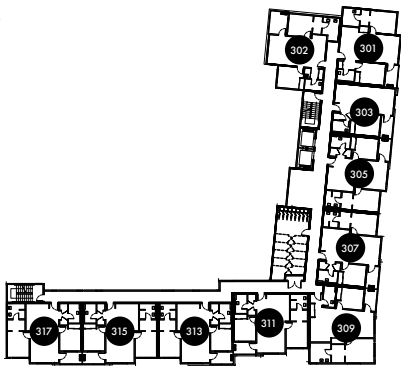
MAIN LEVEL



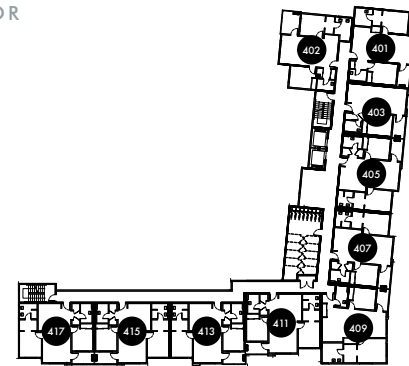
2ND FLOOR



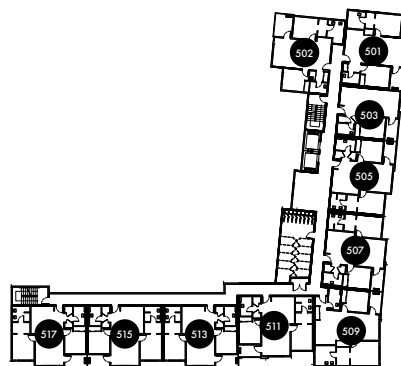
3RD FLOOR



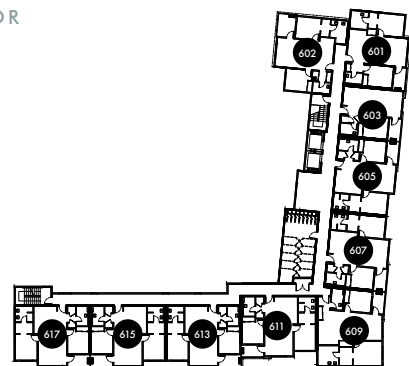
4TH FLOOR



5TH FLOOR

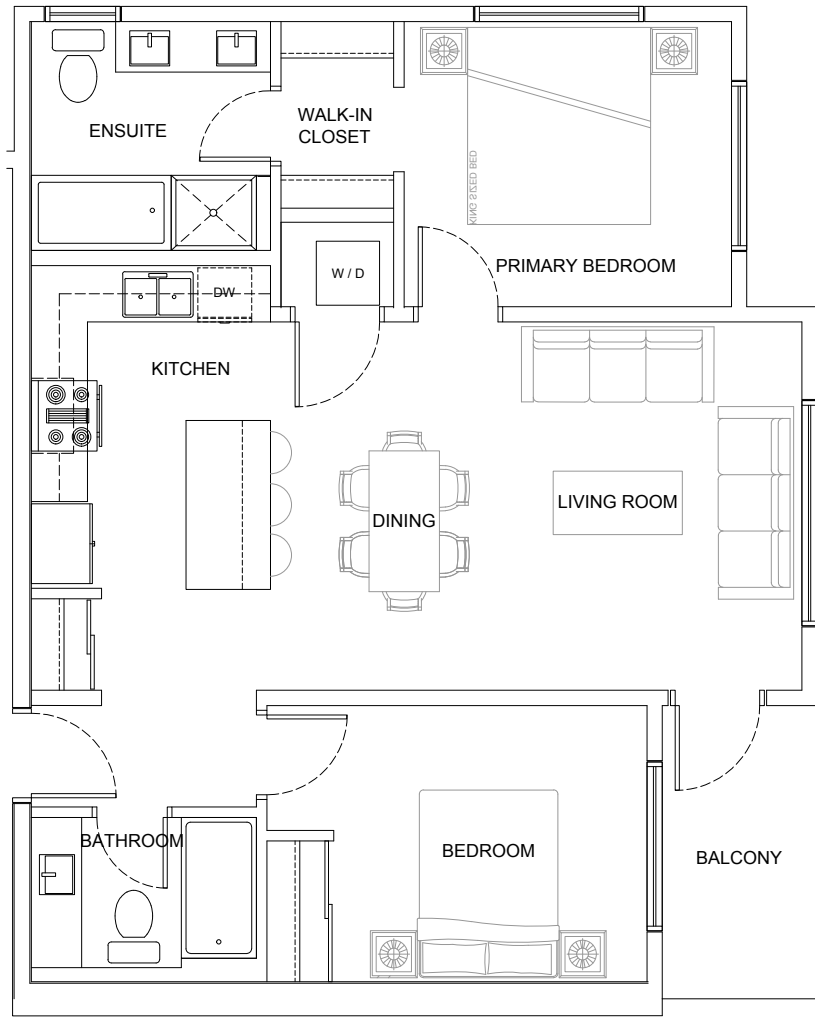


6TH FLOOR



Raven / 2 Bed

BUILDING A | THE NIXON



MAIN FLOOR



FLOORS 2-6

101, 201, 301, 401, 501, 601

2 BED + 2 BATH | 913 SQ FT



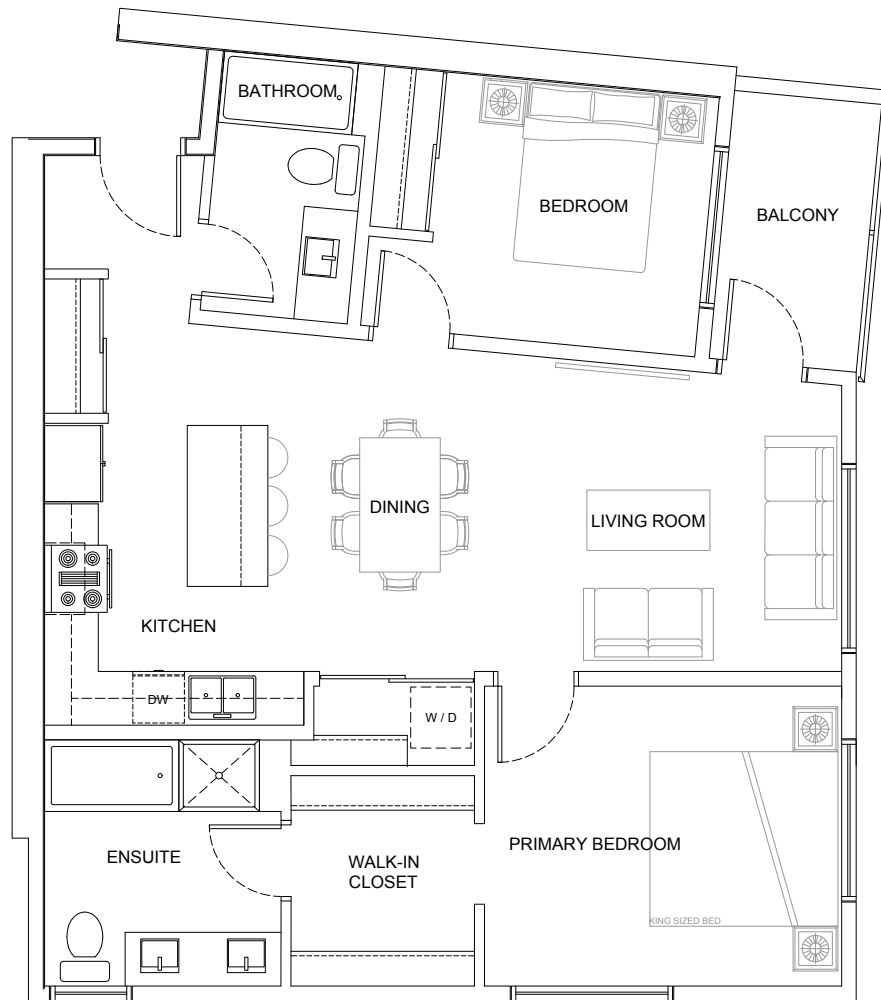
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Kingfisher / 2 Bed

BUILDING A | THE NIXON



MAIN FLOOR



FLOORS 2-6

109, 209, 309, 409, 509, 609

2 BED + 2 BATH | 993 SQ FT



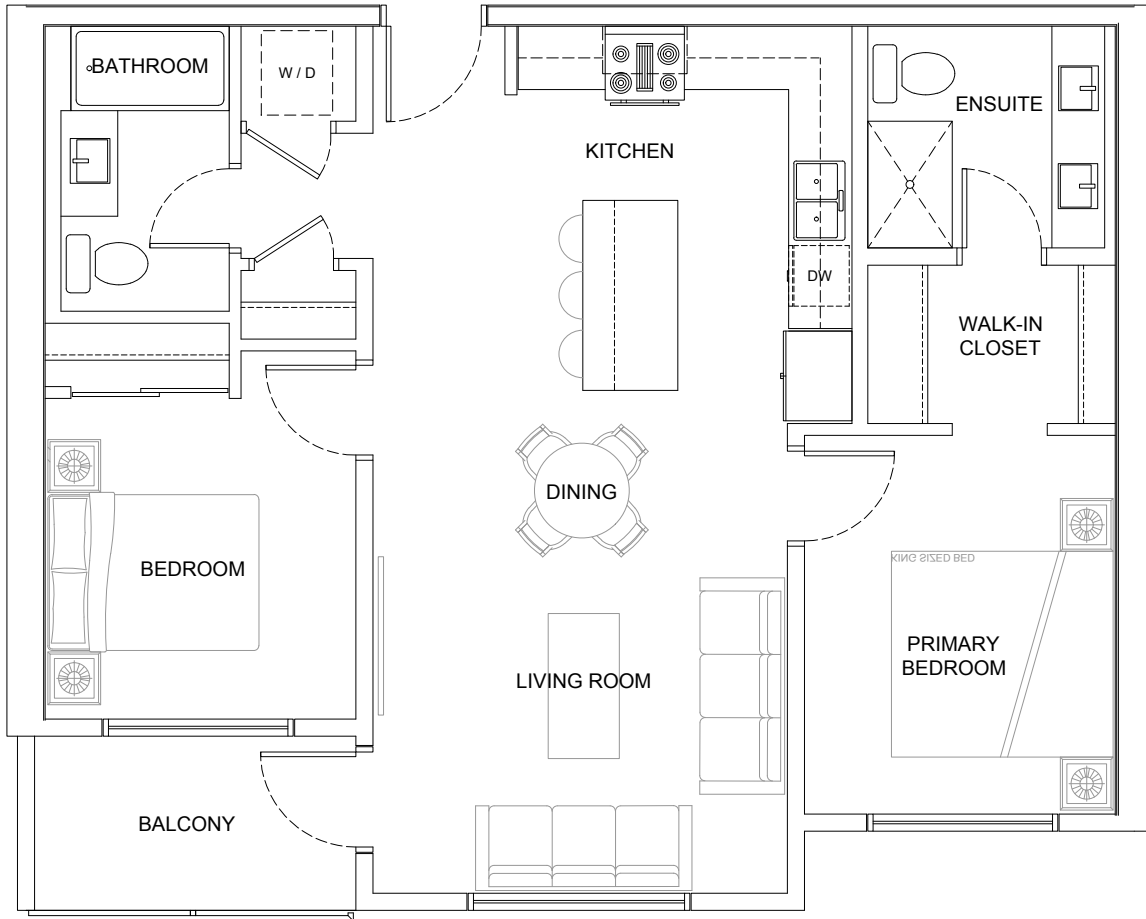
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Hummingbird / 2 Bed

BUILDING A | THE NIXON



MAIN FLOOR



FLOORS 2-6

107, 111, 115, 207, 211, 215, 307, 311, 315, 407, 411, 415,
507, 511, 515, 607, 611, 615

2 BED + 2 BATH | 910 SQ FT



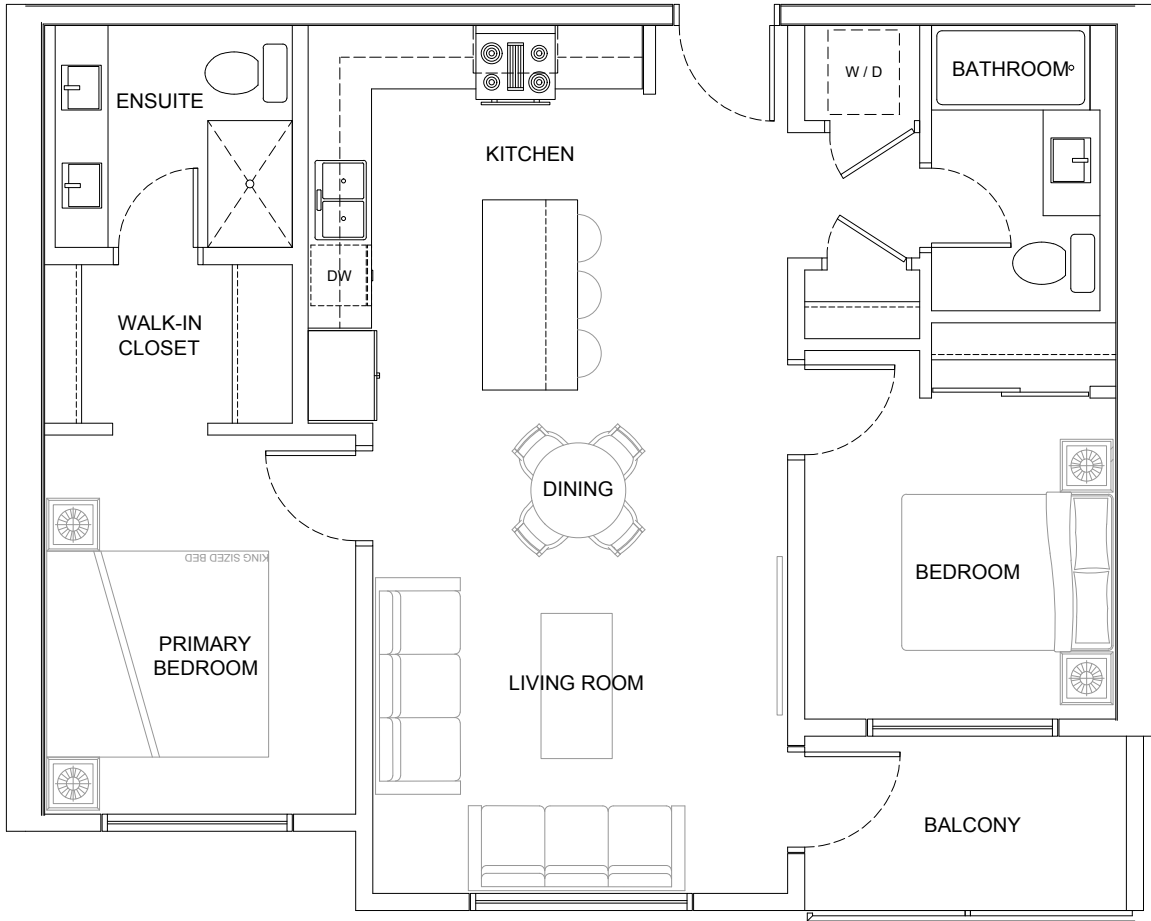
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Hummingbird Reverse / 2 Bed

BUILDING A | THE NIXON



MAIN FLOOR



FLOORS 2-6

105, 113, 117, 205, 213, 217, 305, 313, 317, 405, 413, 417,
505, 513, 517, 605, 613, 617

2 BED + 2 BATH | 910 SQ FT



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