

Triple Crown Residence II

TRIPLE - CROWN . CA





Welcome To Residence II.

The Next Phase of a Winning Community



Welcome to Triple Crown – a family-friendly, mixed use, West Shore development in North Langford. We're building a neighbourhood that is moments from everything you want and need in a community; amenities within easy reach and the ability to quickly leave the bustle of city life to go hiking, biking, golfing, or swimming in natural beauty of the West Coast's forests and lakes.

With occupancy set for the fall of 2020, Residence II features 2-bed, 2-bath, West Coast contemporary style condominiums starting at \$389,900.

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A dark, moody photograph of a modern bathroom. The scene is dimly lit, showing a white sink with a modern faucet on the right, a mirror above it, and a shower area with a glass door on the left. A large, bold, orange number '70' is superimposed over the center of the image. The background shows a tiled wall and a shower curtain.

70

**Exceptionally well equipped
2 Bedroom / 2 Bathroom Units
In The Heart of Langford.**

Fit & Finish.

Attention to Every Last Detail.

We're building in quality finishes including elegantly styled cabinetry with quiet closers, full depth quartz stone countertops, Euro laminate flooring, premium stainless kitchen appliances and full-size stacking washer and dryer. Have a look at the full list below:

- Open concept floor plan with 9 ft ceilings.
- Premium stainless kitchen appliances.
- Gas range stove.
- Full-size stacking washer and dryer.
- Beautiful linear fireplace.
- Superior quality cabinetry.
- Quartz Slab, Caesarstone counter tops.
- Under mounted bathroom sinks
- Porcelain tile side and back walls in tub & shower.
- Porcelain tile flooring in the bathrooms.
- Euro style blonde oak laminate flooring
- Dream Weaver Seascape carpet in bedrooms.
- Efficient, ductless heat pump.
- Gas hot water on demand in each unit.
- Spectacular views outside your window.





Fit & Finish. Triple Crown Quality

- 1. Kitchen Rendering
- 2. Master Bedroom Rendering
- 3. Bathroom Rendering





The Views

From the Olympic Mountains to Sooke's Rolling Hills...





The Building

Specifications & Details.

- Specifications & Details
- 70 Units of 2 bedrooms and 2 bathrooms.
- 6 floors with 14 units per floor (2-6).
- The southeast "Olympic Side" provide spectacular views of the mountains.
- The northwest "Malahat side" overlooks the rolling Sooke hills.
- Premium six-piece appliance package
- Long-lasting trouble-free vinyl windows.
- Gas hot water on demand in each unit.
- Air Conditioning.
- Efficient, ductless heat pump.
- Gas range stove
- Beautiful linear fireplace.
- Open Concept Floor Plan with 9 ft ceilings.
- Secure storage.
- Each unit comes with secured underground parking stall.



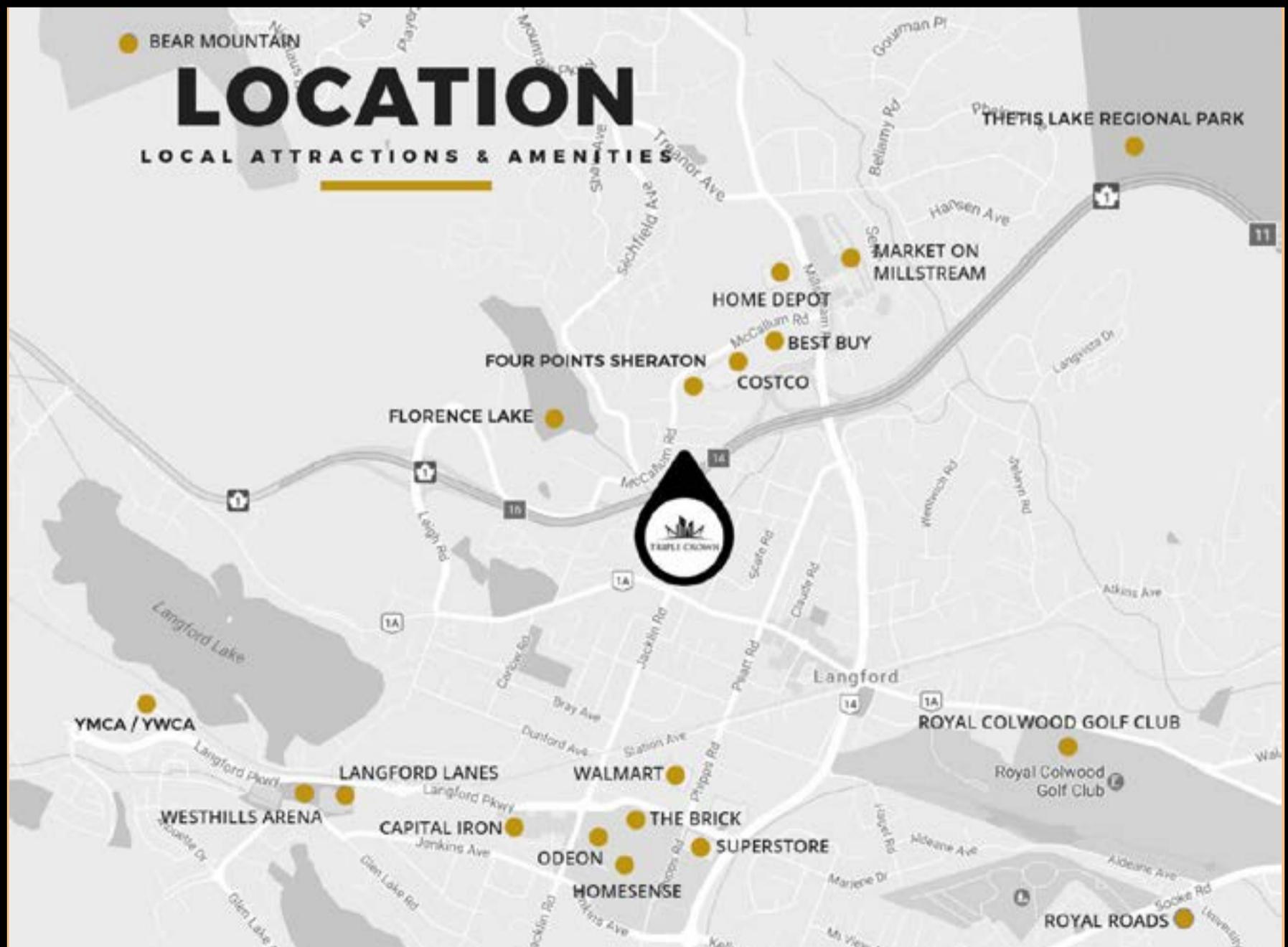
A Central, Amenity-Rich Location

967 Whirlaway Cres, Victoria, BC V9B6W6

Shopping: Your home is a short walk away from Costco, Home Outfitters, Best Buy, Aldo, Pet Smart, and The Market on Millstream. The Millstream Village Shopping Centre amenities including restaurants, groceries, bakery, wine shop, pharmacy and more. Coffee shops and a retinue of restaurants catering to every pallet complete this fabulous location! It's all within 1 km of the Triple Crown Community.

Family Restaurant: Mr. Mikes right across the street – a family friendly, casual dining steakhouse.

Florence Lake: This small, peaceful lake is a great spot to fish, swim or kayak. The Strachan Trail circumnavigates the lake to allow you to enjoy everything nature offers, including two boardwalks. A boat launch on the north shore provides quick access.





The Westin Bear Mountain Golf Resort & Spa offers Canada's Only 36 holes of Nicklaus Design Golf. Choose the challenging Mountain Course or for a more relaxing round, take on the Valley Course. Both golf courses provide you with Victoria's best golf experiences.

World Class Golfing: If you enjoy golfing, you have quality venues only five minutes away. The Westin Bear Mountain Golf Resort, Royal Colwood Golf Club and the Highland Pacific Golf.

Thetis Lake Regional Park: Established in 1958 as Canada's first nature sanctuary, the park offers nature enthusiasts a multitude of activities; you can hike around the 4.9 km trail, take your pet to the dog beach, go canoeing or kayaking in the early morning, or take the family for a swim on the beautiful sandy beaches.

Cycling Trails: Langford maintains several trail routes through the city, and the Galloping Goose Trail runs through south-central Langford and along the southern tip of Glen Lake to connect cyclists and hikers from the City of Langford to any point throughout the Capital Region.

The Triple Crown Project

We're crafting a family-friendly, mixed use neighbourhood of townhouses, condominiums and residential-friendly businesses to build a thriving community. Neighbourhoods that incorporate a mix of uses are more sustainable and better for the environment. You can reach amenities on foot and rely less on your car. That means less gas, less parking spaces, and a healthier lifestyle.

COMPLETED PHASES

Townhouses: 30 two and three level contemporary West Coast townhomes.

Residence I: 46 top quality contemporary condominiums.

UNDER CONSTRUCTION

Residence II: Our current building is six stories of 70, 2bd, 2bth condominiums.

Future Phases: Two more phases will follow. Residence III and Residence IV.



A Vision For Triple Crown Residence II.

Commitment To Quality.

Built by well-known builder Draycor Construction Ltd., and designed by Wensley Architecture Ltd. with interior design from Creative Spaciz Design Studio, our condominiums provide you with the highest quality construction, excellent use of space, and a higher level of finishes than most other builds in the marketplace.

Mixed Use Development.

We're crafting a family-friendly, mixed use neighbourhood of townhouses, condominiums and residential-friendly businesses to build a thriving community. Neighbourhoods that incorporate a mix of uses are more sustainable and better for the environment. You can reach amenities on foot and rely less on your car. That means less gas, less parking spaces, and a healthier lifestyle.

Smart, Environmental Energy.

Triple Crown has partnered with Fortis BC to provide you with natural gas cooking and hot water on demand – a superior environmental choice and lower operating cost for consumers. It's a winning combination of better lifestyle and cleaner environment.



Special Financing Package.

Commitment To Quality.

Fast, FIRM Approvals – Protecting your Purchase until Closing

- Few lenders provide a FIRM Approval like RBC. Often lenders include conditions and small print. Some lenders further review their applications closer to closing date to see if you still qualify. Don't leave your purchase at risk; get protected with an RBC approval.
- Competitive, extended fixed and variable rate commitments. Mortgage rates to be reviewed within 120 days of closing for possible rate reductions.
- HomeProtector™ life, disability & critical illness insurance is available while your home is under construction and can provide protection for you even before your mortgage payments begin AND it's complimentary of charge until your mortgage is advanced.
- Appraisal Report upfront – No cost to buyer.
- 6 Months VIP Banking valued at \$180.

Take the risk out of your most important purchase. Contact us today to secure your RBC Firm Approval.



RBC Royal Bank

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