

BOWKER

*premium residence, townhome & garden home features***BOWKER COLLECTION**

- Built with the core principles of Abstract Space by national award-winning homebuilder and developer Abstract Developments
- Timeless architecture by Cascadia Architects redefines the standard for modern communities in Victoria
- A landmark for the desirable Willows Beach Neighbourhood
- A stunning façade of rusticated clay brick and oversized bay windows offer depth and variation while remaining true to the surrounding architecture in the neighbourhood
- Overheight residential entrance extends to a bright, airy lobby and oversized interior hallways with feature walls
- Conveniently situated within close walking distance to three villages, including Oak Bay, Estevan and Fort & Foul Bay; with a walk score of 80

EXQUISITE INTERIOR DESIGN

- Contemporary design by award-winning interior designer Sandy Nygaard
- Personalize your home with a choice of Light or Medium colour palettes
- Voluminous overheight 9'-10' ceilings (8'-9' in kitchens and bathrooms)
- Wide-plank White Oak engineered hardwood flooring with Soundloc Acoustical underlay
- Quiet home technology used throughout including triple-glazed windows and concrete topping on all floors
- White roller blinds on all windows
- Discrete recessed pot lights in main living areas
- 100% wool carpeting
- 50" Napoleon electric fireplace
- Full size stacking Whirlpool Duet High Efficiency (HE) front load laundry package

STYLISH & FUNCTIONAL KITCHEN

- Kitchen design anchored by flat-panel woodgrain and custom painted cabinetry, with soft-close doors and drawers
- Double pull-out pantry in most kitchens
- 1 1/4" thick Caesarstone® quartz countertops with ceramic tile backsplash
- Luxart commercial style pulldown faucet and matching built-in soap dispenser
- Stainless steel undermount sink
- Recessed under-cabinet task lighting and a four light modern pendant above island
- Gourmet stainless steel appliances, included in our homes:
 - 17 cu. ft Fisher & Paykel refrigerator with bottom mount freezer in 1 Bedroom homes
 - 20.1 cu. ft Fisher & Paykel French door refrigerator with bottom mount freezer in 2 Bedroom homes
 - 30" Bertazonni gas range with convection oven
 - 30" Perfect glide range hood
 - Stainless steel Fisher Paykel double dishwasher with tall top drawer and stainless steel fronts and tub
 - High-power Panasonic microwave with seamless stainless steel EuroTrim kit

SPA - INSPIRED BATHROOMS

- 1 1/4" thick Caesarstone® quartz countertops and matching backsplash
- Contemporary woodgrain cabinetry with custom millwork featuring chrome pulls and soft-close doors and drawers with open shelving in ensuites
- 12"x 24" porcelain tile flooring in main baths
- 8" x 48" porcelain tile floor and walls in ensuite baths
- Kohler Single-lever chrome faucet and square undermount white porcelain sink
- Water-efficient Kohler Windham comfort height toilet with soft-close seat

- Alcove shower with frameless glass sliding door and rain showerhead in master ensuite
- Bathtub in main bathroom
- Ensuite in-floor radiant heating

ADDITIONAL CONVENIENCE

- Fob entry system for a secure building and private floor spaces
- Video monitoring system provides surveillance of common areas including lobbies, parking, bike storage and storage lockers
- High-speed, full-size computerized elevator and keyfob control
- Secure, well-lit and fully painted underground parkade featuring Abstract Developments signature artwork
- Oversized secure individual storage lockers
- Secure Bike storage and garage
- Electric car
- Electric car charging station
- 2 Electric bikes
- Electric scooter charging stations
- Outdoor gas connection for heater and BBQ
- Outdoor water connections and electrical outlets
- Generous patios with concrete pavers

THE ABSTRACT ADVANTAGE

- Constructed by local homebuilder Abstract Developments, one of Victoria's most respected developers of residential projects and custom homes since 1999
- Abstract's Homeowner Care program, backed by Traveler's 2-5-10 New Home Warranty:
 - 2-Year Materials and Labour
 - 5-Year Building Envelope
 - 10-Year Structural
- Abstract Homeowner Care orientation program and on-call Homeowner Support

N. OAK BAY

BOWKER

COLLECTION

penthouse & terrace home premium features

IN ADDITION TO OUR BOWKER COLLECTION FEATURES OUR LIMITED COLLECTION OF 9 PENTHOUSE AND TERRACE HOMES INCLUDES THESE PREMIUM FEATURES:

INTERIORS

- Over-height 10'-11' ceilings throughout (9'-10' in kitchens and bathrooms)
- Skylights in kitchens, ensuites, some dens and common corridors; where applicable
- Over-height 8' double entry doors to each residence
- Solid core over-height 8' interior doors
- Montigo 52" built-in gas fireplace with stainless steel and millwork surround
- High efficiency multi-zone forced air heating and air conditioning throughout
- Rough-in for central vacuum
- Built-in wall safe
- Safe and convenient alarm system rough-in
- Rough-in for power blinds
- In-floor radiant heating in main and ensuite bathrooms

MASTER ENSUITES

- Double vanity sinks with custom millwork
- Deep soaker bathtub
- Polished chrome low-profile rainfall showerhead and detachable shower bar
- Oversized showers with fold down seat

CHEF-READY KITCHENS

- Premium stainless steel European appliance collection, including:
 - 48" Bertazzoni gas range double oven
 - 48" Stainless steel 600 CFM Faber Chimney Wall Hood
 - 15" Silhouette built-in wine fridge with safety lock and key

ADDITIONAL CONVENIENCES

- Generous patios with stone paver decking offers spectacular views
- Control-4 smart home technology and LCD touchscreen controls with dimmable lighting
- Oversized secure individual storage lockers