

3175 EXETER ROAD

Uplands, Oak Bay



MAVRIKOS
COLLECTIVE

An architectural rendering of a modern, two-story house with a mix of dark grey and light grey siding, dark window frames, and a dark roof. The house is surrounded by a well-manicured lawn, a large tree, and a paved driveway. The sky is blue with scattered white clouds.

Estimated
Completion
Early 2023



SUMMARY OVERVIEW

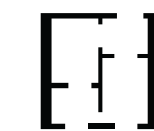
Luxury is redefined in this primarily one level Executive Estate home! Built by award winning GT Mann, even the most discerning buyer will be impressed with the custom finishings and Rancher inspired floorplan envisioned by Ryan Hoyt Designs! If you're looking to downsize but not sacrifice pure sophistication, then look no further. Situated in Victoria's most prominent and exclusive community, the Uplands, this truly is a rare offering! Boasting a 21,128 sq/ft lot and 3549 finished sq/ft, enjoy the Hardwood Herringbone floors that greet and lead you through to your elegant Great Room showcasing 16' vaulted ceilings. A stunning Chef's kitchen will surely satisfy as it overlooks your Living Room with a beautiful Gas Fireplace. Your sprawling wraparound rear patio was built for entertaining, accented with an outdoor kitchen to enjoy those long summer nights! A refined Primary suite epitomizes luxury, 2 Bedrooms with their own en-suites and a Den/4th Bedroom finish the main with a bonus Rec Room up! Steps to RVYC, Uplands Park, Golf Course & historic VGC!



Listing Price: \$5,499,000.00



Bed/Bath: 3 Bed + Den / 5 Baths



Living Area: ~3600 Finished sq/ft



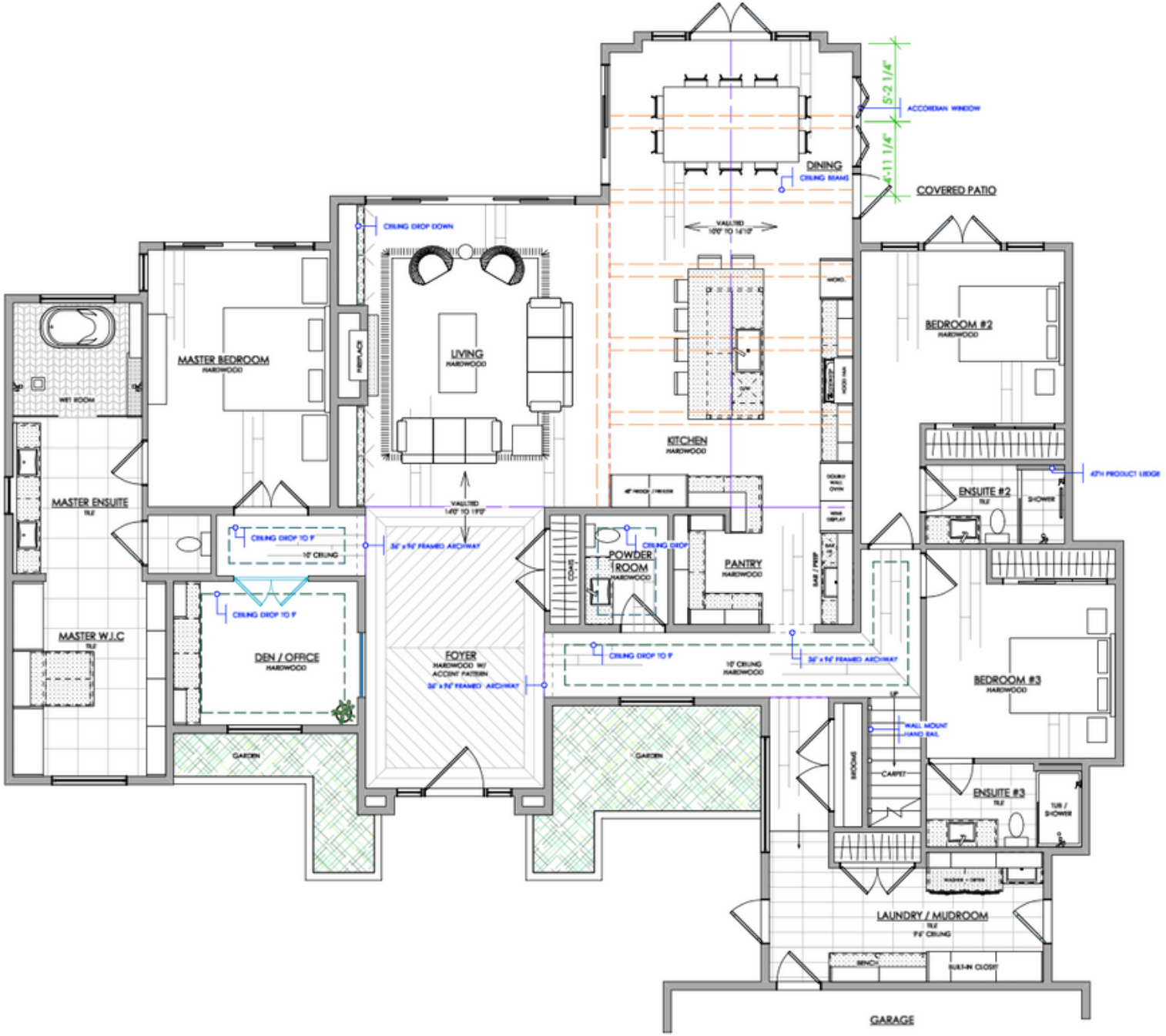
Lot Size: 21,128 sq/ft (0.49 Acre)

*All details subject to change & to be verified if deemed important.

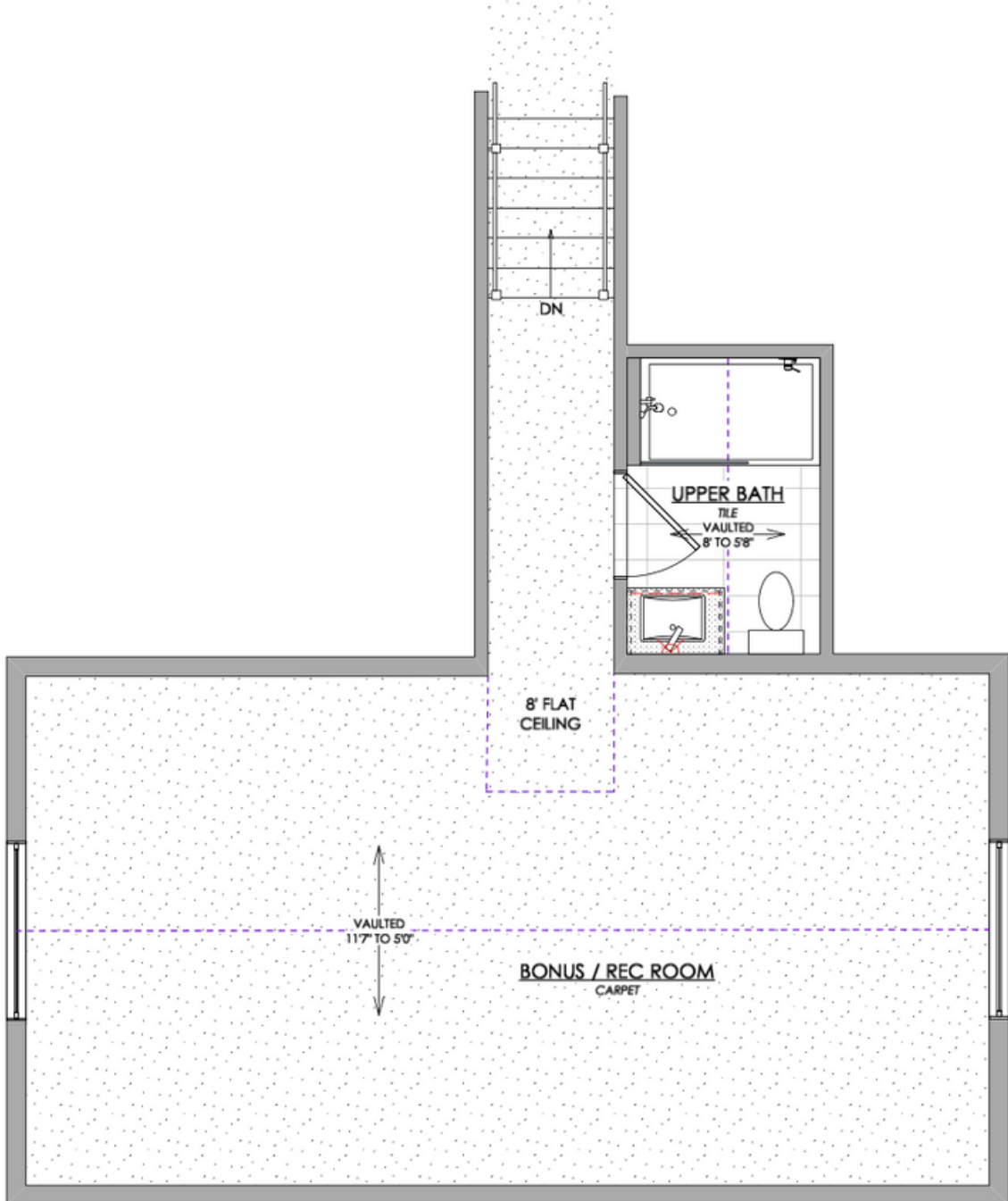
**PEMBERTON
HOLMES**

· ESTABLISHED 1887 ·

Property Floorplan



Main Floor



Upper Floor

*All details subject to change & to be verified if deemed important.

Location

- Private West exposed 0.49 Acre Lot
- Located in the heavily sought after Uplands community
- Accessibility to shopping, restaurants, Uplands Park, Uplands Golf Club, Royal Victoria Yacht Club, historic Victoria Golf Club & the University of Victoria all within minutes
- Enjoy beautiful old-growth tree lined streets & quiet neighbourhood walks



Renderings



*All details subject to change & to be verified if deemed important.

Renderings



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Features & Finishes - Lighting



KITCHEN PENDANTS:
RESTORATION HARDWARE, TEARDROP
HAIRBLOWN, 15" DIA

PANTRY SEMI FLUSH:
RESTORATION HARDWARE, VINTAGE
FRENCH FARMHOUSE, 14" DIA

ENSUITE 2 + 3 SCONCE:
HINKLEY, AIDEN LARGE, 31-1/4"
WIDE

UPPER BATHROOM:
MCLAREN LIGHTING, JANE,
20" WIDE

LIVING ROOM + FOYER PENDANT:
CAPITAL LIGHTING, PEARSON, 48"
WIDE x 41" HIGH

OFFICE PENDANT
TECH LIGHTING, LINE WAVE 2,
AGED BRASS

**LIVING ROOM + BAR
SCONCES:**
RESTORATION HARDWARE,
VINTAGE BARN. 14"

**LAUNDRY / MUDROOM SEMI
FLUSH:**
MCLAREN LIGTHING, 304F5P4,
BRONZE. 13-1/4" DIA

MASTER WIC PENDANT
CAPITAL LIGHTING, BIANCA
19-1/2" WIDE x 28" HIGH

MASTER BATH WALL SCONCES
RESTORATION HARDWARE,
22" WIDE

MASTER BEDROOM PENDANTS:
ALORA LIGHTING, AMOR,
19-3/4"D x 21-1/2" H

MASTER BATH WALL SCONCES
MCLAREN LIGHTING, LEIGHTON
BATH LIGHT, 24" WIDE

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Features & Finishes - Plumbing

POWDER ROOM



LAUNDRY ROOM



FAUCET:
DELTA, VERO, TWO HANDLE, 3553LF-CZ, CHAMPAGNE BRONZE FINISH



TOILET:
AMERICAN STANDARD, STUDIO SUITE, DUAL FLUSH RIGHT HEIGHT, WHITE FINISH



SINK:
NATIVE TRAILS, CABRILLO IN ASH, UNDERMOUNT INSTALLATION



FAUCET:
DELTA, TRINSIC, SINGLE HOLE PULL-DOWN, 9159T-DST, ARTIC STAINLESS FINISH



SINK:
BLANCO, QUATRUS U1 MEDIUM, UNDERMOUNT INSTALLATION

Features & Finishes - Plumbing



KITCHEN



FAUCET:
DELTA, TRINSIC, SINGLE HOLE PULL-DOWN,
9159T-DST, ARTIC STAINLESS FINISH



SINK:
BLANCO, QUATRUS, R15 U 2,
UNDERMOUNT INSTALLATION

BAR



FAUCET:
TRANSIC, ARTE-H13, SINGLE HOLE BAR,
CHROME FINISH



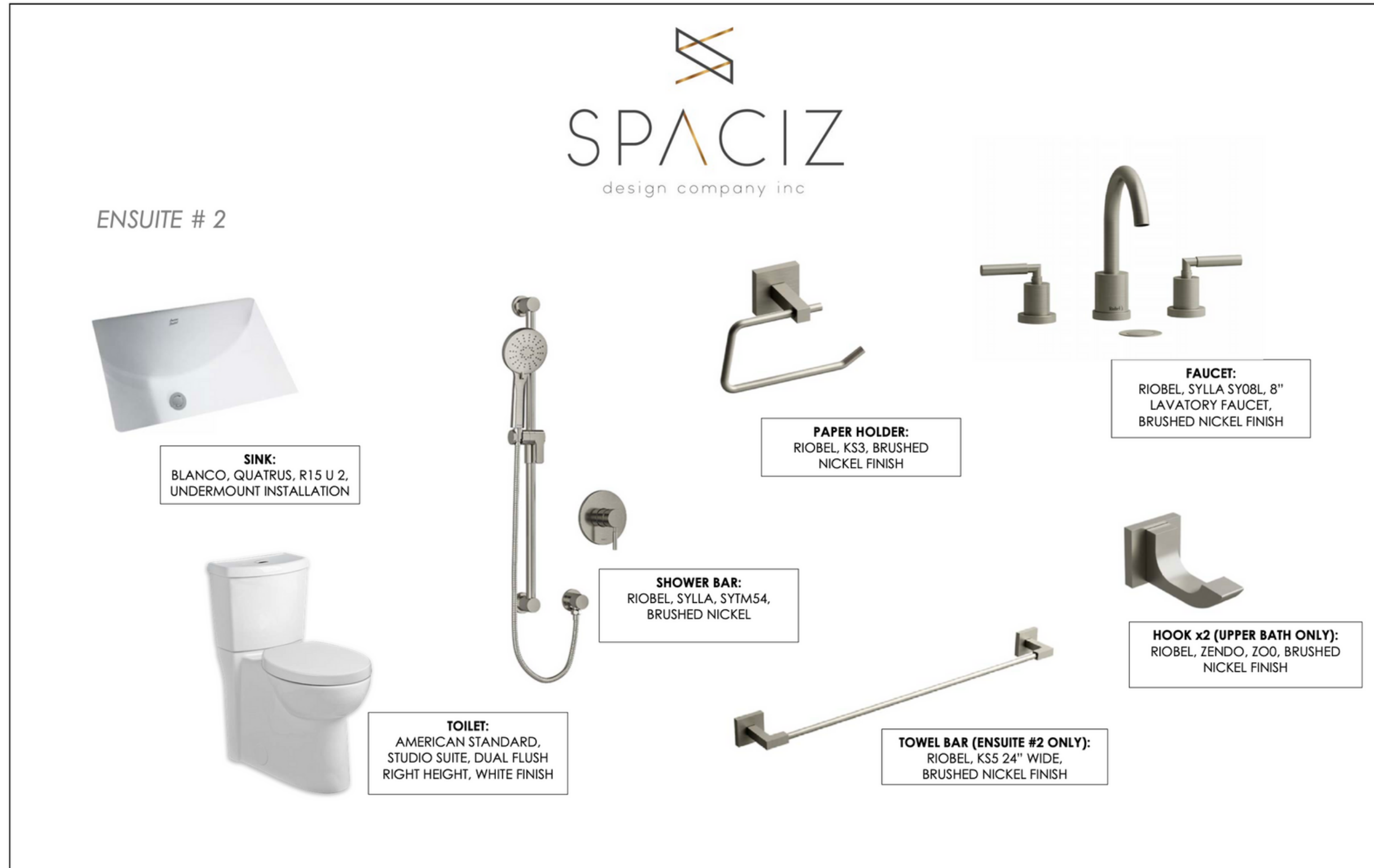
SINK:
BLANCO, QUATRUS, R15 U,
UNDERMOUNT INSTALLATION

Features & Finishes - Plumbing



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Features & Finishes - Plumbing



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Features & Finishes - Plumbing

ENSUITE # 3 AND UPPER BATHROOM



SINK:
BLANCO, QUATRUS, R15 U 2,
UNDERMOUNT INSTALLATION



FAUCET:
RIOBEL, SYLLA SY08L, 8"
LAVATORY FAUCET,
BRUSHED NICKEL FINISH



SHOWER / TUB FAUCET:
RIOBEL, SYLLA SYTM58,
BRUSHED NICKEL FINISH



TUB:
MAAX, EXHIBIT 6030 IFS AFR,
59-3.4" x 30" x 19-1.2" WHITE
FINISH



TOILET:
AMERICAN STANDARD,
STUDIO SUITE, DUAL FLUSH
RIGHT HEIGHT, WHITE FINISH



PAPER HOLDER:
RIOBEL, KS3, BRUSHED
NICKEL FINISH



TOWEL BAR (ENSUITE #2 ONLY):
RIOBEL, KS5 24" WIDE,
BRUSHED NICKEL FINISH



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Exterior Specifications

ROOF	Asphalt Shingle, Malarkey, Midnight Black or equiv.
WINDOWS	Vinyl, Black Exterior, White Interior (Interior colour TBC)
SOFFIT A	Aluminum, Gentek, Black Location: Everywhere Unless otherwise noted
SOFFIT B	Cedar, Stained, Colour: Cloverdale, Mossy Rock Location: Over Entry Area and Rear Covered Patio
GUTTER	Aluminum, Gentek, Black
DOWNSPOUTS A	Standard style, Copper finish
DOWNSPOUTS B	Copper Chain, located in highly visible areas, Consult with designer for final locations
FASCIA	Painted, Colour: Benjamin Moore, 1631 Midnight Oil
FASCIA FLASHING (@ROOFLINE)	Aluminum, Gentek, Black
SIDING A	Painted, Colour: Benjamin Moore, 1631 Midnight Oil Locations: all lap siding
SIDING B	Painted, Colour: Benjamin Moore, OC-65 Chantilly Lace Locations: all fine-acrylic stucco siding
CORNER BOARDS	n/a, corners to be finished with Siding material, *lap siding to be mitred
FRONT ENTRY DOOR	¾ glass with mullions (to align with sidelights) and flat shaker panel at bottom, Cedar, Stained, Colour: Cloverdale, Mossy Rock
GARAGE DOOR	Steel, Amarr Garage Doors, Carriage Court, Rosemont Design, Clear Square windows, True White/White, No decorative hardware Painted: Benjamin Moore, 1631 Midnight Oil
POST + BEAM	Cedar, Stained, Colour: Cloverdale, Mossy Rock
WINDOW TRIM	Painted, Colour: Benjamin Moore, 1631 Midnight Oil
WINDOW FLASHING	Black
STONE	White Brick, TBC Locations: Front entry, cladding below rear patio, rear stair risers, chimney

Interior Specs

Flooring - Engineered Hardwood & Carpet

Countertops - Quartz

Backsplash - Quartz, Porcelain Tile & Subway Tile

Cabinets - MDF & Thermo-Fused Laminate

Fireplace - Venetian Plaster & Precast Concrete

Baseboards - MDF & Porcelain Tile

Door Casings - Fir

Doors - Masonite

Paint

Benjamin Moore Classic Grey

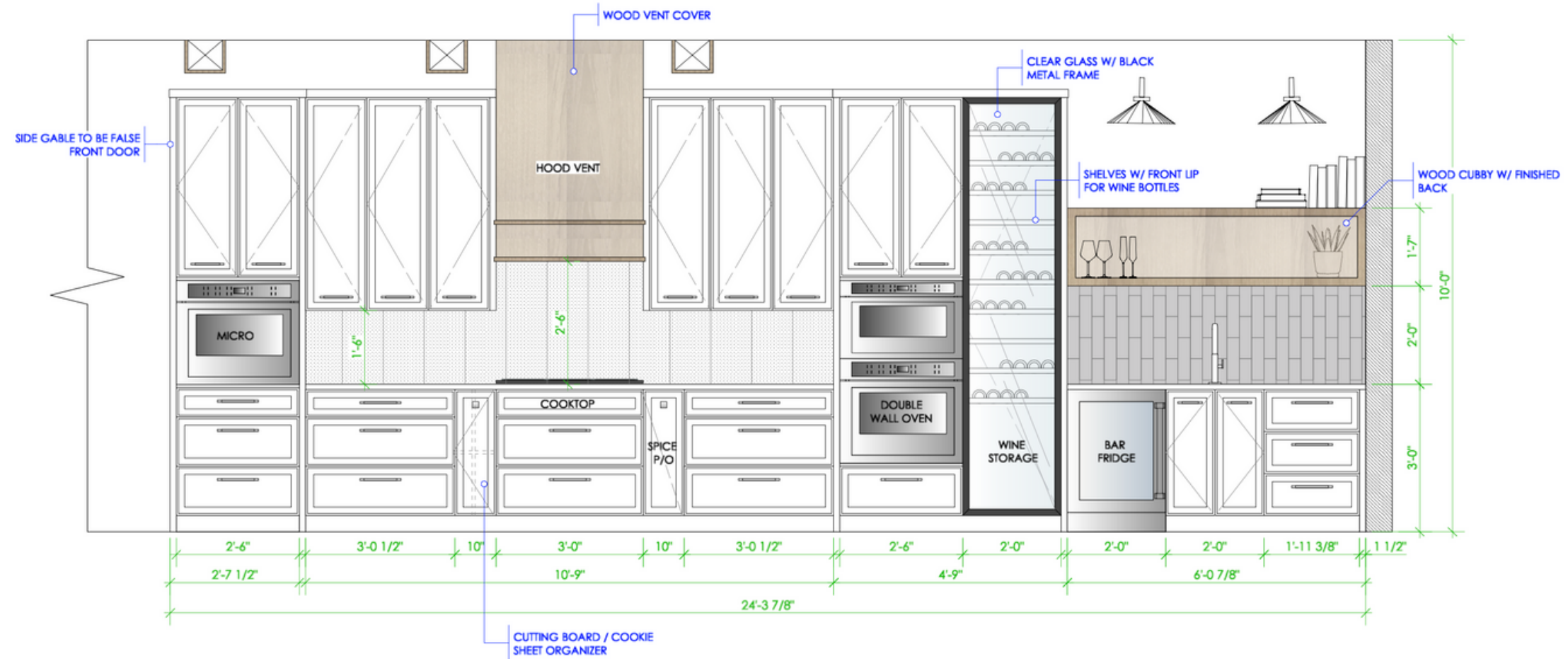
(All interior walls, Window Casings, Baseboards & Ceiling Throughout)

Sherwin Williams Iron Ore

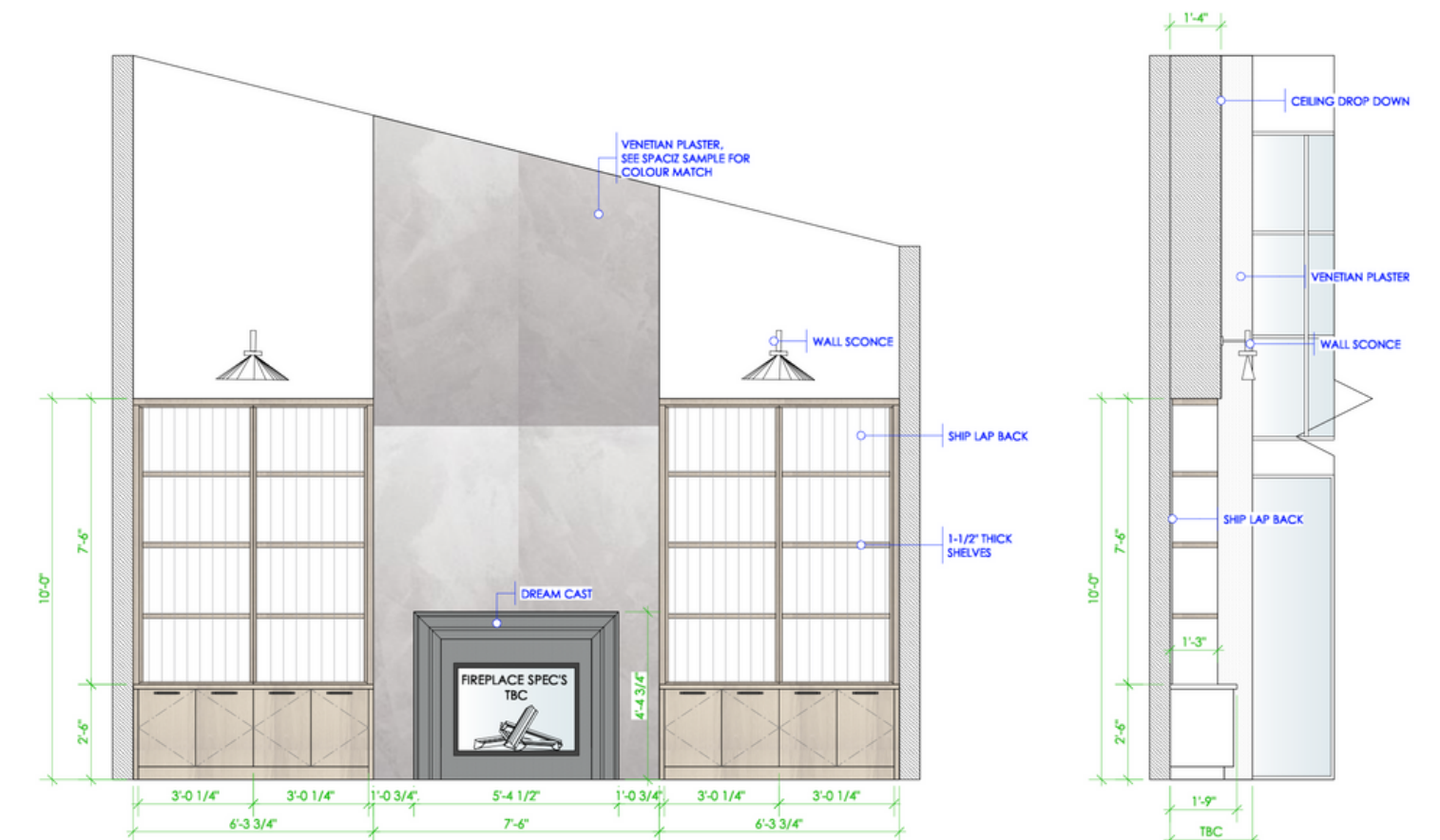
(Powder Bath Walls, Powder Room Ceiling Drop Down, Baseboards/Window Casings In Office, Interior Door Casings & Doors)

Benjamin Moore Grey

(Office Walls, Office Recessed Ceiling & Drop Down)



A KITCHEN ELEVATION
2.1 Scale: 1/2" = 1'0"



A LINING ROOM ELEVATION
4.1 Scale: 3/8" = 1'0"

B LINING ROOM SIDE VIEW
4.1 Scale: 3/8" = 1'0"

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Perspectives



① Front Perspective



② Northeast Perspective



④ Southeast Perspective



③ Rear Perspective



MAVRIKOS COLLECTIVE

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· ESTABLISHED 1887 ·