MADRONA RIDGE



55 FULLY SERVICED LOTS · OFF TRUDIE TERRACE · LANGFORD, BC

BUILD YOUR OWN HOME

PINNACLE Homes Group

BASTION DEVELOPMENT CORPORATION

STRAND

WELCOME TO MADRONA RIDGE.

The best of Langford, set atop a natural, forested ridge.

Madrona Ridge sits in Langford's Thetis Heights neighbourhood, with open views to the west, south, and north.

The community is a double cul-de-sac of 55 fully serviced lots planned for single-family and duplex homes, just off Trudie Terrace. Schools, shopping, recreation, and the West Shore's best mountain biking are close by.

Through the Build Your Own Home program, you purchase a fully serviced lot. Your home is then designed, built, and financed under separate agreements with the independent professionals you choose — so the home you move into is exactly the way you want it.



BUILDING COMMUNITY, TOGETHER.

55	3	5	2
FULLY SERVICED RESIDENTIAL LOTS	LOT TYPES: LEVEL, STEP DOWN, STEP UP	SAMPLE PLANS BY JAVA DESIGNS	INDEPENDENT BUILDERS, OR BRING YOUR OWN

YOU BUY THE LOT.
YOU CHOOSE THE REST.

01 CHOOSE YOUR LOT

Purchase a level, step down, or step up lot. This is the only purchase made from Madrona Ridge. Every step after is contracted directly with the professionals you choose.

02 CHOOSE A BUILDER

Consider Qualis Builders or Bowcey Construction, two independent Victoria builders with a proven track record of having completed homes on Madrona Ridge, or bring a builder you trust.

03 CHOOSE A PLAN

Work with Java Designs to select an existing home plan or create a fully custom design. You are also welcome to work with a designer of your choice.

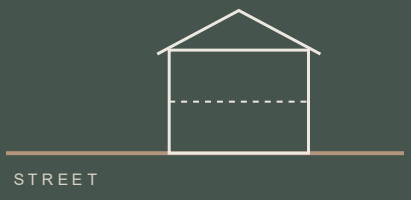
04 CHOOSE A LENDER

Speak with RBC or Coastal Community Credit Union about construction financing or use the lender of your choice.

WHAT YOU'RE BUYING

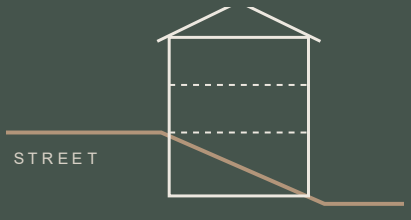
A fully serviced lot. Your home's design, construction, and financing are contracted separately with independent professionals of your choosing.

THE LOT TYPES



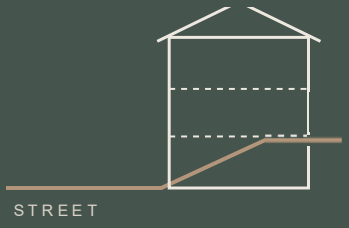
LEVEL

Built at street grade. Suits classic two-storey plans.



STEP DOWN

Grade falls away from the street, allowing for a walk-out lower level.



STEP UP

Grade rises from the street. Garage and entry below, living above.

STEP 02

CHOOSE YOUR BUILDER.

Two independent Victoria builders who have built homes at Madrona Ridge. Prefer your own? That works too.

INDEPENDENT BUILDER

QUALIS BUILDERS LTD.

A Victoria-based company licensed in British Columbia as a residential developer and general contractor. Qualis can take a Java Designs sample plan, or your own design, from permit through to possession.

BASED IN	Greater Victoria, BC
ESTABLISHED	2017
SPECIALTY	Developer & General Contractor

CONTACT

Todd Preston · 250-812-1147

qualisbuilders@gmail.com

INDEPENDENT BUILDER

BOWCEY CONSTRUCTION LTD.

Led by President Chris Lacey, a Red Seal carpenter, Bowcey is known across Victoria for craftsmanship, attention to detail, and full transparency with clients — from new homes to character restorations.

BASED IN	Greater Victoria, BC
ESTABLISHED	2008
SPECIALTY	Design, Project Management, Warranty

CONTACT

Chris Lacey · 250-588-0094

info@bowcey.ca · bowcey.ca

Qualis Builders and Bowcey Construction are independent, arm's-length third parties and are not affiliated with LHBP. Any construction agreement is made directly between the purchaser and their chosen builder.

WHERE LINES ON PAPER BECOME WALLS ON SITE.

Every sample plan in this brochure was drawn by Java Designs, an award-winning Victoria residential design firm founded in 2006. They work one-on-one with each client — start from a sample plan, adjust it to suit your family, or design something entirely your own.

KYLE LEGGETT
250-590-2468
info@javadesigns.ca
102 – 2871 Jacklin Road

THE SAMPLE PLANS

A	THE STEP DOWN THREE STOREY	2,795 sf
B	THE STEP UP TWO STOREY	2,794 sf
C	THE STEP UP THREE STOREY	2,733 sf
D	THE LEVEL LOT TWO STOREY	2,307 sf
E	THE LEVEL LOT TWO STOREY	2,253 sf



A · STEP DOWN



B · STEP UP



C · STEP UP II



D · LEVEL LOT



E · LEVEL LOT II

OR YOUR OWN

FULLY CUSTOM

PLAN A · STEP DOWN LOT

THE STEP DOWN

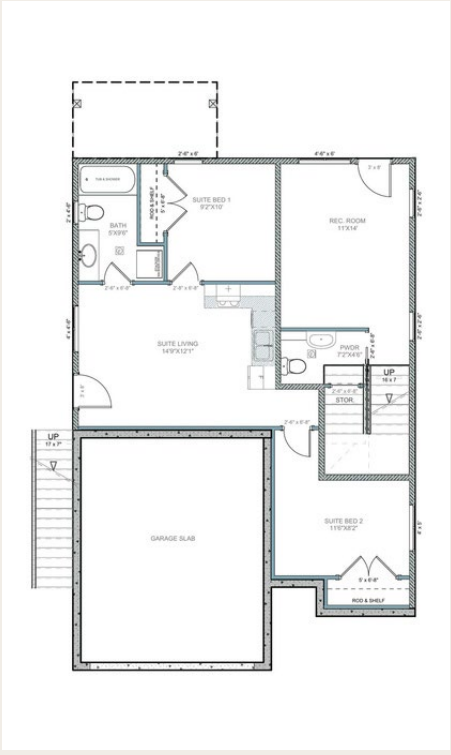
Three-storey design for step-down lots



ALTERNATE EXTERIOR

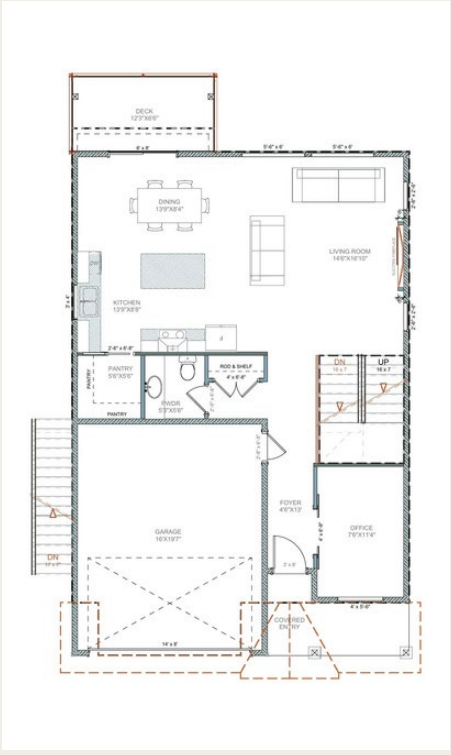


2,796	570	346	3
FINISHED SQ FT	SUITE SQ FT	GARAGE SQ FT	LEVELS



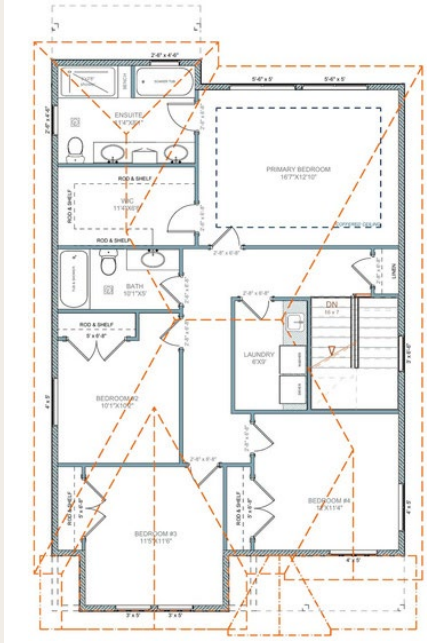
LOWER FLOOR
783 SQ FT

Two-bedroom suite with its own living area, plus a rec room for the main home.



MAIN FLOOR
861 SQ FT

Open kitchen, living, and dining with a rear deck, office, and double garage.



UPPER FLOOR
1,152 SQ FT

Primary bedroom with ensuite and coffered ceiling, additional bedrooms, and laundry.

PLAN B · STEP UP LOT

THE STEP UP

Two-storey design for step-up lots



2,795	497	377	2
FINISHED SQ FT	SUITE SQ FT	GARAGE SQ FT	LEVELS



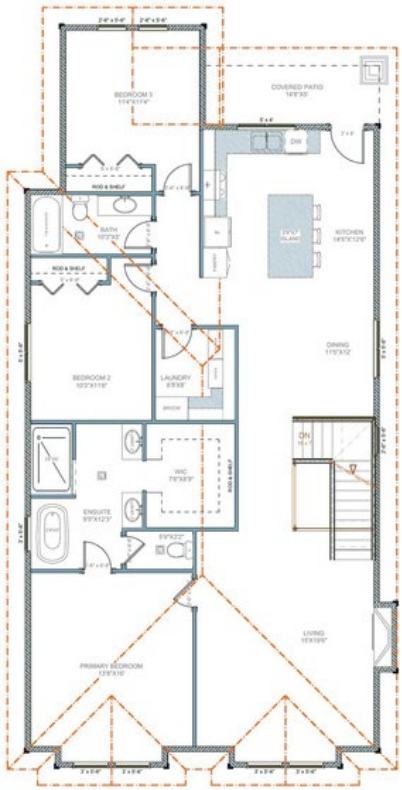
FRONT ELEVATION
SAMPLE

Street-level garage and entry, with the main living spaces set above.



MAIN FLOOR
1,112 SQ FT

Self-contained suite, rec room, and garage at street level.



UPPER FLOOR
1,683 SQ FT

Kitchen with island, living, dining, covered patio, and the primary bedroom with ensuite.

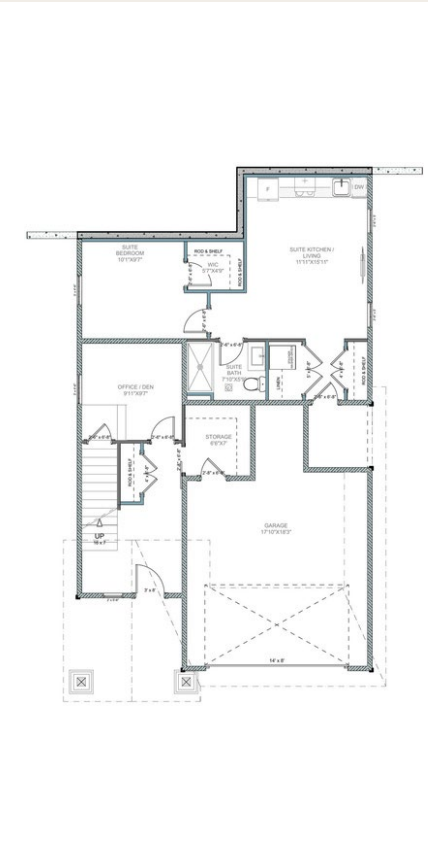
PLAN C · STEP UP LOT

THE STEP UP

Three-storey design for step-up lots

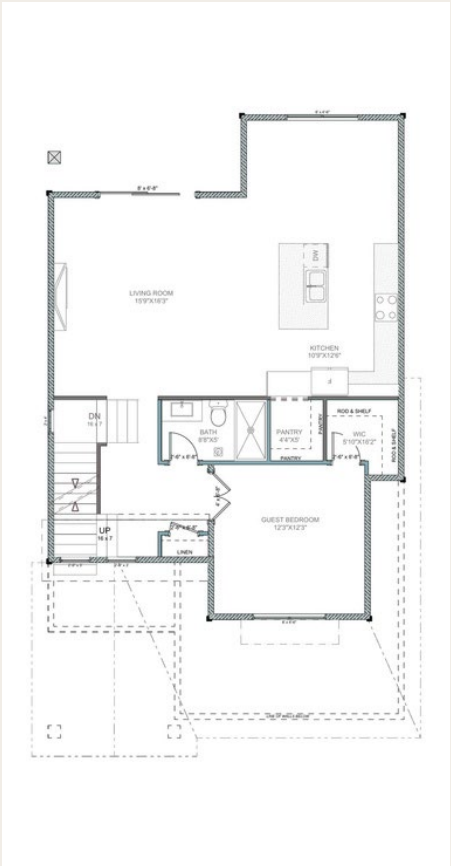


2,733	493	404	3
FINISHED SQ FT	SUITE SQ FT	GARAGE SQ FT	LEVELS



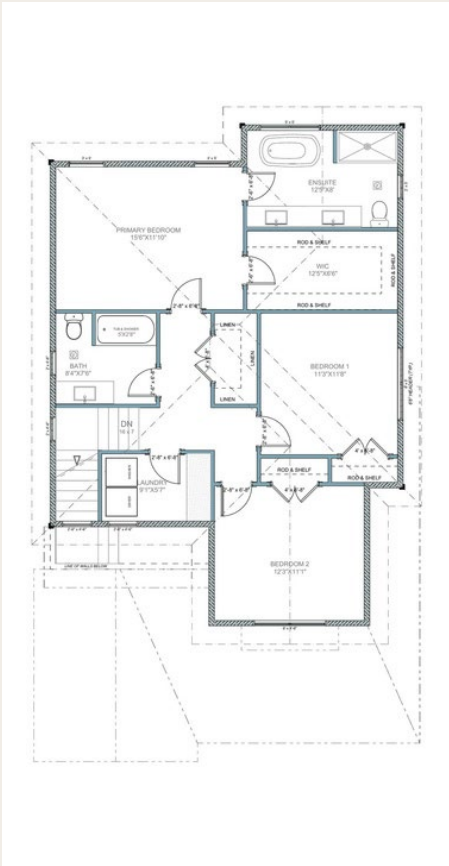
LOWER FLOOR
799 SQ FT

Suite with kitchen, living, and bedroom, plus an office or den and the garage.



MAIN FLOOR
962 SQ FT

Living room and kitchen with a guest bedroom and full bath.



UPPER FLOOR
972 SQ FT

Primary bedroom with ensuite, two more bedrooms, and laundry.

PLAN D · LEVEL LOT

THE LEVEL LOT

Two-storey design for traditional level lots

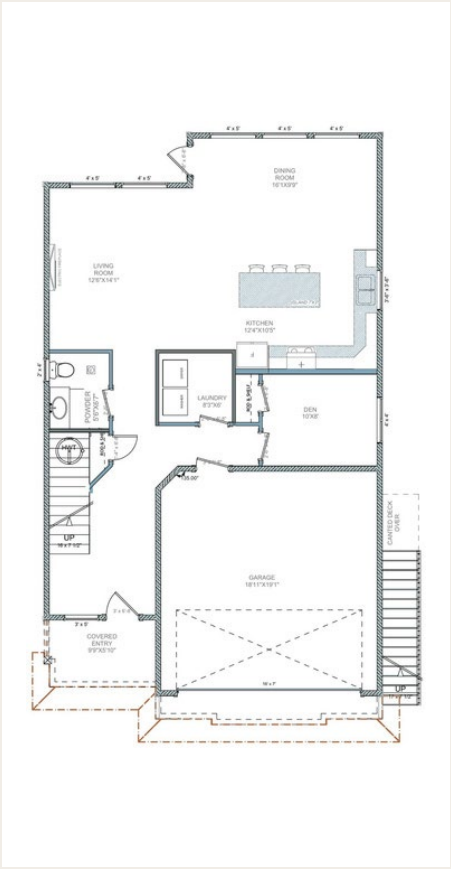


2,307	522	394	2
FINISHED SQ FT	SUITE SQ FT	GARAGE SQ FT	LEVELS



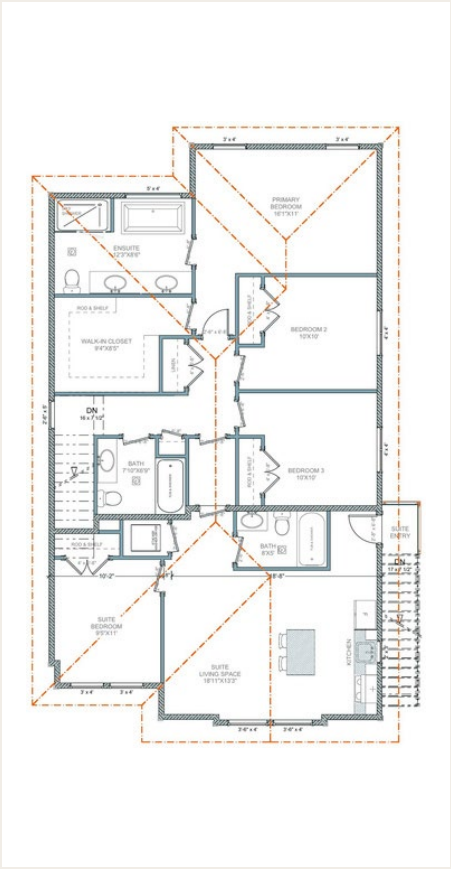
FRONT ELEVATION
SAMPLE

Board-and-batten upper level over a double garage, with an exterior stair to the suite.



MAIN FLOOR
880 SQ FT

Kitchen, living, and dining with a den, powder room, laundry, and canted deck.



UPPER FLOOR
1,427 SQ FT

Primary bedroom with ensuite, two more bedrooms, and a separate suite.

PLAN E · LEVEL LOT, OPTION 2

THE LEVEL LOT

Two-storey design for traditional level lots

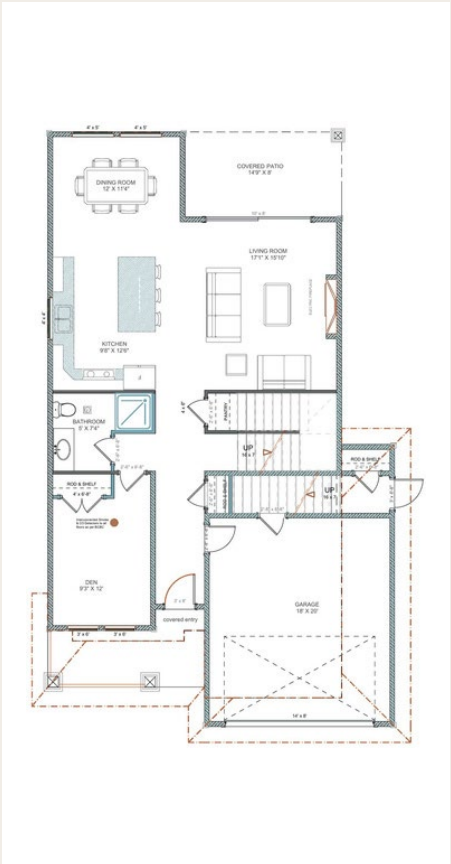


2,253	465	430	2
FINISHED SQ FT	SUITE SQ FT	GARAGE SQ FT	LEVELS



FRONT ELEVATION
SAMPLE

Covered front porch and a modern garage door under a classic gabled roofline.



MAIN FLOOR
975 SQ FT

Living, dining, and kitchen opening to a covered patio, plus a den and bathroom.



UPPER FLOOR
1,278 SQ FT

Primary suite with ensuite and laundry, plus a suite with its own kitchen and living.

NEXT STEPS

THREE STEPS TO BREAKING GROUND.

1

TOUR THE SITE

Walk the ridge with our sales team and see each lot type in person.

2

CHOOSE YOUR TEAM

Contact the builder, designer, and lender of your choice directly to price your plan.

3

PURCHASE YOUR LOT

Complete your lot purchase, then begin design and permits with your builder.

DIRECTORY

WHO TO CALL.

SALES	Pinnacle Homes Group Thomas & Courtney Kala	778-404-7668	thomas@pinnaclehomesgroup.com
BUILDER	Qualis Builders Ltd. Todd Preston	250-812-1147	qualisbuilders@gmail.com
BUILDER	Bowcey Construction Ltd. Chris Lacey	250-588-0094	info@bowcey.ca
DESIGNER	Java Designs Kyle Leggett	250-590-2468	info@javadesigns.ca
LENDER	RBC Royal Bank Jenn Byatt	250-885-9153	jenn.byatt@rbc.com
LENDER	Coastal Community Adam McIsaac	250-508-0495	adam.mcisaac@cccu.ca

The builders, designer, and lenders referenced in this brochure are independent, arm's-length third parties and are not affiliated with Langford Heights Development LP. Langford Heights Development LP sells lots only; any agreement for design, construction, or financing is made directly with that party.

MADRONA RIDGE

FULLY SERVICED LOTS · OFF TRUDIE TERRACE, LANGFORD

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MADRONARIDGELIVING.COM

PINNACLE
Homes Group

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