



BOWKER TOWNHOMES

REDEFINING OAK BAY VALUE



FARUPSCOTT
GROUP

A rare opportunity to enter the Oak Bay market with confidence.

This boutique collection of four custom, high-performance ICF homes in Estevan has been thoughtfully designed for families and discerning buyers seeking long-term livability without compromise. The three-level floor plan offers 3 bedrooms, 3 bathrooms plus a den, with all bedrooms ideally located on the upper level, including a serene primary suite with spa-inspired ensuite, zero-edge shower, and custom walk-in closet. The main living level is bright and open, anchored by a custom kitchen with South Shore millwork and panel-ready Fisher & Paykel appliances—perfect for everyday living and effortless entertaining. Private outdoor patios with gas extend the living space, while laundry and a powder room are thoughtfully placed on the main floor.



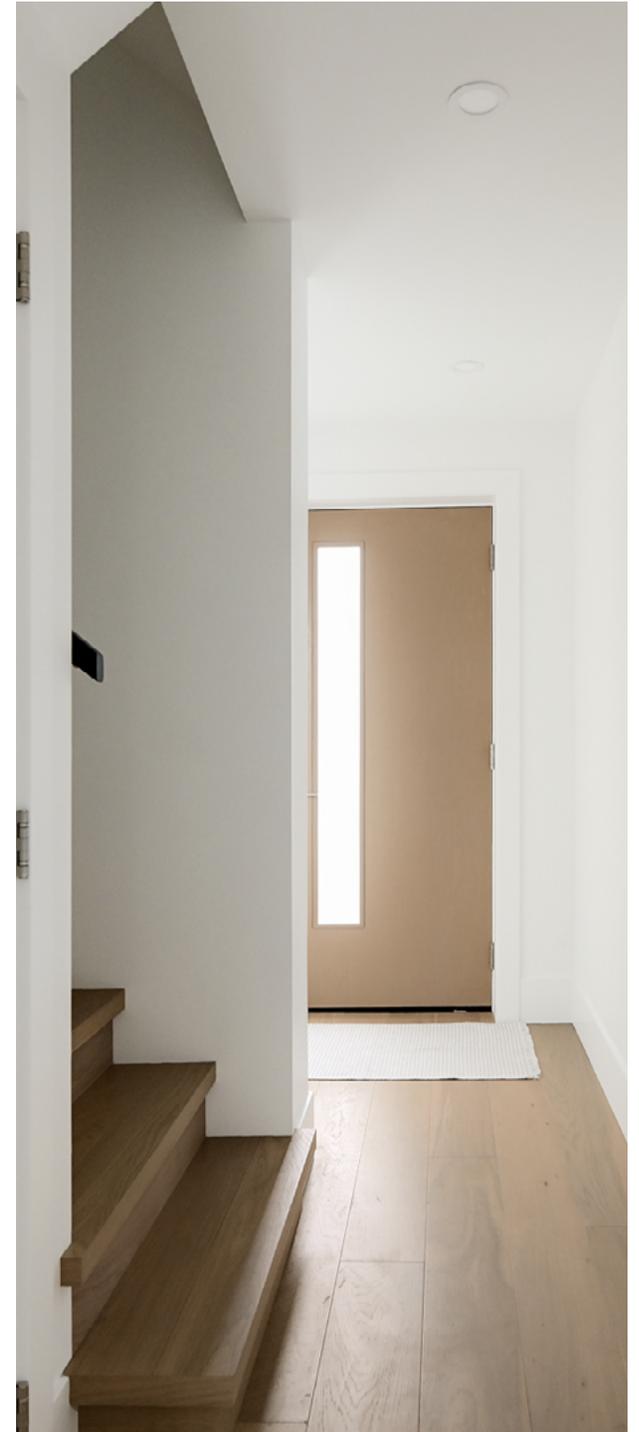


A flexible ground-level space with exterior access adapts to every stage of life—home office, playroom, gym, or guest bedroom—while integrated ICF construction delivers exceptional energy efficiency, comfort, and soundproofing. Each home includes a private garage with epoxy floors, EV-charging capability, and hot/cold exterior water.

Set in a walkable, seaside neighbourhood just steps to Willows Beach, Estevan Village, and Oak Bay Avenue, this is a rare blend of quality, lifestyle, and enduring value in one of Victoria's most sought-after communities.









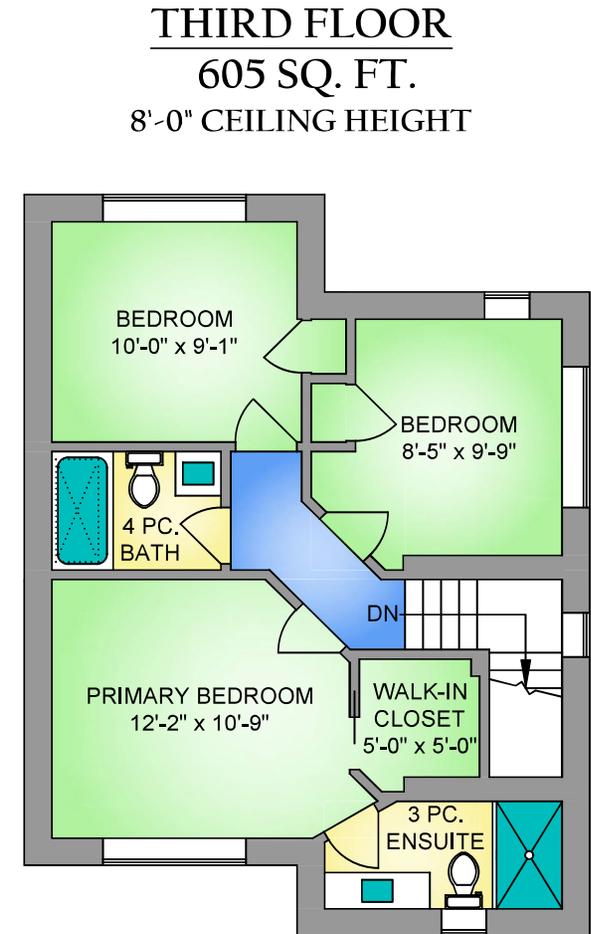
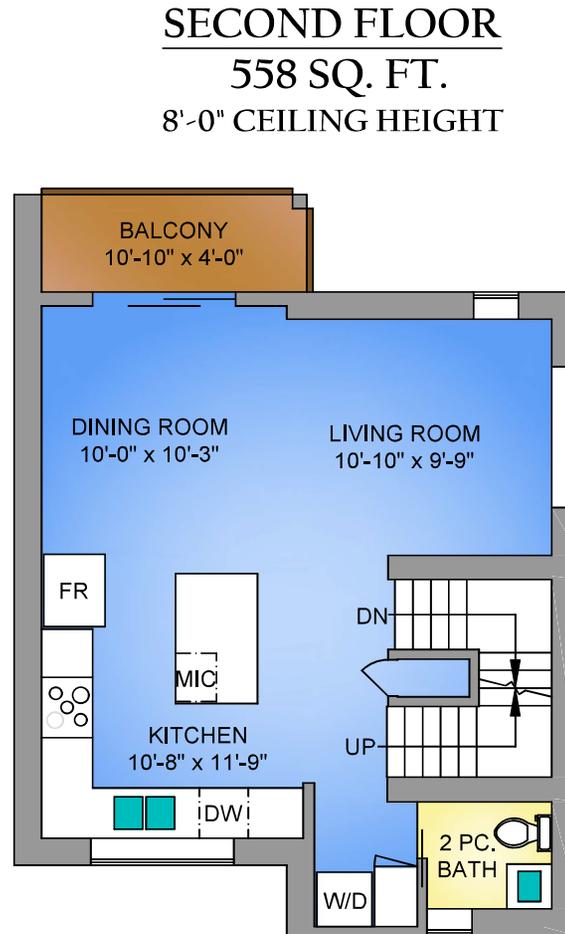
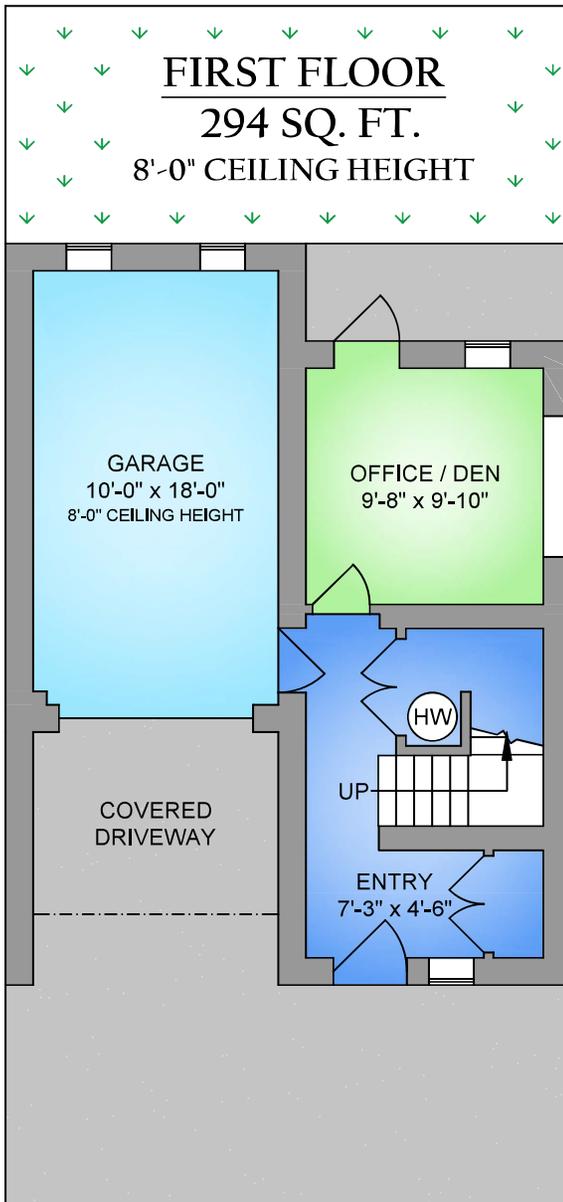


OAK BAY

Living in Oak Bay, BC offers a blend of coastal beauty, community charm, and everyday convenience that many people find hard to match. Residents enjoy a quiet, upscale atmosphere while still being only minutes from downtown Victoria, which makes it attractive to both families and retirees looking for a peaceful yet connected lifestyle. The municipality is known for its tree-lined streets, heritage homes, and strong sense of community, creating a welcoming “small town” feel within a larger urban area where neighbours often know each other and local traditions are valued. With easy access to beaches, oceanside walkways, parks, marinas, and walking trails, people can enjoy an active outdoor lifestyle, from shoreline strolls and kayaking to cycling and golfing almost year-round in the mild coastal climate. Oak Bay also offers reputable schools, low crime rates, and highly walkable village areas filled with local shops, galleries, and cafes, which adds to its appeal as one of Greater Victoria’s most desirable and livable communities.



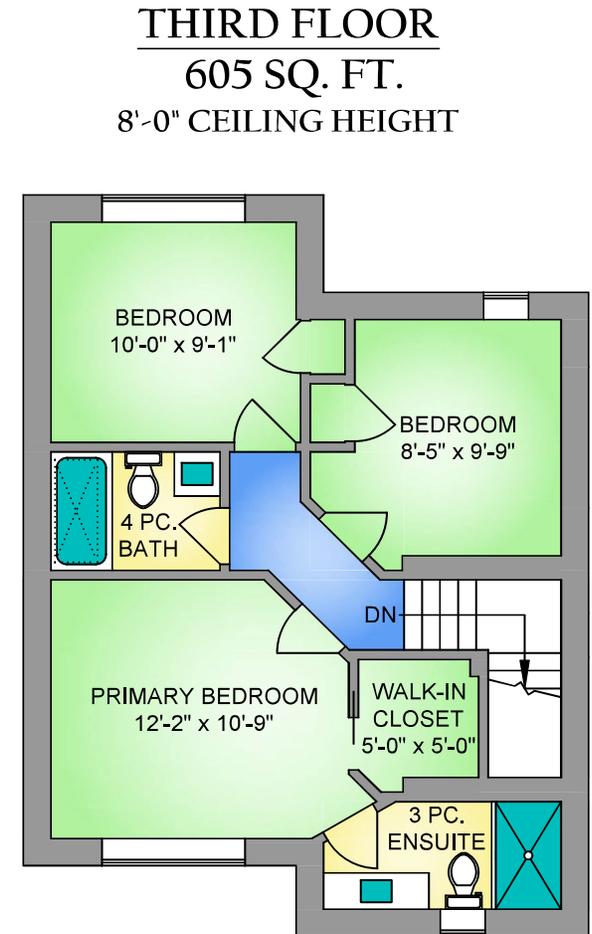
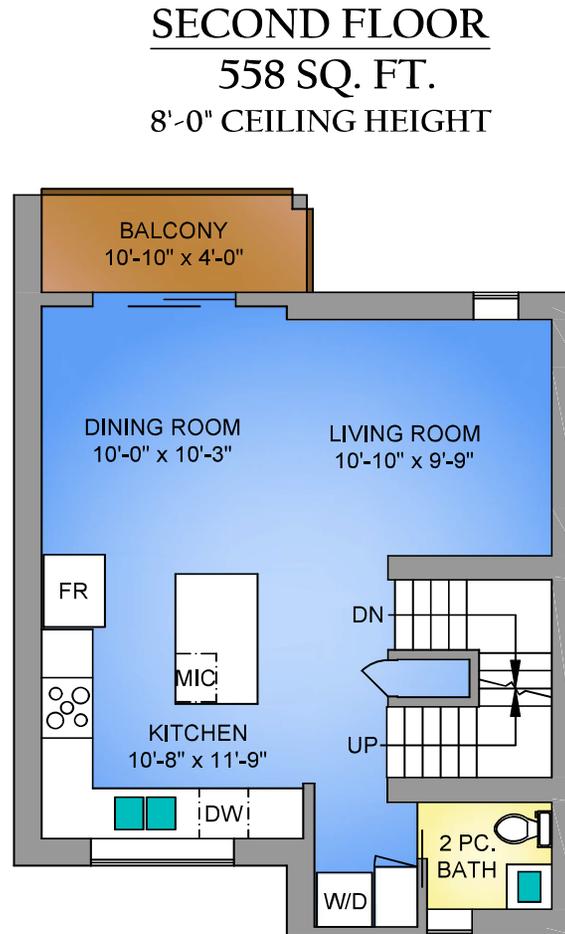
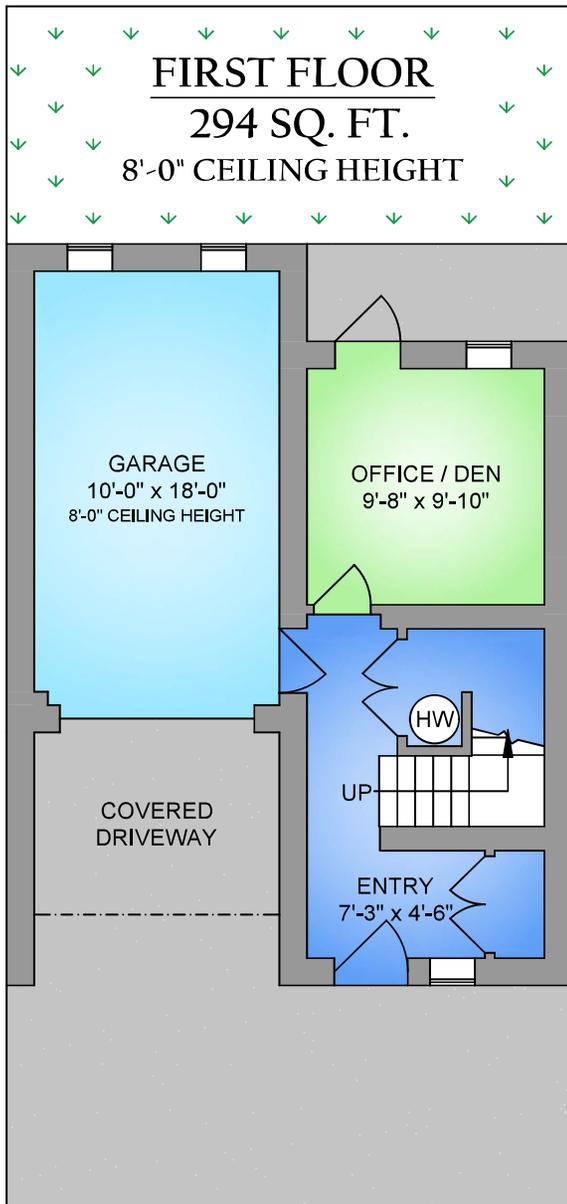
FLOOR PLANS (UNIT 1)



UNIT 1 - 2268 BOWKER AVENUE
OCTOBER 14, 2025
PREPARED FOR THE EXCLUSIVE USE OF FARUP & SCOTT
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	BALCONY
FIRST	294	227	-
SECOND	558	-	43
THIRD	605	-	-
TOTAL	1457	227	43

FLOOR PLANS (UNITS 2-4)



UNIT 2 - 2268 BOWKER AVENUE
OCTOBER 14, 2025
PREPARED FOR THE EXCLUSIVE USE OF FARUP & SCOTT
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	BALCONY
FIRST	294	227	-
SECOND	558	-	43
THIRD	605	-	-
TOTAL	1457	227	43



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