

# WADAMS FARM

**THREE AND  
FOUR-BEDROOM  
HOMES  
CONNECTED  
TO THE LAND  
AND SEA.**

PREVIEW PACKAGE

# A FORWARD-LOOKING APPROACH TO FOSTERING COMMUNITY.

## THINKFORWARD™

With every new community at Aragon, we challenge assumptions in the way we design, build and market homes. We look past how things have always been done. And we look for new ways to improve how people live.

## LIVEFORWARD™

We're energized by the way place impacts people—and vice versa. We believe that the right neighbourhood can help people live better lives. And that the right building can make thriving neighbourhoods even more vibrant.

## DESIGNFORWARD™

To create new design standards, we push beyond what's easy and strive for what's best. Every project is an opportunity to make advancements in sustainability and livability—and redefine the urban home in the process.

A COLLECTION OF 3- AND 4-BEDROOM HOMES IN THE HEART OF SOOKE.

# MODERN FARMHOUSE HOMES BUILT TO CULTIVATE COMMUNITY.

With Wadams Farm, we set out to embody the future of Sooke—a vision that celebrates all that drew people here in the first place. Surrounded by walkable streetscapes and lush new parks, this collection of single-family houses and rental townhomes is designed to foster connections, both to nature and to one another. It's time to experience Sooke's next chapter.



THE RIGHT PLACE AT THE RIGHT TIME.

# A MODEL FOR SUSTAINABLE GROWTH.

At Aragon, we gravitate towards locations where we genuinely feel we have something to contribute. Sooke is a perfect example: with a wave of new residents, the district's plan for sustainable growth is centred around a vibrant town core, diverse housing, community amenities and environmental stewardship. Wadams Farm offers a model for how to bring all these priorities together in a single community.



SOOKE'S MOMENT HAS COME.

# HOMES WITH A MASTER PLAN.

How do you celebrate a place's roots while moving it forward? Taking inspiration from this location's history as a working farm, we resolved to make family and community central to its future. That means designing livable homes where families can grow, as well as paths and public spaces that encourage people to get outside and get together. Like the farm that came before it, Wadams Farm will be part of Sooke for generations to come.



DIVERSITY IS ALL IN THE MIX.

# WELL-CONSIDERED HOMES AND NEIGHBOURHOODS.

By mixing housing types, we can preserve what makes Sooke special and meet the needs of its growing population. Single-family houses on smaller lots give more families the opportunity to own a piece of land in a walkable central location, while rental townhomes increase both diversity and affordability. This mix fits with the district's plans for urban-style growth rather than suburban sprawl.

W/F  
THINKFORWARD™



## BIGGER DOESN'T MEAN BETTER.

Well-designed homes that make use of every inch actually feel more spacious than much-larger houses—and they're more livable and inviting, too. We thought deeply about what a single-family home should be in order to create intimate, light-filled spaces that punch above their weight.

SPACE WITH SUBSTANCE.



W/F  
THINKFORWARD™

New urbanism is a design principle that focuses on creating communities that can last for several generations—more walkable, more social and healthier places where people can thrive. One of the ways we get there is by creating activated streetscapes. Tucking cars and garbage cans out of the way and reserving the sidewalk for socializing with your neighbours makes for more friendly, vibrant streets.

# NEW URBANISM. SAME GREAT COMMUNITIES.

A NATURAL DESTINATION FOR THOSE WITH AN ENTREPRENEURIAL SPIRIT.

# SOOKE HAS ARRIVED.

Located on the southern tip of Vancouver Island, Sooke has become a destination for a new wave of individuals and families with an entrepreneurial spirit. Drawn by the area's rugged natural beauty and close-knit feel, they're setting up new distilleries, breweries, cafés and artisan studios that complement the town's many long-standing businesses.



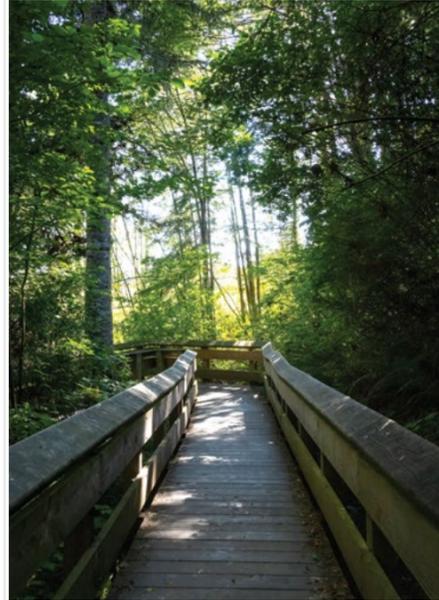
LEAVE YOUR CAR IN THE GARAGE.

# RAW. WILD. SOOKE.

Even though its spectacular coastlines, old-growth forests, countless hiking trails and regional parks feel worlds away from the city bustle, Sooke is an easy commute to Langford and just a 45-minute drive to Victoria. It's also linked to Victoria by the Galloping Goose Trail, a 55-kilometre path for cycling, running, walking and even horseback riding.



SOOKE'S RUGGED COASTLINE



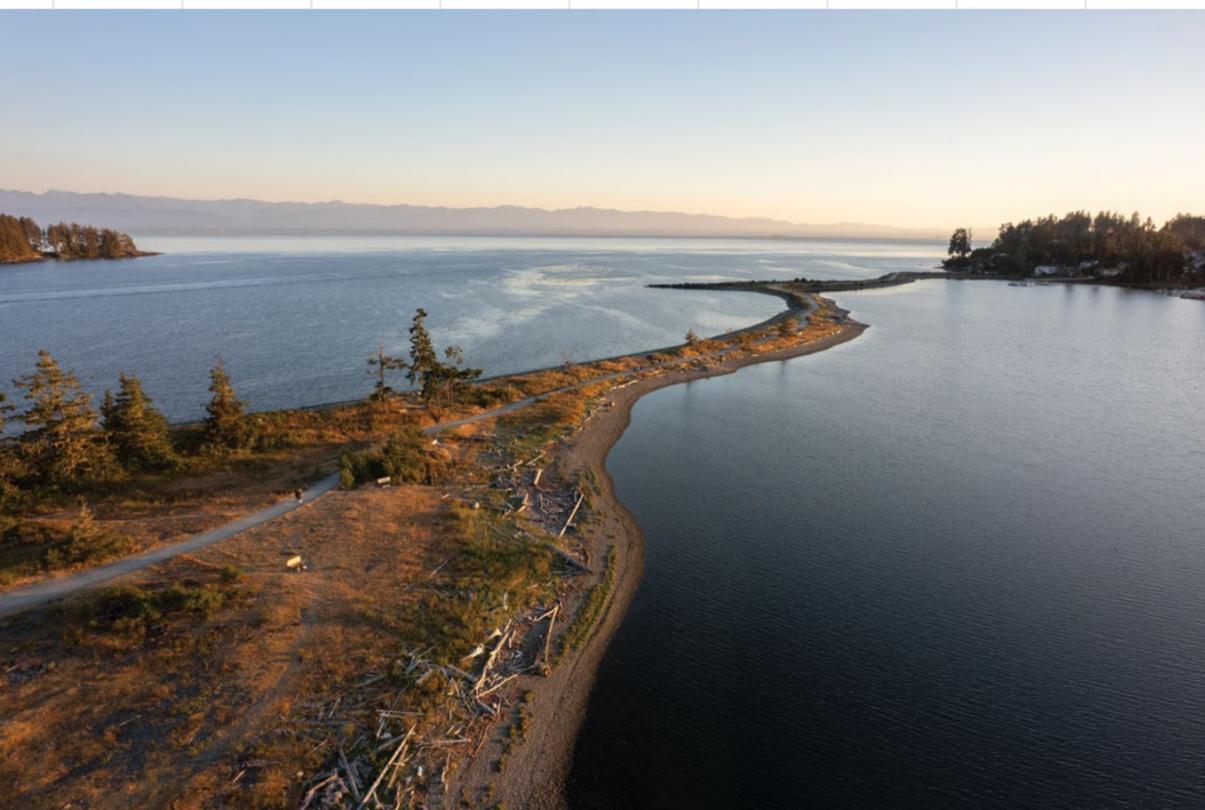
ED MACGREGOR PARK



MOM'S CAFÉ



SOOKE OCEANSIDE BREWING



WIFFIN SPIT

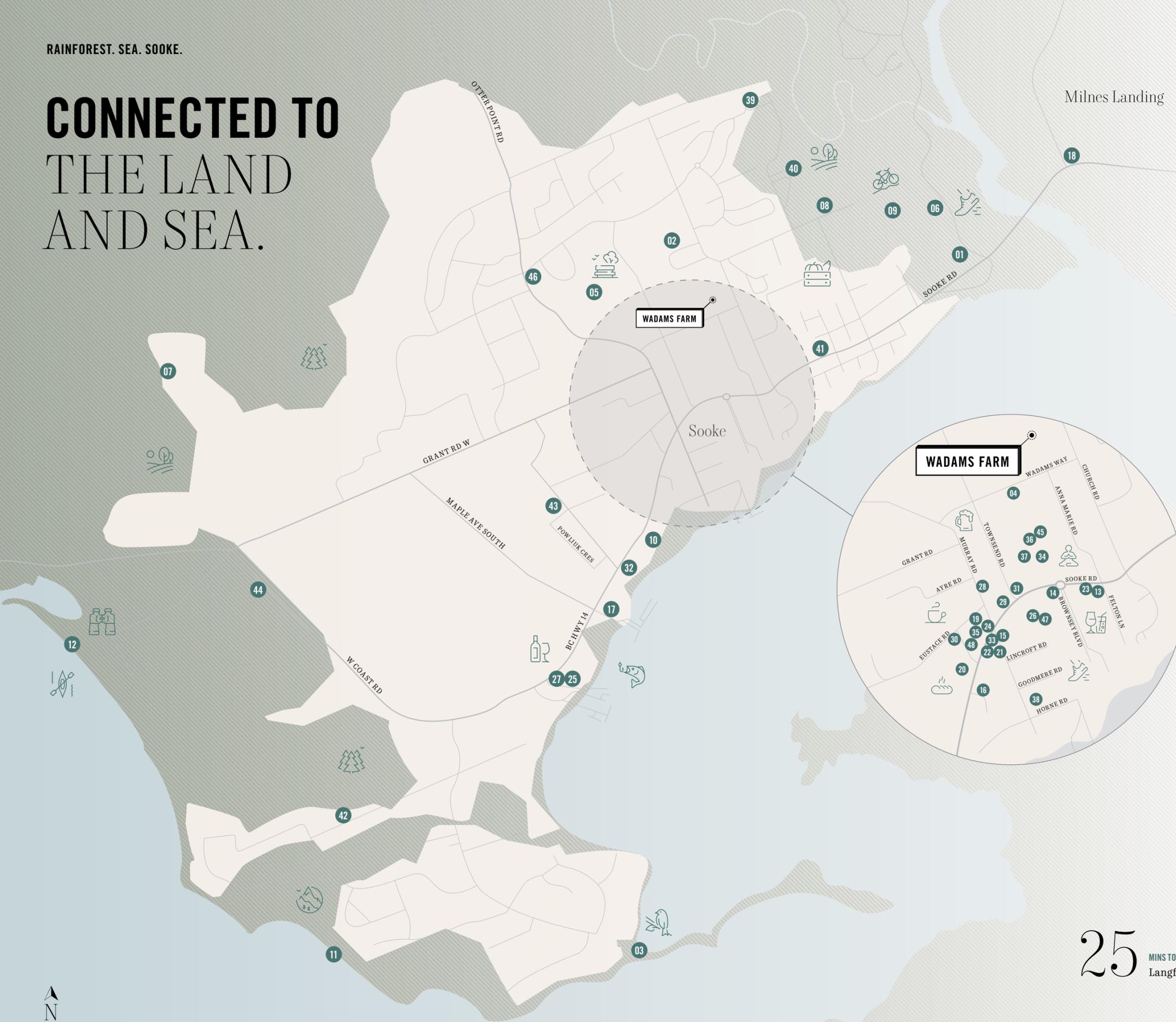


KAFFEE WAGON

## WALKABILITY IS AT THE CORE.

Wadams Farm offers a degree of walkability usually associated with urban neighborhoods, not communities of single-family homes. Located next to the library and steps from the core, you have access to Sooke's shops and restaurants, as well as all the everyday necessities: schools, groceries, drugstores, banks and local health and community services.

# CONNECTED TO THE LAND AND SEA.



### HEALTH AND RECREATION

- 01 Sooke Region Museum & Visitor Centre
- 02 Stickleback Dog Park
- 03 Whiffin Spit
- 04 Vancouver Island Regional Library - Sooke Branch
- 05 John Phillips Memorial Park
- 06 Seaparc Recreation Centre
- 07 Bussard Grove Pottery Studio
- 08 DeMamiel Creek Golf Course
- 09 Sooke Bike Park
- 10 Ed Macgregor Park
- 11 Sooke Bluffs Park
- 12 Ella Beach
- 13 Sooke Health & Fitness
- 14 Sea To Tree Health & Wellness Centre

### CAFES & RESTAURANTS

- 15 Up Sooke Eatery
- 16 Sheringham Distillery
- 17 Wild Mountain
- 18 Teriyaki House
- 19 The Stick in the Mud's Roastorium
- 20 Little Vienna Bakery, Cafe & Marketplace
- 21 Pizzability
- 22 Bits of Bliss Confectionery
- 23 The Lazy Gecko
- 24 Happy Village Restaurant
- 25 West Coast Grill
- 26 Hara Sushi
- 27 Yesaki Wine and Raw Bar
- 28 Sooke Brewing Company
- 29 Route 14 Sooke
- 30 Mom's Cafe
- 31 India Delight Bistro & Bar

### SHOPPING

- 32 Bumbleseeds
- 33 Carolyn's Boutique
- 34 Evergreen Centre
- 35 Pharmasave Sooke
- 36 Great Canadian Dollar Store
- 37 Shoppers Drug Mart
- 38 The Artisan's Garden Plants, Gift & Treasures

### EDUCATION

- 39 Ecole Poirier Elementary School
- 40 Journey Middle School
- 41 Sooke Elementary
- 42 Cheryl's Early Learning
- 43 The Farm Playschool
- 44 John Muir Elementary School

### GROCCERS

- 45 Western Foods
- 46 Sooke Country Market
- 47 Village Food Market
- 48 West Coast Natural Foods

25 MINS TO  
Langford

45 MINS TO  
Downtown  
Victoria

60 MINS TO  
Swartz Bay  
Ferry Terminal



CONNECT WITH NATURE AND ONE ANOTHER.

# STRIKINGLY NATURAL. NATURALLY SOCIAL.

When it's time to spend quality time with friends, family and neighbours, you've got choices. Get to know local residents—both human and canine—at the lushly landscaped dog park, work up a sweat on the multi-purpose court, or let the kids loose on the newly built playground. Gardens, a courtyard and walking paths offer pockets of green for neighbours and the public to pass through or to stop and enjoy.



NOT ALL LIVING ROOMS ARE INSIDE.

# WELCOME TO PORCH COUNTRY.

In Sooke, getting outside is part of everyday life—so we made sure every home at Wadams Farm has truly functional outdoor spaces. Traditional covered porches are a bridge between the indoors and outdoors, letting you socialize on your doorstep. And private backyards are sanctuaries where you can garden, relax and entertain friends and family.



# THE FARMHOUSE MEETS THE WEST COAST.

The 3- and 4-bedroom homes at Wadams Farm blend contemporary West Coast design with character-filled touches borrowed from traditional homes. The result? A modern farmhouse aesthetic that's both sophisticated and comfortable. Clean lines and a white-and-black palette are accompanied by timeless details, from shiplap walls and shaker-style cabinets to farmhouse-inspired light fixtures. And, as is the case in all Aragon communities, high-quality materials and finishes are standard in every home.



## AN INVITATION TO SET DOWN ROOTS.

The best homes enhance your life—even as your life changes. That's why we're always looking for design solutions that maximize both livability and flexibility. Open, adaptable layouts let rooms do double-duty, while built-in workspaces make it easy to set up a home office. Open-concept living spaces, as well as EV charger-ready outlets in every garage are some of the other ways we're anticipating the shifts to come.

EMBRACE YOUR INNER CHEF.

# THE HEART OF THE FARMHOME.

We know that a well-designed kitchen enhances both meals and moments together. From sleek Fisher & Paykel appliances and polished quartz countertops to soft-close cabinets and drawers, the kitchens at Wadams Farm are a study in thoughtful, functional design and quality details.



## BATHROOMS TO GET LOST IN.

Gleaming white finishes, matte black accents, the warmth of wood—the bathrooms at Wadams Farm offer a serene take on the modern farmhouse look. From impeccable custom vanities to matte porcelain floor tiles that extend up the walls in ensuites, every element shows an attention to detail and an appreciation for premium fixtures.

# FEATURES

## INTERIORS

- Contemporary West Coast design with modern farmhouse detailing
- Four designer colour schemes to choose from
- 7 .2" or 8 .25" Engineered oak hardwood flooring throughout
- Built-in bench with drawer in entryways
- Built-in desk in family rooms
- 50" electric fireplace with shiplap paneling and wood mantle
- Painted Shaker-style interior doors
- Forced air heating and cooling with electric baseboard assist
- Recessed LED pot lights throughout

## KITCHEN

- Custom-built kitchens that maximize functionality
- Slim Shaker cabinets with soft-close doors and drawers, complete with integrated LED lighting and custom cutlery organizers
- Matte ceramic subway tile backsplash
- Marble-look quartz countertops
- Gourmet Fisher & Paykel appliance package, including:
  - Stainless steel French door fridge with exterior water and ice maker and freezer below
  - Five-burner gas cooktop
  - 30" wall oven
  - Double DishDrawer™ dishwasher
- Integrated Panasonic microwave
- AEG 30" glide-out range hood
- Farmhouse-style Kohler apron-front sink with matte black pull-down Kohler faucet
- Pull-out blind corner cabinet and lazy susan in select homes
- Matte black pendant light above sink

## BATHROOMS

- Custom vanities with slim Shaker doors
- Quartz countertops and backsplashes
- Matte porcelain floor tile with ceramic tile shower surround
- Frameless glass shower enclosures
- Relaxing Hytec bathtubs
- Kohler undermount sinks
- Kohler Persuade Curv toilets with quiet-close seat
- Matte black Kohler plumbing fixtures throughout
- Additional features in ensuite:
  - Extra-high vaulted ceiling in select ensuite
  - Custom medicine cabinets
  - Fully tiled walls and floors
  - Separate shower and bathtub
  - Integrated shelf in select showers
  - Heated floors for extra comfort

## BEDROOMS

- Ceiling-mounted drum lights
- Custom closets with matte black hardware
- Walk-in closet with additional integrated drawers in main bedrooms
- Extra-high vaulted ceiling in main bedrooms

## LAUNDRY ROOMS

- Full-capacity front-loading LG washer and electric dryer
- Built-in countertop, storage and hanging rod
- Matte grey porcelain floor tiles

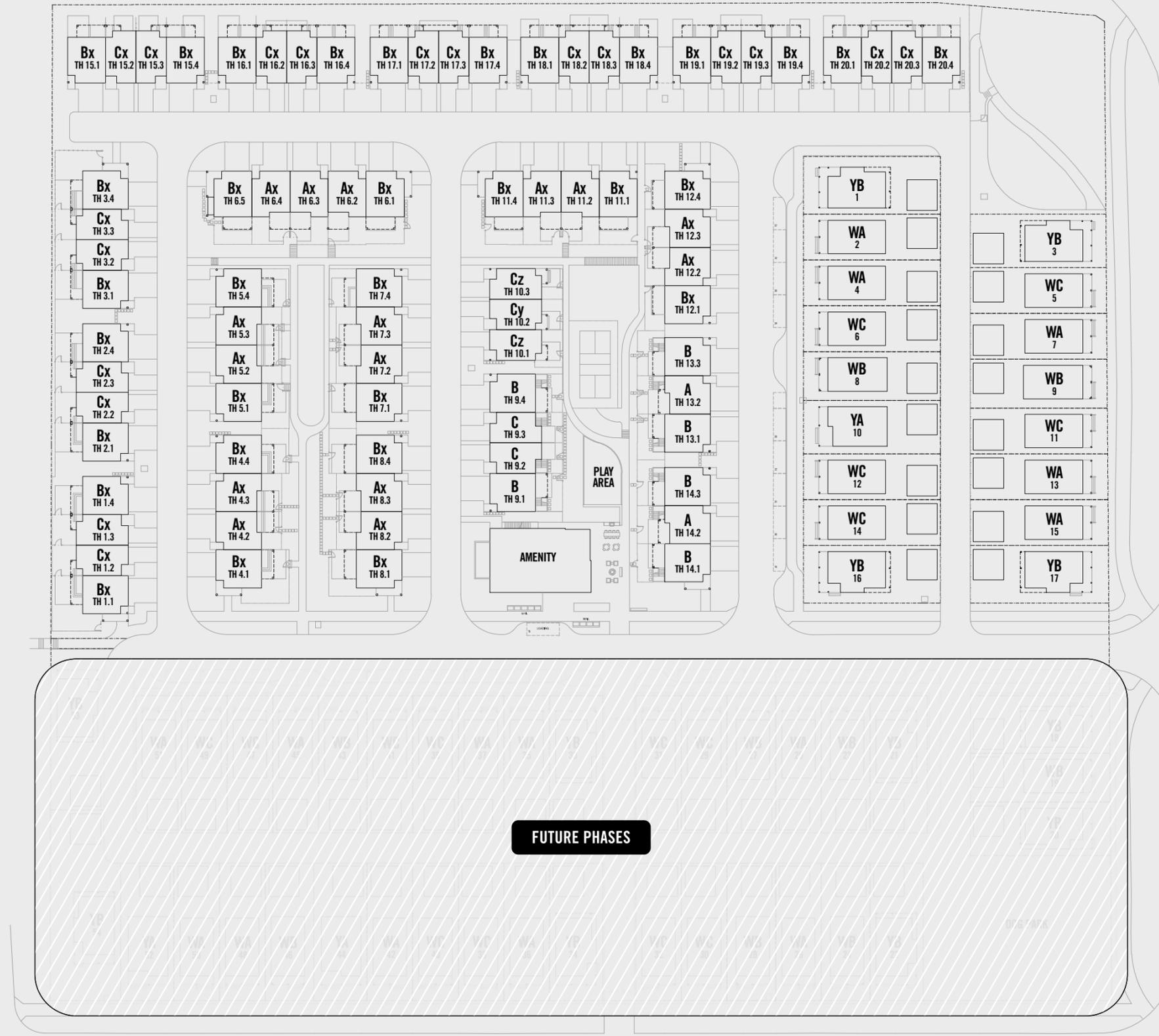
## GARAGES

- Fully detached two car garage with access from the lane
- Ample space for storage on walls
- Polished concrete floors
- EV charger ready with 240V plug

## EXTERIOR DESIGN AND LANDSCAPING

- Modern farmhouse style with pitched metal and shingle roofs and black exterior windows
- Board and batten, shaker, or Cape Cod style siding with distinct exterior colours for each home
- Extensive landscape design, with a front and rear yard, fencing separating most homes, and raised planter boxes for growing your favorite vegetables
- Large front porches complete with real wood soffits above and custom picket railings for a unique architectural design statement
- Mature yew and cedar hedges complete with picket fencing between homes for additional privacy and enjoyment

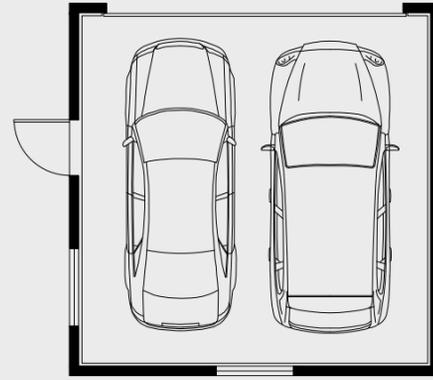
# SITE PLAN



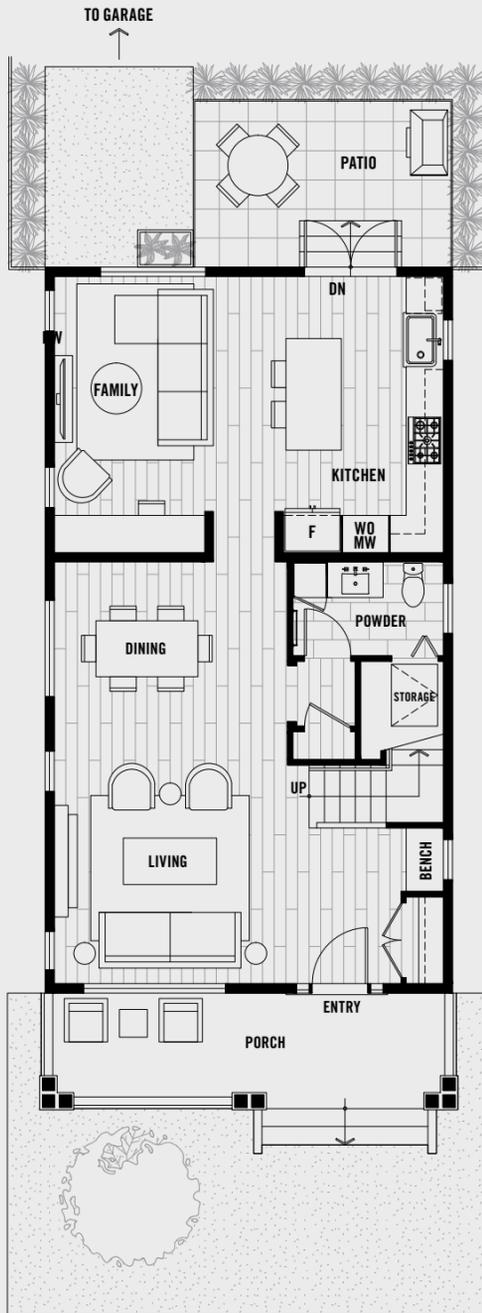
# WB

4 BEDROOM  
2.5 BATHROOM

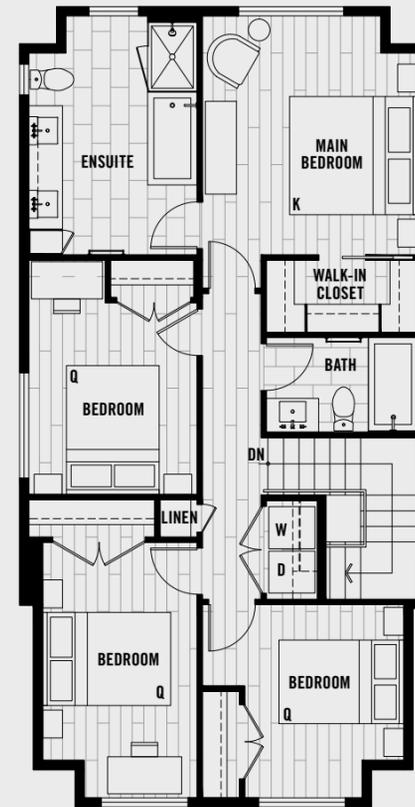
INTERIOR: 1,691 SF  
LOT: 2,880 SF



GARAGE



MAIN

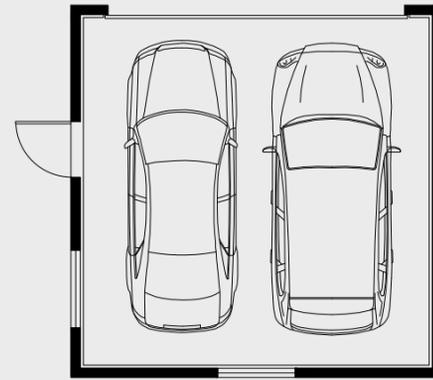


UPPER

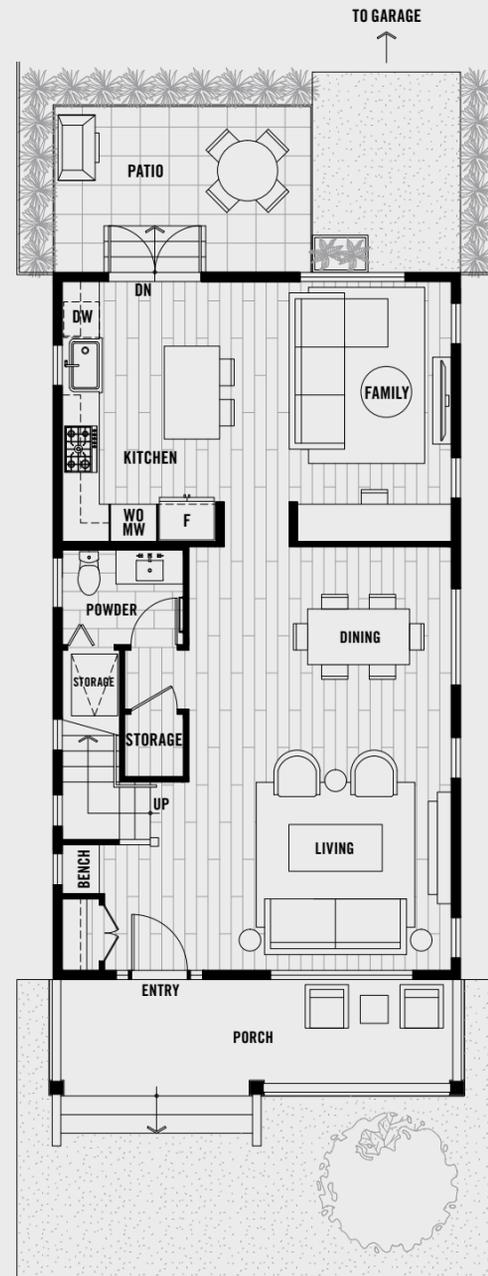
# WC

3 BEDROOM + DEN  
2.5 BATHROOM

INTERIOR: 1,718 SF  
LOT: 2,700 SF



GARAGE



MAIN

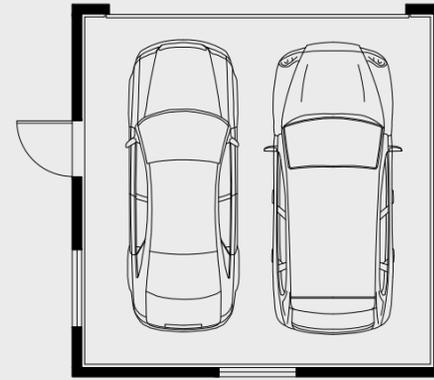


UPPER

# YB

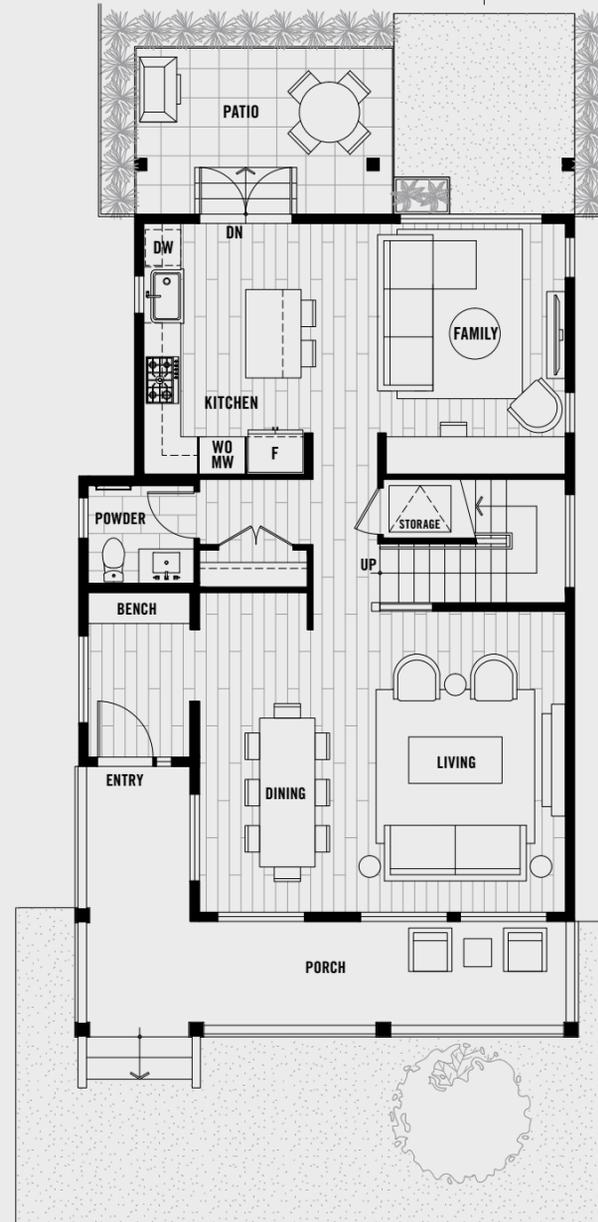
4 BEDROOM  
2.5 BATHROOM

INTERIOR: 1,856 SF  
LOT: 3,150-3,397 SF

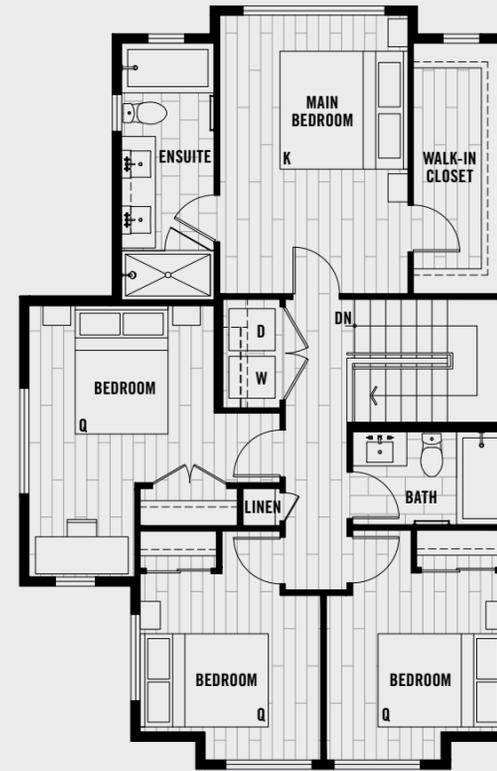


GARAGE

↑  
TO GARAGE



MAIN



UPPER

ARAGON

# HOMES DESIGNED TO MOVE YOU FORWARD.

At Aragon, we create new design standards. We challenge old real estate models. We embrace the importance of living in a changing environment. We contribute to neighbourhoods with undiscovered potential.

We find comfort in the unexpected. Since inception over 35 years ago, Aragon has focused on innovation, distinctive design and outstanding quality. These values express our commitment to creating sophisticated homes that serve communities' needs today—and for generations to come.



TIMBER HOUSE, NEW WESTMINSTER, BC



LIGHT HOUSE, NEW WESTMINSTER, BC



ESQUIMALT TOWN SQUARE, ESQUIMALT, BC

W/  
F

S O O K E · B R I T I S H C O L U M B I A

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COLDWELL BANKER  
OCEANSIDE  
REAL ESTATE

ARAGON