

Nest8

I N B L A T C H F O R D

Ocheller



Nest8 by 5468796 Architecture presents a modern reinterpretation of the quintessential cabin in the **Canadian wilderness**. As you approach the site, a wood-clad cluster of homes emerges as a **contemporary vision for urban dwelling** that fits the **Blatchford** way of life. With varied rooflines, a carefully composed window pattern and articulated façades, each unit maintains an **individual expression** while the overall development reads as a cohesive whole.

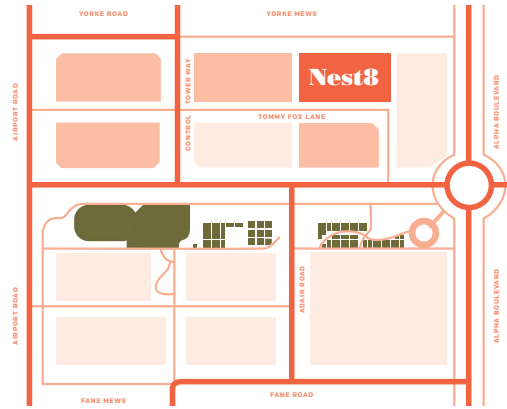
Premium energy efficient performance, solar panel readiness, and designer interiors with natural material palettes inspired by the Canadian landscape are just a few of the quality standard specifications in **Nest8**. Our very first project designed by 5468796 Architecture under [Ocheller's Limited Edition Collection](#), will surely impress and deliver a unique design only available for a limited time.

To optimize the highly sustainable building systems and their performance, eight townhouses are combined into two blocks of four. Each fee-simple townhouse offers a 3-bedroom main suite paired with an

optional 1-bedroom accessory or laneway suite, providing homes for a variety of demographics, from individuals and young couples to larger families and retirees seeking an urban lifestyle with access to the neighbourhood's numerous amenities. All of the units have entrances from both the front and rear yard to simplify flow and improve access to parking and outdoor spaces.

To learn more about Ocheller and our other projects, visit [Ocheller.ca](#)

A [RedBrick](#) initiative.



Nest8 is located in Phase 1 of West Blatchford on a quiet, landscaped pedestrian pathway. Blatchford is a new, sustainable development located in the heart of Edmonton. At 536 acres of land, it's roughly the same size the city's current downtown. With 30,000 residents, Blatchford is a statement about putting life first when building a new community. It is the beginning of a new way to live.

**536
ACRES**

**30,000
RESIDENTS**

**80 ACRE
CENTRAL PARK**

**100%
RENEWABLE
ENERGY**



“ Living in Blatchford means you are choosing to reduce your carbon footprint through the renewable energy you consume and the gas your car does not. ”

– Tegan Martin-Drysdale, Ocheller Founder / Owner



Here are just a few of the many sustainable features at Blatchford:

GREEN HOMES

The homes will be some of the greenest in Canada. To decrease the amount of energy needed to run a home, builders are required to build energy-efficient buildings that exceed the current building code.

RENEWABLE ENERGY

The District Energy Sharing System (DESS) is a centralized high efficiency energy delivery system that shares heating and cooling energy between buildings throughout the entire neighbourhood.

LIFESTYLE

From day one, there are amenities right in and around Blatchford. Walk from a coffee shop to a restaurant to the grocery store. And back home again. Live an entire life within your own bustling urban neighbourhood. Or hop on the train to easily connect to everything on the doorstep of your neighbourhood.

URBAN AGRICULTURE

Community gardens, fruit tree orchards, edible landscaping and flower gardens will be located throughout the neighbourhood.

BIODIVERSITY

Biodiversity is an integral part of Blatchford's design. Naturalized landscapes (wetlands, bioswales), a variety of tree species, and native plantings will be integrated into the neighbourhood.

WEBSITE:

blatchfordedmonton.ca

PUBLIC EMAIL:

blatchford@edmonton.ca

TWITTER:

[@blatchfordyeg](https://twitter.com/blatchfordyeg)

FACEBOOK:

[/blatchfordedmonton](https://www.facebook.com/blatchfordedmonton)

INSTAGRAM:

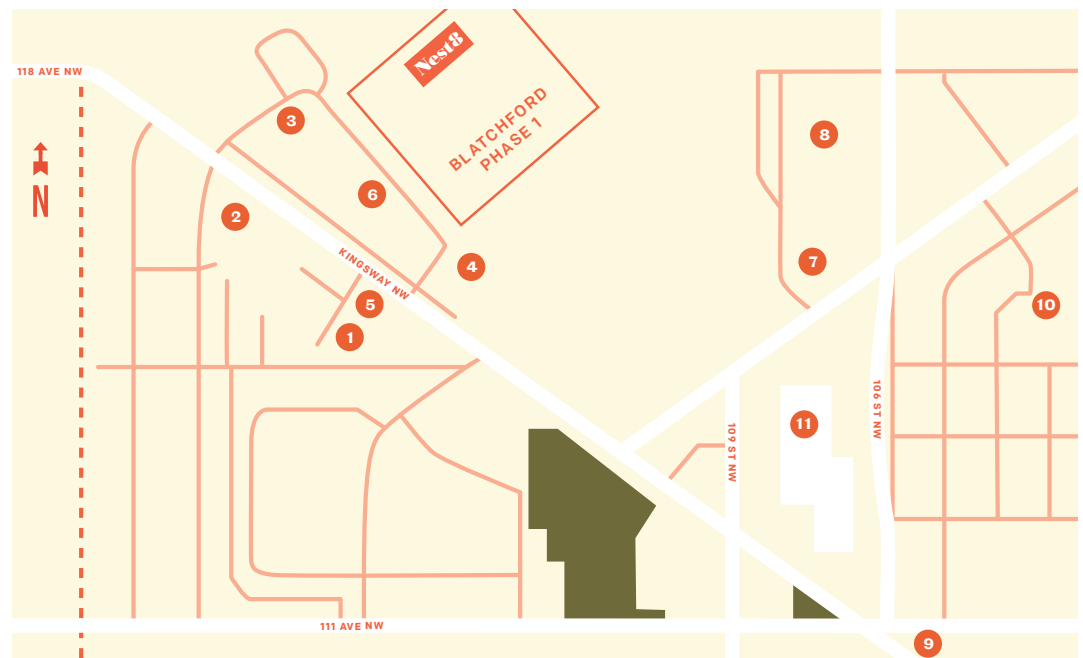
[@blatchfordyeg](https://www.instagram.com/blatchfordyeg)
(Launching Spring 2019)

VIDEOS:

[Blatchford District Energy Sharing System Overview](#)

[Blatchford YouTube Video Inventory](#)

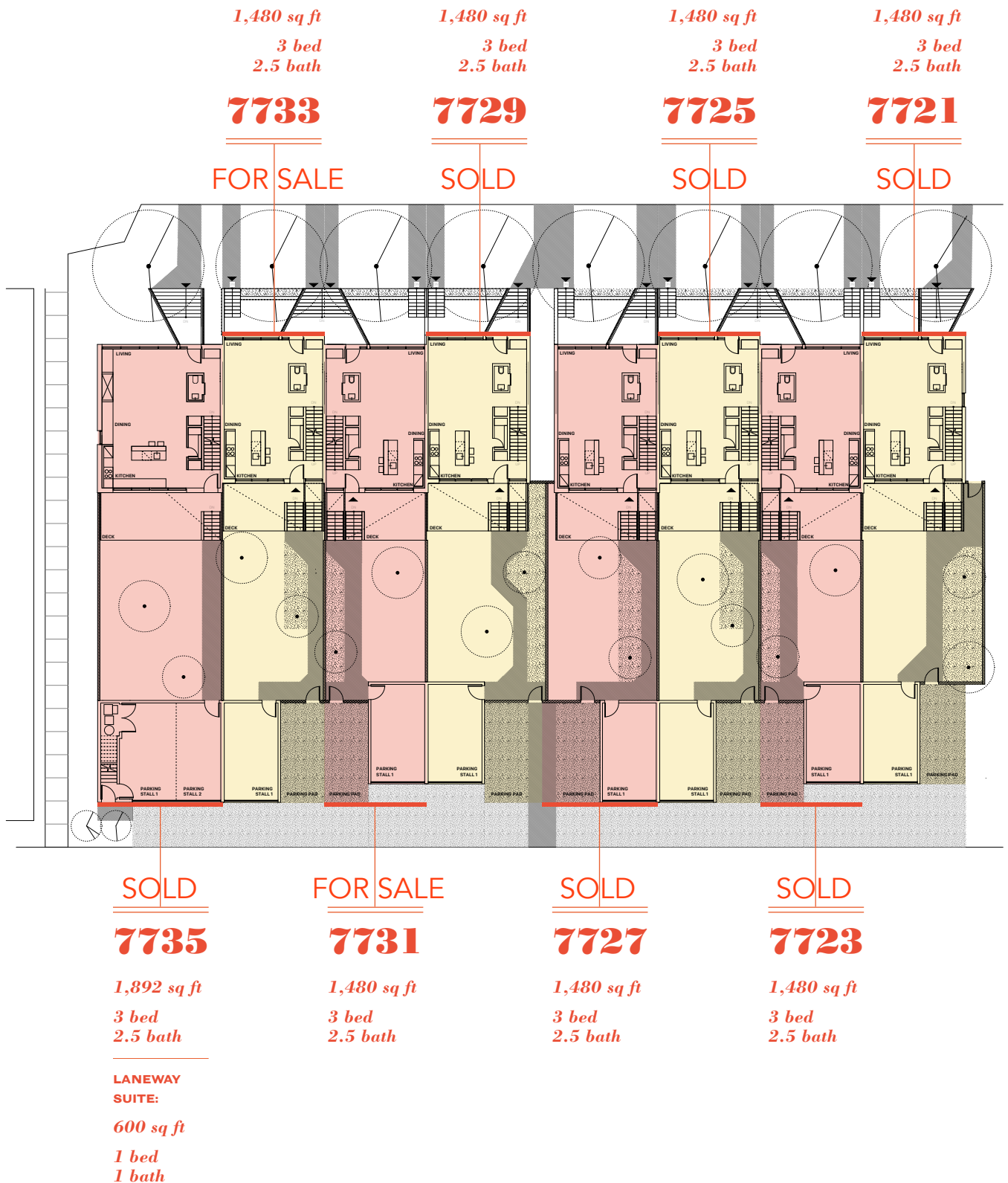
- 1 GROCERY
- 2 HARDWARE
- 3 HOTEL
- 4 MUSEUM
- 5 COFFEE
- 6 BREWERY
- 7 LRT
- 8 POST-SECONDARY (NAIT)
- 9 HOSPITAL
- 10 SCHOOLS
- 11 SHOPPING (Kingsway Mall)
- BIKE LANE (to Downtown)



Nest8

↑
N
W

S
I
T
E
M
A
P

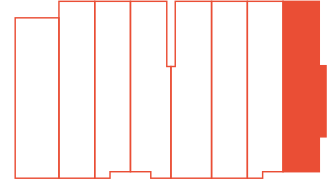


7721

7721
YORKE MEWS

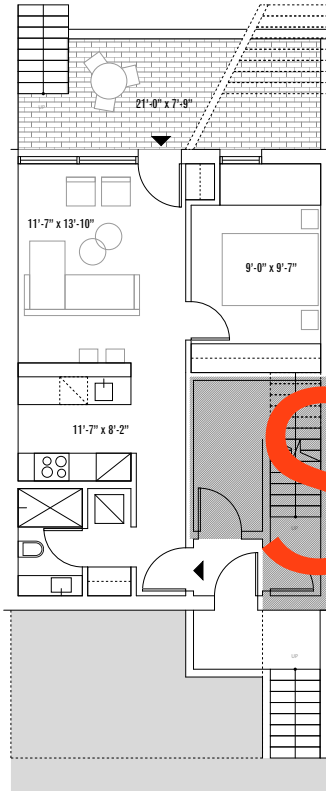
1,480 SQ FT

3 BED
2.5 BATH

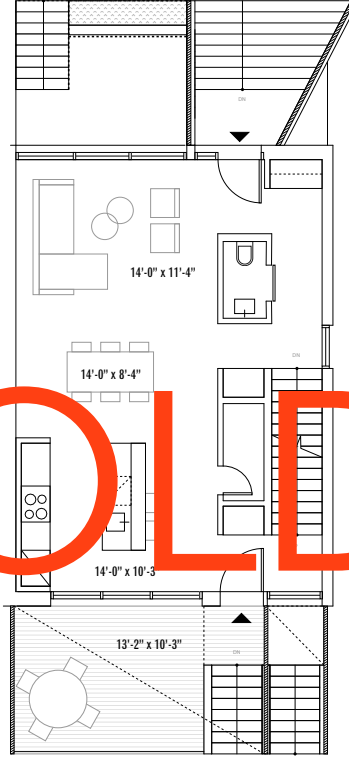


↑
N
↓
W

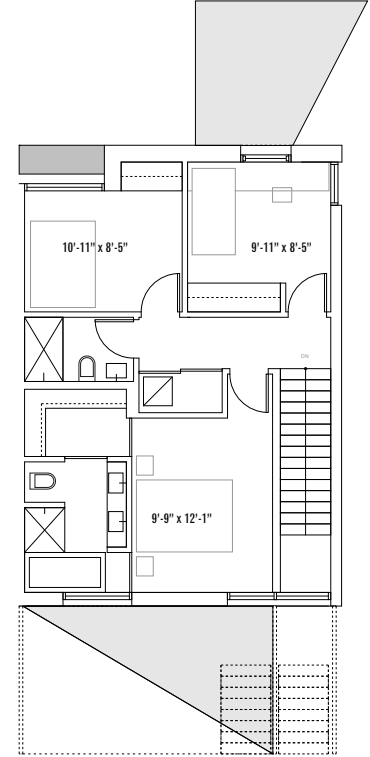
F
L
O
O
R
P
L
A
N
S



LOWER LEVEL (OPT BUILDOUT)



UPPER LEVEL 1



UPPER LEVEL 2

SOLD

CANADIAN FEATURES

- ◆ Designs by 5468796 Architecture Inc.
- ◆ Modern Canadian design with natural wood and metal exterior materials, and large windows
- ◆ Modern kitchen with Canadian made custom cabinetry
- ◆ Hardwood or laminate flooring throughout main floor, Canadian sourced
- ◆ Carpet on upper floor, Canadian sourced

- ◆ Feature lighting options, Canadian sourced

FLOOR PLAN FEATURES

- ◆ 9' ceilings
- ◆ 3 bedrooms, 2.5 bathrooms
- ◆ Large master suite with ensuite and walk-in closet
- ◆ Appliances including washer & dryer on upper level

SUSTAINABILITY FEATURES

- ◆ Triple pane energy efficient windows, Canadian sourced

- ◆ R40 12" thick double studded walls
- ◆ R80 roof
- ◆ LED lighting fixtures
- ◆ Low flow plumbing fixtures
- ◆ Geo-thermal heating and cooling
- ◆ Solar panel ready

SMART HOME FEATURES

- ◆ Smart Home thermostats
- ◆ Smart Home lighting controls

SITE FEATURES

- ◆ All units face Yorke Mews, a walking and biking path
- ◆ Front and backyard landscaping and fencing
- ◆ Front and back entry to upper levels and lower level
- ◆ Detached garage, with additional parking pad for 2nd vehicle

Price includes lot, home, GST, Alberta New Home Warranty coverage and unfinished lower level.

Additional upgrade options are available, including the complete buildout of the lower level 1 bedroom rental accessory suite.

Pricing, specifications, and availability are subject to change without notice.

Visit Ocheller.ca for more information.

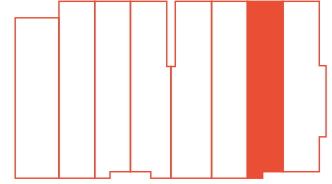
Ocheller

7723

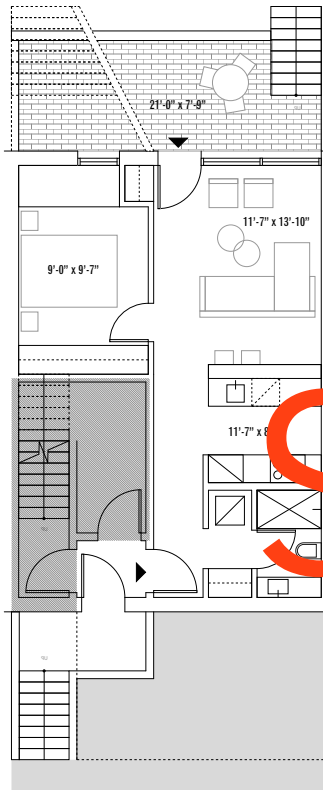
7723
YORKE MEWS

1,480 SQ FT

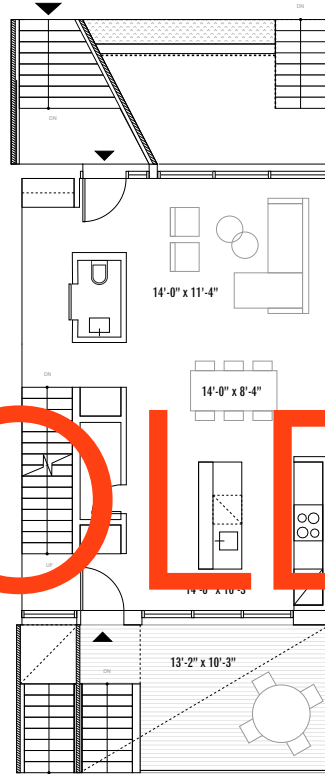
3 BED
2.5 BATH



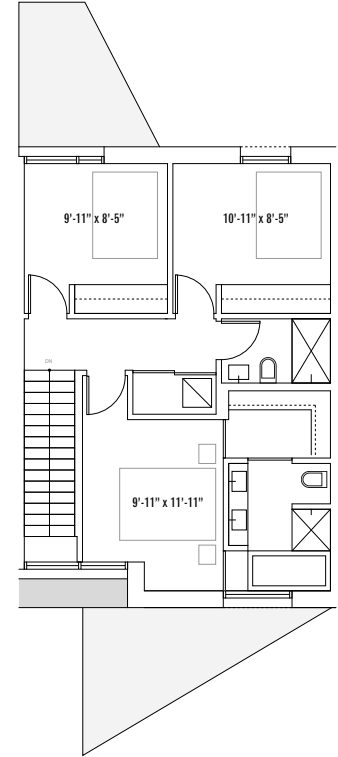
FLOOR PLANS



LOWER LEVEL (OPT BUILDOUT)



UPPER LEVEL 1



UPPER LEVEL 2

CANADIAN FEATURES

- ◆ Designs by 5468796 Architecture Inc.
- ◆ Modern Canadian design with natural wood and metal exterior materials, and large windows
- ◆ Modern kitchen with Canadian made custom cabinetry
- ◆ Hardwood or laminate flooring throughout main floor, Canadian sourced
- ◆ Carpet on upper floor, Canadian sourced

- ◆ Feature lighting options, Canadian sourced

FLOOR PLAN FEATURES

- ◆ 9' ceilings
- ◆ 3 bedrooms, 2.5 bathrooms
- ◆ Large master suite with ensuite and walk-in closet
- ◆ Appliances including washer & dryer on upper level

SUSTAINABILITY FEATURES

- ◆ Triple pane energy efficient windows, Canadian sourced

- ◆ R40 12" thick double studded walls
- ◆ R80 roof
- ◆ LED lighting fixtures
- ◆ Low flow plumbing fixtures
- ◆ Geo-thermal heating and cooling
- ◆ Solar panel ready

SMART HOME FEATURES

- ◆ Smart Home thermostats
- ◆ Smart Home lighting controls

SITE FEATURES

- ◆ All units face Yorke Mews, a walking and biking path
- ◆ Front and backyard landscaping and fencing
- ◆ Front and back entry to upper levels and lower level
- ◆ Detached garage, with additional parking pad for 2nd vehicle

Price includes lot, home, GST, Alberta New Home Warranty coverage and unfinished lower level.

Additional upgrade options are available, including the complete buildout of the lower level 1 bedroom rental accessory suite.

Pricing, specifications, and availability are subject to change without notice.

Visit Ocheller.ca for more information.

Ocheller

7725

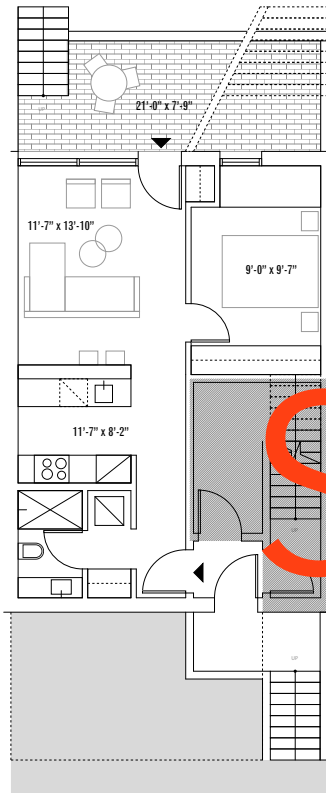
7725
YORKE MEWS

1,480 SQ FT

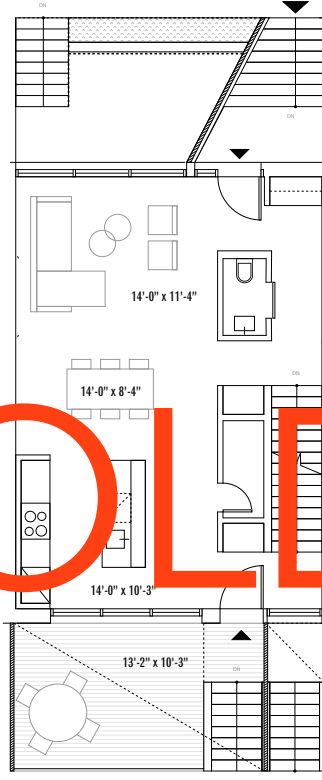
3 BED
2.5 BATH



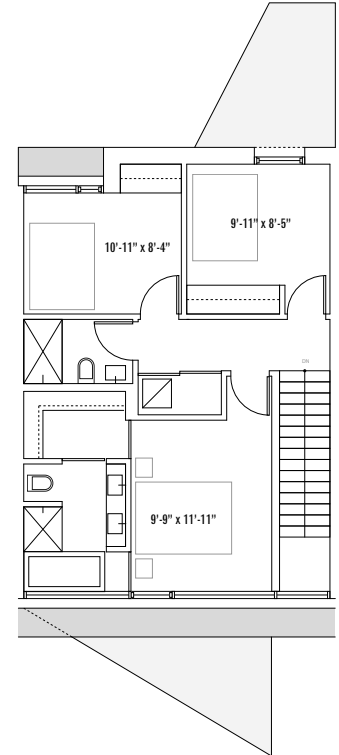
FLOOR PLANS



LOWER LEVEL (OPT BUILDOUT)



UPPER LEVEL 1



UPPER LEVEL 2

SOLD

CANADIAN FEATURES

- ◆ Designs by 5468796 Architecture Inc.
- ◆ Modern Canadian design with natural wood and metal exterior materials, and large windows
- ◆ Modern kitchen with Canadian made custom cabinetry
- ◆ Hardwood or laminate flooring throughout main floor, Canadian sourced
- ◆ Carpet on upper floor, Canadian sourced

- ◆ Feature lighting options, Canadian sourced

FLOOR PLAN FEATURES

- ◆ 9' ceilings
- ◆ 3 bedrooms, 2.5 bathrooms
- ◆ Large master suite with ensuite and walk-in closet
- ◆ Appliances including washer & dryer on upper level

SUSTAINABILITY FEATURES

- ◆ Triple pane energy efficient windows, Canadian sourced

- ◆ R40 12" thick double stud walls
- ◆ R80 roof
- ◆ LED lighting fixtures
- ◆ Low flow plumbing fixtures
- ◆ Geo-thermal heating and cooling
- ◆ Solar panel ready

SMART HOME FEATURES

- ◆ Smart Home thermostats
- ◆ Smart Home lighting controls

SITE FEATURES

- ◆ All units face Yorke Mews, a walking and biking path
- ◆ Front and backyard landscaping and fencing
- ◆ Front and back entry to upper levels and lower level
- ◆ Detached garage, with additional parking pad for 2nd vehicle

Price includes lot, home, GST, Alberta New Home Warranty coverage and unfinished lower level.

Additional upgrade options are available, including the complete buildout of the lower level 1 bedroom rental accessory suite.

Pricing, specifications, and availability are subject to change without notice.

Visit Ocheller.ca for more information.

Ocheller

7727

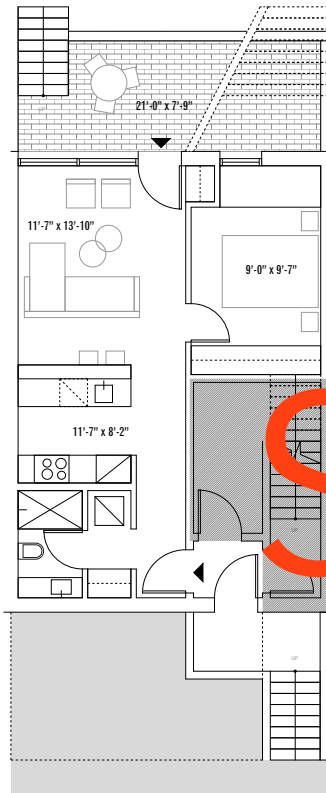
7727
YORKE MEWS

1,480 SQ FT

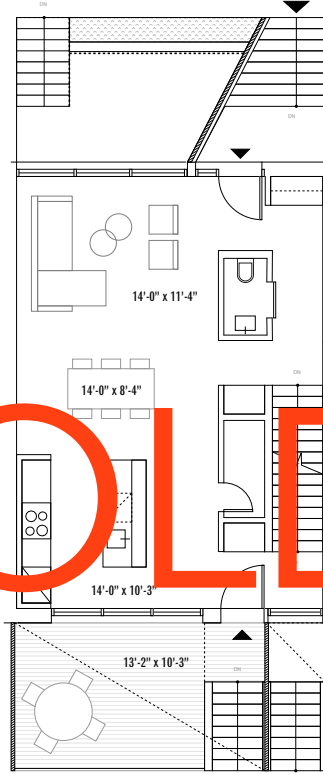
3 BED
2.5 BATH



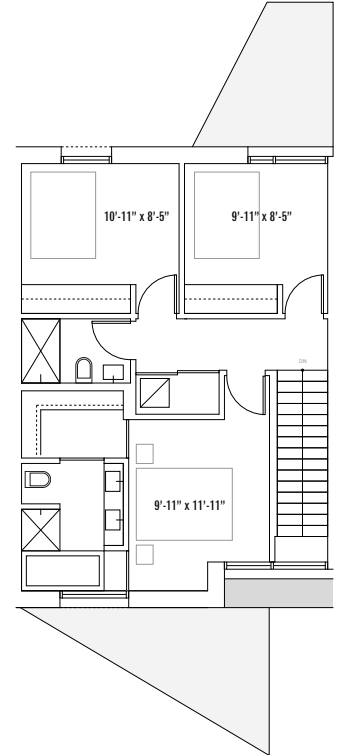
FLOOR PLANS



LOWER LEVEL (OPT BUILDOUT)



UPPER LEVEL 1



UPPER LEVEL 2

SOLD

CANADIAN FEATURES

- ◆ Designs by 5468796 Architecture Inc.
- ◆ Modern Canadian design with natural wood and metal exterior materials, and large windows
- ◆ Modern kitchen with Canadian made custom cabinetry
- ◆ Hardwood or laminate flooring throughout main floor, Canadian sourced
- ◆ Carpet on upper floor, Canadian sourced

- ◆ Feature lighting options, Canadian sourced

FLOOR PLAN FEATURES

- ◆ 9' ceilings
- ◆ 3 bedrooms, 2.5 bathrooms
- ◆ Large master suite with ensuite and walk-in closet
- ◆ Appliances including washer & dryer on upper level

SUSTAINABILITY FEATURES

- ◆ Triple pane energy efficient windows, Canadian sourced

- ◆ R40 12" thick double studded walls
- ◆ R80 roof
- ◆ LED lighting fixtures
- ◆ Low flow plumbing fixtures
- ◆ Geo-thermal heating and cooling
- ◆ Solar panel ready

SMART HOME FEATURES

- ◆ Smart Home thermostats
- ◆ Smart Home lighting controls

SITE FEATURES

- ◆ All units face Yorke Mews, a walking and biking path
- ◆ Front and backyard landscaping and fencing
- ◆ Front and back entry to upper levels and lower level
- ◆ Detached garage, with additional parking pad for 2nd vehicle

Price includes lot, home, GST, Alberta New Home Warranty coverage and unfinished lower level.

Additional upgrade options are available, including the complete buildout of the lower level 1 bedroom rental accessory suite.

Pricing, specifications, and availability are subject to change without notice.

Visit Ocheller.ca for more information.

Ocheller

7729

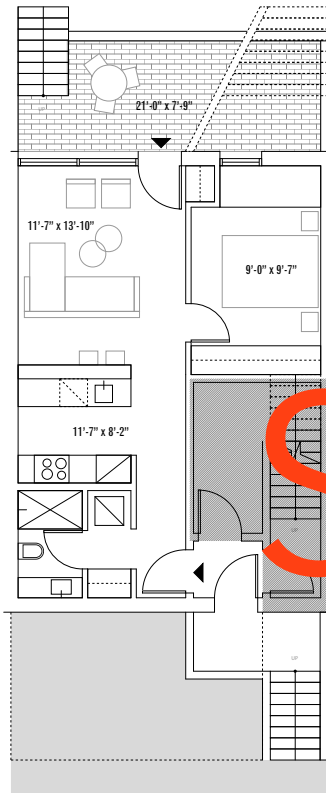
7729
YORKE MEWS

1,480 SQ FT

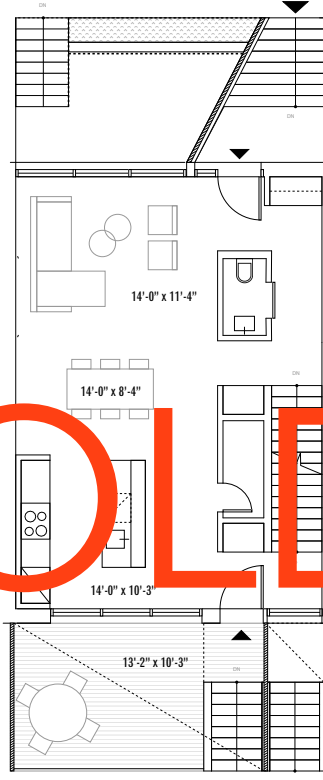
3 BED
2.5 BATH



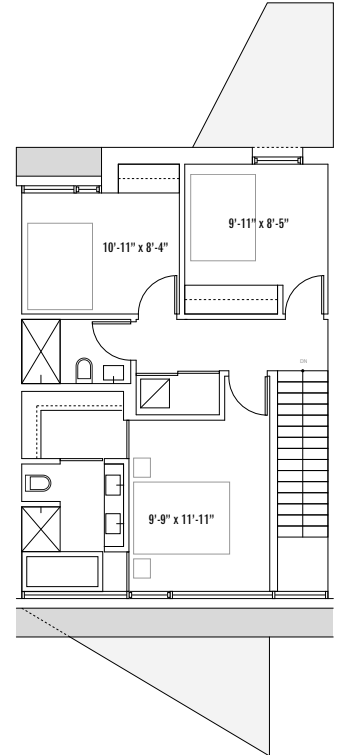
FLOOR PLANS



LOWER LEVEL (OPT BUILDOUT)



UPPER LEVEL 1



UPPER LEVEL 2

SOLD

CANADIAN FEATURES

- ◆ Designs by 5468796 Architecture Inc.
- ◆ Modern Canadian design with natural wood and metal exterior materials, and large windows
- ◆ Modern kitchen with Canadian made custom cabinetry
- ◆ Hardwood or laminate flooring throughout main floor, Canadian sourced
- ◆ Carpet on upper floor, Canadian sourced

- ◆ Feature lighting options, Canadian sourced

FLOOR PLAN FEATURES

- ◆ 9' ceilings
- ◆ 3 bedrooms, 2.5 bathrooms
- ◆ Large master suite with ensuite and walk-in closet
- ◆ Appliances including washer & dryer on upper level

SUSTAINABILITY FEATURES

- ◆ Triple pane energy efficient windows, Canadian sourced

- ◆ R40 12" thick double stud walls
- ◆ R80 roof
- ◆ LED lighting fixtures
- ◆ Low flow plumbing fixtures
- ◆ Geo-thermal heating and cooling
- ◆ Solar panel ready

SMART HOME FEATURES

- ◆ Smart Home thermostats
- ◆ Smart Home lighting controls

SITE FEATURES

- ◆ All units face Yorke Mews, a walking and biking path
- ◆ Front and backyard landscaping and fencing
- ◆ Front and back entry to upper levels and lower level
- ◆ Detached garage, with additional parking pad for 2nd vehicle

Price includes lot, home, GST, Alberta New Home Warranty coverage and unfinished lower level.

Additional upgrade options are available, including the complete buildout of the lower level 1 bedroom rental accessory suite.

Pricing, specifications, and availability are subject to change without notice.

Visit Ocheller.ca for more information.

Ocheller

7731

7731
YORKE MEWS

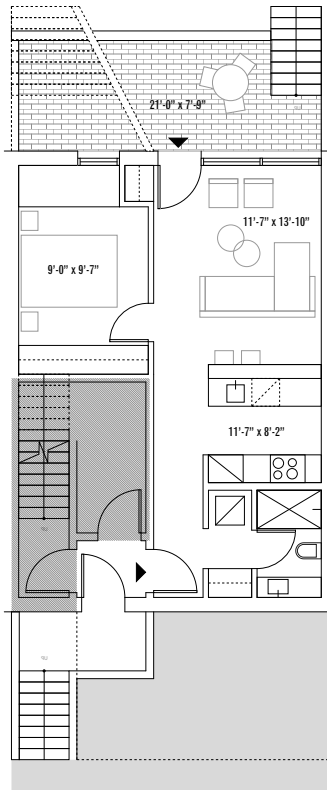
1,480 SQ FT

3 BED
2.5 BATH

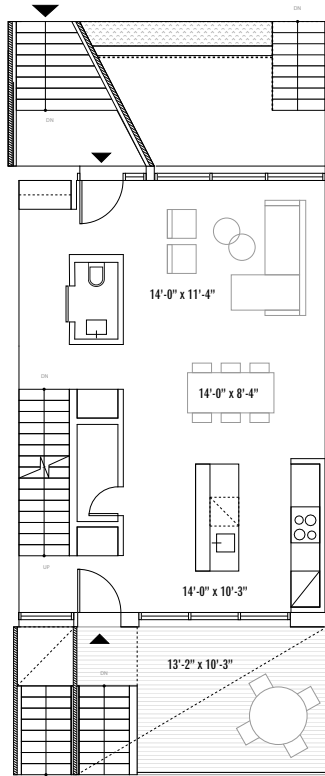


FOR SALE - \$629,900

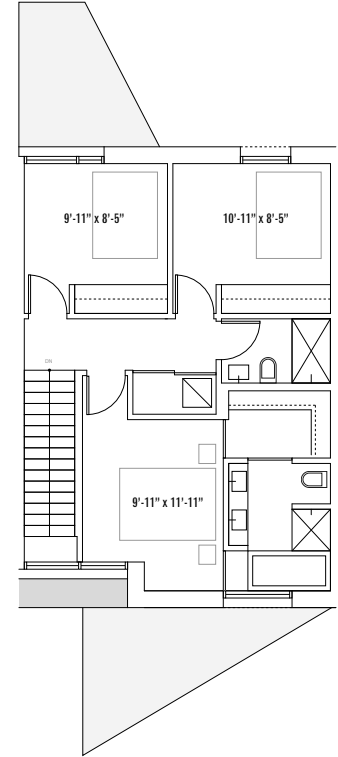
FLOOR PLANS



LOWER LEVEL (OPT BUILDOUT)



UPPER LEVEL 1



UPPER LEVEL 2

CANADIAN FEATURES

- ◆ Designs by 5468796 Architecture Inc.
- ◆ Modern Canadian design with natural wood and metal exterior materials, and large windows
- ◆ Modern kitchen with Canadian made custom cabinetry
- ◆ Hardwood or laminate flooring throughout main floor, Canadian sourced
- ◆ Carpet on upper floor, Canadian sourced

- ◆ Feature lighting options, Canadian sourced

FLOOR PLAN FEATURES

- ◆ 9' ceilings
- ◆ 3 bedrooms, 2.5 bathrooms
- ◆ Large master suite with ensuite and walk-in closet
- ◆ Appliances including washer & dryer on upper level

SUSTAINABILITY FEATURES

- ◆ Triple pane energy efficient windows, Canadian sourced

- ◆ R40 12" thick double stud walls
- ◆ R80 roof
- ◆ LED lighting fixtures
- ◆ Low flow plumbing fixtures
- ◆ Geo-thermal heating and cooling
- ◆ Solar panel ready

SMART HOME FEATURES

- ◆ Smart Home thermostats
- ◆ Smart Home lighting controls

SITE FEATURES

- ◆ All units face Yorke Mews, a walking and biking path
- ◆ Front and backyard landscaping and fencing
- ◆ Front and back entry to upper levels and lower level
- ◆ Detached garage, with additional parking pad for 2nd vehicle

Price includes lot, home, GST, Alberta New Home Warranty coverage and unfinished lower level.

Additional upgrade options are available, including the complete buildout of the lower level 1 bedroom rental accessory suite.

Pricing, specifications, and availability are subject to change without notice.

Visit Ocheller.ca for more information.

Ocheller

7733

7733
YORKE MEWS

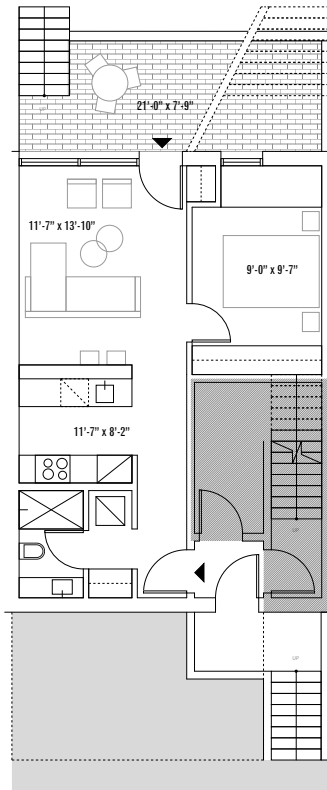
1,480 SQ FT

3 BED
2.5 BATH

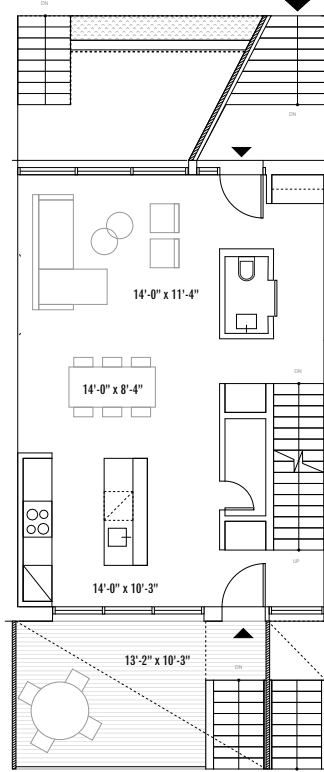


FOR SALE - \$719,900

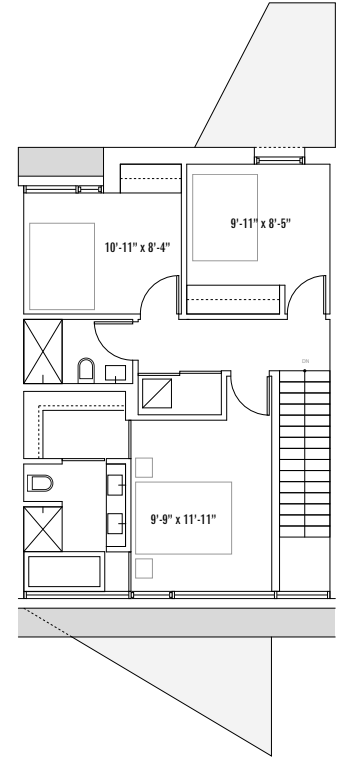
FLOOR PLANS



LOWER LEVEL (OPT BUILDOUT)



UPPER LEVEL 1



UPPER LEVEL 2

CANADIAN FEATURES

- ◆ Designs by 5468796 Architecture Inc.
- ◆ Modern Canadian design with natural wood and metal exterior materials, and large windows
- ◆ Modern kitchen with Canadian made custom cabinetry
- ◆ Hardwood or laminate flooring throughout main floor, Canadian sourced
- ◆ Carpet on upper floor, Canadian sourced

- ◆ Feature lighting options, Canadian sourced

FLOOR PLAN FEATURES

- ◆ 9' ceilings
- ◆ 3 bedrooms, 2.5 bathrooms
- ◆ Large master suite with ensuite and walk-in closet
- ◆ Appliances including washer & dryer on upper level

SUSTAINABILITY FEATURES

- ◆ Triple pane energy efficient windows, Canadian sourced

- ◆ R40 12" thick double studded walls
- ◆ R80 roof
- ◆ LED lighting fixtures
- ◆ Low flow plumbing fixtures
- ◆ Geo-thermal heating and cooling
- ◆ Solar panel ready

SMART HOME FEATURES

- ◆ Smart Home thermostats
- ◆ Smart Home lighting controls

SITE FEATURES

- ◆ All units face Yorke Mews, a walking and biking path
- ◆ Front and backyard landscaping and fencing
- ◆ Front and back entry to upper levels and lower level
- ◆ Detached garage, with additional parking pad for 2nd vehicle

Price includes lot, home, GST, Alberta New Home Warranty coverage and unfinished lower level.

Additional upgrade options are available, including the complete buildout of the lower level 1 bedroom rental accessory suite.

Pricing, specifications, and availability are subject to change without notice.

Visit Ocheller.ca for more information.

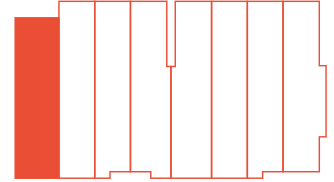
Ocheller

7735

7735
YORKE MEWS

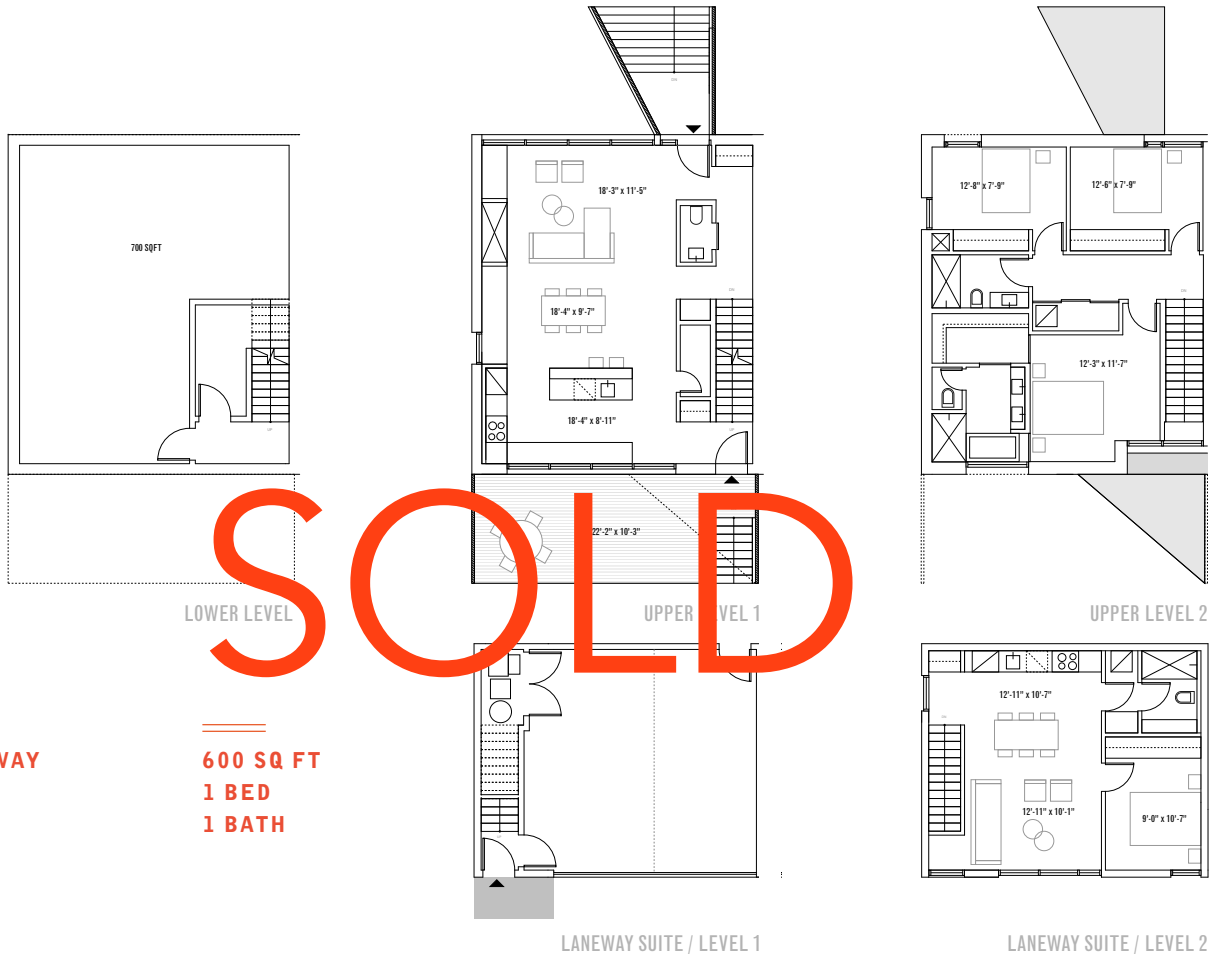
1,892 SQ FT

3 BED
2.5 BATH



↑
N
W

F
L
O
O
R
P
L
A
N
S



LANEWAY SUITE

600 SQ FT
1 BED
1 BATH

CANADIAN FEATURES

- ◆ Designs by 5468796 Architecture Inc.
- ◆ Modern Canadian design with natural wood and metal exterior materials, and large windows
- ◆ Modern kitchen with Canadian made custom cabinetry
- ◆ Hardwood or laminate flooring throughout main floor, Canadian sourced
- ◆ Carpet on upper floor, Canadian sourced

- ◆ Feature lighting options, Canadian sourced

FLOOR PLAN FEATURES

- ◆ 9' ceilings
- ◆ 3 bedrooms, 2.5 bathrooms
- ◆ Large master suite with ensuite and walk-in closet
- ◆ Appliances including washer & dryer on upper level
- ◆ Wood fireplace
- ◆ Laneway suite with 1 bedroom and 1 bathroom

SUSTAINABILITY FEATURES

- ◆ Triple pane energy efficient windows, Canadian sourced
- ◆ R40 12" thick double studded walls
- ◆ R80 roof
- ◆ LED lighting fixtures
- ◆ Low flow plumbing fixtures
- ◆ Geo-thermal heating and cooling
- ◆ Solar panel ready

SMART HOME FEATURES

- ◆ Smart Home thermostats
- ◆ Smart Home lighting controls

SITE FEATURES

- ◆ All units face Yorke Mews, a walking and biking path
- ◆ Front and backyard landscaping and fencing
- ◆ Front and back entry to upper levels and lower level
- ◆ Laneway suite above two car garage

Price includes lot, home, GST, Alberta New Home Warranty coverage and unfinished lower level.

Additional upgrade options are available.

Pricing, specifications, and availability are subject to change without notice.

Visit Ocheller.ca for more information.

Ocheller