



VINTERRA

at Morgan Heights



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"Think simple... reduce the whole of its parts into
the simplest terms, getting back to first principles."

– FRANK LLOYD WRIGHT



Contemporary Exteriors

Exteriors

- Frank Lloyd Wright inspired architecture that is contemporary and innovative, designed by renowned GBL Architects.
- The grounds are surrounded by gorgeous vineyards and walkways linking a set of three exquisite community pavilions.
- Exteriors are remarkably clutter-free with materials such as HardiPlank and Cultured stone.
- A natural palette of charcoals, soft greens and earth tones blend your home seamlessly with the outdoors.

Interiors

- Step onto luxury with Asian Teak or Oak hardwood throughout the main floor.
- Plush and soft Beaulieu carpet is found in the bedrooms, stairs and library.
- Double height ceilings in the living area let in natural light and give a greater sense of space to these already large homes.
- 9 foot ceilings are found on the main floor and the finished basement.
- Warm up in the long winters to elegant gas fireplaces located in both the Great Room and Den.
- Entertainment sized patios are inviting for a glass of wine while watching the sunset over the vineyards.
- Spacious two car garage allows plenty of room for your vehicle as well as extra storage.
- Cozy powder room with modern wall sconce lighting located on the main floor.
- Choose from two exquisite designer colour schemes to suit your personal style: Charcoal and Teak.

Gourmet Kitchens

- Choose from traditional wide plank maple shaker or modern wenge slab cabinetry with modern brushed nickel pulls.
- Sleek and sophisticated polished stone countertops with full height porcelain backsplash.
- Plenty of room for bar seating for entertaining dinner guests.
- Premium quality undermount double stainless steel sink with polished chrome faucet & pull out vegetable spray.
- Convenient in-sink garbage disposal.
- Superior quality appliance package:
 - Stainless steel Jenn-Air 20 cu. ft. counter depth fridge with bottom mount freezer
 - Stainless steel Jenn-Air 30” gas cooktop
 - Stainless steel Jenn-Air 30” architect series convection wall oven
 - Stainless steel Jenn-Air dishwasher
 - Stainless steel Sharp under counter microwave drawer
 - Stainless steel Broan hoodfan
- Recessed and under-cabinet lighting and brushed chrome pendants warms up your kitchen.
- Open concept living makes this kitchen a perfect gathering place while entertaining.

Timeless Interiors

Relaxing Bathrooms

- Large porcelain tile flooring located in all bathrooms with in floor radiant heating by NuHeat, in the ensuites and main bath.
- Pamper yourself in the soaker tub with ceramic tile surround located in the ensuites and main bath.
- Enjoy the added convenience of undermount double sinks, gorgeous marble countertops with polished chrome faucets and under mirror lighting in the ensuite.
- Walk-in shower with glass enclosures.
- Sleek American Standard watercloset.
- Recessed lighting for the perfect glow.

Space to call your own

- Over 1,000 square feet of basement space customizable to suit your needs and plenty of options to suit your tastes.
- Optional convenient bar/kitchen with undercounter Danby fridge, Sharp stainless steel microwave and sink for entertaining.
- Optional large wine cellar that includes racking for 500+ bottles, floor to ceiling glass, exterior grade French door, a digital regulated cooling unit, directional pot lights, tile flooring, granite countertop and built with dense shield drywall and insulation to create a room specially constructed for the storage of your vintage collection.
- Hardwood flooring throughout the main floor.
- Optional Fireplace in the finished basement.
- Optional Hytec Air jet tub.
- Optional Side-by-side oversized Maytag Washer and Dryer.

- Optional Subzero Fridge.
- Optional Asko Dishwasher.
- Optional Wolf oven and cooktop.
- Optional Security system through AIC Communications.
- Optional Hunter Douglas 2” faux wood blinds.

Fully Protected

- All homes are wired for security on the main floor, all main points of egress.
- Commercial grade Taymor Deadbolts.
- Hard-wired smoke detectors.
- Lombard Home Warranty Insurance providing coverage for
 - 2-year materials and labour warranty
 - 5-year building envelope warranty
 - 10-year structural warranty

The Club

- Fully-furnished guest suite overlooking the beautiful vineyards, available for friends and family to have a private retreat.
- Functional Fitness building with the latest equipment for keeping you in shape.
- Relaxing wine lounge with outdoor fireplace for socializing with friends and neighbours.



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SAVOUR

Vinterra's neighbourhood is home to some of the area's best-loved culinary destinations, with a selection of fine restaurants, cafes and food shops that are sure to meet your high expectations. If the grapes growing in the vineyards surrounding Vinterra inspire you, you'll find purveyors of winemaking supplies are nearby. In the meantime, fine vintages can be sourced at area shops such as Liberty Wine Merchants and Mark Anthony Wine Mart.

Restaurants

Deservedly popular, these restaurants and cafes in the White Rock and Morgan Heights areas are in convenient reach of your Vinterra home.

- [The Keg](#)
- [Esquires Coffee House](#)
- [Giraffe](#)
- Pelican Rouge
- The Coffee Mill
- Crescent Beach Cafe
- Hoy Tao Kok Szechuan
- [Ceilo's Restaurant](#)
- La Baia Ristorante
- White Mountain Coffee & Ice Cream
- Kapa Japanese Restaurant
- [Milestone's](#)
- [The Boathouse](#)
- [Cactus Club Cafe](#)
- Kimberley's Gills 'n Grapes
- [The Pearl](#)





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A new standard in West Coast Contemporary living

For connoisseurs of the refined life, the best of contemporary design could only be found in thoroughly urban locales. Until now.

Now, a truly sophisticated West Coast home can be found in a truly spectacular West Coast setting. Set amid trellised vineyards, these luxurious villa homes offer abundant space for all you aspire to be and do. And here in Greater Vancouver's most desirable new area, thoughtful planning has assured that everything for a complete and discerning life is here. Fine contemporary architecture in fruitful harmony with its surroundings, Vinterra is unquestionably to your taste.





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EXPLORE

Situated at the heart of Morgan Heights, just above Morgan Creek Golf Course lies these refined, West Coast Contemporary homes set amid trellised landscaping and vineyards. Here you will find spectacular beaches, golf courses, biking and walking trails and generous green spaces that are as free flowing and open as the expansive homes at Vinterra.



[click to enlarge image](#)





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ENJOY

Living at Vinterra you'll find yourself right in the middle of spectacular recreation possibilities. Consider a choice of championship golf and country clubs. Inhale forest and sky and shore in innumerable parks and renowned beaches, notably Crescent Beach and White Rock, all only minutes away.

Recreation Destinations

- [Morgan Creek Golf Course](#)
- [Peace Portal Golf Course](#)
- [Hazelmere Golf and Tennis Club](#)
- [Semiahmoo Golf Course](#)
- Crescent Heights Golf Course
- Langley Golf Course
- Semiahmoo Park and Trail
- White Rock Pier and Promenade
- Centennial Park
- Crescent Beach
- White Rock Beach
- Semiahmoo Bay
- Serpentine Bird Sanctuary and Nature Trails
- Sunnyside Acres Urban Forest





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SHOP

Your new address in Morgan Heights comes with exceptional shopping. High style, exciting variety, and a great neighbourhood buzz are all within convenient reach - much of it just a short walk away. Clothing boutiques, gift shops, bookstores, fitness centres, delicatessens, bakeries, natural food stores, restaurants and cafes, wine and liquor stores, florists, and post offices and financial institutions. It's all here, and only minutes from your Vinterra home.

Shopping Centres and Major Retailers

- South Point Shopping Centre
- Grandview Corners Shopping Village
- [The Home Depot](#)
- [The Real Canadian Superstore](#)
- [Wal-Mart](#)
- [Safeway](#)
- [Canadian Tire](#)
- [Staples Business Depot](#)
- [Winners](#)
- [Rona Home Centre](#)
- [Save On Foods](#)
- [London Drugs](#)





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INTERIOR DESIGN

Vinterra is a contemporary classic, in tune with discerning new-century lifestyles. Encouraging ease and inspiring creativity, interiors start with floorplans that translate to generous inventive multi-level spaces that are infinitely flexible in both purpose and presentation. Everywhere you look, imaginative design exceeds expectations - from the impressive glassed-in entry way and staircase, to the oversized doors connecting to strongly conceived exterior spaces. Three- or four-bedroom floorplans can accommodate the Master suite on either the main or upper level. And if you've ever dreamed of a home theatre, personal gym or wine cellar, these optional luxuries can be integrated into your Vinterra home.

Feature List

*The developer reserves the right to make modifications to floorplans, project design, materials and specifications should they be necessary to maintain the high standards of this community. Artist conceptual rendering only. Some structural features have been removed from the interior renderings for conceptual purposes. See sales associate for detailed drawings. E. & O.E.

Renderings





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EXTERIOR DESIGN

In the tradition of the legendary Frank Lloyd Wright, the architecture for Vinterra is purposely-and brilliantly-simple. A discerning contemporary design is complemented by an innovative landscape plan that, like Vinterra's architecture, is refreshingly clutter-free. Through the grounds, walkways link a set of three exquisite community pavilions. Free of fussy adornment, exterior surfaces of wood and brick respond authentically to the environment, and are expressed in a natural palette of charcoals, soft greens and earth tones.

2-5-10 Year Warranty Information

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Renderings





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VILLAS

[Plan A](#)

[Plan A2](#)

[Plan B](#)

[Plan B3](#)

[Plan D](#)

FLOORPLAN



[click to enlarge image](#)

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MAC

Complimenting the development expertise of Pacific Rim is the efforts of MAC Project Marketing Solutions. MAC has gained a solid reputation as one of the leading project marketing and sales experts in the industry. Their diligence, market knowledge and buyer appreciation ensures that every detail has been carefully considered to deliver the absolute best product and experience for the right buyer. Their passion is matching the vision of prospective homeowners with that of developers like Pacific Rim. They believe that introducing the right buyer to the right product is one of the key steps in forming great communities like Vinterra will become.

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DESIGN.

GBL provides a full range of innovative architectural services to the private and public sectors locally and internationally.

We have a user-oriented design philosophy which links form, intention and technique to create a strong social statement that reflects the client's and users standing. We favour the use of materials and methods that are appropriate to the project and environmentally sound. Our comprehensive services are oriented towards getting projects approved, financed and constructed within a defined time frame.

PROCESS.

Environmentally aware designs, clear communication, efficient project management, technical proficiency and keen administrative skills.

Each project design is based upon our knowledge of traditional and innovative construction techniques, materials and methods and our familiarity with the appropriate local code and approval process. Through years of working with Planning and Approving Authorities in the many Municipalities and Cities in British Columbia, the management of complex relationships has proven to be one of the great strengths in the reputation of the firm.



RANGE.

Current projects range in size from small inner city lots to a thirty-two acre comprehensive suburban development.

The firm's reputation was established through the provision of innovative multi-family housing design and construction. Since expanding into other areas of design and construction GBL is enjoying a growing reputation in hotels, historical renovation, commercial developments, corporate facilities, community planning, and public commissions.





Pacific Rim Property Developments Ltd. has arranged with Lombard General Insurance Company of Canada to provide the "2/5/10" warranty in accordance with the Homeowners Protection Act as follows:

- 2 Year Materials & Labour Warranty
 - First 12 months - coverage for any defect in materials and labour
 - First 15 months - coverage for defects in any materials and labour in the common property of a multi-unit building
 - First 24 months - coverage for any defects in any materials and labour supplied for the electrical, plumbing, heating, ventilation, and air conditioning delivery and distribution systems (excluding fixtures). In addition, coverage for any defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home
- 5 Year Building Envelope Warranty
- 10 Year Structural Defects Warranty





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Portico design is a Vancouver-based full service interior design company. They are known nationally and internationally for their expertise in interior design for real estate development. Portico's clients include primarily residential and commercial real estate developers, and resort operators. When coupled with their strong understanding of marketing, Portico provides a valuable complement to any developer's team.

Portico specializes in the merchandising of model homes and sales centres. Portico has joined the Vinterra team to design a distinctive look and feel for the project that will compliment the unique qualities of this project.

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