

Features & Amenities

- 2 bedrooms
- 2 bedrooms with den
- 3 bedrooms
- Ocean and garden views from private terraces
- Expansive living space (up to 1955 sq. ft.)
- High density strand woven bamboo flooring
- Characteristic travertine tile
- High-end low-flow water sources
- Superior energy-efficient lighting features
- Energy Star rated Dacor appliances
- Double-glazed argon-filled window panes
- Solar panel support to domestic water system
- Individual in-suite heat pumps with heat recovery for heating and cooling
- Low volatile organic compounds (VOC)
- Finger print recognition technology, elevators, and underground parking offer security and peace of mind.



Qualicum College Heights
is a dynamic collection of 40 condominium "homes"
that create a fresh legend of excellence
in a modern world.

To find out more about Qualicum College Heights,
share a story, or receive literature regarding the forty
exclusive condominiums, please Pre-Register at
www.qualicumcollegeheights.ca

For more information please contact:

Ainsley Foster
celticmarketing@shaw.ca
Office: 250.758.7653
Toll-Free: 1.800.779.4966



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People. Above all.

or visit www.coastrealty.com
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The Quality and Heritage Continue



We've Redefined West Coast Living

On a hillside overlooking the sunlit waters
of the Georgia Strait, in a scenic village,
a renaissance has begun.

40 Luxury Condominiums
located in Qualicum Village

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POMEROY
RESTORATION &
CONSTRUCTION LTD.

Qualicum College Heights... The New West Coast Lifestyle!

Built in 1935, the graceful Tudor charm of the Qualicum College Boys' School has found renewed life as Qualicum College Heights. A treasure of natural stone, solid timber, and flowering trellises are building a splendid homage to West Coast Heritage. Reflecting the panache of yesteryear, with the benefits of modern luxuries, 3 West Coast buildings will accompany the renewed original school - which features 4 two-storey heritage style residences - to offer 40 condominium residences for



Golf courses for you to master

Qualicum College Heights is a one-of-kind opportunity to own a legacy of your own.

astute purchasers. The historic Qualicum College site is nestled in a park-like setting just steps away from the majestic Georgia Strait.



West Coast style and craftsmanship

Discover Qualicum College Heights just off the Old Island Highway linking Parksville with Qualicum Beach. The Heights is adorned with a patchwork of elaborate gardens, Zen water features, and threaded with a myriad of serene trails - including a direct pathway to the ocean for beachcombing and a swim. A Media Room, Library, Exercise Room, indoor golf simulator, Clubhouse, Games Room, and Owners' Lounge serve to increase a sense of community. The Barbeque Patio, Serving Kitchen, large Meeting Room, and two hotel-styled Guest

Suites will allow you to express your hospitality in memory-making ways.

High quality construction is used throughout utilizing rain-screen systems. Multi-level rooflines and gables along with a variety of exterior finishes, such as stone, siding and shakes create an impression of separate homes and identity.



Lots of outdoor activities

Sustainable considerations extends to storm water management, permeable pavers, water saving fixtures, and native plant materials. Energy-efficient shingled roofing tiles are used for cost effectiveness, as is rigid insulation for better thermal protection. Environmental consideration extends to permeable paving surfaces and includes an on-site Storm Water System for runoff collection and appropriate dispersion of rainwater.

Your Vancouver Island oasis



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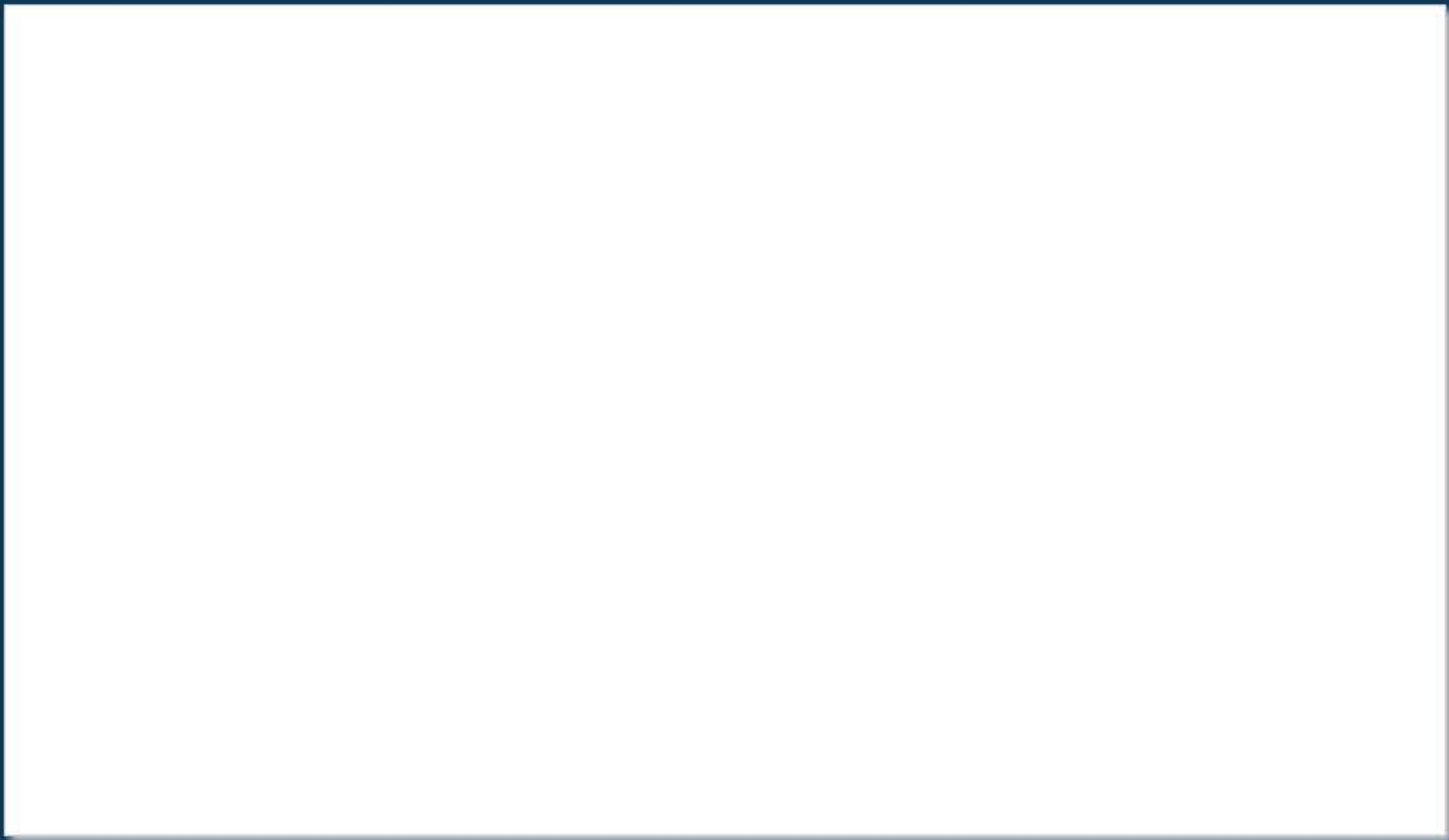




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**TAKE ADVANTAGE OF OUR INTRODUCTORY OFFER WITH OUR
SPECIALLY REDUCED PRICING ON SELECTED SUITES.
ACT NOW AND FOR A LIMITED TIME THE DEVELOPER WILL
CREDIT BACK THE HST AMOUNT.**



We've Redefined West Coast Living Qualicum Beach Condos - Luxury Condos in Qualicum Beach, BC

On a hillside overlooking the sunlit waters of the Georgia Strait, in a scenic village, a renaissance has begun.

Qualicum College Heights... The New West Coast Lifestyle!

Built in 1935, the graceful Tudor charm of the Qualicum College Boys' School has found renewed life as **Qualicum College Heights**. A treasure of natural stone, solid timber, and flowering trellises are building a splendid homage to West Coast Heritage. Reflecting the panache of yesteryear, with the benefits of modern luxuries, 3 West Coast buildings will accompany the renewed original school - which features 4 two-storey heritage style residences - to offer 40 condominium residences for astute purchasers. The historic Qualicum College site is nestled in a park-like setting just steps away from the majestic Georgia Strait.

Qualicum College Heights is a one-of-kind opportunity to own a legacy of your own.

Discover **Qualicum College Heights** just off the Old Island Highway linking Parksville with Qualicum Beach. **The Heights** is adorned with a patchwork of elaborate gardens, Zen water features, and threaded with a myriad of serene trails - including a direct pathway to the ocean for beachcombing and a swim. A Media Room, Library, Exercise Room, indoor golf simulator, Clubhouse, Games Room, and Owners' Lounge serve to increase a sense of community. The Barbeque Patio, Serving Kitchen, large Meeting Room, and two hotel-styled Guest Suites will allow you to express your hospitality in memory-making ways. [\[read more...\]](#)

PR Pomeroy Restoration & Construction, Ainsley Foster, and **Coast Realty Group's** shared professional ethics and enthusiasm are demonstrated in the **Qualicum College Heights** project and their united belief in protecting the historical value of the "Old School" has ensured that the integrity of the original building has been respected and incorporated into the new design. This is truly something special.

Pre-Registration Now Open!

Pre-register today and receive early-bird access to updates, pricing and suite selection!

[Pre-register now »](#)

Introductory Offer... limited preconstruction pricing

Open House - Take advantage of our Introductory Offer with our specially reduced pricing on select suites - Download our updated [price list here](#) - act now and the developer will credit back for a limited time the HST Amount - Come be our guest and join us for a late lunch and exciting updates.

DATE: Tuesday, February 14, 2012

TIME: 2 - 4pm

WHERE: 427 College Road,
Qualicum Beach, BC

[Click here](#) to R.S.V.P. via our website, or call Ainsley Foster at 1.800.779.4966.



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About Qualicum College Heights Luxury Condos in Qualicum Beach

Reflecting the panache of yesteryear, with the benefit of modern luxuries, three contemporary buildings will accompany the renewed original School to offer forty condominiums for the most astute purchaser. Plush with style, it is yours to create a life of refined elegance; enjoy chess in the common library, salmon fillets on the barbeque, or make a friendly wager with neighbours over billiards. With heritage designation, fashionable innovations, and lifestyle appeal Qualicum College Heights is a one-of-kind opportunity to own a legacy of your own.

The Heights is adorned with a patchwork of elaborate gardens, Zen water features, and threaded with a myriad of serene trails - including a direct pathway to the ocean for beachcombing and a swim. A Media Room, Library, Exercise Room, indoor golf simulator, Clubhouse, Games Room, and Owners' Lounge serve to increase a sense of community. The Barbeque Patio, Serving Kitchen, large Meeting Room, and two hotel-styled Guest Suites will allow you to express your hospitality in memory-making ways.

High quality construction is used throughout utilizing rain-screen systems. Multi-level rooflines and gables along with a variety of exterior finishes, such as stone, siding and shakes create an impression of separate homes and identity. Sustainable considerations extends to storm water management, permeable pavers, water saving fixtures, and native plant materials. Energy-efficient shingled roofing tiles are used for cost effectiveness, as is rigid insulation for better thermal protection. Environmental consideration extends to permeable paving surfaces and includes an on-site Storm Water System for runoff collection and appropriate dispersion of rainwater.

The project has been designed to be accessible to people using mobility aids such as wheelchairs or walkers and 8 of the Units have been designed to be easily adaptable to accessibility for people using wheelchairs or walkers. In these suites the Master Bathroom is large enough to be made wheelchair accessible, the laundry room is also large enough for wheel chair access. Doors and corridors are designed for wheelchair accessibility.



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The History of Qualicum College Heights

Robert Ivan Knight was a well-educated, cultured gentleman with a dream of providing a "proper English education" to the boys of Vancouver Island when he cleared the landscape, framed the walls, and built the iconic Qualicum College Boys School in 1935. The Schoolmaster soon endeared himself to the community of Qualicum Beach and became not only a pillar, but an influence. The formal Tudor walls of the College and the eloquent beauty of an English garden were soon reflected in the quaint redesign of the town of Qualicum Beach, home to the College.

Boys filled the halls of Qualicum College Boys School and were treated to the rigors of Latin, Maths, and the Sciences. Traditional pastimes included cricket, sailing, and gymnastics. A standard of excellence was the founding value upon which the School was built, education was the cornerstone of success, and the character of hundreds of young men was forged.

In 1970, Mr. Knight found it was time to complete his scholastic mission and closed the school. An unwavering dream for most of his life, the Schoolmaster took solace in the renewal of the charming Tudor building as it found new purpose as the Qualicum College Inn, and later the Qualicum Heritage Inn. In 2006, Ainsley Foster and PR Pomeroy Restoration and Construction happily took ownership of the heritage site. Motivated by the fabled appeal of the Old School, the duo felt inspired to restore the building to its former grace. Last year, past students gathered in Qualicum Beach to visit their former School, reunite with boyhood friends to share a story about the good ole days, and to rejoice at the prospect of Qualicum College reaching new Heights.



Click on images below to view large image



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About Qualicum Beach

On the inner shore of Vancouver Island, overlooking the expanse of the Georgia Strait, the romantic town of Qualicum Beach is set upon a green refuge, sloping towards a 4km stretch of sandy shoreline. Qualicum Beach's natural beauty is only matched by the lifestyle it offers to its 9,000 residents. The town is home to boutique shops, artisan collectives, horticulture enthusiasts, and sportsmen. The charming appeal of this seaside town is enhanced by its distinguished past and polished style. Qualicum Beach is home to discerning professionals who now have time to unwind and enjoy the better things in life.



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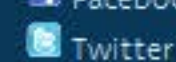
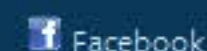
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Attractions at Qualicum Beach

- Learn more about the Town of Qualicum Beach at www.qualicumbeach.com.
- Qualicum Beach is a perennial winner in the provincial and national [Communities in Bloom competition](#).
- The Mid-Island Master Gardeners organize Seedy Saturday.
- [Mount Arrowsmith Rhododendron Society](#) directs the ever-popular Mother's Day Garden Tour.
- Arts are celebrated at [The Old School House \(TOSH\)](#), a Victorian-era building providing fine arts programs and professional demonstrations in a variety of mediums.
- In July artists compete in the Grand Prix d'Art Painting Race, a three hour al fresco painting challenge. Visit [The Old School House](#) for dates and details.
- The Village Theatre has been home to the [ECHO Players](#) since 1950 and present regular shows to public enjoyment.
- The Father's Day Show & Shine celebrates cruising hotrods and is followed by a Saturday night street dance. Learn about the hosts at [Seaside Cruizers](#).
- In May, thousands of visitors gather on Qualicum Beach streets for the annual [Fire and Ice Street Festival](#), a chili championship cook-off combined with an ice carving spectacle.
- The Power House Museum celebrates the E&N Railway, logging, pioneer families, and hydro power - industries that built the town. Learn more about [Qualicum Beach Museums](#).
- General Money Square features 70,000 year old fossils, including "Rambling Rosie", the most intact Ice Age walrus in North America.
- Milner Gardens and Woodland Horticulture Society, is an incredible 70 acre heritage estate managed by [Vancouver Island University](#).
- Vancouver Island University has a satellite campus in the [neighbouring town of Parksville](#), only 15 minutes South.



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Activities at Qualicum Beach

- Interested in being a tourist in your new hometown? Visit [Qualicum Beach & Parksville BC Central Vancouver Island Tourism Info](#)
- The remarkable shoreline allows sandcastle building, paddle sports, and swimming.
- Access to recreational activities is close at hand with lawn bowling, a curling club, and indoor swimming at the Ravensong Aquatic Centre.
- Seven world-class golf courses are nearby. Including the famous [Qualicum Beach Memorial Golf Course](#), BC's fourth oldest golf course at the heart of town.
- Only 1½ hours to skiing at Mt. Washington, one of British Columbia's finest alpine and nordic winter sport resorts.
- Big Qualicum Fish Hatchery hosts a salmon enhancement program and visitors are free to tour the grounds, including an underwater viewing platform.
- Spend a perfect afternoon hiking in Little Qualicum Falls Provincial, Horne Lake Caves, or Rosewall Creek Provincial Park (the latter is wheel-chair accessible).
- Bird lovers will find their comfort zone in one of the several bird sanctuaries including Hamilton Marsh, a wetland home to 130 species of birds.
- Big Day Birding, in conjunction with Parksville's Brant Wildlife Festival, is a contest wherein teams compete to spot the most species of birds.
- Explore the quaint settlements North of Qualicum Beach known as Little Qualicum, Bowser, and Deep Bay.
- Visit [Little Qualicum Cheeseworks](#) at Morningstar Farm for fresh cheese and fruit wines.
- The greatest characteristic of Qualicum Beach is it's proximity to nature. The ocean, freshwater lakes and rivers, and endless hiking trails offer the simple pleasure of boating, fishing, camping, and hiking.



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Qualicum Beach Locations & Maps

Qualicum Beach is located on the east coast of Vancouver Island, 12kms North of Parksville, a 35 minute drive North of Nanaimo, fewer than 40kms South to Courtenay, and 50kms to Comox. Nanaimo, Comox, and Qualicum Beach have airports offering a variety of flight options. Or, travel from mainland BC by ferry to Vancouver Island from Horseshoe Bay or Tsawwassen to Departure Bay or Duke Point. Visit [BC Ferries](#) for more information.



Click on map for larger map and directions.

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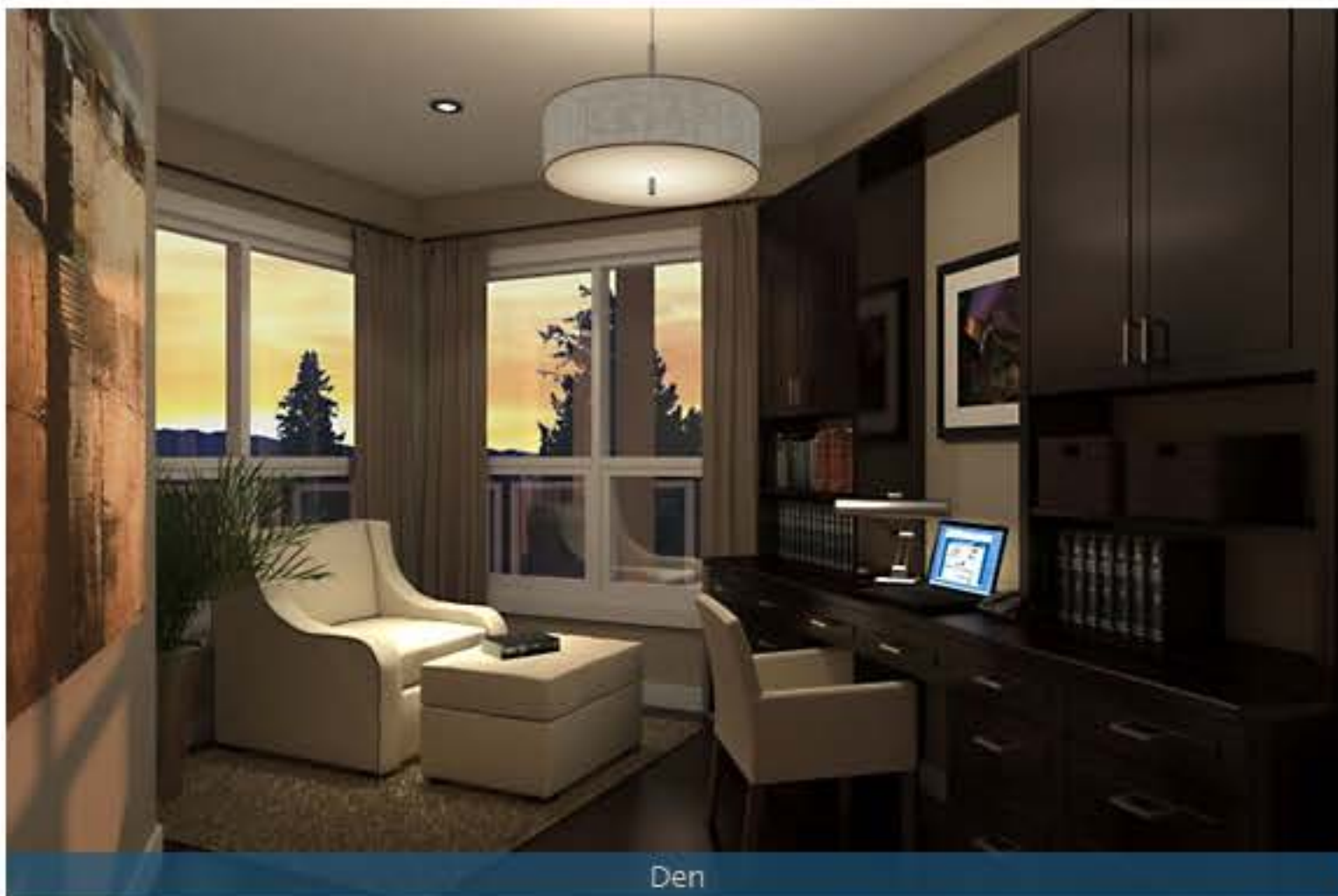




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Interiors & Amenities



Den



- 2 bedrooms
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- Characteristic travertine tile
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- Energy Star rated Dacor appliances
- Double-glazed argon-filled window panes
- Solar panel support to domestic water system
- Individual in-suite heat pumps with heat recovery for heating and cooling
- Low volatile organic compounds (VOC)
- Finger print recognition technology, elevators, and underground parking offer security and peace of mind.
- Fire sprinkler system

At the heart of the Old School is a porcelain crest proclaiming the foundational principle "Sequere Lecum", or "follow the light". Indeed, this custom has been carried forward to reflect the dramatic lifestyle naturally lit by the view of a flawless seascape from your private terrace. Sunrise or sunset, the big sky of the West Coast is unrivaled. Now envision an expansive living space embellished with a fusion of strand woven bamboo flooring and characteristic travertine tile. Style and quality is not spared on necessities. High-end low-flow water sources, superior energy-efficient lighting features, and Energy Star rated Dacor appliances create a scene to craft your life.

Yet, this is only the start... double-glazed argon-filled window panes ensure energy proficiency and solar panel's serve as additional support to the domestic water system, which is a 96% efficient condensing boiler. Individual in-suite heat pumps for heating and cooling offer a 74% costs savings. Low volatile organic compounds (VOC) have been used in the interest of minimizing environmental footprint and lasting health. Enter your suite via finger print recognition technology; elevators navigate to every floor, and underground parking offers security and peace of mind. **Qualicum College Heights** is a dynamic collective of 40 condominiums that has created a fresh legend of excellence in a modern world.

Pre-Registration Now Open!

Pre-register today and receive
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**PR Pomeroy Restoration
& Construction Ltd.**

18 - 2075 Brigantine Drive
Coquitlam, BC Canada V3K 7B8

Tel: 604.529.9200
Fax: 604.529.9204

Represented by:

Coast Realty Group Ltd.

Ainsley Foster
Tel: 250.758.7653
TF: 1.800.779.4966
Fax: 250.758.8477

Presentation Centre:

Qualicum College Heights

427 College Road
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Tel: 250.752.4373
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Exteriors & Amenities



Close-up Aerial View of Qualicum College Heights



- Ocean views
- Elaborate gardens
- Zen water features
- Clubhouse
- Games room
- Golf simulator
- Owners' lounge
- Media room
- Meeting room
- Kitchen
- Barbeque patio
- Exercise room
- 2 Guest suites
- Energy-efficient shingled roofing tiles
- Storm water system

You will discover **Qualicum College Heights** just off the Old Island Highway that links Parksville with Qualicum Beach. Arrive along the formal drive and enter a world away from ordinary. **The Heights** is adorned with a patchwork of elaborate gardens, Zen water features, and threaded with a myriad of serene trails - including a pathway to the ocean for beachcombing and a swim.

The quality of interior design is matched by exterior promise. A mutual Barbeque Patio makes shared parties easy; an Exercise Room, Clubhouse, Games Room, Golf Simulator and Owners' Lounge serve to increase an integrated sense of community. Even a Media Room is available to enhance your entertainment experience. Furthermore, a Serving Kitchen, large Meeting Room, and two hotel-styled Guest Suites make good company feel at home. The thoughtful attention to detail will allow you to express your hospitality in memory-making ways.

While the promise of an exciting lifestyle is essential to happiness and wellbeing the quality of construction is also crucial. **Qualicum College Heights** has been built with 2x6 stud framing, plywood sheathing for walls and decking, fire-rated gypsum drywall, and a top-notch sheathing membrane. PR Pomeroy are sought-after experts in condominium rainscreen technology so purchasers can rest assured the job is done right. In addition, Multi-level rooflines create an impression of separate homes, energy-efficient shingled roofing tiles are used for cost effectiveness, as is rigid insulation for better thermal protection. Environmental consideration extends to permeable paving surfaces and includes an onsite Storm Water System for runoff collection and appropriate dispersion of rainwater.

Qualicum College Heights offers the best of every world: West Coast Heritage with progressive conveniences, a distinct sense of community amid secluded privacy. Forty lavish condominiums built with excellence, environmental sensitivity, and with pride are offered to you. Follow the light to **Qualicum College Heights**.

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Floor Plans: Penthouse

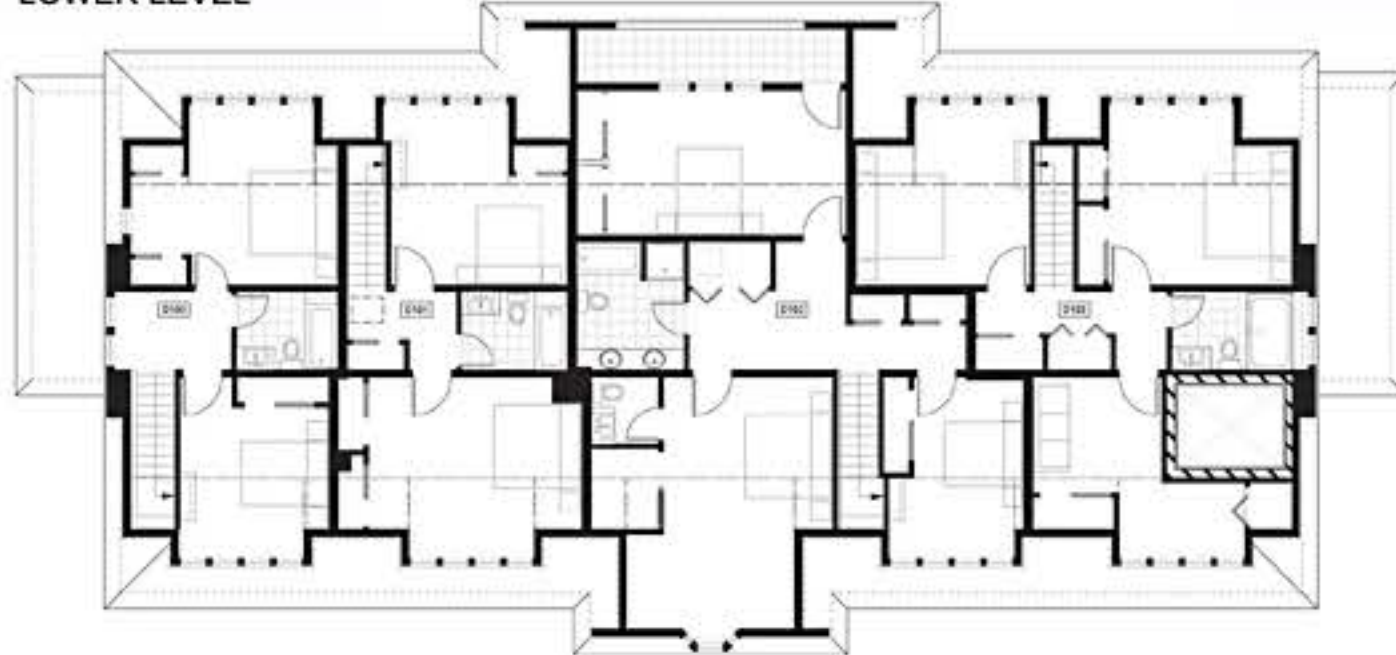
PHASE 1: Knight Manor, 437 College Road

Click on a suite to view larger floor plans (PDF)

UPPER LEVEL



LOWER LEVEL

Pre-Registration
Now Open!Pre-register today and receive
early-bird access to updates,
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Floor Plans: Condo

PHASE 1: Cambridge Manor, 439 College Road

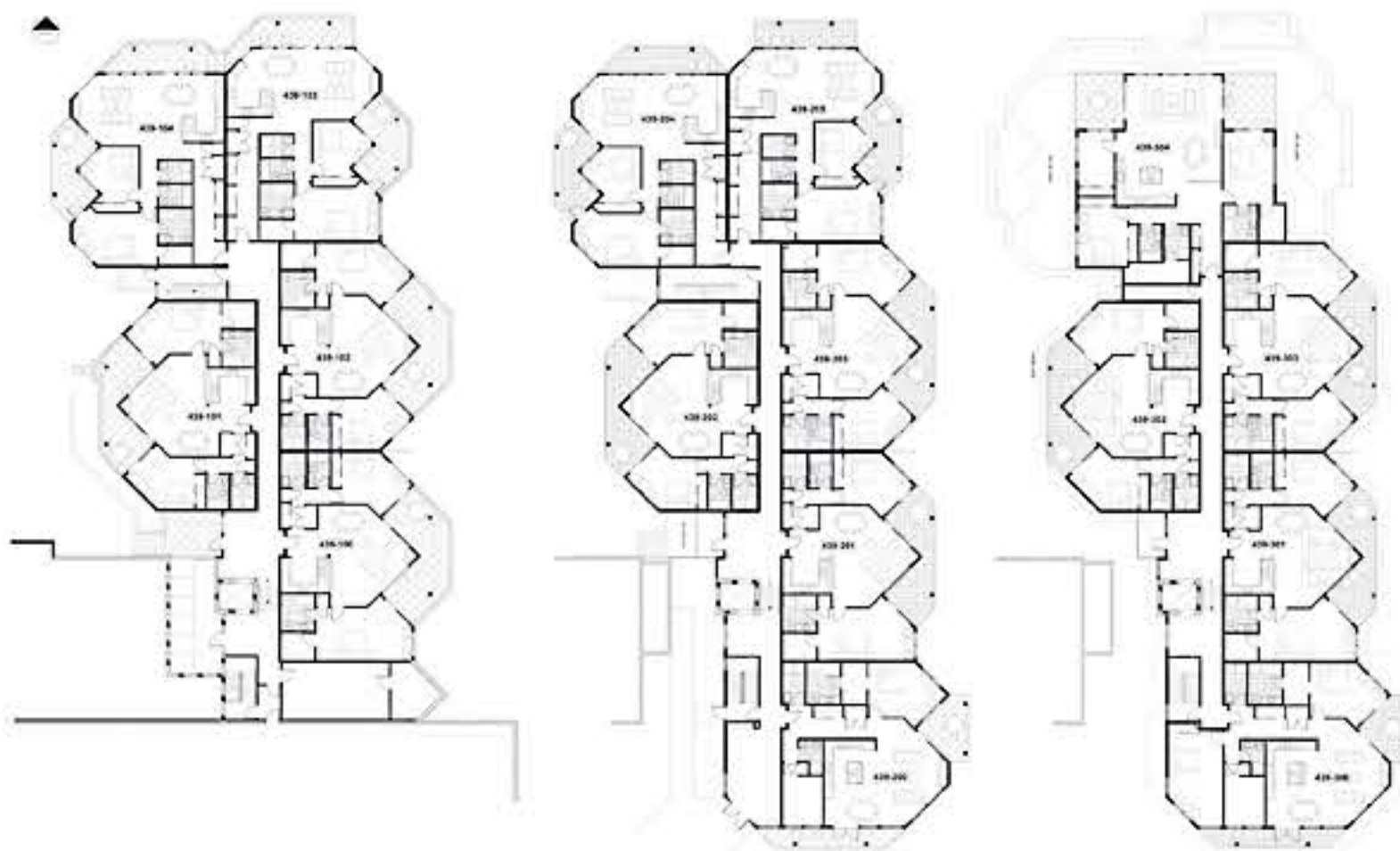
Adaptable Suites: 200

Click on a suite to view larger floor plans (PDF)

LOWER GROUND LEVEL

UPPER GROUND LEVEL

SECOND LEVEL



Pre-Registration Now Open!

Pre-register today and receive early-bird access to updates, pricing and suite selection!

[Pre-register now >>](#)



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PHASE 2: Berkshire Manor, 433 College Road

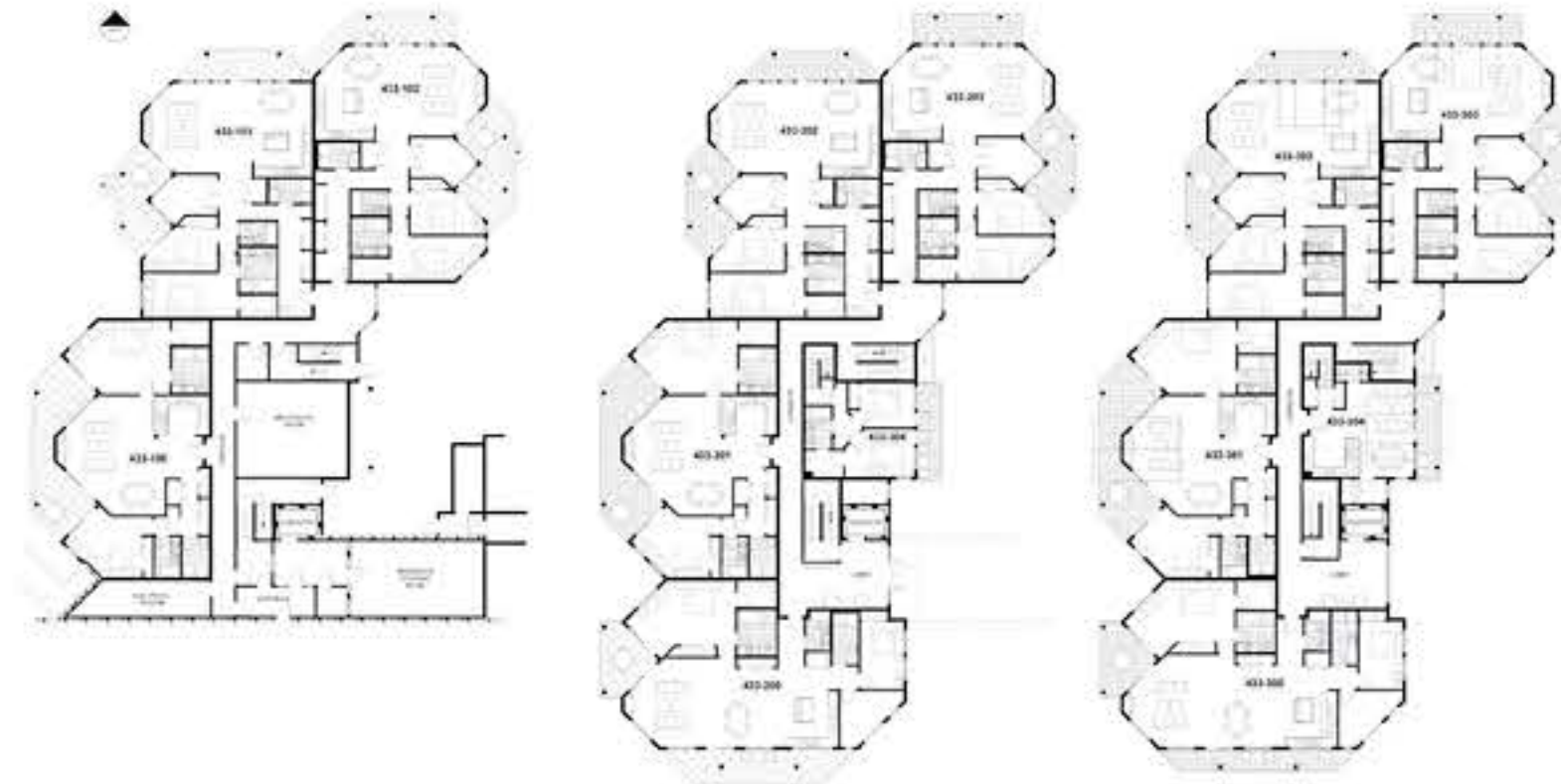
Adaptable Suites: 100, 101, 200 & 201

Click on a suite to view larger floor plans (PDF)

LOWER GROUND LEVEL

UPPER GROUND LEVEL

SECOND LEVEL



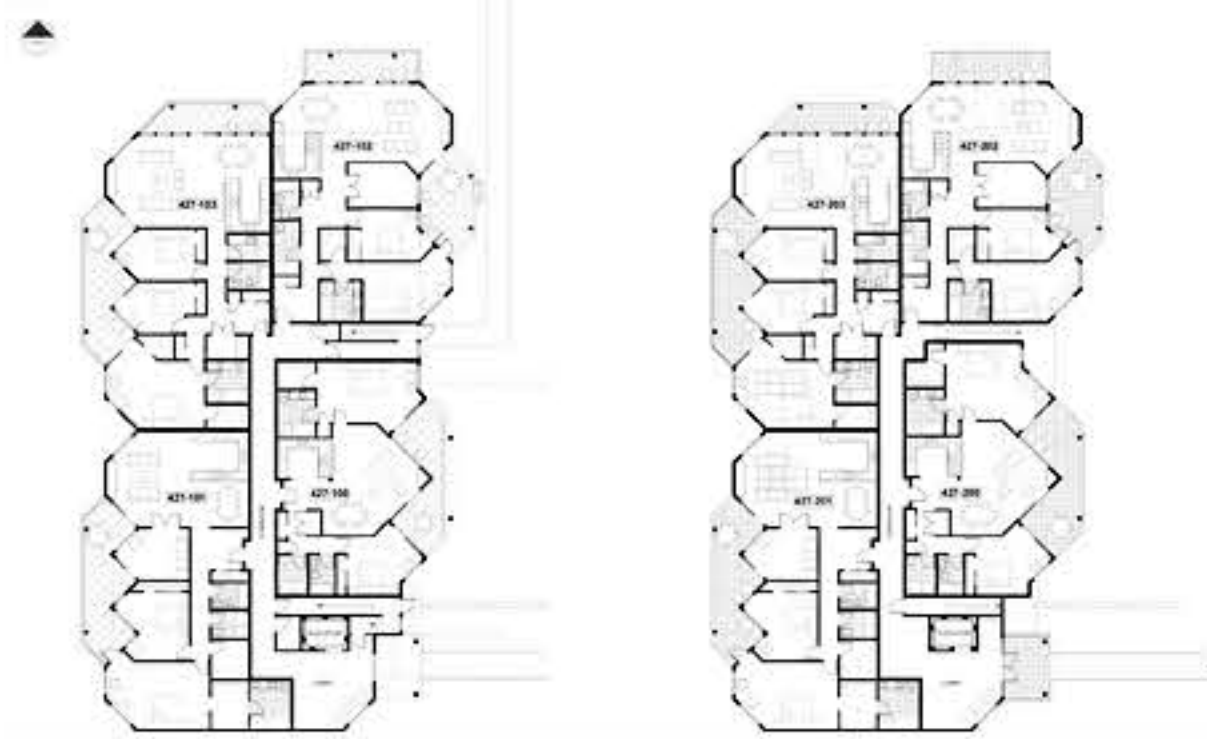
PHASE 3: Ashton Manor, 427 College Road

Adaptable Suites: 100, 101 & 200

Click on a suite to view larger floor plans (PDF)

GROUND LEVEL

SECOND LEVEL



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Builder: PR Pomeroy Restoration & Construction



PR Pomeroy Restoration & Construction has built a stellar reputation of professionalism, quality customer service, and a culture of ethical practices for more than a decade. PR Pomeroy has become a leading expert in condominium and construction restoration and renovation by embracing every learning opportunity, value adding, and feeling passion for every project. PR Pomeroy holds Registered Building Envelope Renovator and HPO Registered Residential Builder Memberships. The Company also holds Warranty capability with National Home Warranty and Travelers Guarantee Company of Canada. Led by 30 year veteran-builder, Dean Pomeroy, PR Pomeroy prides itself on being a "good neighbour" by delivering what they say they will. To learn more about PR Pomeroy Restoration & Construction visit www.prconstruction.ca.



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Architect: Boni Maddison

BONI•MADDISON Architects

Established in 1989, Boni Maddison is a progressive Architectural Firm led by Anthony L. Boni and Charles Maddison. Their Team's extensive experience in custom residential housing & commercial construction, special-needs housing, museum & cinema projects, as well as heritage restoration made the Firm first-choice for Qualicum College Heights. It is their personal touch that has made the difference. Boni Maddison endeavours to deliver exemplary customer service, meeting the unique needs of every venture with a creative tradition. Boni Maddison invites you to learn more about what they do best at www.bonimaddison.com.



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Realtor: Coast Realty Group



Ainsley Foster, Coast Realty Group REALTOR®, excels in Commercial, New Residential, Rezoning, and ALR Exclusions. Her practical knowledge of Real Estate development is an asset to any client, and her tenacity to see a project to a successful completion has facilitated the creation of unique homes, essential commercial space, and responsible development. Ainsley has worked in close partnership with Dean Pomeroy and PR Pomeroy Restoration & Construction for more than six years. Her sincere approach to the needs of her clients ensures a smooth transaction and promises satisfaction.

Coast Realty Group has provided extraordinary service to Vancouver Island and the Sunshine Coast for more than 25 years. Coast Realty Group is an independent Company devoted to maintaining community values and prides itself on being an Island company, with global appeal. Coast Realty Group understands customer-focused service and they know Vancouver Island. Built on a standard of integrity, information, and innovation Coast Realty Group looks forward to helping you reach your goals. Learn more at www.coastrealty.com.



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