

Tsawwassen Springs - A Whole New Kind of Community <



Tsawwassen: a sunny boutique town.

Whether down on the beach, at the mall or on the golf course, Tsawwassenites have a sunny disposition. It's not all due to the wonderful weather, although that surely helps. With dozens of small family-run stores, quiet streets and terrific beaches, people always take time to say hi. They simply don't make communities like this any more.

- The Beach and the Bay. Tsawwassen means 'facing the sea' so it's no surprise to find yourself at the beach, just minutes from the town centre. Boundary Bay, picturesque all year round, is enticingly warm for swimming and sunbathing in summer.
- The streets and boutiques. Books, chocolates, VQA wines, interior design, entertainment systems... The list of stores is a long one. What unites them all is a commitment to friendly, personal, charming service. And it's all so walkable-everything is within four blocks.
- Everything on your doorstep. Tsawwassen is absolutely connected. Of course, the ferries to the wonderful Gulf Islands and Victoria are literally steps away. Also minutes away is Point Bob's (Point Roberts, USA) for cheap gas. YVR airport is 20 minutes away, downtown Vancouver 30 minutes. And for shoppers bound for Bellingham and Seattle, the US border is just 30 minutes to the south.

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Resort Community: the masterplan.

**Click to Download Masterplan with
All Amenities (PDF)**

Tsawwassen Springs is a masterplanned community on freehold land set within a brand new all-season golf course featuring:

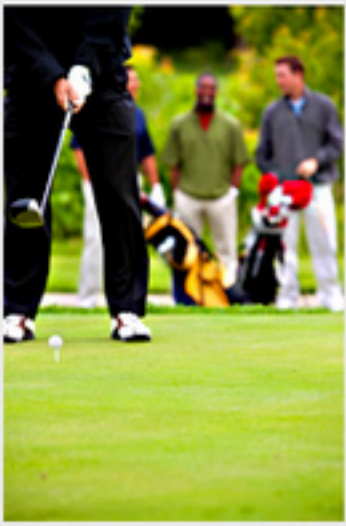
- 296 condos from 750 square feet to over 2,300 square feet, all with oversized decks.
- 194 houses with Master-on-Main plans from 1,300 square feet to over 3,000 square feet.

This integrated 55.4-hectare (137-acre) development is located at Springs Boulevard (formerly 16 Avenue) and 52 Street. At Tsawwassen Springs, strata fees are kept very low, with all amenities such as golf green fees or fitness centre costs on a pay-as-you-go basis. Every home has its own natural gas and electrical meters. Simply put, at Tsawwassen Springs, the idea is that if you don't use an amenity or service, you don't pay for it.

An all-season outdoor lifestyle is perfectly practical at sunny Tsawwassen Springs. If you run, hike, cycle, garden, birdwatch or golf, you will feel right at home here.

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| 1. Neighbourhood Store & Café with Drive-Through | 7. Tsawwassen Wellness Centre Pilates & Health |
| 2. Driving Range & Golf Performance Centre with Short Game Practice Green | 8. Sungod Sports + Orthopaedic Physiotherapy Clinics |
| 3. Two Electric Vehicles for Car Sharing | 9. Pro Shop |
| 4. Banquet Facility | 10. Practice Green |
| 5. Restaurant & Pub | 11. Kid's Play Area |
| 6. Fitness Centre | 12. Community Garden |
| | 13. Dog Park |





Resort amenities on your doorstep

Tsawwassen Springs provides vacation-style recreation and services all year round. Located in the center of the par 70 all-season golf course with its 32,000-square-foot Clubhouse, you'll find everything right outside your door-from spin, yoga classes and Pilates to a great restaurant and pub, as well as a neighbourhood store and café.





Come home to Tsawwassen Springs, BC



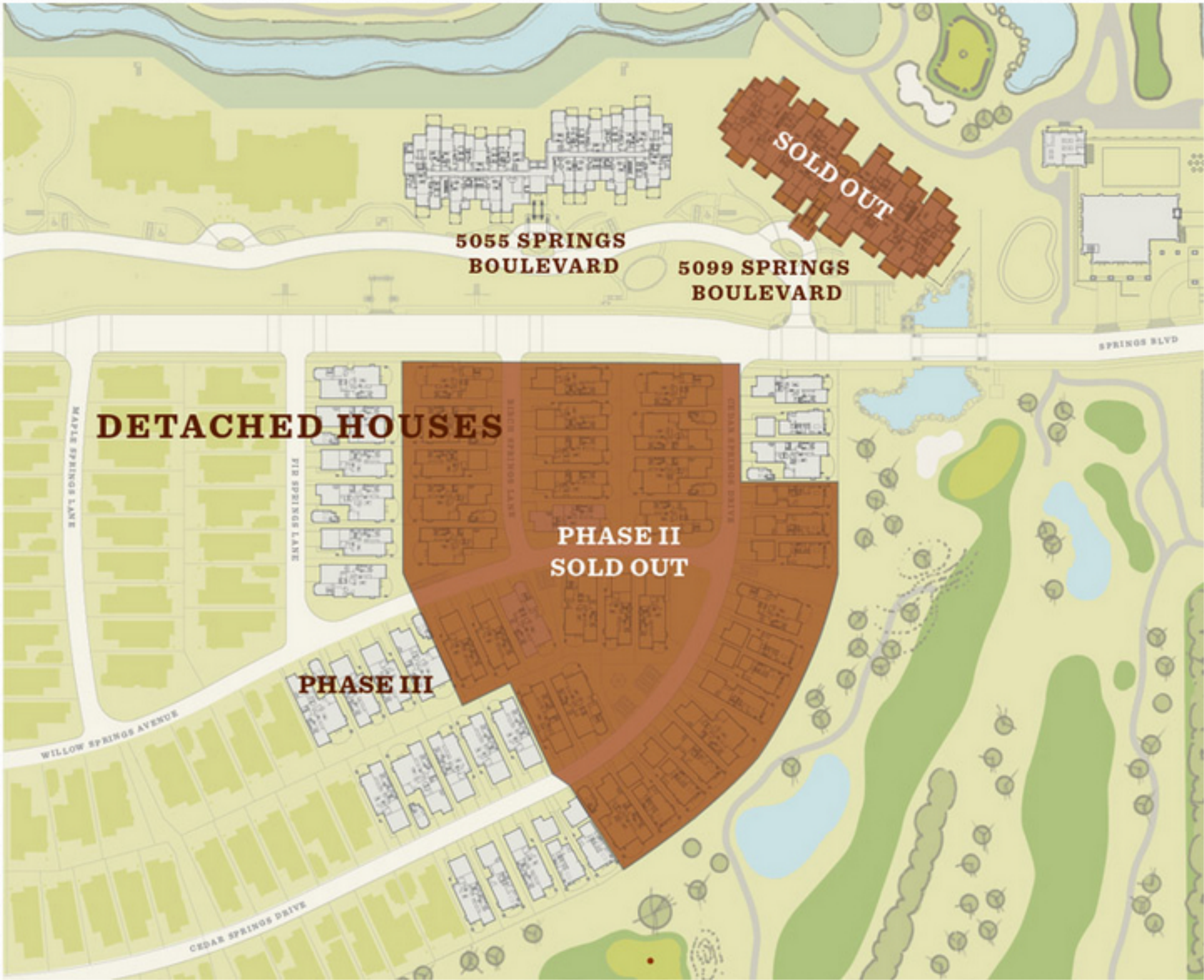
Great Homes: built to last

The architecture at Tsawwassen Springs draws from the heft and craftsmanship of Greene & Greene, architect brothers who settled in Pasadena, California, and who helped to pioneer the American Arts & Crafts style in the late 1800s and early 1900s. It's a style that is ideally suited to modern West Coast living.

Featuring great overhanging eaves, easy transitions from indoor to outdoor spaces, massive timber beams and handicraft details, Arts & Crafts is inspired by nature and traditional construction techniques. Architect Wayne Fougere has interpreted the timeless elements of the Arts & Crafts style made famous at Torrey Pines Golf Club, and interior designer Martie Knockaert has taken the Arts & Crafts passion for nature as inspiration for her interior colour palette.

Floor Plans

5055 Springs Boulevard PHASE 2	SOLD OUT 5099 Springs Boulevard PHASE 1	Detached Houses
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Architecture

The architectural statement at Tsawwassen Springs is very much 'built to last'.

From the outside, the most striking feature of the condominium buildings is the size of the decks- outdoor spaces of the condos at Tsawwassen Springs are far larger than most. As a bonus, decks come with built-in natural gas hookups for barbecues, and even hookups for outdoor gas heaters.

Indoor and outdoor spaces flow seamlessly, as every home at Tsawwassen Springs features a Great Room with ample openings to the adjacent outdoor spaces. Here, you live both inside and outside, maximizing the enjoyment of the better weather, spectacular views and resort setting.

Every home at Tsawwassen Springs, regardless of size, features single-level living with a spacious master bedroom and ensuite. Condos feature ceiling heights of 9 feet, and houses an even more impressive 10 feet. With oversized windows throughout, all homes at Tsawwassen Springs enjoy an abundance of natural light.



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Interior Design

Timeless design, colours and materials in every room.

The Arts & Crafts theme is echoed in the interior design, with three natural colour palettes by Martie Knockaert of Different Designs Group. The organic beauty of granite, wood and wool are ever present.

Artful simplicity is the key, especially in the bathroom and kitchen. Ensuites feature the unadorned quality of a luxury spa-all houses and many condos feature a free-standing bathtub and oversized shower. In the kitchen, wood cabinetry and high quality stainless steel appliances will never go out of style.

For a full list of the features and finishes for the condos, **Click Here.**

Take a tour of 1-5099 Springs Boulevard

Take a tour of 2-5099 Springs Boulevard

Take a tour of 106 – 5055 Springs Boulevard

For a full list of the features and finishes for the houses, **Click here.**

Take a tour of 1 – 5090 Springs Boulevard

Take a tour of 2 – 5126 Cedar Springs Drive

Take a tour of 3 – 5120 Cedar Springs Drive

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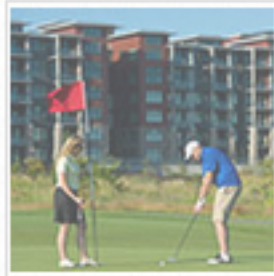
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Developer: Stability and Vision

Tsawwassen Springs is backed by a local developer and delivered by a dedicated team with a proven track record.

Shato Holdings and Talisman Homes, along with architect Wayne Fougere and interior designer Martie Knockaert, have worked together for over 12 years on projects such as Seafair West in Richmond and River Woods in Ladner. The development team is joined by an investors group of Pat Quinn, Canada's 2002 Olympic Gold Medal Hockey Coach; Bruce Allen, music industry leader; and world famous musician, Michael Bublé.

This is a team that believes in the long term, a team that believes wholeheartedly in Tsawwassen and in Tsawwassen Springs.

Shato Holdings

Shato Holdings



Ron Toigo, owner of the Vancouver Giants hockey team, along with his family's company, Shato Holdings, owner of White Spot Restaurants, has teamed with Talisman Homes to bring you Tsawwassen Springs.

The Toigos have a strong connection with Delta. Ron landed in Tsawwassen as a young child in 1964 and still lives here. Indeed, almost the entire Toigo family lives here too. For the past 30 years, Shato Holdings has been building in Delta, at Sunrise, Ashley Green, Royal Oaks, Morningside and the River House, for example. Throughout that time, Shato has sponsored many local foundations and youth sport activities. Whether it is for minor hockey, softball, baseball or soccer-these kinds of contributions keep a community together.

Talisman Homes



TALISMAN HOMES

Together, Ross Clouston and Phil Yee are Talisman Homes, the Project and Construction Manager of Tsawwassen Springs. They've been developing communities and building upscale townhomes, condos and single-family homes in the Lower Mainland since 1995. Talisman is a specialist developer and builder, concentrating on one major project at a time-and they do it right. Ross and Phil are both proud to say they don't build cookie-cutter homes. For them, Tsawwassen Springs is a perfect fit!



Ethics: doing the right thing

With its commitment to LEED®, Audubon certification, and building green Tsawwassen Springs is helping residents and golfers live and play sustainably.

The LEED program measures Tsawwassen Springs' success in many areas to promote healthier, cost-effective and sustainable living for residents and for the larger community: – indoor air quality – energy efficiency – water efficiency – site selection – site development – materials selection – residents' awareness – innovation.

The development team at Tsawwassen Springs is confident that it will achieve LEED certification for all condos, and are building green in all homes.

The Audubon program sets a benchmark for golf courses to:

- provide wildlife habitats
- conserve and protect water quality
- reduce chemical use
- protect environmental quality
- conserve natural resources

The Tsawwassen Springs Golf Course is on track to obtain certification in the Audubon Cooperative Sanctuary Program.

For more information on our commitment to the community and the environment, [click here](#).