



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.



TSAWWASSEN SPRINGS

A Whole New Kind of Community

FEATURES AND OPTIONS CONDOS

GENEROUS SPACES FOR LIVING

- Choose from 3 interior design palettes featuring the colours and organic beauty of wood, granite and wool – carefully selected by award-winning Martie Knockaert of Different Designs Group Inc.
- Dramatic 9 foot high ceilings
- 15 foot high ceilings in great rooms of penthouse condos , 5055 Springs Blvd
- Large master bedrooms, fit for a king-sized bed
- Oversized windows everywhere to let light in, and to show off the spectacular views outside
- Rich engineered hardwood floors in entry, kitchen and great rooms
- Stain-resistant wool carpets in all bedrooms and dens
- Spacious, covered decks and patios for seamless indoor/outdoor all-season living
- Natural gas hookups for barbeques and overhead heaters on decks and patios

KITCHENS THAT COOK, BATHROOMS THAT SOOTHE

- Kitchens with islands (select homes) and quality cabinetry throughout
- Granite countertops in all kitchens and bathrooms
- Quality appliances in stainless steel finish including:
 - Refrigerator
 - Range
 - Dishwasher
 - Microwave
 - Hoodfan
- Stainless steel undermount kitchen sink with powerful garburator, stainless steel faucet and spray
- Heated floors in all ensuites
- Detached showers and freestanding tubs in ensuites (select homes)

IT'S INCLUDED!

- Geo-exchange heating and air conditioning backed by Fortis BC for low and stable energy costs for decades to come
- TELUS Fibre Optic Network for high speed internet, television, mobility and local phone
- TELUS One Year Free HDTV and High Speed Internet Service
- One parking stall (2 stalls in select homes) in a fully secure, brightly lit parkade
- One parking stall per condo wired with an electrical outlet to charge an electric golf cart - or electric car
- Heat recovery ventilation (HRV) system to provide fresh air indoors
- In-suite storage room
- Built-in closet shelving
- 2" window blinds
- Rough-in security system

QUALITY CONSTRUCTION AND CRAFTSMANSHIP

- Superior soundproofing with insulated walls and concrete between floors
- Hand-crafted mortise and tenon joinery true to old-world Arts and Crafts architecture
- Engineered TJI joists providing flat, quiet, firm floors (5099 Springs Blvd)
- Denshield board behind all tub and shower surrounds
- Attractive and durable Hardi-board and cultured stone cladding
- Reassuring rainscreen technology on all exterior walls
- Travelers Guarantee 2-5-10 warranty for your peace of mind
- The Talisman Covenant - your guarantee of craftsmanship and value

OPTIONS

- Add outdoor gas heater
- Add washer and dryer
- Upgrade window blinds to California Shutters
- Upgrade appliances to Fisher & Paykel Kitchen
- Upgrade appliances to Subzero/Wolf Dream Kitchen (5055 Springs Blvd only)
- Upgrade interior finish (5055 Springs Blvd)
- Finish security system





GENEROUS SPACES FOR LIVING

- One level living with spacious master bedrooms on the main floor, fit for a king-sized bed
- Choose from 3 interior design palettes featuring the colours and organic beauty of wood, granite and wool – carefully selected by award-winning Martie Knockaert of Different Designs Group Inc.
- Dramatic 10 foot high ceilings
- Soaring vaulted ceilings in great rooms (select homes)
- Oversized windows everywhere to let light in, and to show off the spectacular views outside
- Rich engineered hardwood floors in entry, kitchen and great rooms
- Stain-resistant wool carpets in all bedrooms, dens, flex and entertainment rooms
- Spacious, covered patios for seamless indoor/outdoor all-season living
- Natural gas hookups for barbeques, overhead heaters and outdoor fireplaces
- Covered upper floor viewing decks (select golf course location homes)

KITCHENS THAT COOK, BATHROOMS THAT SOOTHE

- Oversized kitchens featuring islands and quality cabinetry throughout
- Granite countertops in all kitchens and bathrooms
- Quality appliances in stainless steel finish including:
 - Refrigerator
 - Range
 - Dishwasher
 - Microwave
 - Hoodfan
- Stainless steel undermount kitchen sink with powerful garburator, stainless steel faucet and spray
- Detached showers and freestanding tubs in master bedroom ensuite

IT'S INCLUDED!

- Geo-exchange radiant in-floor hot water heating backed by Fortis BC for low and stable energy costs for decades to come
- TELUS Fibre Optic Network for high speed internet, television, mobility and local phone
- TELUS One Year Free HDTV and High Speed Internet Service
- Two parking stalls in a spacious garage
- One golf cart stall in garage (select homes)
- Garages wired with electrical outlets to charge an electric golf cart or, an electric car
- Built-in closet shelving
- 2" window blinds
- Rough-in vacuum system
- Rough-in security system

QUALITY CONSTRUCTION AND CRAFTSMANSHIP

- Hand-crafted mortise and tenon joinery true to old-world Arts and Crafts architecture
- Engineered TJI joists providing flat, quiet, firm floors
- Denshield board behind all tub and shower surrounds
- Attractive and durable Hardi-board and cultured stone cladding
- Reassuring rainscreen technology on all exterior walls
- Travelers Guarantee 2-5-10 warranty for your peace of mind
- The Talisman Covenant - your guarantee of craftsmanship and value

OPTIONS

- Add hot tub
- Add outdoor gas heater
- Add outdoor gas fireplace
- Add washer and dryer
- Add built-in home theatre (select homes)
- Add wet bar (select homes)
- Upgrade window blinds to California Shutters
- Upgrade appliances to Fisher & Paykel Kitchen
- Upgrade appliances to Subzero/Wolf Dream Kitchen
- Upgrade exterior finish
- Upgrade interior finish
- Finish security system
- Finish built-in vacuum system

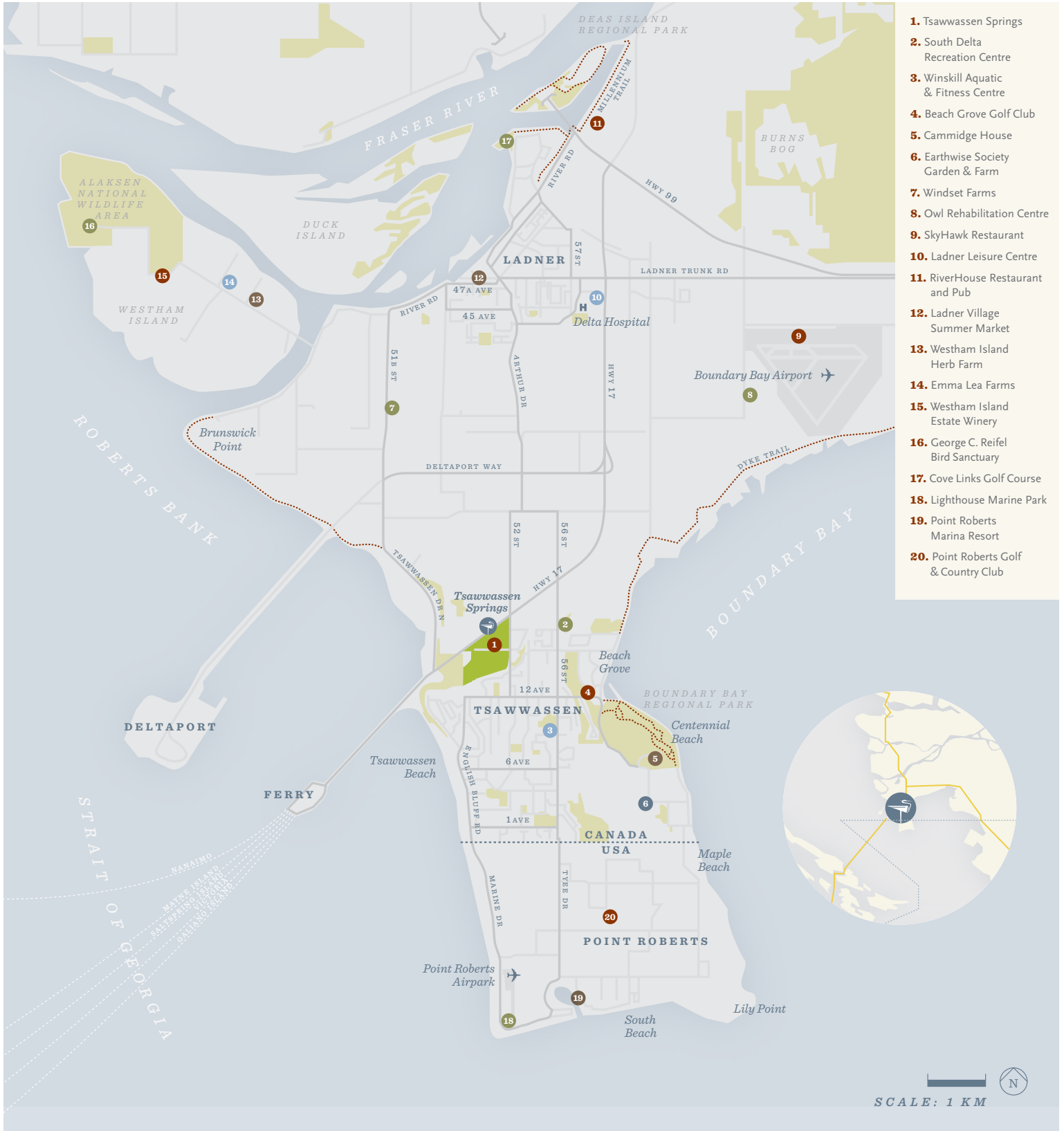




TSAWWASSEN SPRINGS

A Whole New Kind of Community

LOCATION MAP





Take a tour of Tsawwassen

[Click to Enlarge Map \(PDF\)](#)





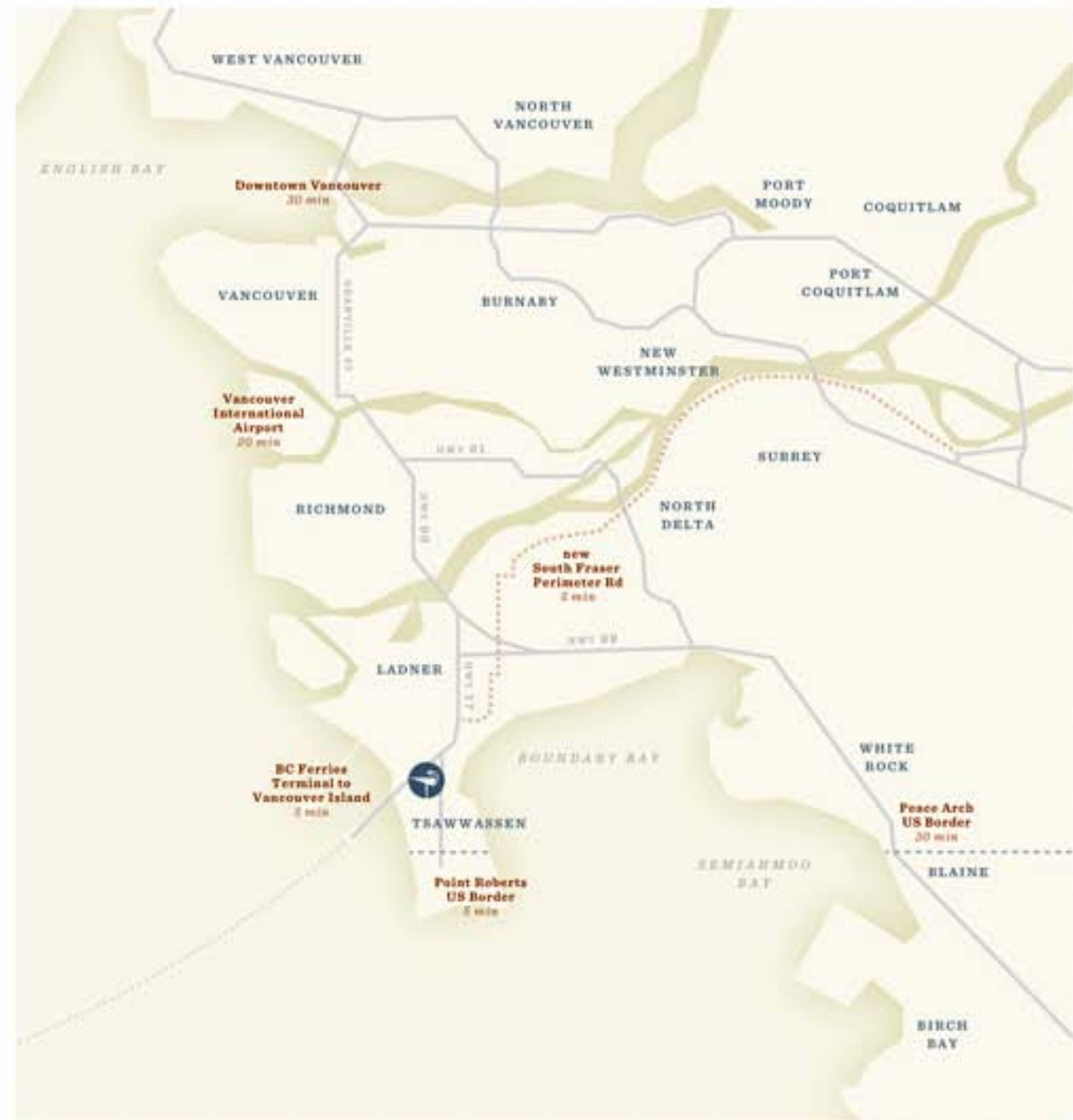
30 minutes or less

Living in a masterplanned golf resort is good. Living in a charming town 30 minutes to the centre of the world's most livable city is even better.

Tsawwassen Springs brings all the good things in life close to home. Right on your doorstep, you'll find a brand new golf course, fitness centre and spa, restaurant and pub, and all the sunny beaches and trails of Tsawwassen.

All this, yet you are only minutes to downtown Vancouver, the US border, Vancouver International Airport, and ferries to Vancouver Island and the Gulf Islands.

[Click to Enlarge Map \(PDF\)](#)



Live in Sunny Tsawwassen, BC





Resort Community: the masterplan.

Tsawwassen Springs is a masterplanned community 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 1,500 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.



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 and yoga classes to a great restaurant and pub, as well as a neighbourhood store and café.

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

- | | |
|---|-------------------------|
| 1. Tennis Court | 5. Banquet Facility |
| 2. Neighbourhood Store & Café | 6. Restaurant & Pub |
| 3. Driving Range & Golf Performance Centre with Short Game Practice Green | 7. Outdoor Ice Rink |
| 4. Two Electric Vehicles for Car Sharing | 8. Fitness Centre & Spa |
| | 9. Pro Shop |
| | 10. Practice Green |
| | 11. Electric Car Plugin |
| | 12. Kid's Play Area |
| | 13. Community Garden |

[Click to View Masterplan with All Amenities \(PDF\)](#)





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All-season golf

Designed and constructed by local golf course architect Ted Locke according to the requirements of the Audubon Cooperative Sanctuary Program, the 18-hole golf course is friendly to the environment. About one-third of the golf course area is set aside as an undisturbed natural habitat for local wildlife-including the great blue heron.

The par 70 course is designed around extensive water features that are sure to delight amateurs and seasoned pros alike. The course is naturally beautiful-the best of the old course has been integrated into the new design, with many mature trees carefully transplanted. And with vastly upgraded drainage, the new Tsawwassen Springs Golf Course benefits fully from a local climate that welcomes golfers all year long.

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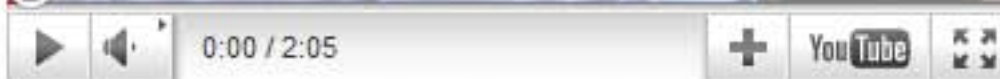
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Come home to Tsawwassen Springs, E



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.

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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, **click here.**

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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!



Doing the right thing is natural

Living at Tsawwassen Springs means living in a natural environment of international importance.

Tsawwassen lies at the heart of a highly sensitive natural crossroads, a stopover on the Pacific Flyway for 250,000 migrating birds. The environment around Tsawwassen ranks #1 out of 600 wild bird habitats in Canada. It's probably the best birding there is. You can just walk or cycle along and see eagles overhead or herons out on the water.

Building Green

Among many green initiatives, the homes at Tsawwassen Springs feature:

- geo-exchange energy to heat and cool condos and houses
- outlets to charge an electric golf cart-or electric car (not just every house, but every condo too)
- building materials such as carpet and paint that don't emit harmful gases like toluene and formaldehyde
- heat recovery ventilation (HRV) systems that provide you with fresh air inside your condo at all times
- wherever possible, locally sourced building materials

In every case, the most environmentally conscious choice has been given priority.



Geo-Exchange: Nature's Cool Furnace

A geo-exchange system works with nature to heat or cool a home. At Tsawwassen Springs, this technology, which is backed by FortisBC, comes standard in every condo.

Here's how it works: The earth's natural heat warms fluid circulating 250 feet deep in pipes drilled into the ground. Heat pumps on the surface extract the fluid's heat and send it into your home. In the summer, the process is reversed to provide air conditioning. Cool.

Geo-Exchange Fast Facts

- Geo-exchange systems are highly efficient and can produce three to four kilowatts of heat for every kilowatt of power provided to the heat pump.
- Using geo-exchange reduces conventional energy requirements, providing a degree of insulation from volatile energy prices.





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Contact Us

Directions to our presentation centre:

From Oak Street heading south,
follow Highway 99

After the tunnel, take exit 28 to merge
onto Highway 17 heading south
Turn left at 52 Street
Turn right at Springs Boulevard

Address:

5099 Springs Boulevard
Tsawwassen, Delta,
British Columbia V4M 0A2

Sales Centre Hours:

Monday: By Appointment Only

Tuesday – Friday: Noon to 6:00 pm

Saturday – Sunday: Noon to 5:00 pm

t: 604-948-HOME (4663)

e: info@tsawwassensprings.ca

Register Here for more information about Tsawwassen Springs.

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B C C O N D O S . N E T



Tsawwassen Springs project second phase by Shato Holdings and Talisman Homes

Tsawwassen Springs launches community's second phase

Sun

Saturday, October, 29, 2011



The Tsawwassen Springs master-planned community is being built on the lengthened and redesigned Tsawwassen Golf and Country Club.

Those involved in the Tsawwassen Springs project recently announced the launch of the second phase of the master-planned community: a sixstorey concrete building containing 93 homes.

Tsawwassen Springs, a joint venture between Shato Holdings and Talisman Homes, is a \$400-million, 490-home development being built on the redesigned Tsawwassen Golf and Country Club.

The 55 homes in the project's first phase have all been sold.

The homes in the second phase start at \$369,900, and range from 754 square feet to more than 2,300 square feet for the penthouse suites. Phase two also includes 34 detached houses, 20 of which have been pre-sold.

Real estate marketing firm Magnum Projects has partnered with Shato Holdings on Phase 2.

"This master-planned community is absolutely the one to watch in terms of the number of residents it will pull from other Lower Mainland areas as its unique lifestyle attractions become more and more widely recognized," said Magnum Projects founder George Wong in a prepared release.

The 18-hole golf course is set to open in the spring of 2013, along with a new clubhouse, spa and fitness centre, restaurant and pub, as well as an outdoor skating rink.

The entire Tsawwassen Springs project is expected to be completed by 2016.

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B C C O N D O S . N E T



Downsizing without losing a sense of home

By Barbara Gunn, Vancouver Sun June 16, 2011



Tsawwassen Springs housing development

Photograph by: NICK PROCAYLO, PNG

Project name: Tsawwassen Springs

Project location: Tsawwassen

Project size: 296 condos and 194 detached bare land strata homes

Residence size: 750 — 3,000 sq. ft

Price: From \$399,900

Developer: Talisman Homes and Shato Holdings

Architect: Wayne Fougere

Interior design: Martie Knockaert

Golf course design: Ted Locke



Sales centre: 5099 Springs Boulevard, Tsawwassen

Hours: noon — 6 p.m., Tuesday — Sunday

Website: <http://tsawwassensprings.ca/>

Telephone: 604-948-HOME

Occupancy: first building ready immediately

When a young Ron Toigo moved to Tsawwassen with his family from Powell River more than four decades ago, he had more than a little company in his household. There were eight altogether — including mom and dad Peter and Elizabeth — but that wasn't entirely out of the ordinary by 1964 standards.

“Across the street, there were 11, and down the street there were nine,” Toigo remembers. “They were all big houses with big families.”

Fast forward 45 years.

Toigo is all grown up, and has numerous titles under his belt. Majority owner of the Vancouver Giants hockey club. Managing director, with brother Peter, of Shato Holdings, owner of White Spot restaurants.

Most recently, developer — along with Talisman Homes — of Tsawwassen Springs, a \$400-million community that will eventually be comprised of almost 500 condos and detached homes in the middle of a redesigned and lengthened Tsawwassen Golf and Country Club.

The project, now rapidly taking shape on a 137-acre site south of Highway 17 and perhaps five minutes from the Tsawwassen ferry terminal, may represent something of an anomaly for a beachside, generally detached-home community that's rarely known large-scale development; but to Toigo's way of thinking, it also represents something else — an opportunity for locals who now want to downsize from those “big houses” without leaving the place they want to continue to call home.

“There has been such a pent-up demand locally,” says Toigo, noting that at least half of the homes in the project's early sales have gone to Tsawwassen residents. “We've brought housing to this area that's badly needed, and with a brand-new golf course.”

The first building at Tsawwassen Springs — a four-storey structure with 55 one- and two-bedroom condos — is now complete and largely sold. Still



to be constructed are buildings with 241 additional condominiums, and 194 detached homes.

The undertaking, which Toigo reckons will have stretched over more than 10 years by its expected completion in 2016, was subject to an extensive public approvals process, and made possible when Toigo turned over a parcel of land in Ladner rezoned for farming from industrial use.

It was during those hearings — which numbered upwards of 20 — that a good number of people apparently turned from being curious onlookers to eventual homebuyers.

“This [first] building was sold primarily by word of mouth to people who had shown interest in that whole public approval process,” says Sarah Toigo, director of sales and marketing for Tsawwassen Springs — and Ron Toigo’s daughter. “We had a tremendous amount of support, so naturally we went back to them first.”

The bulk, she reckons, are being lured by much more than the opportunity to live a short stroll from the course’s first tee box. “We think that probably 80 per cent of our buyers are wanting to buy here because of lifestyle, and not necessarily for the golf.”

That “lifestyle” will be noteworthy, not only for the fairway outlooks, but for community amenities that include a new 32,000-square-foot clubhouse, fitness centre and spa, restaurant and bar, tennis court, small grocery store — and in the winter months, an outdoor skating rink.

“Everybody will be within walking distance of the community centre, which would be the clubhouse,” notes Ron Toigo. “So you can go and meet your friends for a beer or a glass of wine or a bite to eat or to play golf, and you don’t have to drive.”

Noteworthy, too, are the homes in the community, which has attracted such high-profile investors as crooner Michael Bublé, NHL legend Pat Quinn, and record producer Bruce Allen. The homes’ exteriors are reflective of an old-world Arts and Crafts styling, with mortise and tenon joints, large overhangs and extensive use of wood and stone.

“I have to give kudos to architect Wayne Fougere,” says Ross Clouston, principal — along with Phil Yee — of Talisman Homes. “Wayne has done an outstanding job here. We’re absolutely delighted to see the first building up, and it represents everything to come.”



The condo units will be typified by large covered outdoor decks — the largest measuring 18 by 15 feet — with optional gas heaters. (The detached homes will have additional optional upgrades that include outdoor gas fireplaces and hot tubs, and interior wet bars and wine cellars.)

Condos and detached homes alike will be fitted with engineered hardwood flooring in the main living areas, granite kitchen and bathroom counters, stainless steel appliances, and parking spaces wired to charge an electric golf cart or an electric car. As well, a geo-exchange heating and cooling system will be in place in the homes, while the multi-family units and the clubhouse are targeting a minimum LEED silver certification.

The project's 1,555-square-foot show home — a two-bedroom condo unit — aptly demonstrates the possibilities of Tsawwassen Springs residency. Its kitchen has been fitted with a built-in wine fridge and cappuccino-maker, and its master ensuite with a deep, free-standing tub. The den is roomy enough to become a third bedroom, should its eventual occupants so desire, and its north-facing covered patio offers big outlooks toward the mountains, the public golf course ponds and the putting green on hole No. 12.

When complete, Tsawwassen Springs will have achieved one of Toigo's big aspirations — to enhance the residential options for those living in the community — but as developer Clouston sees it, the project's impact will be felt far beyond the town's borders.

“We have 490 homes in total,” he says, “so clearly, we're bigger than the local market. We're going to be bringing people in, and we are already bringing people in from all over the Lower Mainland ... Going forward, it will be a local story, but also a Lower Mainland story.”

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H4 || WESTCOAST HOMES

BREAKING NEWS: VANCOUVERSUN.COM | SATURDAY, JUNE 18, 2011

NEW-HOME PROJECT PROFILE |

Tsawwassen appeal: sunshine and laid-back vibe

Ron Toigo may be familiar with every corner of Tsawwassen, with much of his extended family calling it home. Still, he believes the South Delta community remains largely undiscovered where Lower Mainlanders are concerned.

So what's the appeal of the little town positioned between Highway 17 and Point Roberts? Well, there's the weather, for one thing. It's not by chance that Tsawwassen hosts something called the Sun Festival every August long weekend. "It's a known fact that this part of the world is drier and sunnier," notes Global TV forecaster Wayne Cox in the Tsawwassen Springs promotional material. "As far as rainfall goes, Vancouver gets 1,438 mm in a year on average, and Tsawwassen 929 mm ..."

"You'll find that a lot of airline pilots live out near Tsawwassen. That's because every time they fly into YVR, they're looking for breaks in the cloud. And

where do they see the clear sky? Over Tsawwassen."

Locals know that the community is noteworthy for its laid-back vibe, its mom-and-pop businesses and its offerings of all things recreational: golfing, windsurfing, birding or cycling, to name a few.

But some have only recently made the discovery — like the man no doubt best known for his 16-year role as Const. John Constable on *The Beachcombers*.

"Jackson Davies is the perfect guy," says Toigo. "He's living here now, but you know, he'd go to the ferry, but he'd never drive in here. One day, he and his wife decided to drive in and see what it was all about, and he was absolutely blown away by it."

"He eventually bought here and he says it was one of the best moves he's ever made."

Barbara Gunn



The Tsawwassen Springs show suite features engineered hardwood flooring, granite counters, a den large enough to be a bedroom and a large, covered deck overlooking the golf course.

PHOTOS: ROCK PRODUCTIONS

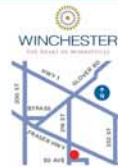
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CONTINUED FROM H2

Community living options enhanced

"I have to give kudos to architect Wayne Fougere," says Ross Clouston, principal — along with Phil Yee — of Talisman Homes. "Wayne has done an outstanding job here. We're absolutely delighted to see the first building up, and it represents everything to come."

The condo units will be typified by large covered outdoor decks — the largest measuring 18 by 15 feet — with optional gas heaters. (The detached homes will have additional optional upgrades that include outdoor gas fireplaces and hot tubs, and interior wet bars and wine cellars.)

Condos and detached homes alike will be fitted with engineered hardwood flooring in the main living areas, granite kitchen and bathroom counters, stainless steel appliances, and parking spaces wired to charge an electric golf cart or an electric car. As well, a geo-exchange heating and cooling system will be in place in the homes, while the multi-family units and the clubhouse are targeting a minimum LEED silver certification.

The project's 1,535-square-foot show home — a two-bedroom condo unit — aptly demonstrates the possibilities of Tsawwassen Springs residency. Its kitchen has been fitted with a built-in wine fridge and cappuccino-maker, and its master ensuite with a deep, free-standing tub. The den is roomy enough to become a third bedroom, should its eventual occupants so desire, and its north-facing covered patio offers big outlooks toward the mountains, the public golf course ponds and the putting green on hole No. 12.

When complete, Tsawwassen Springs will have achieved one of Toigo's big aspirations — to enhance the residential options for those living in the community — but as developer Clouston sees it, the project's impact will be felt far beyond the town's borders.

"We have 490 homes in total," he says, "so clearly, we're bigger than the local market. We're going to be bringing people in, and we are already bringing people in from all over the Lower Mainland ... Going forward, it will be a local story, but also a Lower Mainland story."

Tsawwassen Springs

Project name: Tsawwassen Springs

Project location: Tsawwassen

Project size: 296 condos and 194 detached bare land strata homes

Residence size: 750 — 3,000 sq. ft.

Price: From \$399,900

Developer: Talisman Homes and Shato Holdings

Architect: Wayne Fougere

Interior design: Martie Knockaert

Golf course design: Ted Locke

Sales centre: 5099 Springs Boulevard, Tsawwassen

Hours: noon — 6 p.m., Tuesday — Sunday

Website: <http://tsawwassensprings.ca/>

Telephone: 604-948-HOME

Occupancy: first building ready immediately

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Tsawwassen golf resort launches latest phase of 490-home project

\$400-million development counts Quinn and Bublé among its investors

By Brian Morton, Vancouver SunMay 13, 2011



Called Tsawwassen Springs, the \$400-million, 490-home development at the corner of 52nd Street and Highway 17 is being developed by Shato Holdings, owner of White Spot Restaurants.

Photograph by: Courtesy, Tsawwassen Springs

METRO VANCOUVER – Tsawwassen was the site Thursday of a star-studded launch of the second phase of a major golf resort project.

Called Tsawwassen Springs, the \$400-million, 490-home development at the corner of 52nd Street and Highway 17 is being developed by Shato Holdings, owner of White Spot Restaurants.



Attending Thursday's launch were crooner Michael Bublé, former Vancouver Canucks coach Pat Quinn and music agent Bruce Allen, all investors in the project.

"This is the first public launch of this project," Ron Toigo, managing director of Shato Holdings, said in an interview.

"It's taking the Palm Springs concept and dropping it 30 minutes to Vancouver. There's similar developments in Kelowna, but this close to Vancouver, there's nothing like it.

"It's received a phenomenal response."

The project's first phase — a 55-unit four-storey condominium building — has been completed, with 30 units pre-sold. Thursday's launch involved a 93-unit condo building and 38 single-family homes.

The project's amenities will also include a 35,000-square-foot clubhouse with weight room, spa and restaurant, and an outdoor ice rink.

The golf course, which is planned to be open by August, is a redevelopment of the existing Tsawwassen Golf and Country Club to an 18-hole course.

Prices for the condos start in the mid-\$300,000 range and top out at about \$2 million for a penthouse.

Single-family homes range from about \$700,000 to \$1.5 million.

"Phase 2 will take about two years to complete," Toigo said. "People will move in the spring of 2013.

"The architecture is stunning, something Disneyesque. It looks spectacular."

Although the development is moving ahead, it was the subject of controversy last year when Delta councillors were accused by critics of a perceived conflict of interest when they supported the project after receiving financial contributions from the developer to their 2008 election campaigns.

At the time, both the councillors and Toigo said they had done nothing wrong, as the financial donations were only a small portion of the overall campaigns.

bmorton@vancouver.sun.com

