

OCEANSIDE LIVING WITHOUT COMPROMISE.

2-4 bedroom homes with the latest kitchen, bathroom and bedroom designs, situated in one of the Lower Mainland's most beautiful landscapes.



HOMES

PELICAN COVE TOWNHOMES & DUPLEXES

TOWNHOME Plan A	TOWNHOME Plan B	TOWNHOME Plan B-ALT	TOWNHOME Plan BR	TOWNHOME Plan BR-ALT	TOWNHOME Plan B1	TOWNHOME Plan C
	TOWNHOME Plan C-ALT	DUPLEX Plan D	DUPLEX/TH Plan E	DUPLEX/TH Plan E-ALT		

PLAN A – TOWNHOME

1,307 SQ FT / 2 BED, 2 1/2 BATH



- [+ FLOORPLAN ZOOM](#)
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SITE PLAN



*Denotes slight variation of position of front entry and/or garage.

The builder reserves the right to make modifications and changes should they be necessary. Sizes and dimensions are approximate and plans may be mirrored. Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E&OE.

- [↓ DOWNLOAD SITE PLAN](#)

SALES CENTRE

1875 Tsawwassen Drive, Tsawwassen BC
(last right before the ferry terminal)
12-5pm every day (except Fridays)

604.943.6677



AQUILINI
DEVELOPMENT



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[site map](#) | [contact](#)



BCCONDOS.NET



PERSONALIZED HOMES

Homes that combine modern finishes and west coast design.

FEATURES SHEET



FEATURES

STANDARD FEATURES

OCEANSIDE LIVING

- Picturesque oceanside setting
- Miles of sandy beach trails and a future boardwalk connecting you to the ocean and the community
- Bustling cafes, restaurants and several beautiful golf courses located nearby
- A convenient 5-minute walk to Tsawwassen Commons shopping centre, as well as the new Tsawwassen Mills mall, which will feature 200 prominent retailers for all your needs
- Easy access to downtown Vancouver, YVR, the US border, and the BC Ferry terminal

PERSONALIZED HOMES

- Contemporary West Coast design
- Spacious open floor plans ranging from 1,270 to 1,699 sq.ft.
- Your choice of three interior colour schemes
- Insulated tandem or double-car garage

QUALITY CONSTRUCTION

- Durable asphalt shingle roof
- Fibre cement siding and shingles, with stone accents
- Industry-leading warranty includes 10 year structural defects coverage, 5 year building envelope coverage, and 2 year material and labour coverage

SCENIC YARDS

- Professionally landscaped yards and greenspace
- Backyard gas connection on the deck, ready for a barbecue, outdoor fireplace, or heater

EXQUISITE INTERIORS

- 9' ceilings and quality laminate wood floor in main living areas
- Oversized, long-lasting double-glazed vinyl windows provide ample natural light and improve energy efficiency
- 2" white faux wood blinds installed (some windows)
- Abundant storage space in all homes
- Cozy gas fireplace (Plan D only)

REFINED KITCHENS

- Shaker-style or flat-panel cabinet doors
- Quartz countertops, with a stainless steel double bowl undermount kitchen sink
- The island or eating bar creates extra cooking space and a place to entertain friends and family
- Under cabinet lighting in the kitchen, with pendant lighting at the eating bar or island
- Stainless steel appliance package that includes a fridge, slide-in gas stove, and dishwasher
- Built-in microwave and canopy-style hood fans
- Decorative mug ledges in all kitchens

LUXURIOUS BATHROOMS & BEDROOMS

- Contemporary tile in the bathrooms, with plush carpet in the bedrooms
- 10mm tempered glass shower enclosure with chrome finish and separate bathtub (in some homes) in the master ensuite for ultimate relaxation
- Stylish, contemporary faucets and beveled mirrors in all bathrooms, with oversized mirrors in all ensuites
- Quartz countertops in the master ensuite, second bathroom, and main-floor powder room, with luxurious double sinks in the master ensuite
- Electric in-floor heating in the master ensuite
- Spacious bedroom closets, with walk-in or pass-through master closets in some homes

MODERN COMFORTS

- Homes are roughed-in for a security system and a central vacuum system
- Fire sprinkler system and carbon monoxide detectors on all floors
- Forced air heating throughout homes
- Telephone and cable TV outlets are available in all bedrooms and dens for easy access, with rooms wired for high-speed internet
- Full-size front-load washer and dryer
- Complimentary one-year subscription to TELUS services, including TELUS Optik TV, rental of PVR, and TELUS Optik 15 Mbps high-speed internet

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THE OCEANSIDE MASTERPLAN

Come home to one of Greater Vancouver's most liveable masterplanned communities, thoughtfully designed with you in mind.



MASTERPLAN

HOMES FOR EVERYONE.

This 270-acre masterplanned community has something for everyone. From spacious single family homes that are perfect for a growing family, to well-appointed ranchers that offer flexibility of lifestyle, to multifamily condominiums that comfort and convenience. This idyllic community will provide the perfect setting to put down roots and live the life you've always dreamed.



TSAWWASSEN SHORES MASTERPLAN

An artist's impression of the Tsawwassen Shores Masterplan, looking north towards Vancouver. Inset is a plan of our Phase 1 development.



VILLAGE CENTRE

All of these homes will be within walking distance of a new Village Centre, offering retail, entertainment, and cultural hotspots to residents and visitors alike.

The Village Centre will provide an array of amenities, which may include cafes, a library, community markets, a community gymnasium, and administration and community support services.

In time, there will be an elementary school with space for 400 students, complete with play areas and community sports fields.



TSAWWASSEN MILLS

The Tsawwassen Mills Mall and the Tsawwassen Commons shopping centres include premium home and lifestyle stores such as Aritzia, Saks off 5th, Lululemon, Shoppers Drug Mart, Wal Mart, Canadian Tire, Pet Smart, Rona, and fabulous dining such as Milestones, Nando's, Cachi's and more.

Your essential everyday needs can be found right next door. The two centres combined provide 1.8 million sq. ft. of retail, office, and entertainment space.



A GREENER LIFE

New transportation routes, including bike and major walking paths, will link residents to jobs and community nodes. The Great Blue Heron Way will be a major multi-purpose trail for pedestrians and cyclists, eventually linking Tsawwassen Shores to other communities.

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LIVING BY THE OCEAN

This is a place blessed by nature, where the Fraser meets the sea, among soft sand dunes and sun-bleached driftwood. This land between the salt and sweet waters is a wonderful place to put down roots. This is Tsawwassen Shores. And now you can build your own home here to enjoy the ocean every single day.



TSAWWASSEN

TSAWWASSEN SHORES IS OCEANSIDE LIVING WITHOUT COMPROMISE.

At Tsawwassen Shores, you're just minutes from endless recreation, a thriving town centre, and exceptional education. Two superb golf courses. A top ranked elementary and secondary school. Spas, restaurants and cafés - plus all the essentials and so much more. And with easy access to YVR, the USA, the islands and downtown Vancouver, it's the perfect setting to set your roots.



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STRONG LOCAL ROOTS

Aquilini Development is proud to continue its legacy of building communities in beautiful British Columbia.



Seymour Village, a multi-phase townhome development

WHO WE ARE

AQUILINI DEVELOPMENT

The homes at Tsawwassen Shores are built by Aquilini/TFSI Development LP, a partnership formed between Aquilini Development and a number of Tsawwassen First Nation landowners.

Aquilini Development is one of Canada's pre-eminent builder-developers. With decades of experience and thousands of residences completed and sold, Aquilini Development is synonymous with excellence, integrity, value, and community. Homeowners are guaranteed a quality home that is built to the highest standards. With Tsawwassen Shores, Aquilini Development is proud to continue its legacy in beautiful, British Columbia.

Tsawwassen First Nation and its members have overseen the successful development of Stahaken, a residential neighbourhood of single-family homes in Tsawwassen, as well as Tsatsu Shores, a condominium project by the ocean. Through partnerships with renowned commercial developers, Tsawwassen First Nation is also overseeing the development of Tsawwassen Mills and Tsawwassen Commons, two destination shopping centres estimated at 1.2 million and 550,000 square feet.



Richards

- Downtown Vancouver
- 231 units and 2 heritage homes



Maynards

- False Creek
- Refurbished heritage building with 254 units

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VISIT US TO FIND
THE HOME OF
YOUR DREAMS.



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First Name*

Last Name*

Email*

Telephone

Postal Code*

How did you hear about us? ▼

Are you a realtor?* ▼

Comments

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LET'S GO →

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