



HORSESHOE BAY

# sanctuary

Sanctuary: A place of refuge and protection

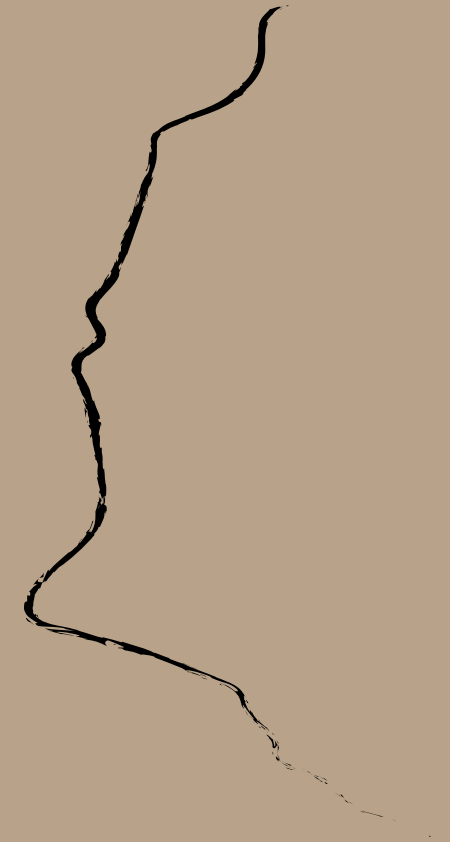


*True luxury is not wealth, recognition or possessions – it is meaning,  
wellness and living a life with purpose. – Ian Gillespie*

# A Home Within Water, Sky and Cloud.

HORSESHOE BAY

sanctuary



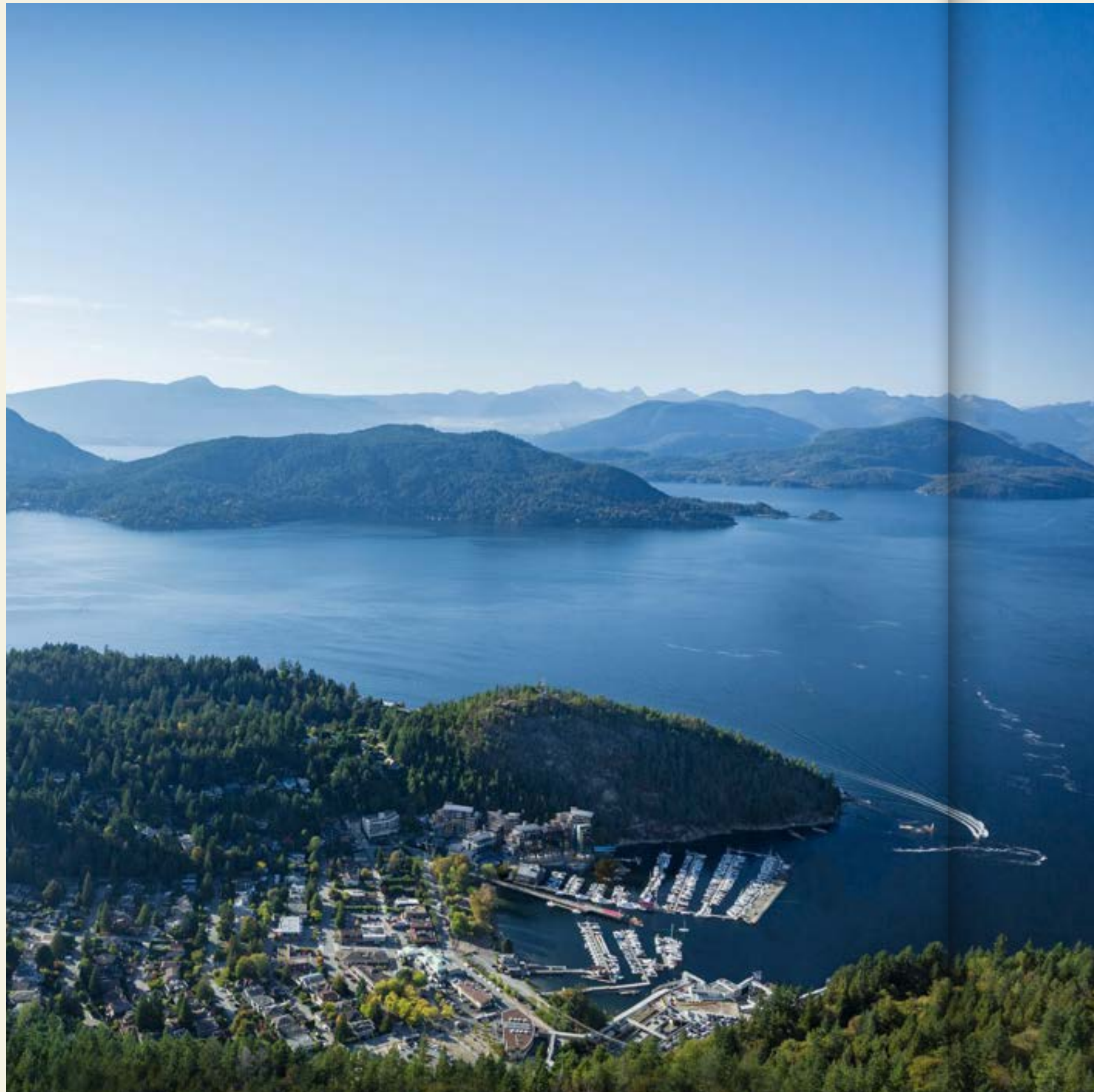
## WHAT IS WATERFRONT LIVING?

This is West Vancouver's most beautiful parcel of waterfront land. It affords panoramic views of Horseshoe Bay, and beyond to the scenic shores and alpine peaks along Howe Sound. This is an unprecedented location featuring water, mountain, forest, and village views. There will never be a waterfront living opportunity like this again.









# Horseshoe Bay: A Sanctuary Within Vancouver

With a stunning natural setting, economic and cultural vitality, and high level public amenities, Vancouver is consistently ranked at or near the top of every livability index, including the Mercer and The Economist magazine rankings. Offering its residents an extraordinary quality of life, Vancouver is globally lauded for its achievements in advancing green urbanism.

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DOWNTOWN VANCOUVER / CITY CENTRE  
25 MINUTES AWAY (21.5 KM)

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DUNDAVE  
10 MINUTES AWAY (11.2 KM)

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WHISTLER  
1 HOUR AWAY (120 KM)

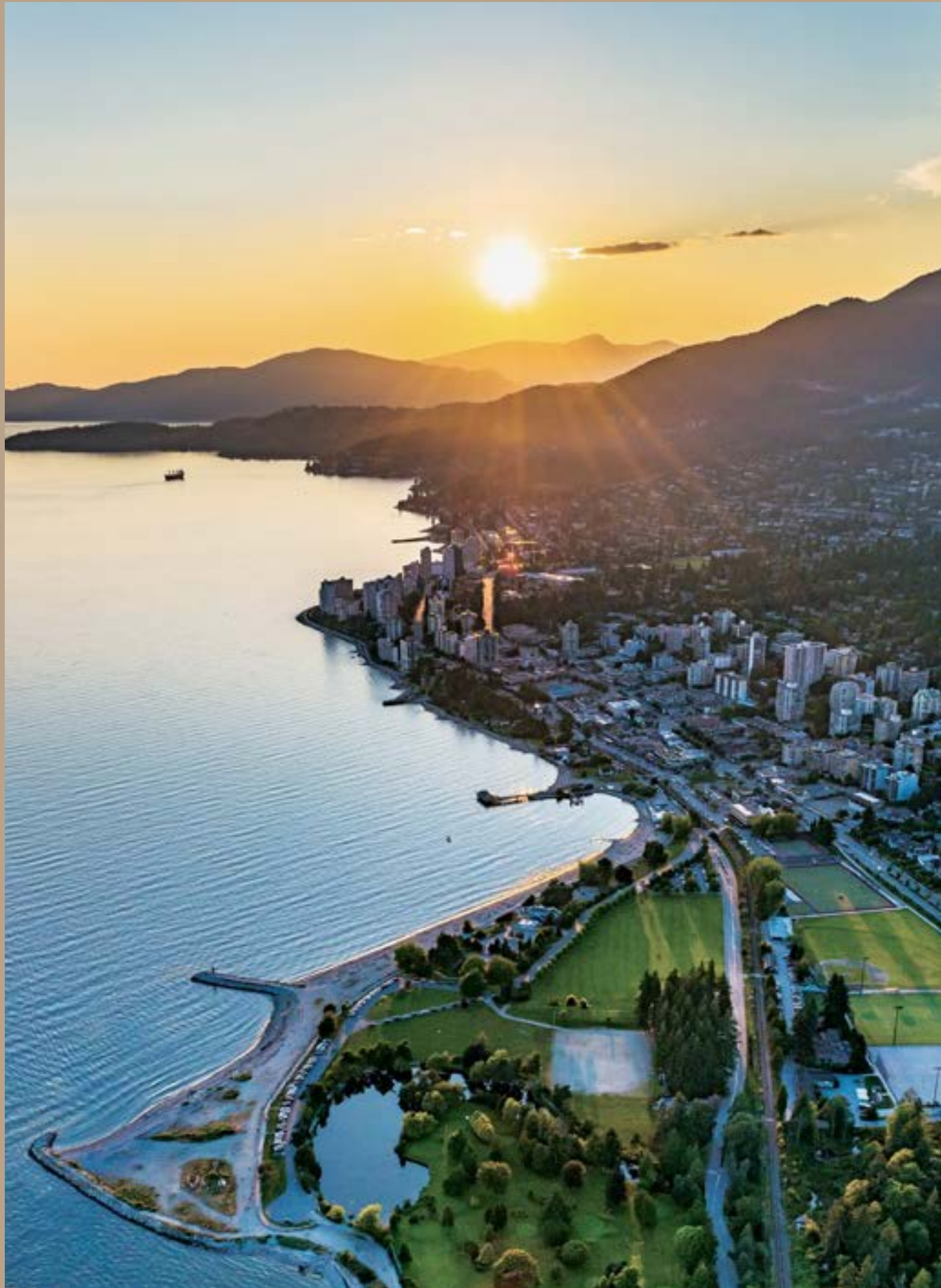
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BOWEN ISLAND  
20 MINUTE FERRY SAILING (6.8 KM)









## West Vancouver

A residence at Horseshoe Bay means the rare opportunity to live beside pristine nature, while also having all the advantages of a cosmopolitan urban region of nearly 2.5 million people. Horseshoe Bay is a compact coastal village full of hidden gems. Heading east along Marine Drive past the yachting centre of Eagle Harbour, there are a string of quaint villages with a range of shops, services, cafes and restaurants. The character of Dundarave and Ambleside is set by small, locally-owned shops, where staff will remember your name and preferences. Close to the Lions Gate Bridge is the retail hub of Park Royal, with a regional shopping centre north of Marine Drive, and an outdoor lifestyle centre south of it, combining to serve every shopping need.

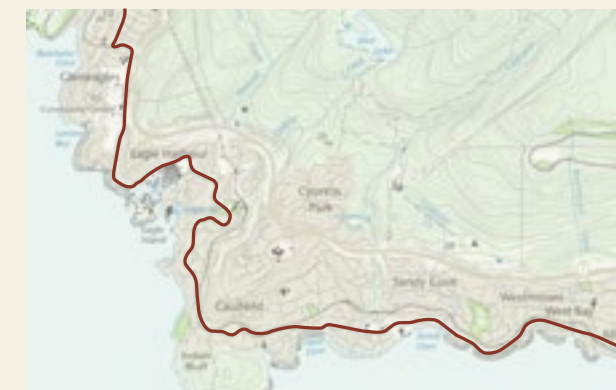




# Your Journey to the Horseshoe Bay Sanctuary

## By Car

Through Stanley Park across the Lions Gate Bridge and along the waterfront, Marine Drive is the sinuous string of road that links all of West Vancouver – simultaneously its Main Street and its most scenic seaside route. From the Capilano River and Park Royal it passes through the urban villages of Ambleside and Dunderave, becoming a fun-to-drive winding highway through forests, around rock-lined picturesque bays, through Eagle Harbour to Horseshoe Bay.





## By Boat

The most scenic journey to the Horseshoe Bay Sanctuary is by boat, whether that's by BC Ferries or the residential amenity Chris Craft, allowing convenient access from the Sunshine Coast, Nanaimo and Tofino.

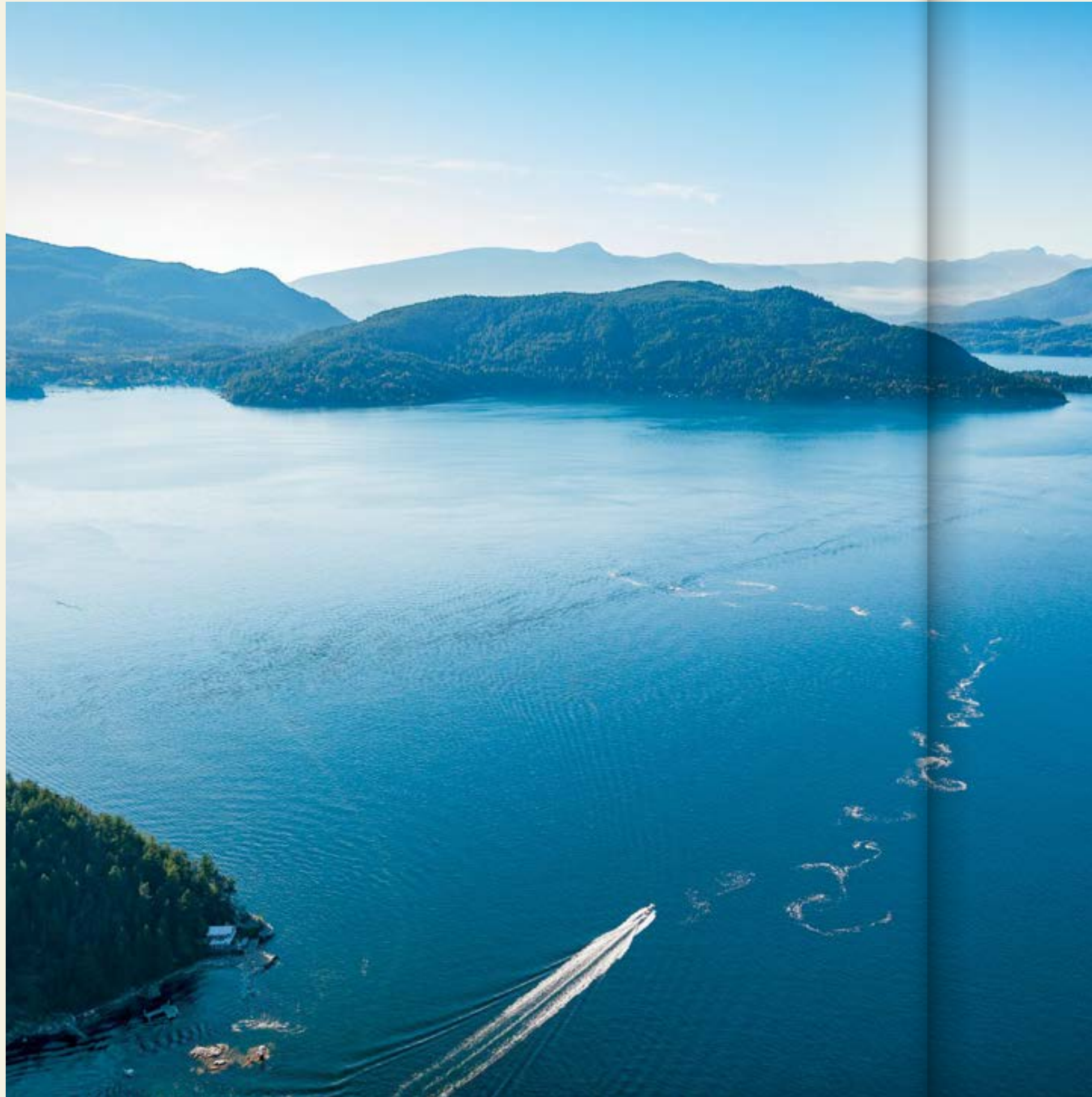
### Chris Craft Heritage

Ever since it was founded nearly a century ago, Chris-Craft has defined the high end of the sport of power-boating. In the 1920s and 30s Chris-Craft's mahogany construction and ample power attracted purchasers like Henry Ford and William Randolph Hearst. In the 1950s and 60s Chris-Craft's latest models were the crafts of choice for such owners as Katherine Hepburn, Frank Sinatra and Elvis Presley. Today, design finesse and ease of operation defines the brand to a new generation.

Boat Model : Chris Craft Corsair 25  
Length overall: 25'0" / 7.62 m  
Beam: 8'6" / 2.6 m  
Dry Weight: 4,600lbs / 2,086 kg  
Fuel capacity: 82gal / 291.47 ltr  
Maximum Persons: 10







# Wellness

Wellness, narrowly, is the state of being in good health. The Horseshoe Bay Sanctuary has expanded that definition to embrace and promote the complete range of physical, mental, and social well-being that is required to lead a healthy and fulfilling life.

The Horseshoe Bay Sanctuary is the ideal setting for every activity, from yoga on the beach to paddleboarding on the calm waters of Howe Sound. Horseshoe Bay fosters wellness in every respect.



# Monday Morning Sunrise Yoga at Whyte Cliff Park

Soak up the energy of the sunrise and begin the week with a yoga and meditation session at Whytecliff Park.

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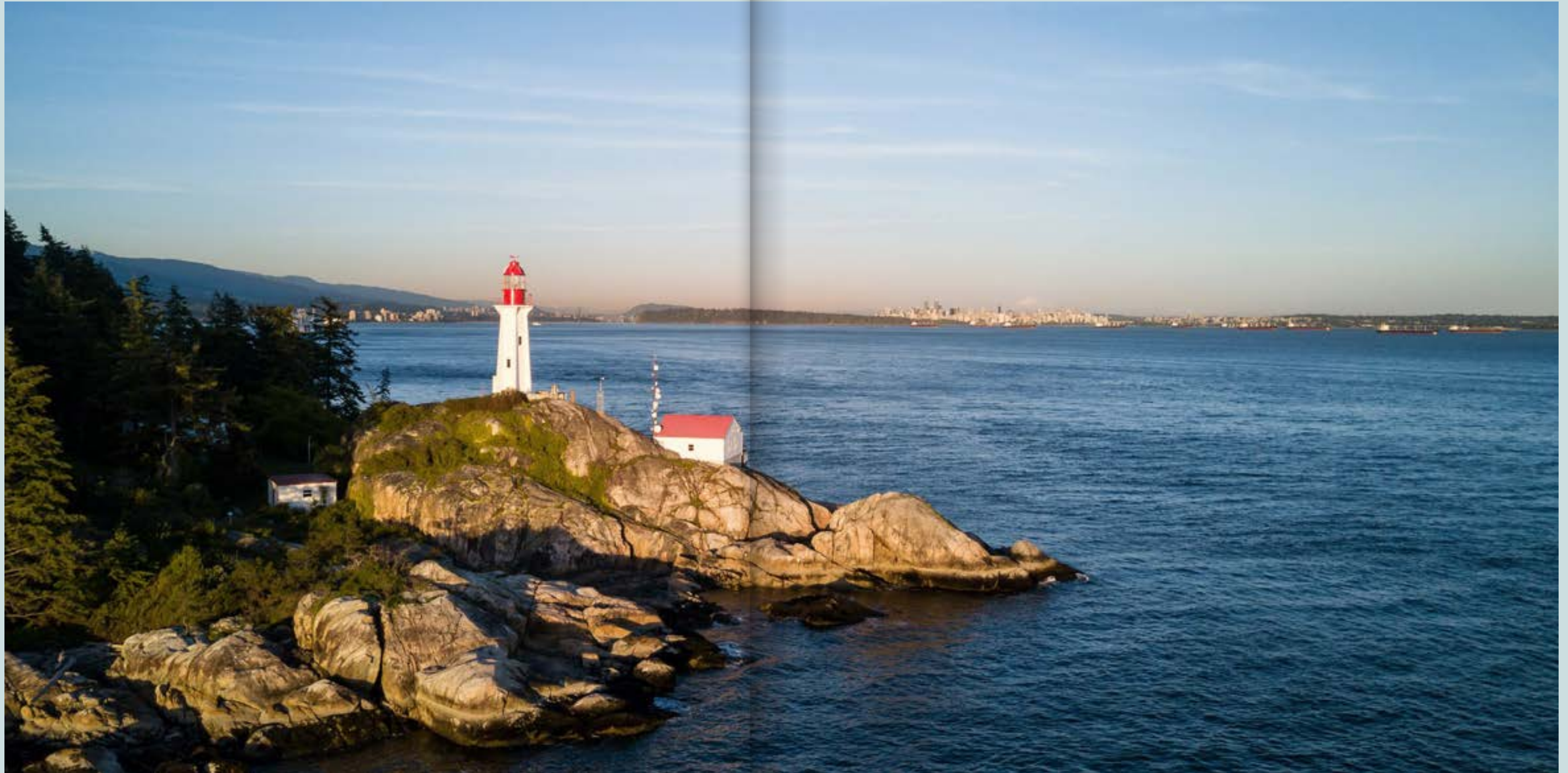
## PARKS

- Whytecliff Park, 5 min
  - Lighthouse Park, 8 min
  - Ambleside Park, 13 min
  - Capilano Suspension Bridge Park, 16 min
  - Porteau Cove Provincial Park, 21 min
  - Murrin Provincial Park, 28 min
  - Stawamus Chief Provincial Park, 37 min
  - Alice Lake Provincial Park, 47 min
- 





# Monday Afternoon Nature Walk at Lighthouse Park





# Tuesday Morning Mountain Bike at Cypress Mountain

Spend the day riding along Cypress Mountain's renowned mountain biking trails.

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## TRAILS

Cypress Mountain, 15 min  
Mount Fromme Trail, 20 min  
Mount Seymour Trail, 30 min

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# Tuesday Evening Dog Walk at Ambleside Beach

Take your dog for a walk along Ambleside Beach and take in the ocean views.

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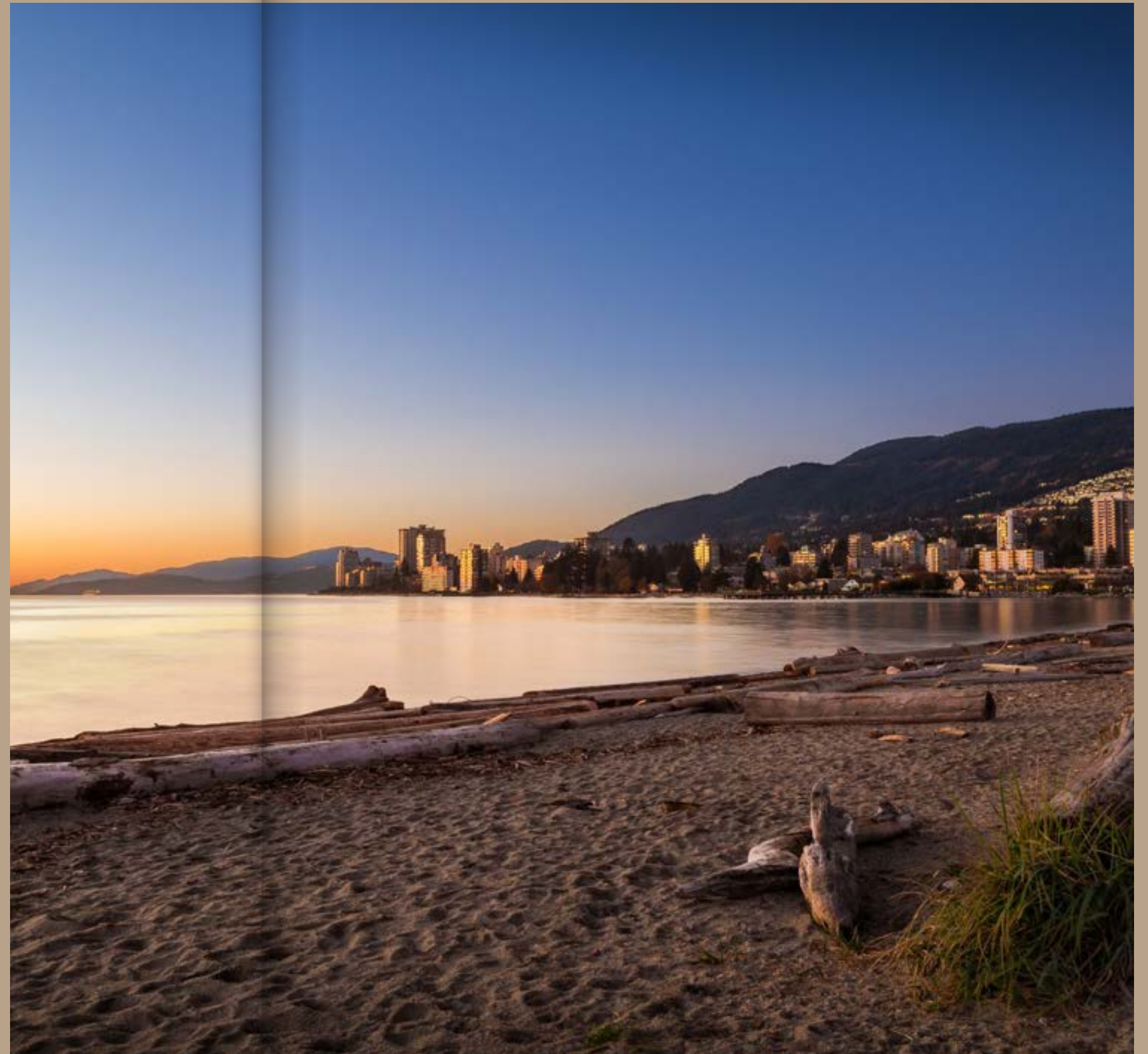
## BEACHES

Whytecliff Beach, 5 min

Stearman Beach, 9 min

Brunswick Beach, 18 min

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# Wednesday

## World-Class Education

Drop your kids off for soccer practice at Collingwood school, one of the top private schools in the world.

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### **WEST BAY ELEMENTARY SCHOOL, 5 MIN**

West Bay offers the International Baccalaureate Primary Years Programme to all students from Kindergarten to Grade 7.

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### **ROCKRIDGE SECONDARY SCHOOL, 5 MIN**

This is an International Baccalaureate World School with a tradition of high academic achievement balanced with arts, athletics and outdoor education.

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### **MULGRAVE SCHOOL, 9 MIN**

Mulgrave School is a fully accredited private academy using the acclaimed International Baccalaureate system, recognized around the world.

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### **COLLINGWOOD SCHOOL, 15 MIN**

Collingwood School is admired for its broad success as a private school, earning its membership in the prestigious "Round Square" network of 60 leading schools on five continents.

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### **CAPILANO UNIVERSITY, 20 MIN**

The only fully-accredited university on Vancouver's North Shore, Capilano has a splendid campus nestled amongst the trees, the latest facilities and top faculty.

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### **SFU VANCOUVER CAMPUS, 28 MIN**

Three state of the art downtown buildings host programs in business, continuing education and the fine arts for full credit at Simon Fraser University.

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### **QUEST UNIVERSITY, 40 MIN**

Founded in 2002 by a former UBC president, Quest is Canada's first private, non-denominational independent university, lodged in new buildings above Squamish in a sublime natural setting.

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### **UNIVERSITY OF BRITISH COLUMBIA, 40 MIN**

With nearly 50,000 undergraduate and graduate students, UBC is one of Canada's largest and most important research universities, it offers a full complement of professional programs in law, medicine, dentistry, engineering, architecture.

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# Thursday Skiing at Whistler Blackcomb

Enjoy one of the world's most scenic drives up the Sea to Sky Highway to spend the day skiing at Whistler Blackcomb after a fresh snowfall.

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## SKIING

Cypress & Hollyburn Mountain, 20 min  
Grouse Mountain, 20 min  
Mount Seymour, 43 min  
Callaghan Valley, 55 min  
Whistler Blackcomb, 1 hour

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# Friday Morning Paddle Boarding in Howe Sound





# Friday Evening Catching Dinner at Bowen Island

Redefine the meaning of 'Ocean to Table' dining by spending your Friday afternoon fishing with your friends, or catch your dinner on the waterfront steps from home and then prepare your meal dockside in time to watch the sunset.

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## FISHING/BOATING

Harbour Fishing Charters, 1 min

Over-night Fishing Charters, 1 min

Ambleside & Dundarave Piers, 10 min

Capilano River, 19 min

Union Steamship Marine Resort, 20 min

Poet's Cover Resort, 3 hours

Dent Island Resort, 5 hours

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# Saturday Golfing in a Coastal Setting

Spend the day golfing the world-class Capilano Golf Country Club course, set in a spectacular coastal setting with breathtaking views.

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## GOLF

Gleneagles Golf Course, 4 min

Capilano Golf Country Club, 13 min

Furry Creek Golf Course, 28 min

Fairmont Chateau Whistler Golf Club, 1 hour

Nicklaus North Golf Course, 1 hour

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# A Spiritual Retreat

The Horseshoe Bay Sanctuary is more than a community or a home, it is a retreat from the world. Bordered by the ocean, mountains and forests of British Columbia, it is a place of calm and peace, of an entirely different energy than the fast-paced, modern city. Living within the Horseshoe Bay Sanctuary is an opportunity to find inner peace through meditation, solitude or restorative reflection, against the backdrop of beautiful mountains, clear skies and the Pacific Ocean, with the calming, deep green forest all around you. Whether in solitude or by connecting with your community to share your spiritual journey, you can practice the traditions of meditation, prayer or yoga and experience a deeper more meaningful connection to nature in one of the most beautiful and peaceful natural environments in the world.



# Meditation

Meditation is a habitual process of training your mind to focus and redirect your thoughts. It can give you a sense of calm, peace and balance that can benefit both your emotional well-being and your overall health.

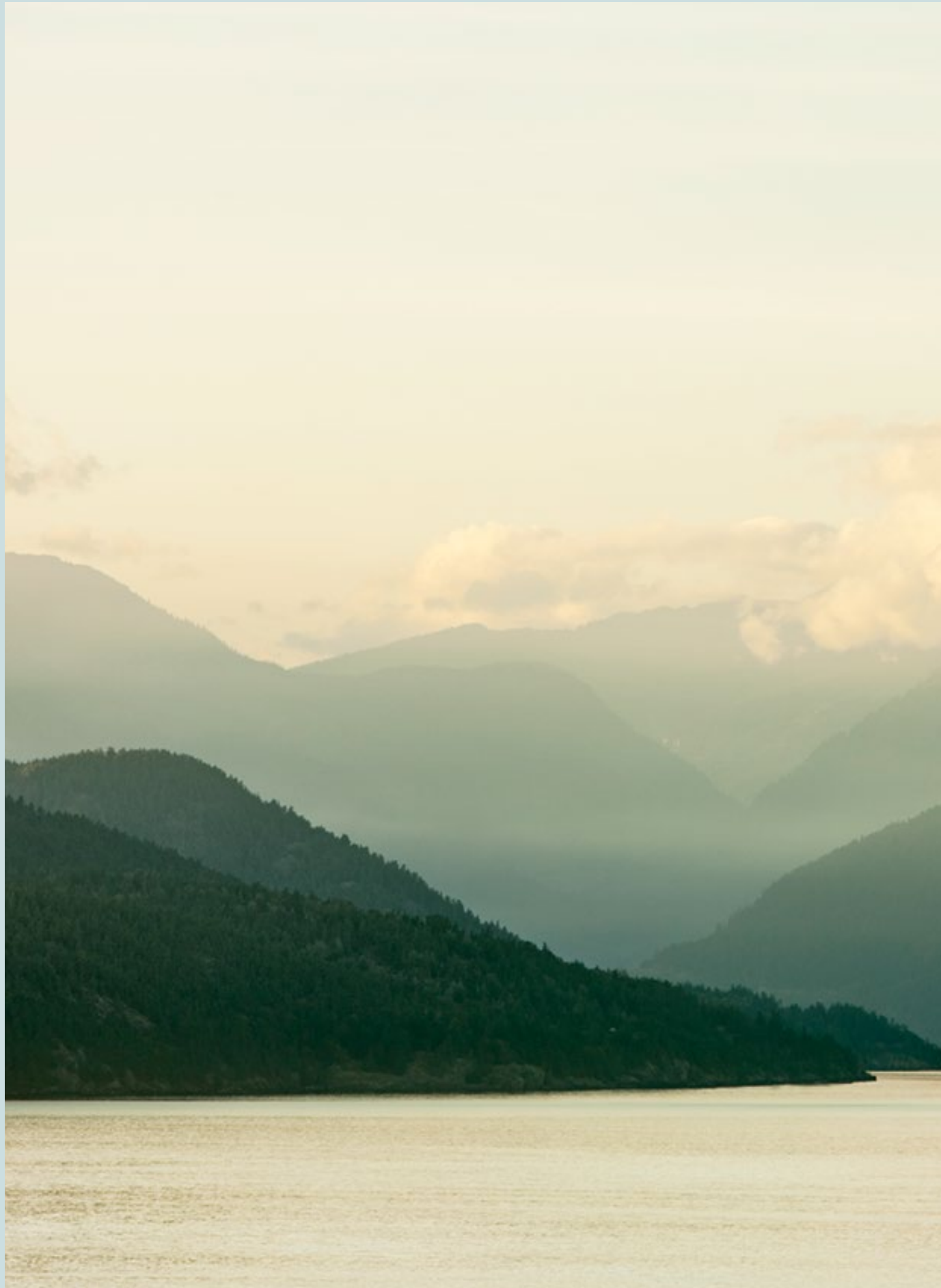
Meditators discovered the human potential to awaken in the temple of nature centuries ago and have sought out the natural world to practice ever since. Many monasteries and meditation centres are located within the depths of forests and jungles for this reason. At Horseshoe Bay, your home is already an ideal place for meditation. Surrounded by forest, you need not look farther than your front door to be immersed in nature.

## MEDITATION HAS BEEN PROVEN TO:

- Boost cognitive function
- Ease stress and anxiety
- Help sleep
- Increase immune function
- Increase grey matter
- Lower blood pressure
- Build emotional intelligence







# Feng Shui

## Wind and Water

The philosophy of Feng Shui is a practice based upon living in our built environments in such a way as to be in harmony with the principles of the natural world. Feng means “wind” and shui translates to “water” in English. The ideas of the practice come from an ancient poem reflecting on the potential to improve human life through connection to nature and living in harmony with the environment around us.

On the water’s edge with the ocean breeze of the Pacific Ocean, Horseshoe Bay Sanctuary embodies the core tenets of Feng Shui. While the basic principles of Feng Shui come from observations of nature, the Horseshoe Bay Sanctuary is designed in harmony with one of the most beautiful natural environments in the world.

The waterfront homes at Horseshoe Bay are naturally suited towards good Feng Shui. Steps from the beach, they incorporate both wind and water elements. Sanctuary faces out towards Horseshoe Bay, the oceanfront “door” of the community, slightly to the

western edge, creating a strong commanding position. Within the architecture of the buildings and within the interiors of each home, elements of wood, metal and fire balance the surrounding water of the ocean and the earth of the Northshore mountains behind.

The Horseshoe Bay Sanctuary was designed to honour and celebrate the surrounding natural environment while allowing residents to live in harmony with nature – the principles of Feng Shui are infused within the central aspects of the project.





# Healing

Wellness involves more than simply being physically healthy. Around the world, there is a growing recognition that a large part of our wellness and overall sense of wellbeing is drawn from being surrounded by a beautiful, natural environment.

With among the best air quality in the world, on the edge of beautiful, coastal waters, Horseshoe Bay offers both significant advantages for your health and the intangible feeling of a fresh ocean breeze, hearing the waves on the shore and breathing in some of the purest air in the world. There is no other place in the world with this kind of close-knit, seaside community, where you are able to step outside your door and hike a Coastal Temperate Rainforest or walk the waterfront along the Pacific Ocean while still being within a 20 minute drive of a vibrant global city.



# Fresh Air

Thanks to the prevailing west wind that blows fresh air off the Pacific Ocean, Horseshoe Bay's climate is mild, both summer and winter. The seaside community is set within a British Columbian region known for its stunning, natural environment, and among the cleanest air on earth, according to the World Health Organization. The expansive natural environment of British Columbia is one of the reasons that Vancouver consistently ranks in the top 5 healthiest cities in the world.

## THE BENEFITS OF FRESH AIR

### VITALITY

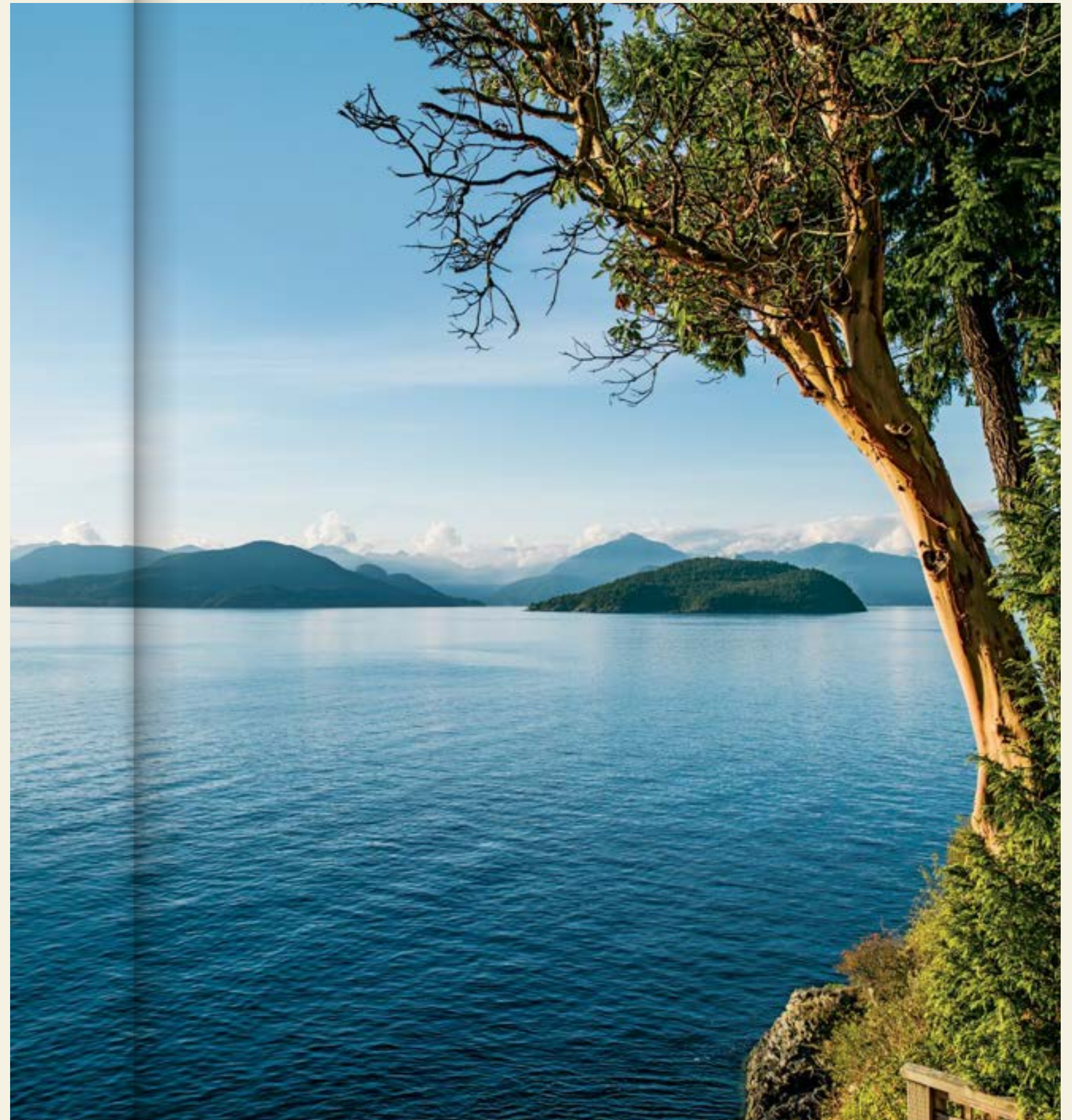
Fresh air gives you more vitality, which not only means you have more energy but you are more resilient to physical illness.

### ENERGY

Studies show that being outdoors, surrounded by nature and fresh air, increases energy by 90 percent.

### HAPPINESS

Oxygen is thought to affect the levels of serotonin released in the body, an important neurotransmitter which contributes to wellbeing and happiness by helping regulate mood and social behavior, appetite and digestion, sleep and memory.





# Fresh Water

Nearly half of all drinking water provided to the community of Horseshoe Bay comes from right here in West Vancouver. The water delivered to West Vancouver residents is fresh and pure, sourced from hyper-local suppliers as closeby as Eagle Lake and Montizambert Creek and only as far as the Metro Vancouver area.

## EAGLE LAKE WATER

The multi-award-winning Eagle Lake membrane filtration facility, completed in 2009, provides protection against waterborne diseases and the possible impacts of turbidity, while reducing the amount of chlorine used. The water's treatment process includes pH adjustment to the naturally acidic source waters.

## MONTIZAMBERT CREEK

If you live north of Horseshoe Bay, your water comes from Montizambert Creek. Completed in 2011, the Montizambert Creek water filtration plant uses the same state-of-the-art membrane filtration as the Eagle Lake Plant—now all residents of West Vancouver receive membrane-filtered water.

## WATER SYSTEM INFRASTRUCTURE

A system of pipes, pressure reducing valves, pumps, reservoirs, chlorination systems, filters and intakes is required to receive, store and transport, potable water to homes. The system, monitored 24 hours a day, is comprised of:

- 321 km of water mains
- Two state-of-the-art filtration plants at Eagle Lake and Montizambert Creek
- 22 reservoirs
- 10 pumping stations
- 1,250 fire hydrants
- More than 12,600 individual service connections
- More than 250 commercial/institutional service connections

## THE BENEFITS OF FRESH WATER

Water is essential - we need it to live. Residents of Horseshoe Bay not only enjoy an abundant supply of fresh water but from the taps in their homes flows some of the freshest, cleanest drinking water on the planet.

## MENTAL PERFORMANCE AND ENERGY

The most common cause of fatigue is dehydration. Staying hydrated improves cognitive skills and fatigue, headache, and loss of concentration.

## PHYSICAL HEALTH

Water supports the functioning of your body as well as every major organ. Water hydrates the membranes that protect your respiratory system, brain, heart and lungs and improves their functioning, reduces the risk of cardiovascular disease, helps regulate body temperature and supports healthy digestion.

## AESTHETIC

Water promotes the health of skin and hair. It works as a detoxifier and blood cleanser, preventing dermatological and capillary problems. Water also slows the appearance of aging, by increasing skin elasticity and plumpness.

## HEALING

Hydration and drinking fresh pure water promotes healing, of not only your skin but every organ. Drinking water can also accelerate healing of wounds. By hydrating, your blood stream is better able to provide the oxygen and nutrients needed to repair damage.





# Living in a Pacific Coastal Temperate Rainforest

Extending 2,500 miles along the coast from southern Alaska through British Columbia down to northern California, the Pacific coastal temperate rainforest of North America represents the largest area of coastal temperate rainforest in the world. The world's rainforests are known as the "lungs of the Earth" because of their role in producing our planet's oxygen.

## THE COASTAL RAINFOREST IN BRITISH COLUMBIA IS DEFINED BY:

- A mild climate that is temperate and liveable year-round.
- A region rich in biodiversity, with expansive forest and plant coverage and over 350 bird and mammal species.
- Some of the largest remaining wild Pacific salmon runs in its rivers and streams.
- A very rich diversity of mushrooms, berries and other edible plants and vegetables.

In British Columbia we are fortunate that 68% of our coastal temperate rainforest region remains intact. In comparison, the southern end of the Pacific coastal temperate rainforest (comprising Washington, Oregon, and California) contains only 5% of its original coverage.

The Japanese practice of Shinrin-Yoku, or "Forest-Bathing" was created as a way of infusing nature into our lives, simply being in nature and connecting to the forest through the senses. The practice has been shown to reduce stress and offer relaxation with tangible health benefits for the cardiovascular, metabolic and immune systems.

The journal Environmental Research recently published a study which found that spending time in, or living close to, natural green spaces is associated with diverse and significant health benefits including reducing the risk of type II diabetes, cardiovascular disease, premature death, and preterm birth, and increasing sleep duration.

When looking to improve our overall wellness, finding ways of bringing nature into our daily lives has become essential. At the Sanctuary at Horseshoe Bay you are immersed in nature, surrounded by the mountains and ocean and within walking distance at all times of the expansive Northshore forests





## Eating Local

Thanks to the mild climate of the Pacific Northwest region, British Columbia is blessed with an abundance of fresh, locally grown food year round.

Fruits and vegetables begin to lose nutrients as soon as they are picked. Buying local produce is the best way to ensure your food is the freshest and healthiest possible. British Columbia's farm to table dining culture is world-class, with restaurants like Edible Canada at Granville Island and Araxi in Whistler setting the standard for locally sourced dining.









# Sustainability

At Horseshoe Bay Sanctuary, we're working with our natural resources, not against them.

By submerging marine-grade heat exchangers onto the seabed of the Pacific Ocean and pairing them with an array of high-efficiency heat pumps, the residents at Horseshoe Bay can have the peace-of-mind of knowing their energy needs are being met in an environmentally responsible way that does not further contribute to climate change.

By meeting the majority of the thermal energy needs through our ocean-exchange system, we minimize boiler usage and eliminate cooling towers from the site altogether. By implementing our closed-loop approach we avoid ecological impacts to the watershed; no ocean water is taken or discharged, and the temperature stratification within the ocean diminishes to zero within a few inches of our heat exchangers. This will reduce greenhouse gas emissions by up to 70%.





# The Boat House

Walk down the pier into this soaring structure to show your friends the Chris-Craft powerboat that dwells within, and then take them for a spin around the harbour. The Boat House includes a wood-decked gathering hall that will become the perfect on-water venue for a wine-tasting, pilates workshop or sailing skills demo.



*With its soaring parabolic arches by day and lantern glow by night, the Boat House is the jewel set in the ring of housing we designed for Horseshoe Bay. – Paul Merrick*









# The Villas

True luxury is deep, holistic and authentic. It is lasting and complements nature. It does not try to compete with it but rather embraces it. At its roots, the architectural genre known as West Coast Modernism represents these values.



# Architecture: Inspired by Portofino

At the eastern end of the Italian Riviera is Portofino, an enchanting ring of pastel-hued houses around a tiny piazzetta and harbour. Each house is slightly different, but they ring the rocks and march up the hill as one, a beautiful synthesis of natural beauty with architecture adapted to place. At Horseshoe Bay, we are dedicated to a similar synthesis.





# Paul Merrick: West Coast Modern



*Imagine, driving slowly down the boardwalk into your parking, taking an elevator up, walking along a covered open corridor to your home. Once inside, on one side you overlook the water and your neighbours, on the other you have pure nature. In how many places on the planet can you do that? – Paul Merrick*

Working with Thompson Berwick Pratt, Merrick was lead architect for the lobby extension and interior adaptive re-use that transformed the former Orpheum cinema into Vancouver's leading concert venue, winning Governor General's Medal for Architecture for his design.

A felt pen elevation for UBC student house design project

A sketch for Paul Merrick Family Residence, Eagle Harbour



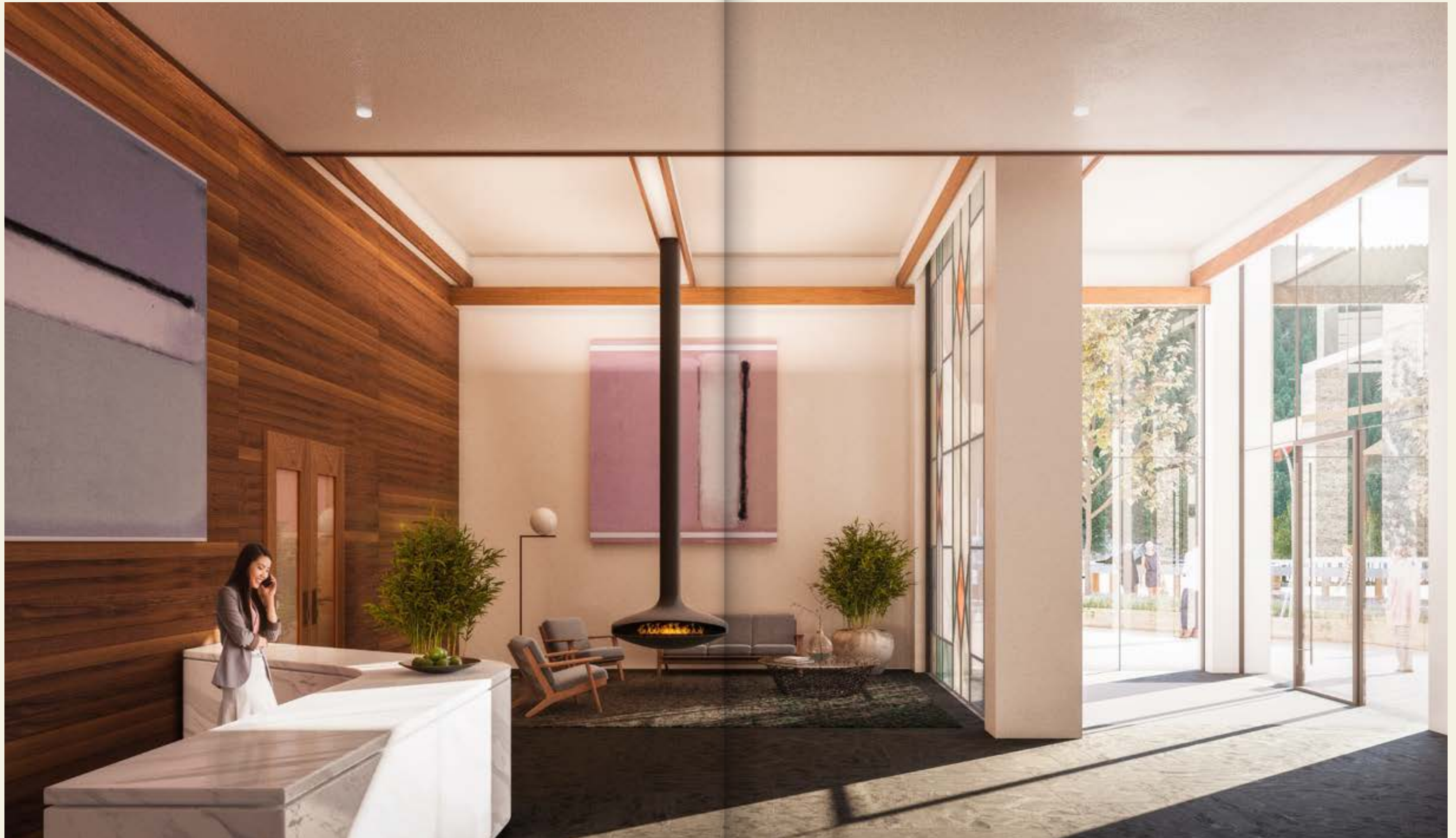


# Interior Architecture

Horseshoe Bay's interiors and architectural details continue a bold tradition of total design in West Vancouver. Merrick Architects take inspiration from West Coast Modernism, Frank Lloyd Wright and the Arts and Crafts movement in their fully-conceived system of interior appointments, light fixture designs, details in wood and the visual language for the lobby at Horseshoe Bay.







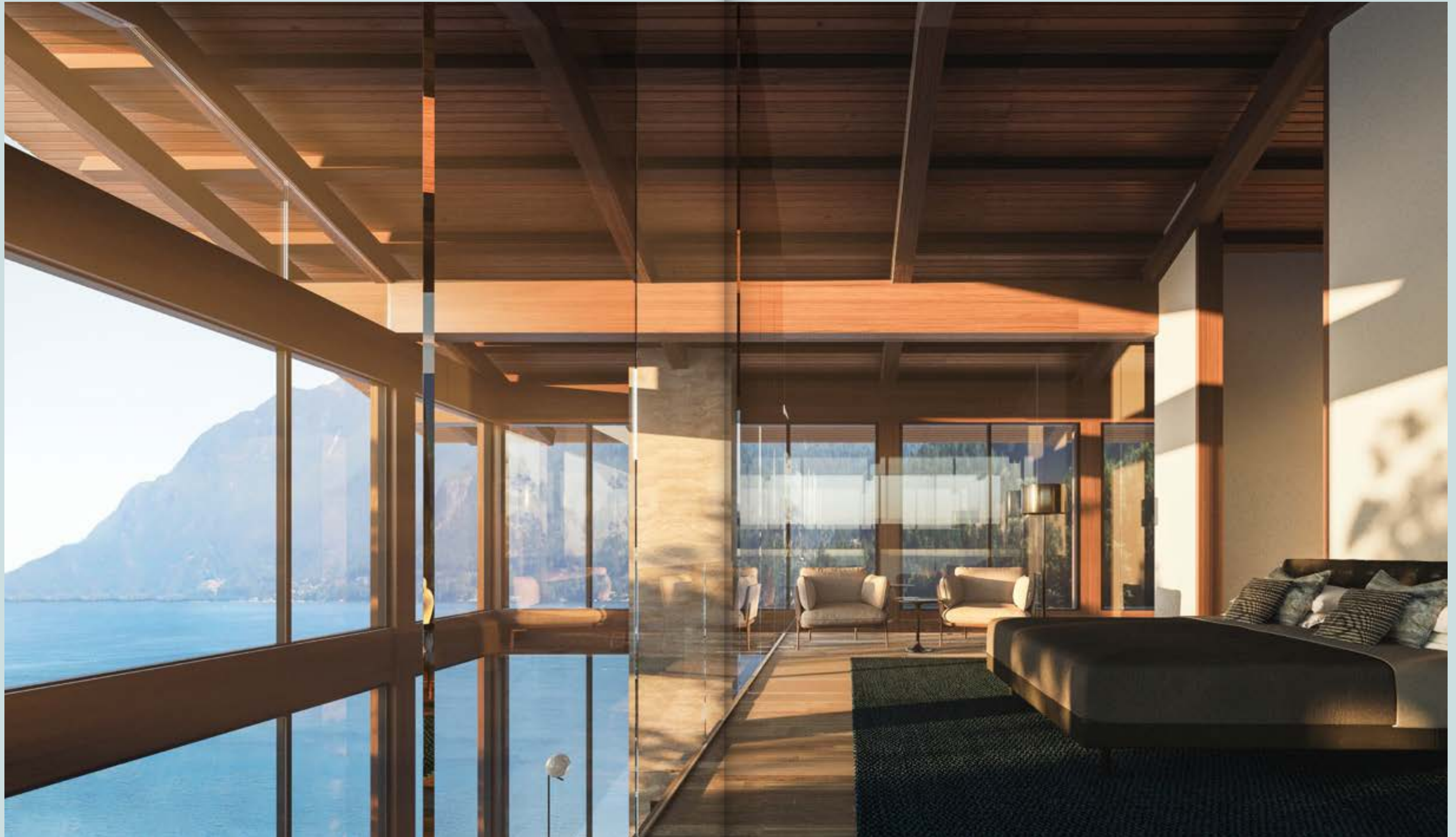




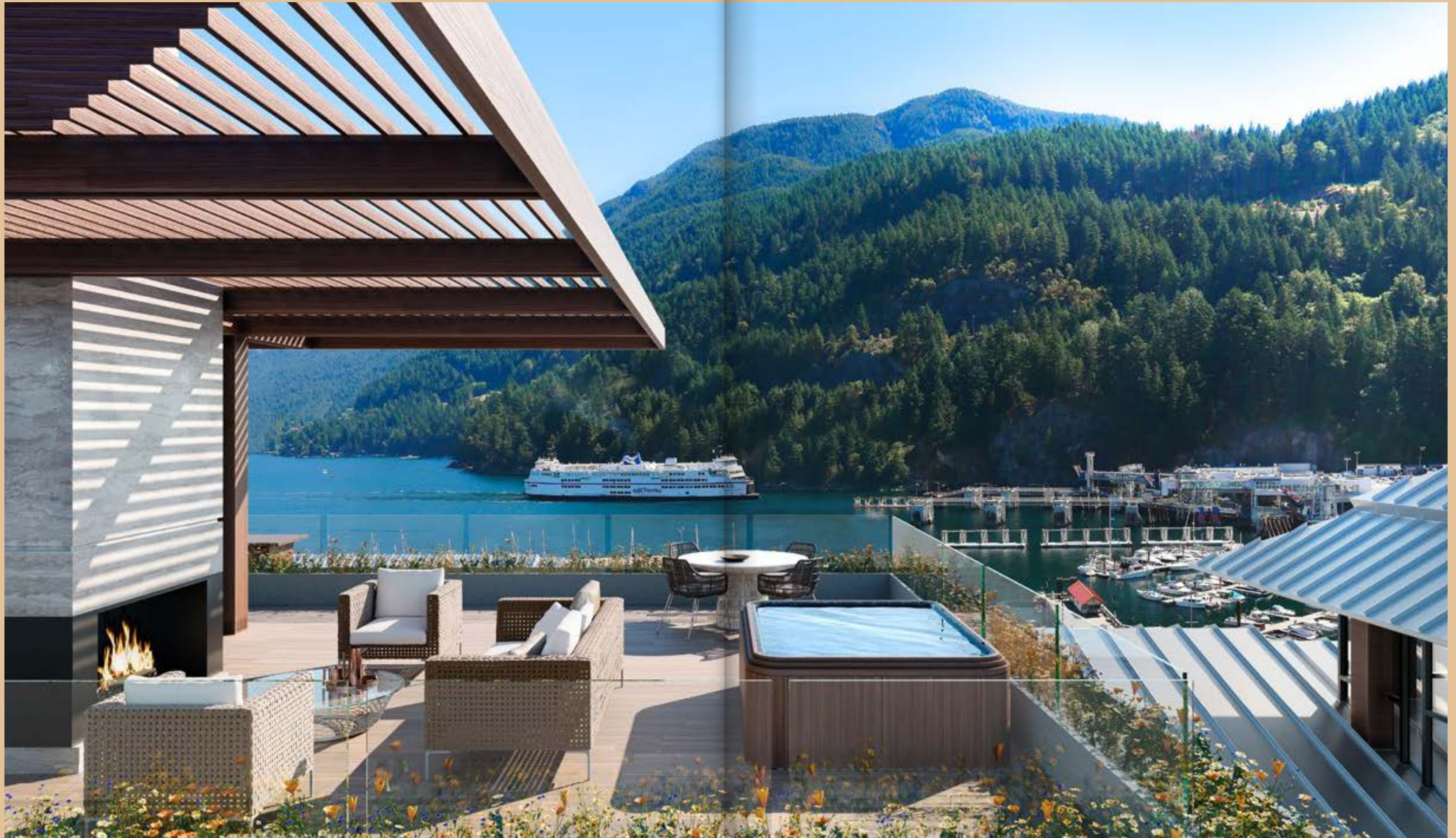














# Kitchen Featuring Miele

Westbank has a long and deep relationship with Miele, the world's leading luxury appliance manufacturer, who has curated an appliance lineup in keeping with a building of this quality. One of the features of Horseshoe Bay will be the inclusion of Miele Professional Dual-Fuel Ranges in all Residences – a first in Canada. All Miele Professional Dual-Fuel Ranges include M-Series 'swipe' touch controls and extensive MasterChef pre-programmed recipes.



## MIELE 48" RANGE IN MOST 3 BEDROOM HOMES

- M Touch controls and backlit precision knobs
- M Pro dual stacked burner system with TrueSimmer
- M Pro infrared griddle
- Fully functional M Touch Speed
- Oven (Combination of Convection Oven & Microwave)
- Fully functional Warming Drawer





# Bathroom Featuring Kohler

Since 1873, Kohler Co. has been improving the level of gracious living by providing exceptional products for their customers' homes and lifestyles. They believe better business and a better world go hand-in-hand. Whether that is beautiful kitchen and bath products, innovative engines and generators, memorable hospitality offerings or developing clean water, sanitation, and community development solutions around the world. To put it simply, they strive to enhance the quality of life for current and future generations through design, craftsmanship and innovation.



Composed® Rite-Temp®  
valve trim with lever handle



Awaken®  
8" 1.75 gpm rainhead



Composed® single-handle  
bathroom sink faucet with  
lever handle







# Westbank

Over the course of 26 years of our practice, through our long-term commitments to artistry, design excellence, sustainability and city-building, we have created a body of work that has established a higher standard in our core cities of focus: Vancouver, Toronto, Seattle, Tokyo and soon San Jose.

We are not simply a real estate practice, we are a practice creating unique, curated environments that inspire the people that live, work, visit, stay there or in any way experience them. By elevating each area, whether in residential, rental, affordable housing, hotels, retail, workspace, public art or district energy, we are creating projects that will positively contribute to our cities and a body of work that will stand the test of time.





The Kita  
Alberni by Kengo Kuma

The Avior  
King Toronto

Oakridge  
The Butterfly  
First Light





# Residential

Westbank is one of North America's leading luxury residential developers, a reputation earned through the creation of a body of work over the past 26 years that exemplifies a high degree of artistry. In Canada of the top ten most valuable residential high-rise projects, all ten are Westbank projects.

Our Vancouver House project was awarded the World Architecture Festival's Future Project of the year in 2015, and was recently named top of CNN's list of The Most Anticipated Buildings

KING Toronto is by far the most successful residential project in the history of Toronto real estate and has drawn recognition from around the world.

Our projects in Tokyo, The Kita, The Avior and Akasaka would be considered among the most innovative work being done in the city today.

First Light Seattle has been the most successful pre-sale residential project in Seattle's recent history.







# Hotels

Westbank in partnership with our frequent collaborator Peterson has developed and continues to own and manage, three hotels widely regarded as the finest in Canada.

The Fairmont Pacific Rim consistently ranks among the leading hotels in Canada and was named Canada's top-ranked hotel in 2020 by the US World & News Report. The hotel includes award-winning restaurant Botanist, Giovane Café, a Taschen bookstore, the Lobby Lounge with live music and performances nearly every night of the week as well as rotating art and fashion installations. With at least a dozen projects ongoing at the Pacific Rim any one time, our goal is that this hotel be regarded as one of the finest urban hotels in the world.

The Shangri-La Vancouver, the tallest tower in the city at 646 feet, is home to the Vancouver Art Gallery - Offsite, which transforms the hotel's public realm every few months through a permanent outdoor gallery space featuring rotating art installations. We are now conducting a significant renovation of the podium of the hotel, to include a new restaurant Marketplace on 3rd.

On the border between the entertainment and financial districts, the homes and hotel suites at the Shangri-La Toronto enjoy the convenience and vibrancy of urban living. Chosen in 2014 by Wallpaper Magazine as the top Urban Hotel in the world, the project offers owners and hotel guests a host of amenities including a pool, fitness centre, function spaces, the new La Cite Spa and specialty restaurants, one of which is Momofuku, a three-storey, tri-concept restaurant by lauded New York chef, David Chang.



# Creative Workspace

Westbank is widely known as the creator of the most valuable residential real estate in North America. People typically don't think of Westbank as the creator of the most creative workspace. In fact, our growing interest in the future of workspace is leading us to build a critical mass in this area, with over 10 million square feet of workspace either completed or under development in our core cities of focus, more than almost any other private developer practicing in North America today.

In a very short period of time, we have seen the cities in which we practice evolve towards economies dominated by a number of emerging industries that are loosely defined as the creative economy. Starting with TELUS Garden in Vancouver, we have been attempting to respond to the changing demands of this new sector of the economy.

We want to continue growing in this area because we believe bring a different perspective. Workspace, like your home or your hotel should inspire your team, and your clients as well as communicate your firm's values.

This is the impetus and inspiration for Westbank Creative Workspace - with each project we are attempting to challenge the impediments to the creation of flexible, creative and inspiring workspace. We are taking the concept of the traditional commercial real estate portfolio and transforming it into something that we hope will be able to serve us and future generations better, as our economy continues to grow and evolve.





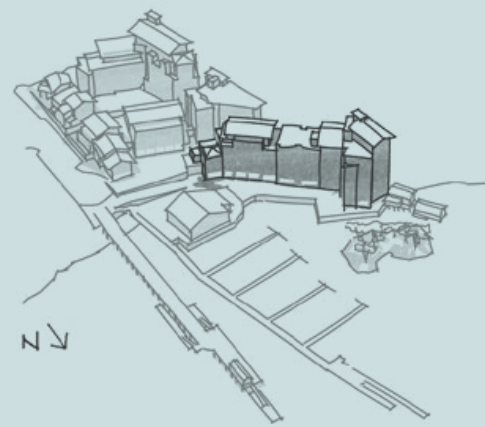




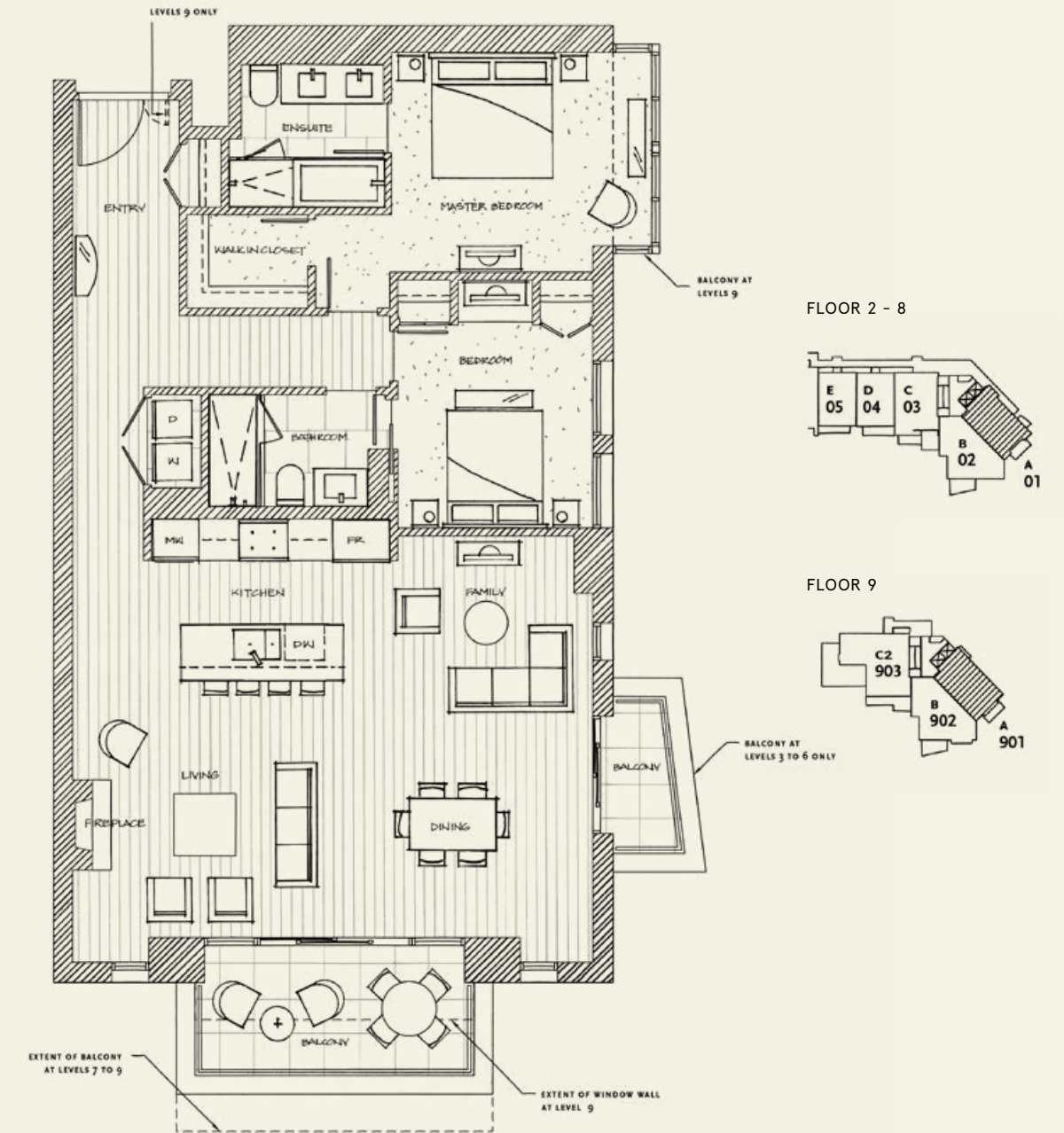
# Floorplans, Interior Finishes & Specifications



# Oceanfront Villas



PLAN 01 (A)	2 BEDROOM + FAMILY	1,567 - 1,626 SF TOTAL LIVING BALCONY 103 - 133 SF
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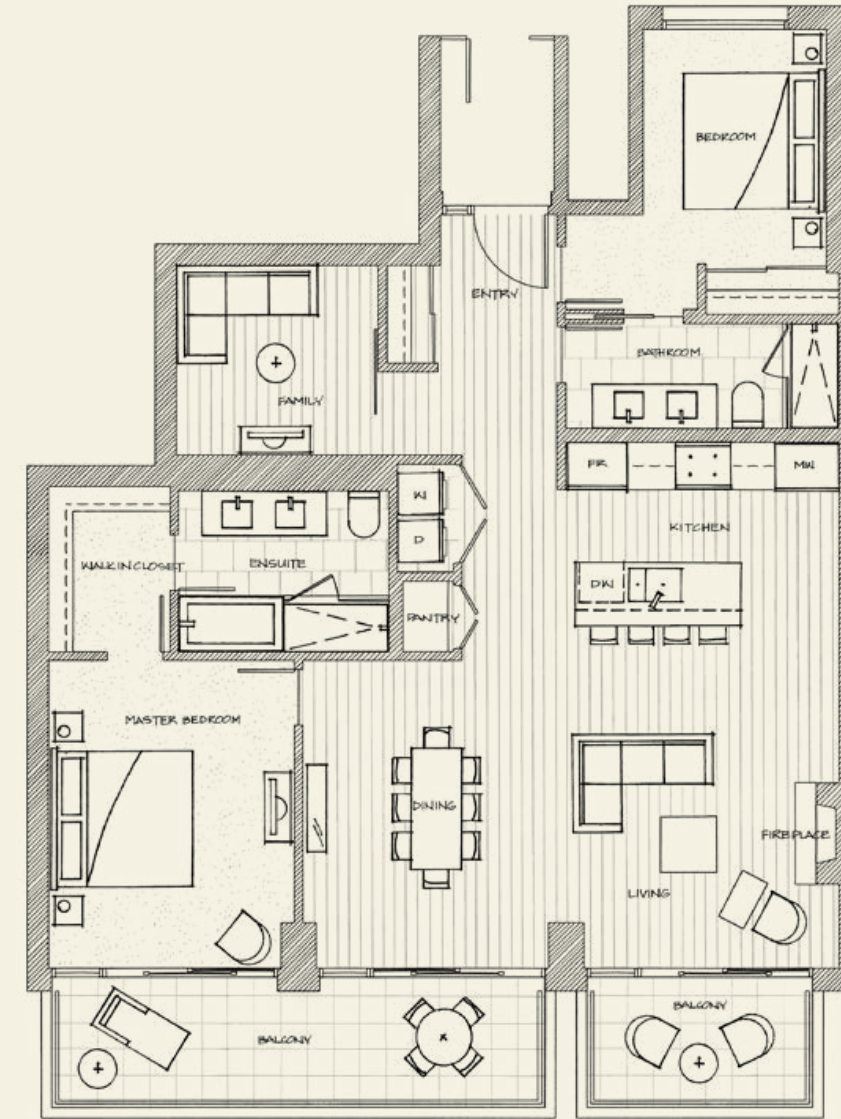
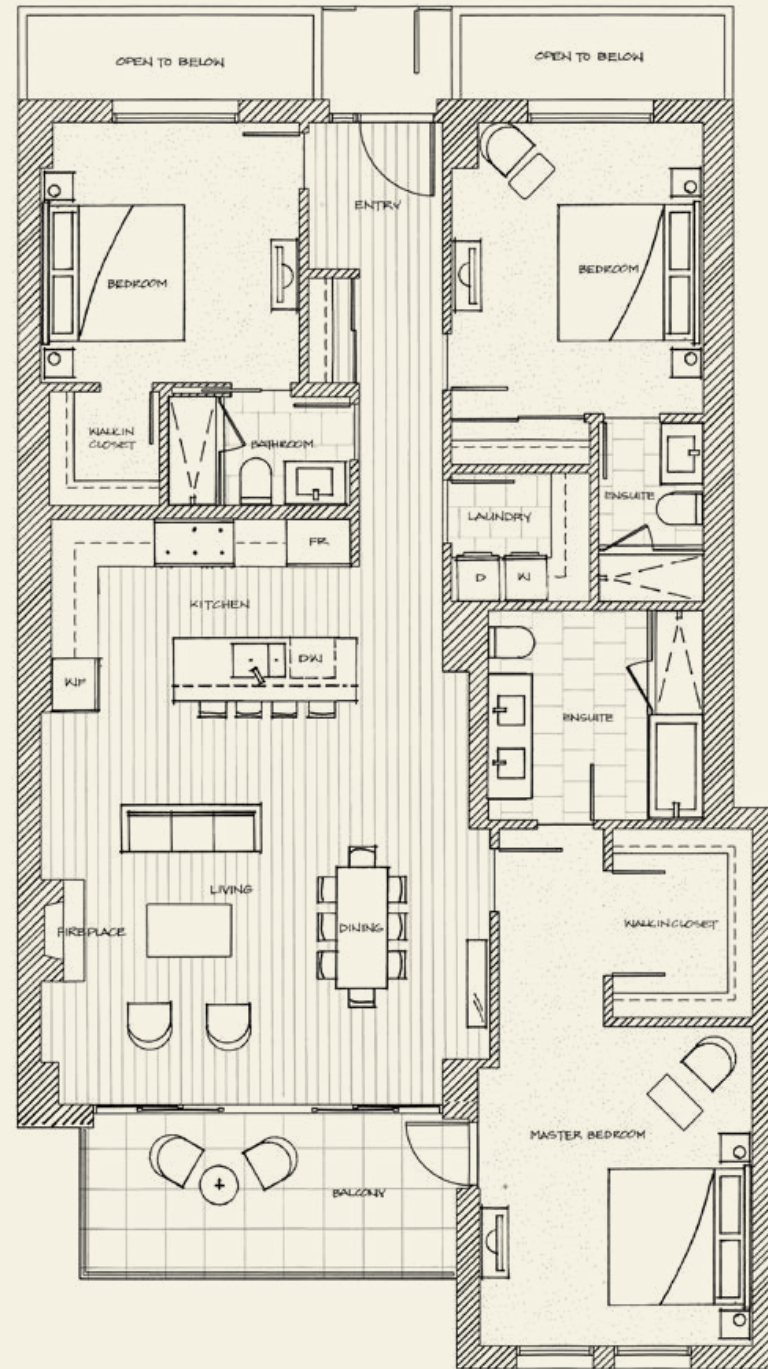
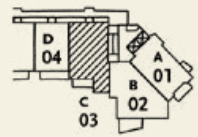




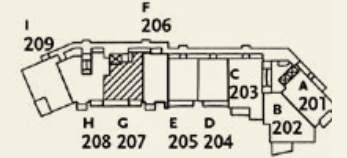
PLAN 03 (C) | 2 BEDROOM + FAMILY | 1,712 SF TOTAL LIVING  
BALCONY 252 SF

PLAN 07 (G) | 2 BEDROOM + FAMILY | 1,712 SF TOTAL LIVING  
BALCONY 252 SF

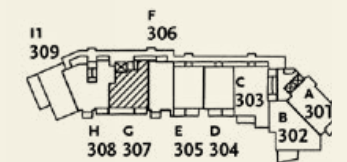
FLOOR 2 - 7



FLOOR 2

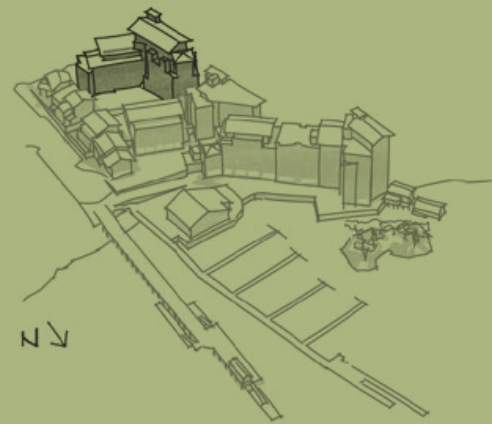


FLOOR 3

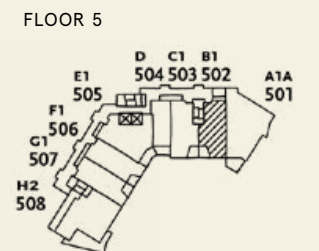
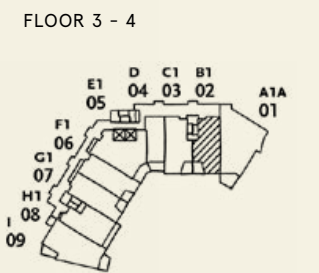
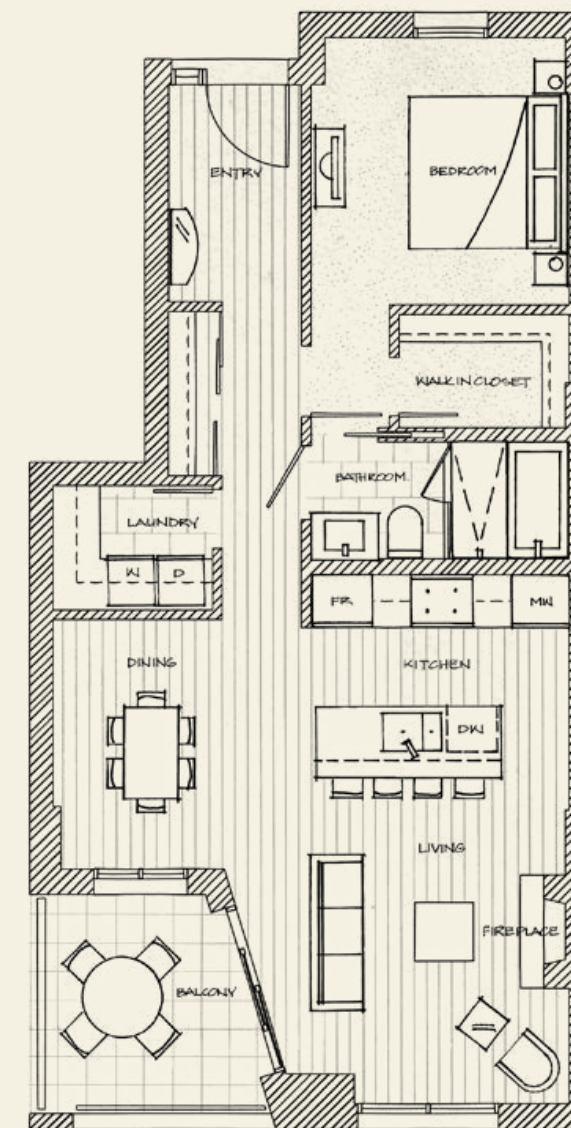




# Forest Villas



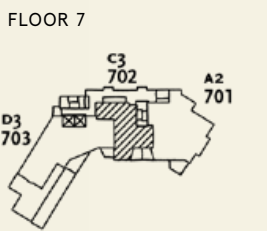
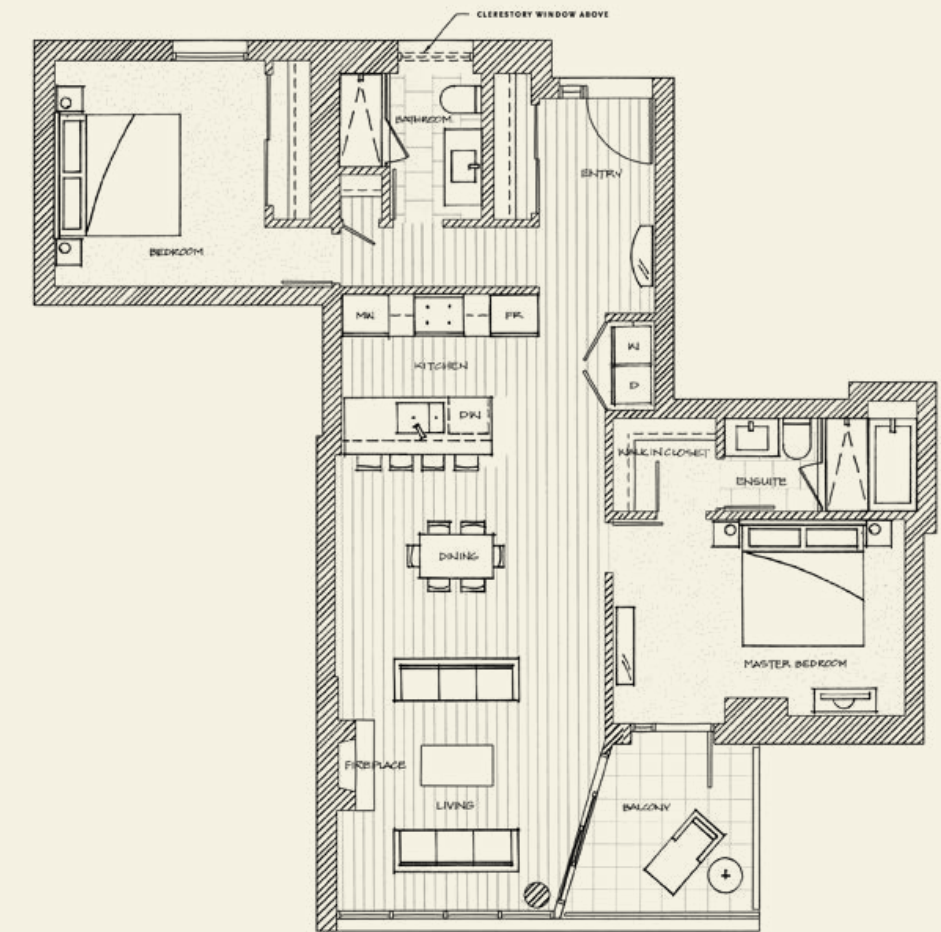
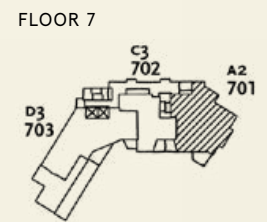
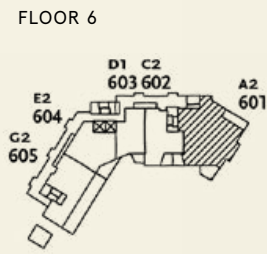
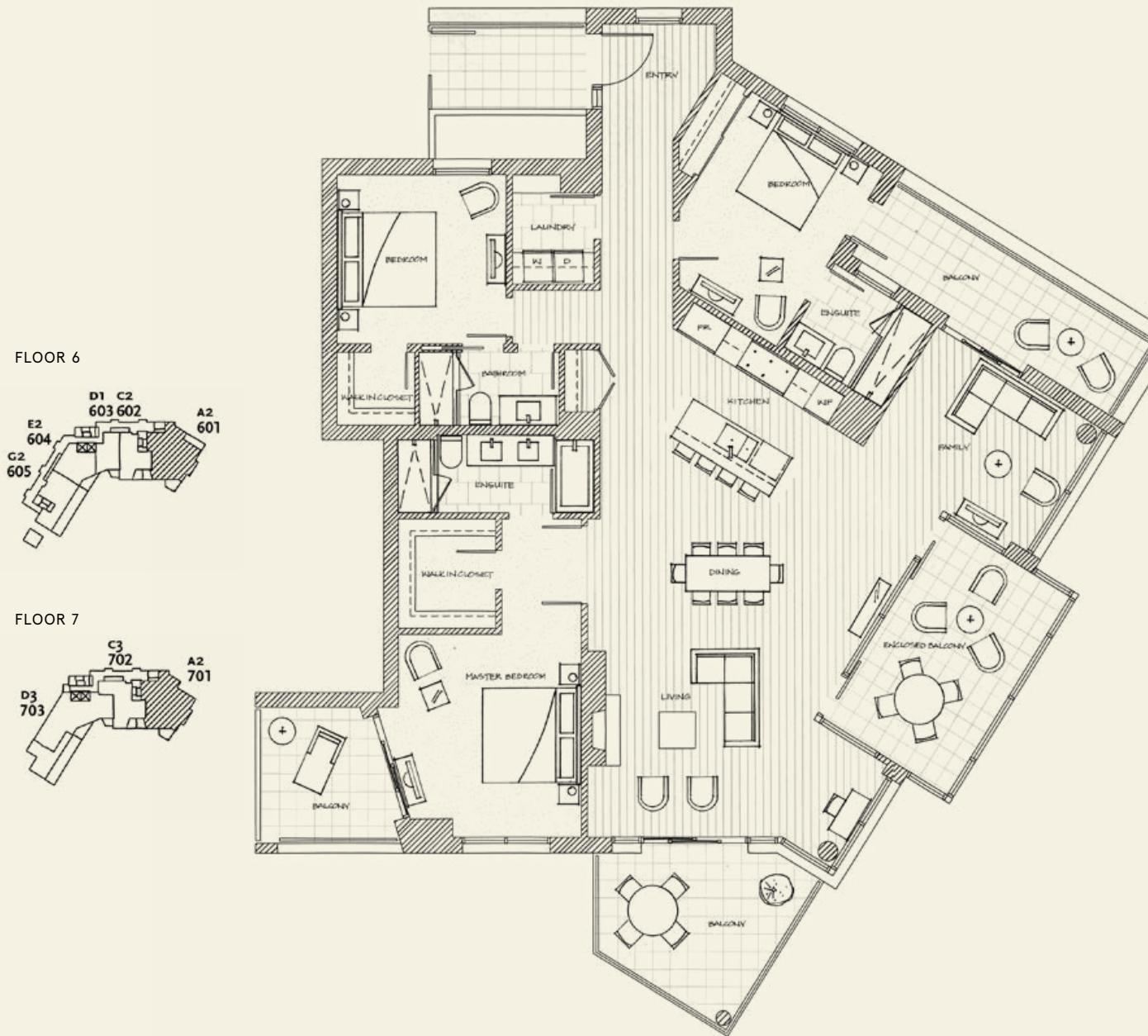
PLAN 502	1 BEDROOM	998 SF TOTAL LIVING BALCONY 85 SF
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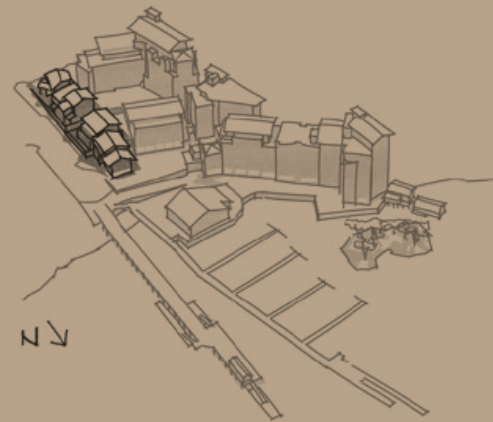
PLAN 601	3 BEDROOM + FAMILY	2,465 - 2,619 SF TOTAL LIVING BALCONY 281 - 435 SF
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PLAN 702	2 BEDROOM	1,377 SF TOTAL LIVING BALCONY 92 SF
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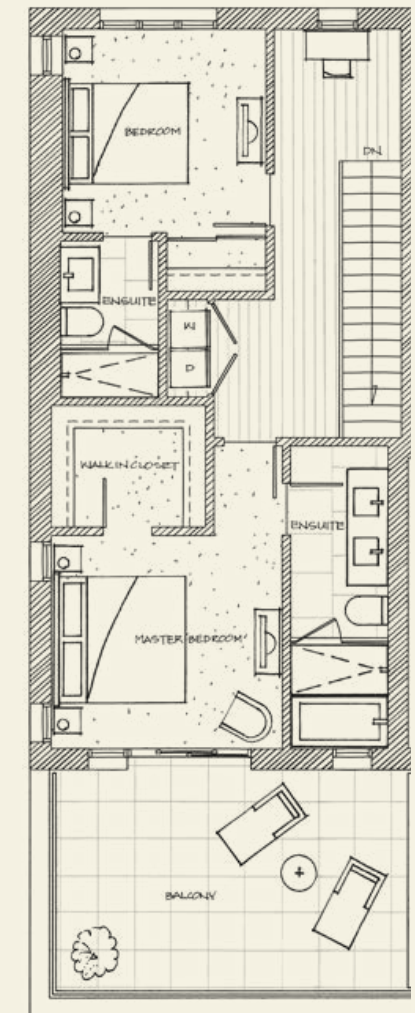
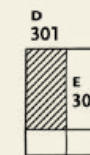
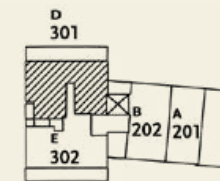
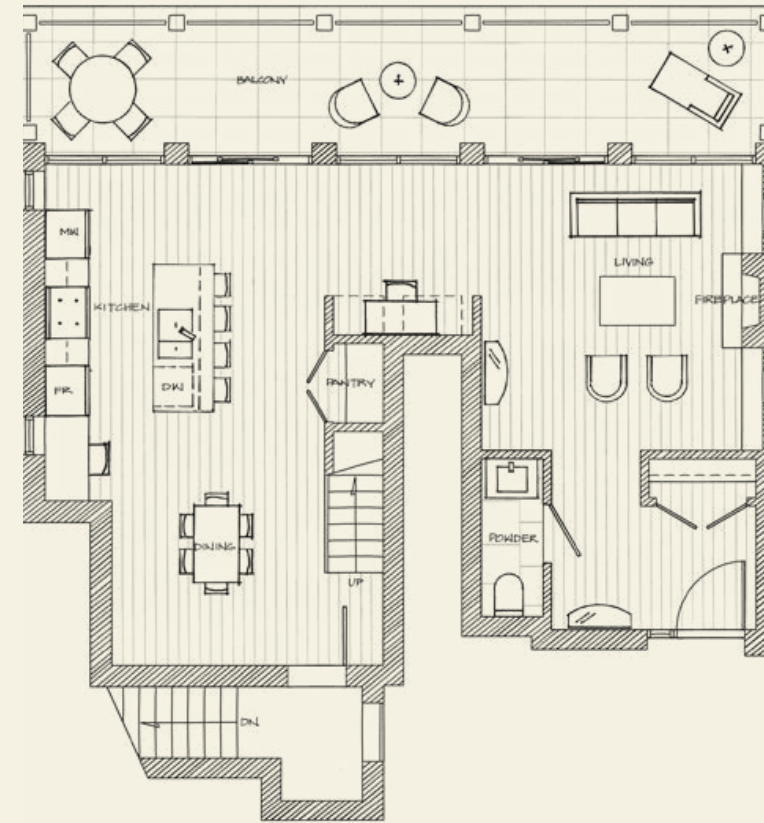




# Cherry Blossom Villas



PLAN 301	2 BEDROOM	2,115 SF TOTAL LIVING BALCONY 556 SF
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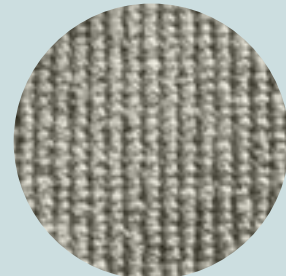


# Interior Finishes & Specifications

Horseshoe Bay's exterior details in natural wood and integrally coloured walls frame the homes they enclose. Interiors continue this aesthetic, with textures and colours inside carefully selected to reflect the environment. The architects studied the leaves, rocks and branches of the surrounding forests, the harbour's rich maritime legacy of handmade boards, and local traditions of bold modernist architecture. These particular choices ensure that each home will be as memorable inside as the exterior architecture and public spaces that surround them.



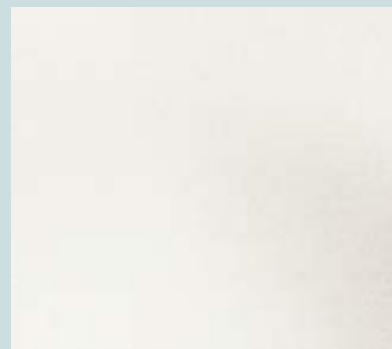
Fireplace stone



Carpet



Window roller shade



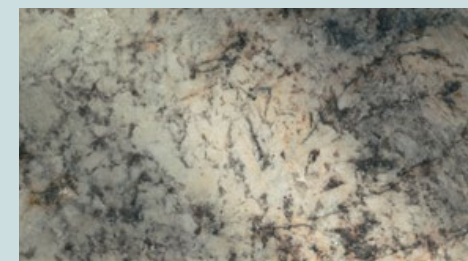
Wall & Ceilings  
Cloud White



Oakwood flooring  
option - Aura

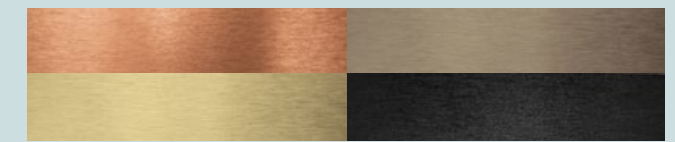


Oakwood flooring  
option - Whisper



Kitchen counter  
option - granite

Back splash under glass options



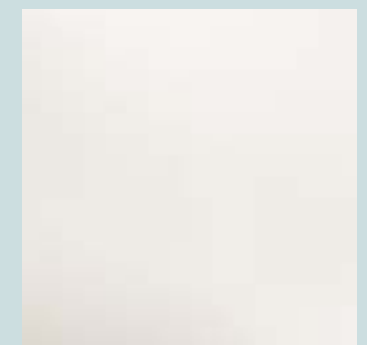
Kitchen island  
option - glass



Kitchen Cabinet



Teak Vanity



Kitchen counter  
option - Corian



Bathroom floor  
& wall tile

Bathroom counter  
quartz stone



**DESIGN**

- West Coast Modern luxury homes in the waterfront community of Horseshoe Bay
- Horseshoe Bay West Vancouver steps right out from the hillside to the ocean front
- Interior design inspired by natural west coast surroundings
- Layouts allow for natural cross ventilation and expansive views of the waterfront, mountain, forest, or park
- Homes are accessed through covered external walkways
- Reinforced concrete construction

**SUSTAINABLE DESIGN**

- In building heating and cooling provided through an onsite geothermal ocean loop, allowing for a reduction in greenhouse gas emission of up to 70%
- Underground Parking supplied with electric vehicle charging stations (available for purchase)
- Local recycling of onsite rock material to protect and enhance to waterfront
- Local material use that supports local artists and trades

**SECURITY**

- 24-hour concierge
- Building-wide electronic Access Control system
- 24-hour digital video recording surveillance of building entry points
- Electronic access using a single encrypted security device
- Video Entry System allows identification and screening of guests
- Elevators include restricted floor access

**AMENITIES**

- Amenity Boat House, that is truly one of the most breath-taking boathouses in history
- Luxurious 25 foot Chris Craft boat, with dedicated Captain
- Paddle Boards and Kayaks for residences to use
- Private Lobby with soaring ceilings and architectural fireplace, and additional private lobbies for each building
- State of the art gym

**INTERIORS**

- Designed by Merrick Architecture in a West Coast Modern typology
- Unique overheight extra wide solid wood suite entry door, modern interpretation of the Arts and Crafts style
- Overheight ceilings
- Wide-planked wood flooring in all living areas
- Porcelain Limestone look tile throughout the bathrooms and up wet walls

**BATHROOM**

- Teak vanities
- Polished quartz countertop for master ensuite and second bathroom
- Porcelain Limestone look flooring in oversized tiles, and up wet walls
- Wide-planked wood flooring in all living areast
- Porcelain Limestone look tile throughout the bathrooms and up wet walls
- Kohler polished chrome fixtures including a rain shower head.
- Kohler undermount sink basin
- Kohler rectangular deep soaker tub
- Floor heating in master bathroom

**KITCHEN**

- Matte lacquer cabinetry
- Contemporary built-in under-cabinet lighting
- Self-closing cabinet drawers
- Polished granite slab countertop, glacier white corian, or an exquisite glass fused countertop
- Contemporary satin brushed metal and glass backsplash
- Kohler polished chrome fixtures
- Stainless steel double kitchen sink with built in garburator
- Ceiling treatments will incorporate wood elements to recall the forested surroundings while adding warm and tactile contrast to the clean lines of the kitchens

**APPLIANCES**

- Miele 30" or 48" Dual Fuel Range
- Miele 48" Range includes Speed Oven (Combination Auxiliary Convection Oven and Microwave) and Warming Drawer
- Miele Futura Classic Plus custom panelled Dishwasher with Cutlery Tray
- Miele 30" or 48" stainless steel hoodfan
- Miele Microwave (in Residences with 30" Ranges)
- Miele 30" or 36" MasterCool Refrigerator with Bottom Freezer Drawer & Ice maker
- Miele MasterCool Wine Fridge, Tall Unit with 3 temperature zones, or Under-counter Unit with 2 temperature zones.
- Garburator
- Miele 24" stackable washer/dryer

**NEW HOME WARRANTY**

- 2 Years Materials and Workmanship Protection
- 5 Years Water Penetration Protection
- 10 Years Structural Protection

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HORSESHOE BAY  
sanctuary



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