



WEST COAST ESTATES

TSAWWASSEN

WEST COAST ESTATES CONDOMINIUM COLLECTION

LiveWCE.com



All renderings are representations only. The developer reserves the right to make changes to any information contained herein and make modifications to specifications, floor plans, features, sizes and measurements without further notice. This is not an offering for sale. Any such offering can only be made by way of a disclosure statement. E & O.E.

CONTEMPORARY STYLED CONDO SOPHISTICATION WITH UNPARALLELED CONVENIENCE AT WEST COAST ESTATES IN SUNNY TSAWWASSEN

The Condominium Homes at West Coast Estates are a spectacular collection of 127 contemporary condominiums ideally positioned mere steps from the peaceful allure of the Pacific Ocean. Located in north Tsawwassen adjacent to the seaside boardwalk and Tsawwassen Mills Shopping Centre, the Condominium Homes at West Coast Estates offer you the best of both worlds. Connect to Tsawwassen's central hub or relax at home in this seaside enclave surrounded by nature. All the local area amenities and central transportation arteries are only steps away from this picturesque neighbourhood. Offering great long-term value and an unbeatable living experience.



All renderings are representations only. The developer reserves the right to make changes to any information contained herein and make modifications to specifications, floor plans, features, sizes and measurements without further notice. This is not an offering for sale. Any such offering can only be made by way of a disclosure statement. E & O.E.



All renderings are representations only. The developer reserves the right to make changes to any information contained herein and make modifications to specifications, floor plans, features, sizes and measurements without further notice. This is not an offering for sale. Any such offering can only be made by way of a disclosure statement. E & O.E.

SUNNY TSAWWASSEN OCEANSIDE LIVING

Condominiums built with the same attention to detail and modern design philosophy you have come to expect in our highly popular masterplan community. Homes come in every size that you would need to suit your lifestyle, from studio apartments suitable to travelers, students, or as rental investments, up to 2+ bedroom units with flex space. All our homes are well located and well designed to maximize your convenience, with park, mountain and ocean views with unbeatable access to Tsawwassen Mills and Tsawwassen Commons for endless shopping potential.

This award winning development features park areas, playgrounds, a fitness studio for all residents, and a spacious common room to host events, private functions, or social gatherings. The low-rise sustainable design means there's plenty of sunlight to spare, and every unit comes with a balcony to soak it all in from.



All renderings are representations only. The developer reserves the right to make changes to any information contained herein and make modifications to specifications, floor plans, features, sizes and measurements without further notice. This is not an offering for sale. Any such offering can only be made by way of a disclosure statement. E & O.E.

MODERN LIVING PERFECTED – SOPHISTICATED DESIGN & MODERN FINISHES THROUGHOUT

The interiors evoke a modern sensibility, bringing the outdoors in. Homes are bright, airy and peaceful. Large windows and expansive balconies maximize the openness, connection and enjoyment of the outdoors.

AN EXCEPTIONAL CULINARY JOURNEY AT HOME

Entertain in style in a kitchen precisely designed for modern living. Stainless appliances, sleek flat panel and shaker cabinetry, and quartz counters provide the perfect oasis to inspire your culinary journey.

A VIBRANT & DYNAMIC COMMUNITY IN EVERY DIRECTION

The shops and services of Tsawwassen Mills are right at your doorstep, providing exceptional connectivity and convenience for everyday shopping, dining, and recreation.

- 19 mins. to Vancouver
- 22 mins. from YVR Vancouver International Airport
- 15 mins. from Richmond
- 2 mins. from the World class golf club & resort at Tsawwassen Springs Golf Course
- 1 min. from Executive Group's Big Splash Water Slide Park
- A few blocks from Tsawwassen Beach & brand new Tsawwassen seaside boardwalk
- Across the street to Tsawwassen Mills the newest & one of the largest luxury malls in Canada with over 200 outlets (Saks Fifth Avenue, Lululemon, Michael Kors, Victoria's Secret & more) & Tsawwassen Commons Shops - Walmart (with Groceries), Canadian Tire, Rona, Starbucks, Tim Hortons, Petsmart & more
- Down the street: Smuyuq'wa' Lelum Early Childhood Centre
- Hop on the Greenway Connector for miles of walking and biking in the heart of the neighborhood – connecting to 66km Delta Trails Loop
- Adjacent to Spruce Way Park featuring kids play area and a pickle ball court, the ideal space to enjoy Tsawwassen's fresh seaside air and greenscapes
- 1 block to new linear park, the perfect vantage point to view the Herons and Eagles and other fauna that make Tsawwassen home



SEASIDE OASIS – MODERN LIVING IN A BEAUTIFUL MASTERPLAN COMMUNITY

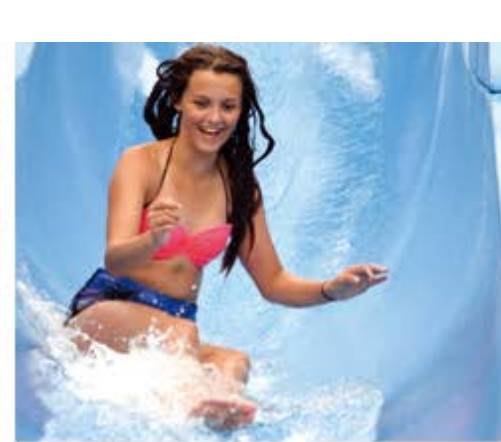
Located in north Tsawwassen adjacent to Tsawwassen Mills Shopping Centre, the homes at West Coast Estates offer you the best of both worlds. Connect to Tsawwassen's central hub or relax at home in this seaside enclave surrounded by nature. All the local area amenities and central transportation arteries are only steps away from this picturesque neighbourhood.

CONTEMPORARY STYLED CONDO SOPHISTICATION

ROOTED IN HARMONY, CONNECTIVITY AND LIVABILITY

Executive Group brings award winning design and quality to the new Tsawwassen with Condominium Homes at West Coast Estates located adjacent the greenscapes of Spruce Way Park and directly across from Tsawwassen Mills.

This is a very exciting time for Tsawwassen. Already the secret is out – the charming boutique town is now the most exciting & vibrant community in the Lower Mainland emerging into greatness – a perfect place to call Home. West Coast Estates is located right in the heart of all this.



**SUN-SOAKED OCEANSIDE TSAWWASSEN -
ACTIVITIES ARE ALL YEAR ROUND**

BE THE FIRST TO OWN - LiveWCE.com



Connected to convenience and community

In Town | 56th Street & 12 Avenue Retail Hub - from Gastronomy to Yoga

- 1 Wood N Frog Coffee Co.
- 2 Save-On Foods and BC VQA Wine Store
- 3 Shopper's Drug Mart
- 4 Petra's By Laromas
- 5 Starbucks
- 6 Illuminate Restorante
- 7 Alpha Greco Greek Cuisine
- 8 Brown's Social Club
- 9 The Rose and Crown Pub
- 10 Robb's Fish & Chips
- 11 Pho Blue Sea Vietnamese Cuisine
- 12 Mud Bay Wines Store

Tsawwassen Mills Over 200 outlets

- 13 Saks Fifth Avenue - Off 5th
- 14 Bass Pro Shop
- 15 Boston Pizza
- 16 Bourbon Street Grill
- 17 Milestones Grill + Bar
- 18 Boathouse
- 19 Forever 21
- 20 H&M
- 21 Aritzia
- 22 Browns Shoes
- 23 Mastermind Toys
- 24 Nike Factory Store
- 25 Food Court
- 26 Shopper's Drug Mart

The Village Centre

- 27 Marketplace with cafes, medical clinics, drycleaning & day-to-day services
- 28 Public Square
- 29 Library
- 30 Adjacent new Elementary School
- 31 Adjacent sport field

Adventure from leisure to high intensity

- 32 Big Splash Water Slide Park
- 33 A quick crossing - the U.S. border into Point Roberts for more golf courses, marina parks & beaches. Ladner Yacht Club - 12 mins. away

- 34 23 km of walking & running trails in Boundary Bay Regional Park
- 35 Centennial Beach for all water-sports
- 36 Tsawwassen Beach
- 37 Tsawwassen Springs Golf & Club
- 38 Beach Grove Golf Club
- 39 Kings Link Golf Course by the Sea
- 40 Point Roberts Golf & Country Club
- 41 Winkill Disc Golf Course
- 42 George C. Reifel Migratory Bird Sanctuary
- 43 BC Ferries - Island Hopping
- 44 Tsawwassen Paintball Games

Tsawwassen Commons

- 45 Walmart with groceries
- 46 Canadian Tire
- 47 Homesense
- 48 Rona
- 49 Shell
- 50 Starbucks
- 51 Petsmart
- 52 Tim Hortons
- 53 Wings Tap & Grill
- 54 Metro Liquor
- 55 TacoTime
- 56 TFN Cultural Centre
- 57 Marks Work Wearhouse
- 58 Quiznos
- 59 Triple O's
- 60 Cobb's Bread
- 61 Komome Japanese Restaurant
- 62 Subway
- 63 Dollarama
- 64 Nandos
- 65 A&W
- 66 Dental Clinic
- 67 Bobby Pinz Beauty Parlour
- 68 Tacotime
- 69 Donair Affair

Schools & Academia

- 70 Top rated Southpointe Academy
- 71 South Delta Secondary School
- 72 Beach Grove Elementary
- 73 Wind & Tide preschools
- 74 Pebble Hill Elementary
- 75 English Bluff Elementary
- 76 Ecole du Bois-joli



All renderings are representations only. The developer reserves the right to make changes to any information contained herein and make modifications to specifications, floor plans, features, sizes and measurements without further notice. This is not an offering for sale. Any such offering can only be made by way of a disclosure statement. E & O.E.

BENEFITS & VALUE OF A MASTER-PLANNED COMMUNITY

- CONNECTIVITY / ACCESSIBILITY / COHESIVE DESIGN & AESTHETICS / LIVABILITY / SENSE OF COMMUNITY
- SUSTAINED & GROWING VALUE / DYNAMIC & VIBRANT / SUSTAINABLE & EARTH FRIENDLY DESIGN
- STUDIO TO 2 BEDROOM PLUS FLEX UNITS / TWO STRIKING INTERIOR DESIGN PROGRAMS



**MODERN LIVING IN BALANCE WITH NATURE
— JUST 19 MINUTES TO VANCOUVER**

Wide Open Spaces, Healthy Fresh Seaside Breezes

BE THE FIRST TO OWN – LiveWCE.com

VISION | EXECUTIVE GROUP DEVELOPMENT

Established in 1984, Executive Group Development has been developing, constructing and managing quality real estate projects which stand the test of time across North America. Celebrating four decades of success and experience in residential and commercial construction, the Executive Group understands and delivers the contemporary demands of what defines comfort, luxury, functionality and longevity.

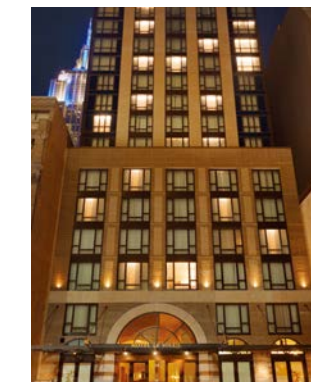
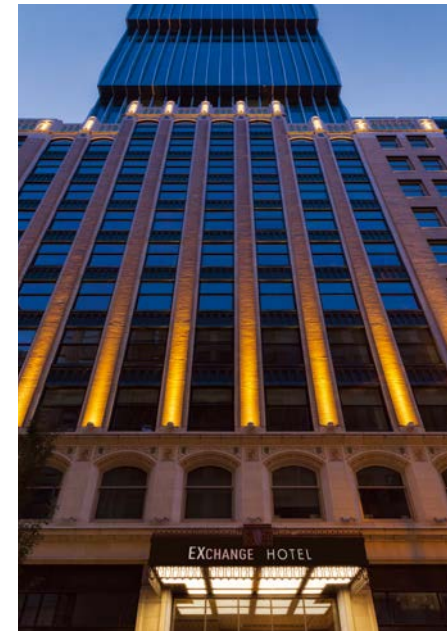
With over 4000 single family and condominium residential homes and luxury hotel units developed in the portfolio, Executive Group focuses on creating a premium experience for the end user of its product. Exceptional workmanship, progressive designs, quality materials and customer satisfaction is what to expect from the Executive Group of Companies.

Recent landmark Greater Vancouver projects include the 486 home Residences at West 3 tower development in False Creek Vancouver including over 43,000 sq ft of upscale retail in the heart of Olympic Village and the recent opening of the 200 room luxury EXchange Hotel Vancouver, a LEED Platinum historic redevelopment of the Vancouver Stock Exchange tower in downtown Vancouver.

Executive on the Park is set to become a landmark building in West Vancouver. The eight-storey building will showcase 88 beautifully curated one to three-bedroom condo and townhome residences, ranging from 650 to 1,600 square feet.

Each new real estate endeavor by Executive Group aims to be a dynamic, visionary and exceptional experience with the end-user as their primary inspiration. At WEST COAST ESTATES – expect the same pride, expertise and focus to go into creating what will become Tsawwassen's premier housing community.

BUILDING COMMUNITIES THAT STAND THE TEST OF TIME
www.ExecutiveGroupDevelopment.com





WEST COAST ESTATES

TSAWWASSEN

LiveWCE.com

SALES CENTRE

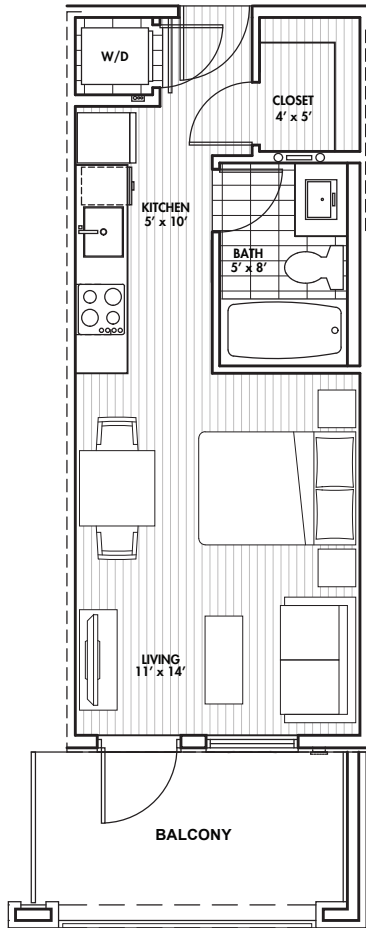
Tel. 604.800.9099

Email: sales@livewce.com

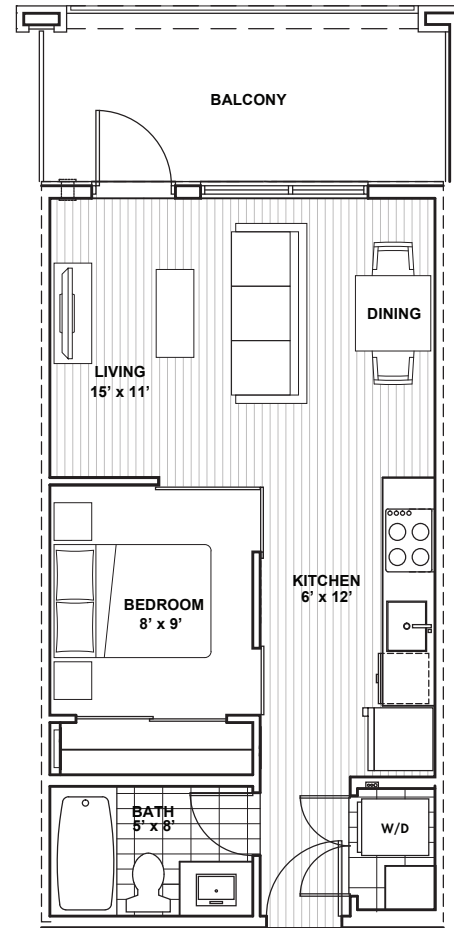
2008 OSPREY DRIVE, TSAWWASSEN, BC

WCE CONDO FLOORPLANS | TYPE A/B

STUDIO

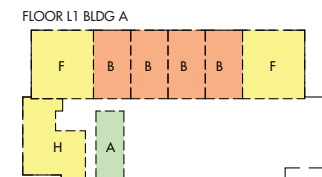
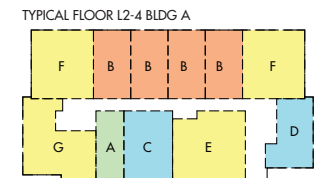
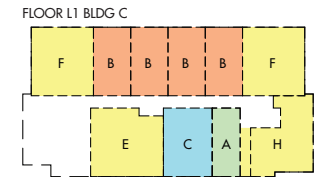
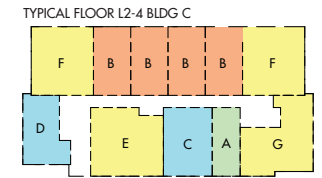


TYPE A
STUDIO (353 sq.ft.)
*FLOOR PLANS MAY BE REVERSED



TYPE B
JR 1 BED (471 sq.ft.)
*FLOOR PLANS MAY BE REVERSED

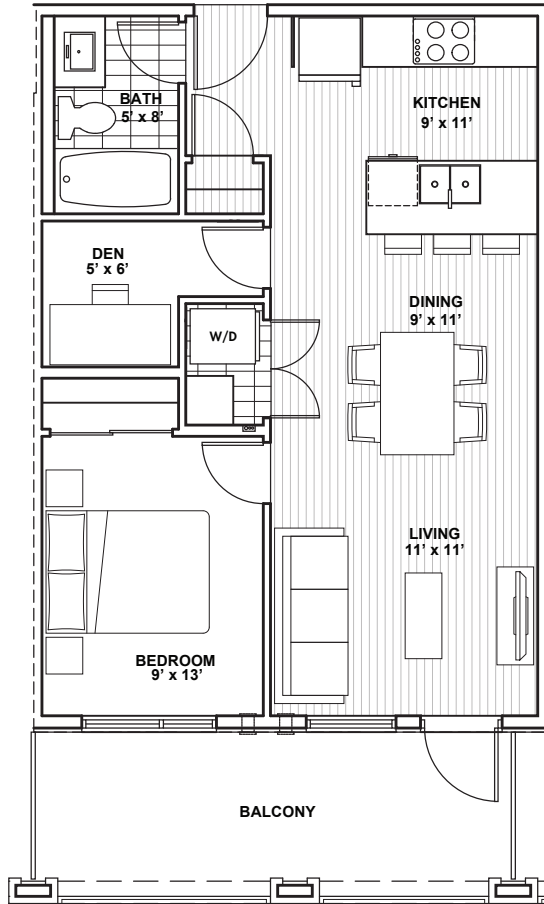
KEY PLANS



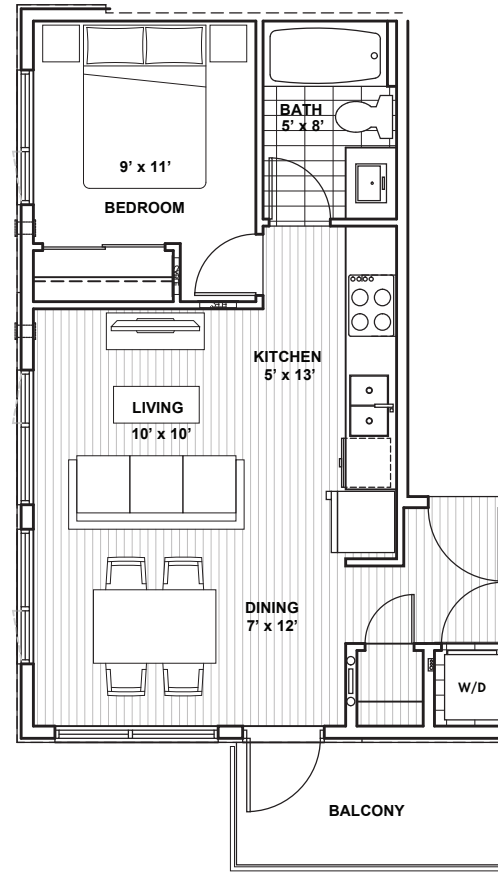
*floor plans reversed for Bldg A

WCE CONDO FLOORPLANS | TYPE C/D

1 BEDROOM

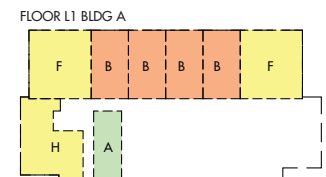
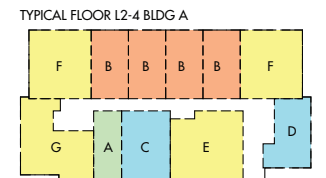
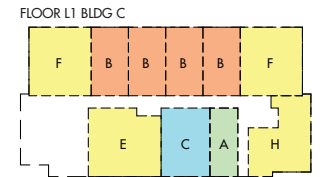
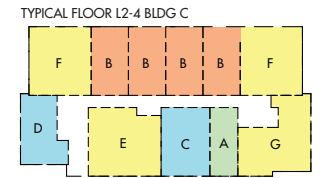


TYPE C
1-BED + DEN (616 sq.ft.)
*FLOOR PLANS MAY BE REVERSED



TYPE D
1-BED (516 sq.ft.)
*FLOOR PLANS MAY BE REVERSED

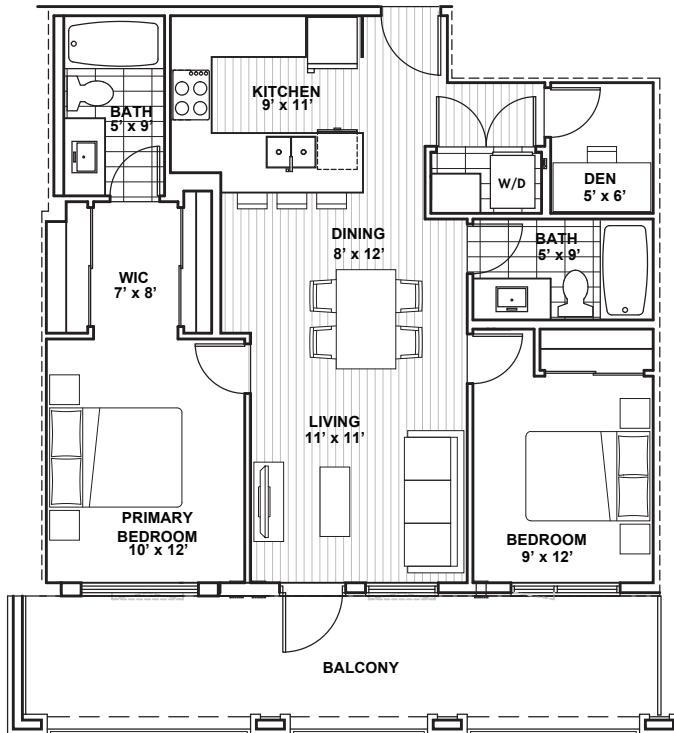
KEY PLANS



*floor plans reversed for Bldg A

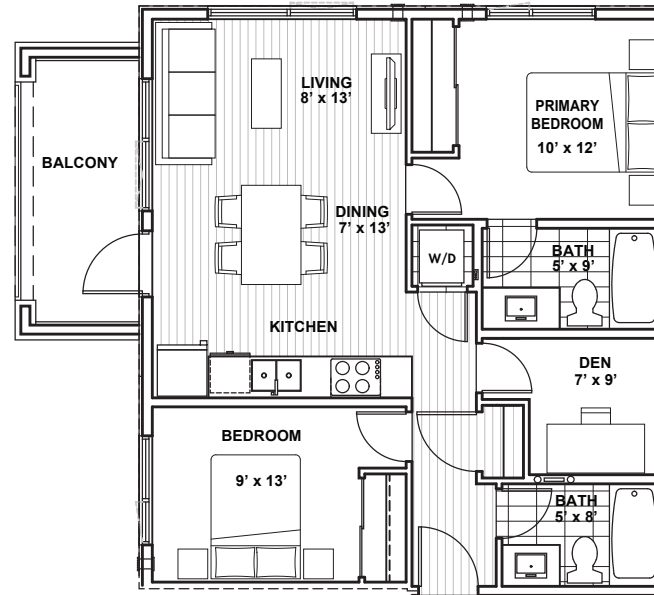
WCE CONDO FLOORPLANS | TYPE E/F

2 BEDROOM



TYPE E
2-BED + DEN (879 sq.ft.)

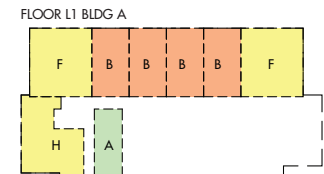
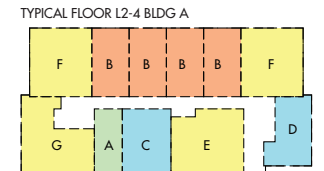
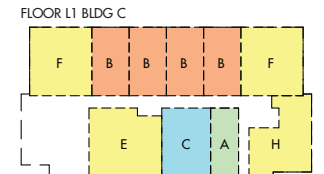
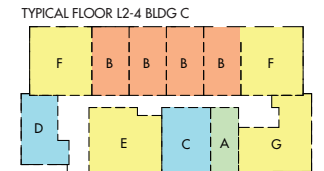
*FLOOR PLANS MAY BE REVERSED



TYPE F
2-BED + DEN (786 sq.ft.)

*FLOOR PLANS MAY BE REVERSED

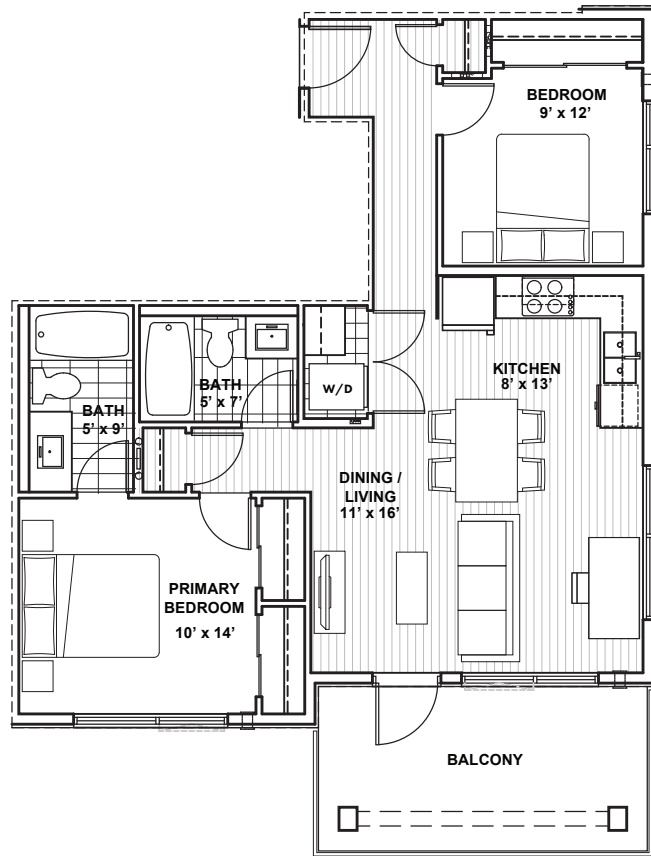
KEY PLANS



*floor plans reversed for Bldg A

WCE CONDO FLOORPLANS | TYPE G/H

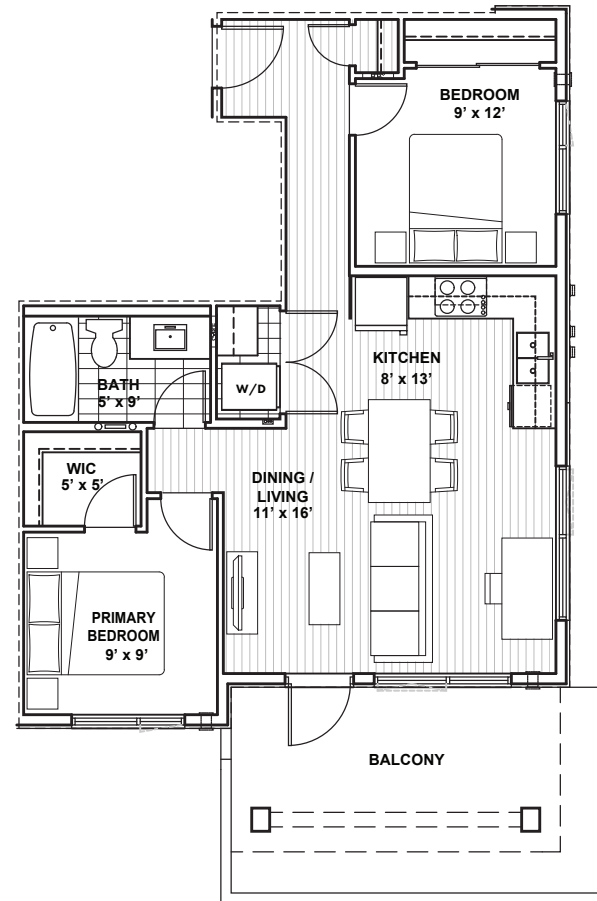
2 BEDROOM



TYPE G

2-BED + 2-BATH (833 sq.ft.)

*FLOOR PLANS MAY BE REVERSED



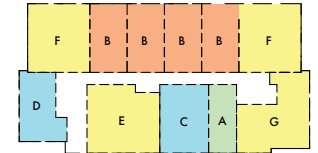
TYPE H

2-BED (737 sq.ft.)

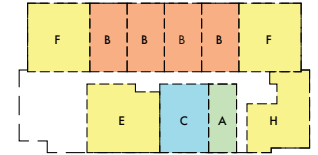
*FLOOR PLANS MAY BE REVERSED

KEY PLANS

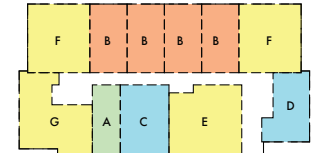
TYPICAL FLOOR L2-4 BLDG C



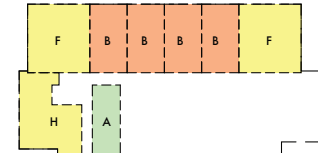
FLOOR L1 BLDG C



TYPICAL FLOOR L2-4 BLDG A



FLOOR L1 BLDG A



*floor plans reversed for Bldg A

UPSCALE CONSTRUCTION MATERIALS & FEATURES

Condominium Homes



Construction Materials and Features

604.800.9099

www.liveWCE.ca



**MODERN INTERIORS
STRIKING EXTERIORS**



EXTERIOR

- Hardie and vinyl siding
- Wood posts and beam
- Stone veneer walls
- Canopies over patio doors
- Large picture window for optimal natural light
- Expansive balconies & patios

KITCHEN

- Quartz counter
- Sleek flat paneled & shaker doors cabinetry
- Ceramic backsplash
- Chrome faucet with pull down jet spray
- Stainless steel undermount sink
- Stainless microwave/hood combo
- Stainless steel dishwasher
- Stainless steel appliance throughout

BATHROOMS

- Elegant vanities
- Quartz countertops
- Porcelain tiled floors
- Stunning chrome faucets & rain shower head in Master ensuites
- Dual flow eco flush toilets
- Glass shower enclosures

WEST COAST ESTATES CONDOMINIUM HOMES FEATURES & SPECIFICATIONS



VISIONARY MASTER-PLANNED COMMUNITY BY EXECUTIVE

- An unrivaled collection of over 290 homes in Contemporary West Coast Architecture – A True West Coast Lifestyle in a seaside location.
- Complete with 2.2 acres divided into two park areas of designated public park green space complete with walking paths, West Coast botanicals, seating & children's play area & pickleball courts.
- Masterful blend of graceful and bold West Coast Style architectural design by award winning dys Architecture.
- Atmosphere Interiors – inspired by the contemporary demands of the end-user and the natural beauty of the West Coast - materials and designs reflects green living, functionality, longevity & sophistication in every detail.
- Surrounded by convenience, West Coast Estates is seconds away from all the day-to-day amenities, recreation and lifestyle needs – a Synergy of choices, all year round.

CONTEMPORARY WEST COAST ARCHITECTURE & DESIGN

- A grand sense of arrival
- The exteriors will have distinct contemporary west coast style features:
 - › Hardie cement panel and vinyl siding
 - › Wood toned & white soffits, striking wood posts
 - › Canopies over patio doors
 - › Elegant solid core entry doors
- Manicured grounds

RADIANT INTERIORS – CALL IT HOME

- Two Interior color schemes (Luna & Finn) Inspired by nature, west coast style, warm and contemporary with timeless appeal.
- Overheight ceilings; some units feature expansive ceiling pop-ups.
- Large picture windows for optimal natural light & openness.
- Open contemporary & expansive floorplans with generous open gourmet kitchens, living and dining areas.
- Seamless outdoor / indoor living with balconies.
- Elegant wide plank laminate floors in main living, dining, kitchen.
- Cut-piled, stain resistant, eco friendly luxury carpet in bedrooms and dens.

SUSTAINABLE DESIGN AND CONSTRUCTION

- Integrated Rainscreen technology
- Energy Star appliances * selected
- 2-5-10 warranty
- Electric heating system

WEST COAST ESTATES CONDOMINIUM HOMES

FEATURES & SPECIFICATIONS



COOKING IS AN ARTFORM – SO IS THE KITCHEN

- Unleashing your creativity in the kitchen & inspired by the confidence & beauty of your surroundings
- Sleek flat paneled & shaker door cabinetry – precision engineered
- Natural light, open display areas and generous proportions create an airy and inviting space
- Quartz countertops – a timeless classic, non-porous & heat-resistant
- Warm white classy linear 4x12 ceramic backsplash
- Stainless steel cabinet pulls & hardware
- Elegant chrome gooseneck kitchen faucet with pull-down jet spray
- Hand-crafted stainless steel 24" undermount sink
- Under cabinet recessed accent puck-lights

APPLIANCES – ELEGANCE TO THE TOUCH

- Whirlpool Stainless Steel appliances: fridge, stove, dishwasher
- Stainless steel Microwave combo hood fan off-the-counter-built-in convenience
- Whirlpool Large Capacity front loading washer & dryer

LUXURIOUS SPA INSPIRED BATHROOMS

- Where beauty is with the beholder, starting with the essentials:
 - › Elegant vanities finished with shaker doors
 - › Contemporary contoured pulls
 - › Quartz countertops and backsplash
 - › 12 x 24 porcelain tiled floors & wall tile
- Pot lights in bathroom
- Stunning chrome faucets & rain shower head in Master ensuite
- Semi-frameless glass shower enclosure in ensuite
- Sophisticated rectangular white undermount sinks in all bathrooms.
- Dual-flush eco-flow toilets throughout

BIKE STORAGE LOCKERS

- Bike storage lockers are easily accessible through our parking garage for storage of bikes, winter tires, and seasonal items.