



WEST COAST ESTATES

TSAWWASSEN

A NEW
MASTER PLAN COMMUNITY
IN OCEANSIDE SUNNY
TSAWWASSEN

20 CONTEMPORARY
SINGLE FAMILY HOMES
IN BALANCE WITH NATURE

EMANATING LUXURY AND QUALITY,
DESIGNED FOR FUNCTION



Whether you are downsizing, upsizing, a first time home buyer, just starting a family, retired or just looking for something new, **WEST COAST ESTATES** offers something for everyone.

WEST COAST ESTATES is in a natural seaside setting of Tsawwassen, minutes outside of Vancouver.





MODERN LIVING IN BALANCE WITH NATURE SITUATED IN OCEANSIDE SUNNY TSAWWASSEN

THE HOME EXPERIENCE

The exteriors of each home will have distinct contemporary west coast style rooflines in 3 styles from sloped to horizontal.

EMANATING
LUXURY AND ELEGANCE,
DESIGNED FOR FUNCTION



RADIANT INTERIORS

Two Interior colour schemes (Saturna & Mayne) Inspired by nature, west coast style, warm and contemporary with timeless appeal.

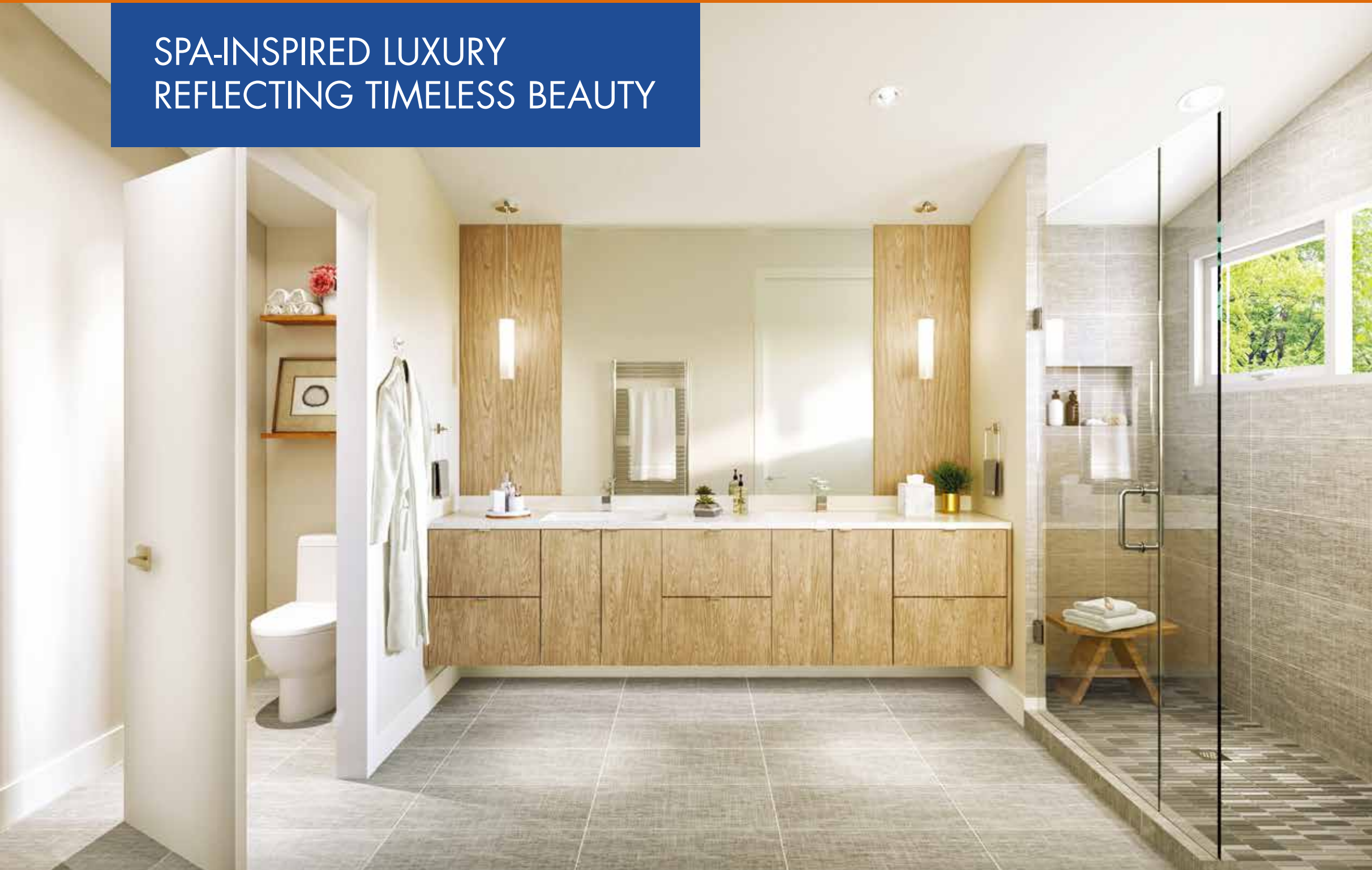
A modern kitchen and dining area. In the foreground, a round white dining table with a vase of white flowers is surrounded by blue chairs. To the right, a large kitchen island with a white countertop and a wooden base is topped with a row of wooden bar stools. The kitchen features light wood cabinetry and a white countertop. A large window on the left shows a view of a tree and a body of water. A black clock with gold hands is mounted on the wall. The floor is light wood. The overall atmosphere is bright and airy.

GOURMET KITCHENS, SEAMLESS INDOOR / OUTDOOR LIVING

COOKING IS AN ART FORM – SO IS THE KITCHEN

Textured wood, flat panel laminate cabinetry in natural tones combined with solid matte finish accent cabinetry, offers a custom contemporary look

SPA-INSPIRED LUXURY REFLECTING TIMELESS BEAUTY



LANEWAY HOMES—REMARKABLE DESIGNS FOR A LASTING IMPRESSION WITH MORTGAGE HELPER RENTAL INCOME



A VIBRANT & DYNAMIC COMMUNITY IN EVERY DIRECTION

- › 19 mins. to Vancouver
- › 25 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
- › Next door to the Village Centre marketplace & public plaza with TFN Elementary School and sport field. Down the street - Smuyuq'wa' Lelum Early Childhood Centre
- › Hop on the Greenway Connector for miles of walking



A VIBRANT
& DYNAMIC
COMMUNITY
IN EVERY DIRECTION



Sun-soaked oceanside
Tsawwassen - activities
are all year round

BE THE FIRST TO OWN – LiveWCE.com



ROOTED IN HARMONY, CONNECTIVITY AND LIVABILITY

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.

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- 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 Ristorante
- 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
Delta Hospital – 11 mins. away

- 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

- 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

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 Winskill Disc Golf Course
- 42 George C. Reifel Migratory Bird Sanctuary
- 43 BC Ferries – Island Hopping
- 44 Tsawwassen Paintball Games

- 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

- 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



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
- SIX CONTEMPORARY HOME STYLES TO CHOOSE FROM
- TWO STRIKING INTERIOR DESIGN PROGRAMS

BE THE FIRST TO OWN – [LiveWCE.com](https://www.LiveWCE.com)

YVR AIRPORT 25mins

VANCOUVER



RICHMOND 12mins

5mins BC FERRIES

BIG SPLASH
WATER PARK

TSAWWASSEN MILLS &
COMMONS SHOPPING

TSAWWASSEN SPRINGS
GOLF RESORT

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

Wide Open Spaces, Healthy Fresh Seaside Breezes

VISION | EXECUTIVE GROUP DEVELOPMENT

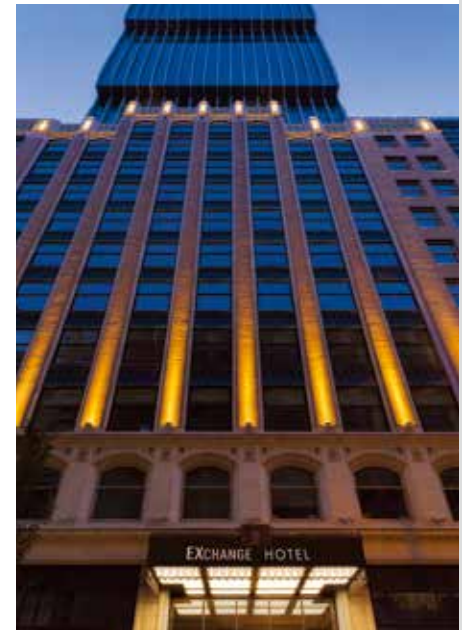
Established in 1984, Executive Group Development has been developing, constructing and managing quality real estate projects which stand the test of time across North America. Celebrating four decades of success and experience in residential and commercial construction, the Executive Group understands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

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



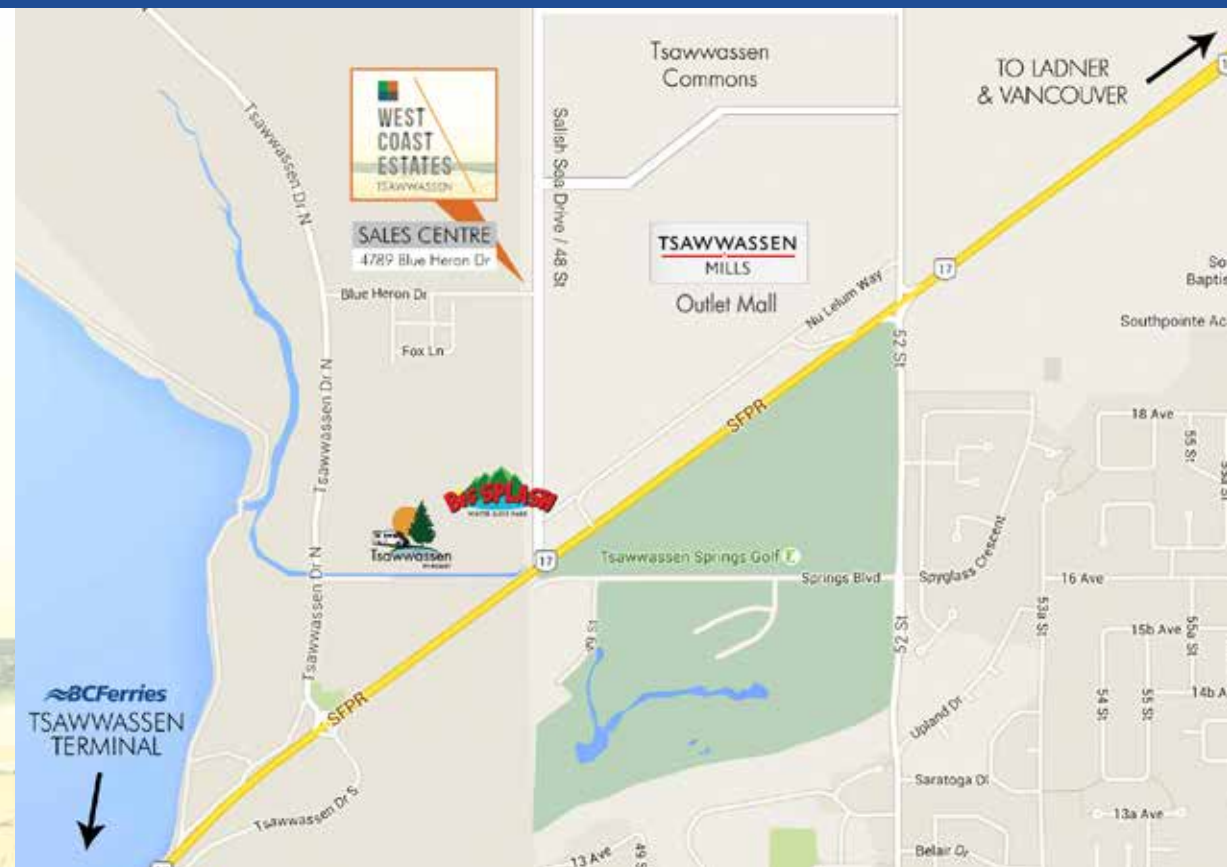
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