

HORSESHOE BAY

sanctuary



Horseshoe Bay Overview

Number of Homes	158	Bicycle Lockers	\$1,500
One Bedroom / + Den	27	Parking*	\$75,000
Two Bedroom / + Den	111		
Three Bedroom / + Den	16		
Penthouses	4	*Available for Purchase	

Coastal Living

Horseshoe Bay is located at the heart of one of the world's most diverse and inviting landscapes for outdoor recreation. At this western extension to mainland Canada, tall snow-capped mountains with lush forests meet rocky headlands and sandy beaches. Offshore are the sheltered waters of Howe Sound and Burrard Inlet, a paradise for sailing, motor-boating, fishing and paddling. Threaded through this dramatic landscape are engaging coastal villages and some of the world's greatest golf courses and ski resorts, all just minutes away. Imagine your days, your seasons, with choices like these so close at hand.

West Coast Architecture

To enhance the marina and public paths defining one edge of Horseshoe Bay's harbour, and then make new places to live above them is one of the greatest challenges of Paul Merrick's architectural career. He drew on a lifetime of experience to understand and solve the opportunities at this, one of the most magnificent building sites on Canada's Pacific coast.

The Marina Boardwalk

The public spaces and resident's amenity areas at Horseshoe Bay will be as pleasant by night as they are by day. Westbank is developing a custom series of sculptural lighting fixtures touched with whimsy and creativity, a ring of shining artworks that will define the waterfront here – creating "1,000" points of light to greet visitors coming from Howe Sound.

Sustainable Design

- In building heating and cooling provided through an on site 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)
- On site cistern to capture storm water runoff and recycle it for irrigation, thereby reducing the use of fresh water
- Local recycling of on site rock material to protect and enhance the waterfront
- Local material use that supports local artists and trades

Security

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

Amenities & Services

- Amenity Boat House, that is truly one of the most breath-taking
- boathouses in history
- Luxurious 24 foot Chris Craft boat, with 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

Shopping

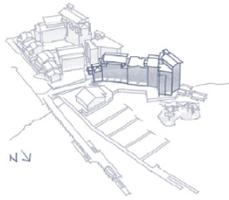
Caulfield Village Shopping Centre	7 minute drive
Dundarave Village	12 minute drive
Ambleside Village	13 minute drive
IGA Grocery	12 minute drive
Park Royal Shopping Centre	17 minute drive

Neighbourhood

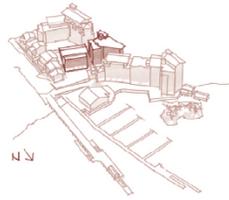
Sewell's Marina & Ocean Adventure Centre	on site
Gleneagles Golf Course	5 minute drive
Gleneagles Community Centre	5 minute drive
Ferry Terminal Daily Sailings	5 minute walk
Horseshoe Bay to Nanaimo	
Horseshoe Bay to Sunshine Coast	
Horseshoe Bay to Bowen Island	

Education

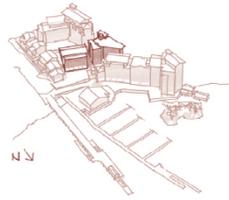
Gleneagles Ch'axay Elementary School	4 minute drive
Rockridge Secondary School	7 minute drive



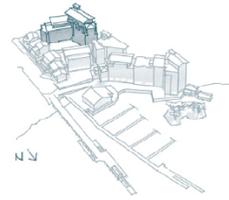
OCEANFRONT VILLAS
Two and three bedrooms
1,213 – 6,405 sq ft



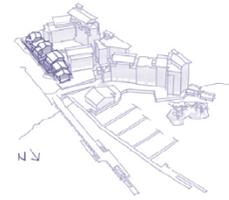
BAY VIEW VILLAS
One and two bedrooms
651 – 4,353 sq ft



OCEAN PAVILION VILLAS
One, two and three bedrooms
1,505 – 4,189 sq ft



FOREST VILLAS
One, two and three bedrooms
680 – 4,359 sq ft



CHERRY BLOSSOM VILLAS
Two and three bedrooms
1,428 – 2,932 sq ft

Interior Architecture

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 for this special location. In preparing their drawings, the architect studied the leaves, rocks and branches of the surrounding forests, the harbour's rich maritime legacy of handmade boats, 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.

Kitchen

Countertops	Polished granite slab countertop, glacier white corian, or an exquisite glass fused countertop
Backsplash	Contemporary satin brushed metal and glass backsplash with built-in under-cabinet lighting
Cabinets	Matte white lacquer cabinetry, procured through B&B Italia
Appliances	Miele 30" or 48" Professional Series Dual-Fuel Touch Range and Hoodfan with built-in speed oven and warming dryer in larger homes Miele 24" Microwave with trim kit (select units only) Miele 30" or 36" MasterCool refrigerator and freezer Miele Futura Classic Plus custom panelled dishwasher Miele wine fridge (select units only)
Floor	Wide plank wood flooring in either Aura or Whisper

Living

Floor	Designer wool carpet in bedrooms
Ceiling	Typical ceiling height of 10' (8'6" in areas with ceiling drops)
Windows	Premium sun shades included throughout with electrical rough-in
Fixtures	30" or 36" ft fireplace covered in travertine stone

Bathroom

Countertops	Polished quartz countertop
Vanity	Teak vanities
Floor	Porcelain Limestone flooring in oversized tiles
Fixtures	Plumbing Fixtures Kohler polished chrome fixtures including a rain shower head, under mount sink basin, rectangular deep soaker tub

Moorage

Moorage is available through Sewell's Marine and the Ocean Adventure Centre. Please contact a sales representative for details.

Deposit Structure

10% of the Purchase Price upon execution of Contract of Purchase and Sale. Balance due on closing.

Strata Fee: \$0.80 per sq ft. per month
Completing April 2022

Horseshoe Bay Presentation Gallery

By Appointment Only
www.horseshoebaywestvancouver.com
sales@westbankcorp.com