



#### **Homes Feature:**

- *South facing waterfront*
- *4 bedrooms*
- *3.5 baths*
- *3 floor elevator*
- *4 car garage*
- *Solid, long plank, dark walnut hardwood floors*
- *65 oz Saxony carpets*
- *Featuring Sub-zero and Wolfe appliances*
- *Maple Cabinets*
- *Granite counter tops*
- *Home security system*
- *9' ceilings in living areas*
- *Solid wood doors*
- *2-5-10 year new home warranty*
- *Professionally maintained landscaping*

#### **Residential Marina Features:**

- *"U"-shaped moorage from 142' to 185' total ft with max. slip lengths of 64' to 96' for rental.*
- *New 8' wide concrete engineered dock system*
- *Motorized loading assistance*
- *4 x 50 amp/220 power*
- *Portable pump-out station*
- *Security gates c/w closed circuit surveillance*
- *Calm, deep, fresh water moorage*
- *Full dockside services*
- *On site caretaker, maintenance and repair service*

## **The Development**

The Blue Heron Marina Estates development is located in East Richmond on the banks of the Fraser River in a calm, protected channel with deep fresh water moorage, with easy access to the gulf islands and the fabled inside passage. Within 35 miles of cruising you could be in Ganges Harbour on Saltspring Island, the hub of the Gulf Islands.

Imagine, living on the waters edge in your own waterfront home and enjoying the magnificent view of the water and coastal mountains.

These deluxe homes are designed with a marine theme and include such amenities as deluxe kitchens with granite counter tops, deluxe appliance packages and choice of natural gas or electric cooking appliances. Each home is also equipped with a three floor elevator. All homes are covered by a 2-5-10 new home warranty. Strata fees will include grounds and dock maintenance.

Richmond is the home of the Vancouver International Airport and close to downtown Vancouver as well as the US, Canada Border crossing at Peace Arch. The development is central to many attractions and shopping within the lower mainland area.







**Marina Features:**

- *Moorage rental*
- *Concierge service*
- *Complete maintenance and caretaker services*
- *Travel lift services*
- *Major repair services*
- *Provisioning services such as fuel, supplies and equipment*
- *Minor repair facility in the clubhouse*

**Palmer Yachts Marina**

Phase 2 of the development will feature a private, full service marina, adjacent to the residential properties. This will feature approx. 38 slips , parking and a 3800 sq. ft. marina office and clubhouse building.

Full yacht servicing, maintenance and repairs are available. Nearby Palmer Yachts shipyard can provide travel lift service as well as major repairs.







***Blue Heron Club Features:***

- *Membership available to marina members and home owners*
- *Dedicated area for members*
- *Area features a bar, food preparation area, meeting space and a large open deck*
- *A dedicated area for minor boat repairs by owner*

**The Club At Palmer Yachts**

The marina building will feature a private area for members of the marina. Home owners are eligible for membership in the "The Club at Palmer Yachts", as well. In addition to all of the services available, this feature allows members to conduct meetings, prepare meals and plan outings for interested members.

