

A big draw in Delta

Sprawling clubhouse is the nucleus of Tsawwassen's master-planned community



The new clubhouse at Tsawwassen Springs is home to a bar, a 6,300-square-foot ballroom, a pro shop and other amenities.



Kitchens at Tsawwassen Springs feature quality cabinetry, granite or quartz counters, stainless steel appliances and undermount sinks.

Tsawwassen Springs — The Heron Collection

Project address: 111-5099 Springs Blvd., Tsawwassen Project size: Current phase is 90 condos in a six-storey concrete building, with studios, one-beds, two-beds, and two-beds and den (One-beds now sold out). Residence size: 553 to 2,659 square feet Price: From \$314,900 Developer: Shato Holdings Ltd. Builder: Talisman Homes Ltd. Architect: Wayne Fougere Interior design: Martie Knockaert Sales centre: 111-5099 Springs Blvd. Hours: noon to 5 p.m. on Saturday and Sunday, then by appointment only until early in the new year, when normal hours will resume Telephone: 604-948-4663 Website: tsawwassensprings.ca Occupancy: 2017

BARBARA GUNN

VANCOUVER SUN

The mood is decidedly merry at Tsawwassen Springs right now, and not simply because Christmas is just around the corner.

Not long ago, an enormous clubhouse opened at the master-planned golf

course community, and with it a pro shop, wellness and fitness centres, a physio and orthopedic facility, a 6,300-square-foot ballroom and the much anticipated Pat Quinn's Restaurant & Bar. Also on site until Jan. 3: an outdoor skating rink.

It's all an undeniable draw for both south Delta locals and residents of Tsawwassen Springs, which is now selling its third phase of condos: the 90-unit Heron Collection.

TYLER GARNHAM



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Saturday December 19, 2015

We're seeing quite a few younger couples buying, with young children. Mom and dad both have careers... so they can move into something that's easy to take care of. SARAH TOIGO TSAWWASSEN SPRINGS DIRECTOR OF SALES AND MARKETING



While the layouts and sizes differ, all the homes in Tsawwassen Springs will have soaring ceilings and engineered hardwood floors.



Heron Collection homes at the Tsawwassen Springs master-planned community range from 553 to 2,659 square feet, and start at \$314,900.

These days, the clubhouse bustles with activity, as residents of both Tsawwassen Springs and the larger community arrive to visit Pat Quinn's, to lace up their skates or to admire the holiday lights on the giant sequoia overlooking the rink. Bookings have also been brisk at the Springs Ballroom, a facility that

can be divided into four private rooms, and which can seat 500 people when fully open. The first wedding will take place on New Year's Eve.

The clubhouse is a meeting place that is sure to enhance the sense of community at the development, according to Sarah Toigo, Tsawwassen Springs' director of sales and marketing.

"I think the clubhouse kind of completes the whole community aspect that we've been after," Toigo says.

"The night we did the tree lighting, I walked in (to Pat Quinn's) and around the horseshoe bar were all these smiling faces — homeowner, homeowner, homeowner — and it was just so fulfilling to see it go full circle.

"In terms of real estate sales, it's going to be huge — to be able to show up and touch and feel and walk through, and see other people enjoying the facilities that we offer here."

When complete, the Shato Holdings development will be home to 490 residences: 194 detached and 296 condos. Now occupied are 136 condos and some 60 detached homes — "about 200 addresses," Toigo says.

(Also on offer are 20 two- to five-bedroom detached homes ranging from 1,300 to 3,200 square feet. Those homes, which are in pre-construction and start at \$849,900, will be ready for occupancy next year.)

To date, Toigo says, Tsawwassen Springs has been attracting a variety of buyers, with baby boomers being the primary demographic.

"We don't like calling them downsizers because there are a lot of people that may have (already) done the downsizing," she says. "Maybe they live in a condo downtown and it's too noisy or they're tired of the elevator or parking on P5, and they want to drive into their dri-

veaway. So they can go from 1,200 or 1,400 square feet to 1,800 square feet — upsize, right size, whatever you want to call it."

But she says the type of "worryfree easy living" on offer at Tsawwassen Springs is also appealing to younger folks.

"We're seeing quite a few younger couples buying, with young children. Mom and dad both have careers, and they don't want a 10,000-square-foot lot ... so they can move into something that's easy to take care of. We're seeing that as a big draw for some of our larger condos and some of our houses that have more family-oriented plans."

Additionally, Toigo says, there's been good traction among investors for the condos, "where buyers are paying Tsawwassen pricing and seeing downtown Vancouver rents."

With distinctive overhangs, large windows and extensive use of wood and stone, the homes — the work of architect Wayne Fougere and builder Talisman Homes — have an arts-and-crafts look. Inside, both the condos and detached homes have engineered hardwoods in the entries, kitchens and great rooms, and wool carpets in bedrooms and dens.

Kitchens have high-end cabinetry, stainless steel appliances, undermount sinks and granite or quartz counters. Large windows will showcase the views on offer, as will the spacious covered decks.

Ceilings are high, rising to 10 feet in the detached homes, and nine in the condos on the first four floors. (Condos on the fifth floor will have 11-foot-high ceilings, while those on the top level will rise to 12 feet, with 16-foot pop-ups in select units.)

Condos will have at least one parking stall in the underground parkade, while homes will have two stalls in a garage, and in some cases a stall for a golf cart.

Interiors, designed by Marie Knockaert of Different Designs Group, have four colour schemes on offer.