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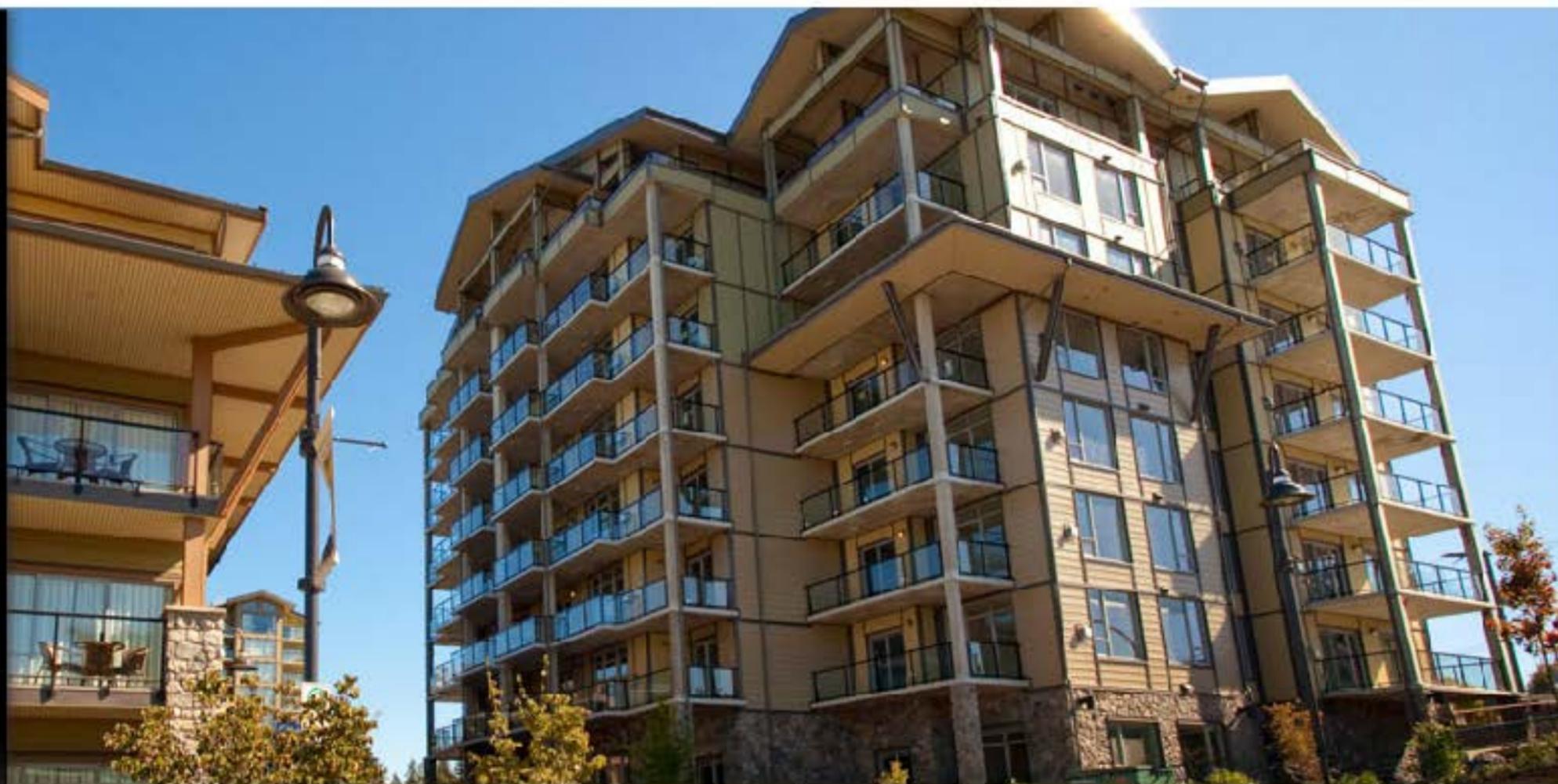
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56 EXCLUSIVE CONDOMINIUM RESIDENCES

The masterful design of the eight-storey condominium tower both demands attention and blends seamlessly with the oceanside setting. Inspired by nature, it is a beautiful place to live. At your doorstep is a private health club, which includes a beautifully maintained indoor pool, whirlpool, steam room and fully equipped fitness centre.



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T H E R E S I D E N C E S A T

THE BEACH CLUB

FIRST IMPRESSIONS

- Elegant West Coast exterior
- Reinforced concrete and steel construction
- Oversized windows and entertainment sized balconies
- Lush exterior landscaping
- Beautifully designed and furnished lobby

LUXURIOUS LIVING SPACES

- Two contemporary custom designed colour schemes featuring neutral palettes with chocolate and charcoal accents
- Flat panel, birch veneer, solid core interior doors
- Lever style interior door hardware
- Graceful 9-foot ceilings
- Engineered wood flooring throughout kitchen and living areas
- Textured carpeting throughout bedrooms by Krause
- Gas fireplace and custom mantle with Euro tile accents and halogen monopoint lighting
- Designer 2-inch blinds

IMMACULATELY APPOINTED KITCHENS

- Polished granite slab countertops with full height tile backsplash
- Contemporary over-height, flat panel wood cabinetry with aluminum and frosted door accents, stainless hardware, and under-valance lighting
- Stainless steel under-mounted, double sink with garburator
- Felicity™, polished chrome, single lever faucet with pull-out side spray
- Frigidaire professional series energy star model stainless steel, ice and water fridge
- Frigidaire professional series energy star model, stainless steel ultra-quiet dishwasher
- Frigidaire professional series stainless steel OTR microwave hood fan and dual fuel slide in range with gas cooktop and electric convection oven
- Stylish pendant lighting over the eating bar
- Chic S-Curve track lighting and halogen heads

ELEGANT ENSUITES

- Polished marble slab countertop and backsplash
- Rectangular white under-counter double sinks, vitreous china (in some suites)
- Contemporary flat panel wood cabinetry with stainless steel hardware
- Custom wood framed mirror
- Electric in-floor radiant heat
- Solace™ polished chrome, two handle, high arc, widespread faucet
- Aristocratic Qube Collection bath hardware

PEACE OF MIND

- 2-5-10 Year New Home Warranty coverage by Travelers
- State-of-the-art fire protection with in-suite smoke and heat detectors and a monitored central sprinkler system
- Latest building envelope rain screen technology
- Secure gated underground parking
- Video controlled entry

THOUGHTFUL EXTRAS

- Full size, stackable, front load, energy star model washer and dryer by Frigidaire
- Natural gas BBQ quick connect
- Pre-wired for in-home security
- “Technology ready” with additional telephone, cable, data outlets and Cat 5 wiring
- Secured underground storage lockers

RESIDENTS PRIVATE HEALTH CLUB

- Indoor lap pool
- Deluxe whirlpool
- Steam room
- Fully equipped fitness centre with a recumbent bike, upright bike, stairmaster, treadmill, elliptical trainer, multi-station gym, adjustable incline/decline bench and dumbbell rack.

In our continuing effort to meet the challenge of product improvement and maintaining the high standard of The Residences at The Beach Club, we reserve the right to make modifications and changes to the building design, specifications, floorplans, and prices without prior notice. Visuals are approximate representations of features described and are intended as a general reference only. Room sizes and square footages are based on surveyor's measurements. Please refer to the disclosure statement for specific offering details. E. & O. E.



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E A S T E L E V A T I O N

NORTH | SOUTH | **EAST** | WEST

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SOUTH ELEVATION

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WEST ELEVATION

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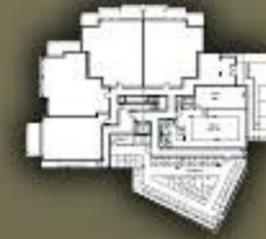
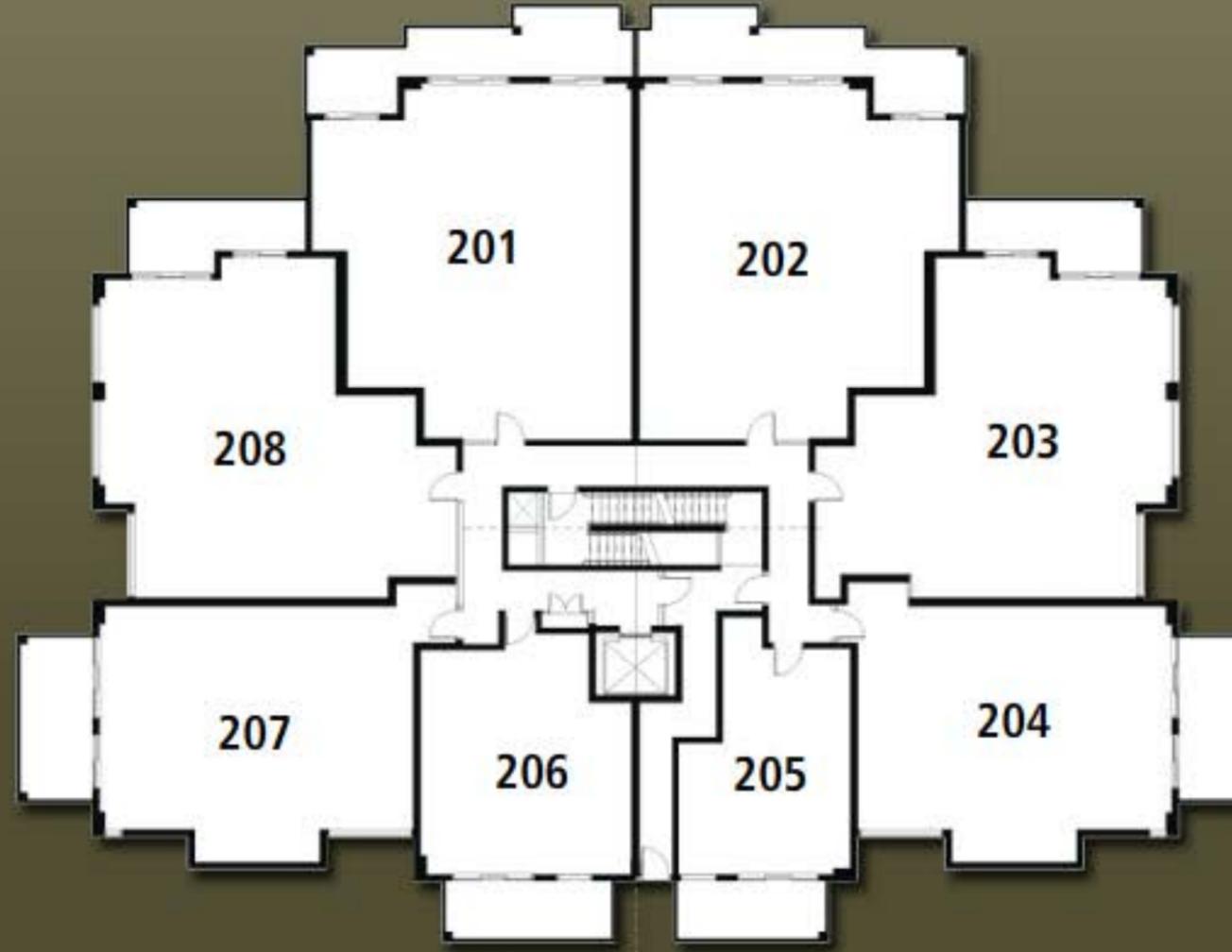
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RESORT MAPS

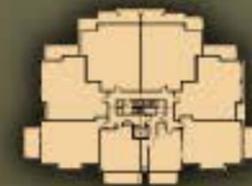
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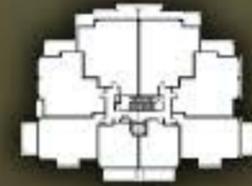
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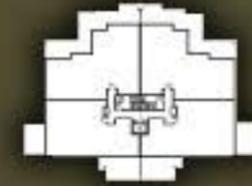
GARDEN LEVEL
TOTAL UNITS: 4



SECOND LEVEL
TOTAL UNITS: 8



LEVELS THREE - SEVEN
TOTAL UNITS: 8



LEVELS EIGHT - PENTHOUSE
TOTAL UNITS: 4



SECOND LEVEL
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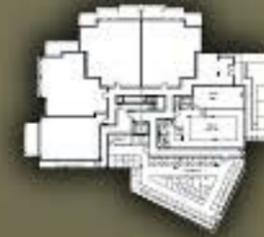
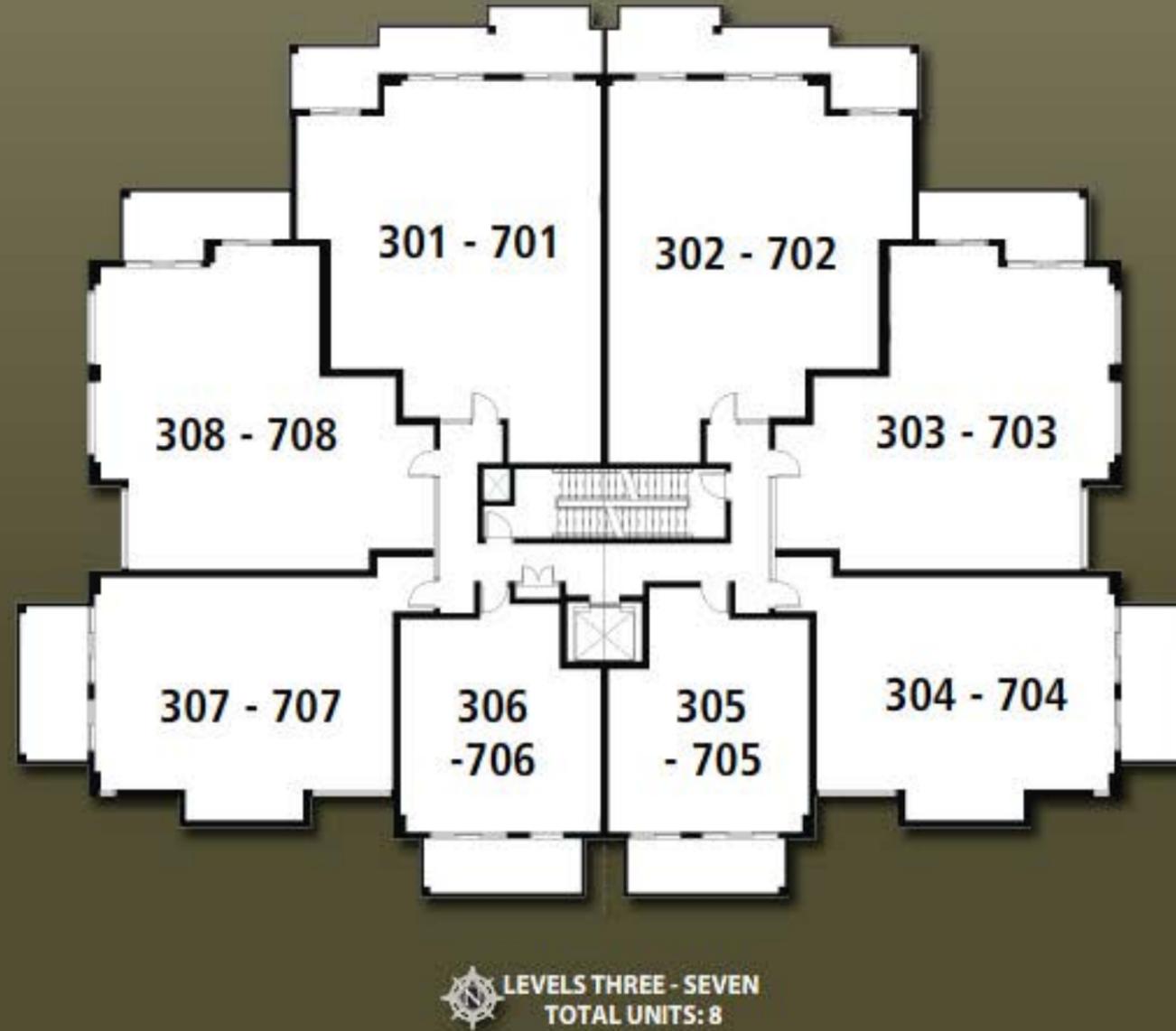
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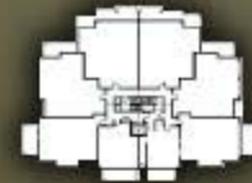
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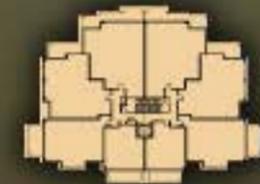
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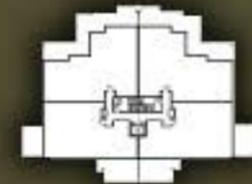
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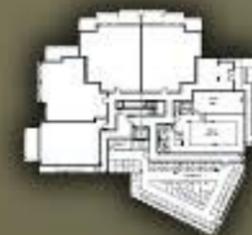
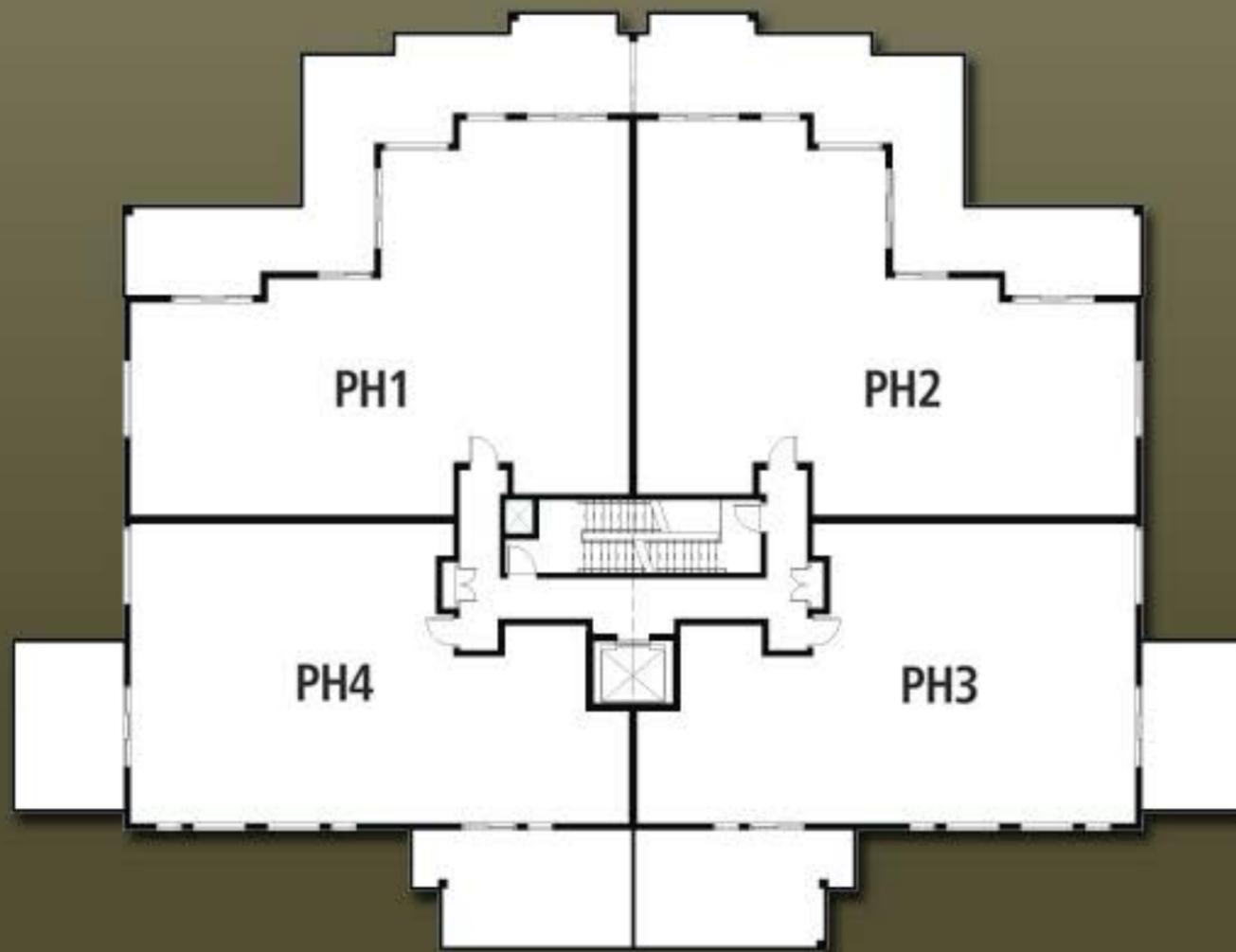
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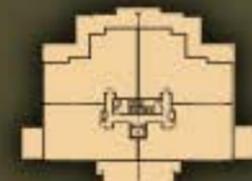
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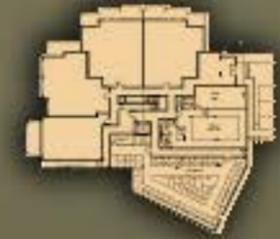
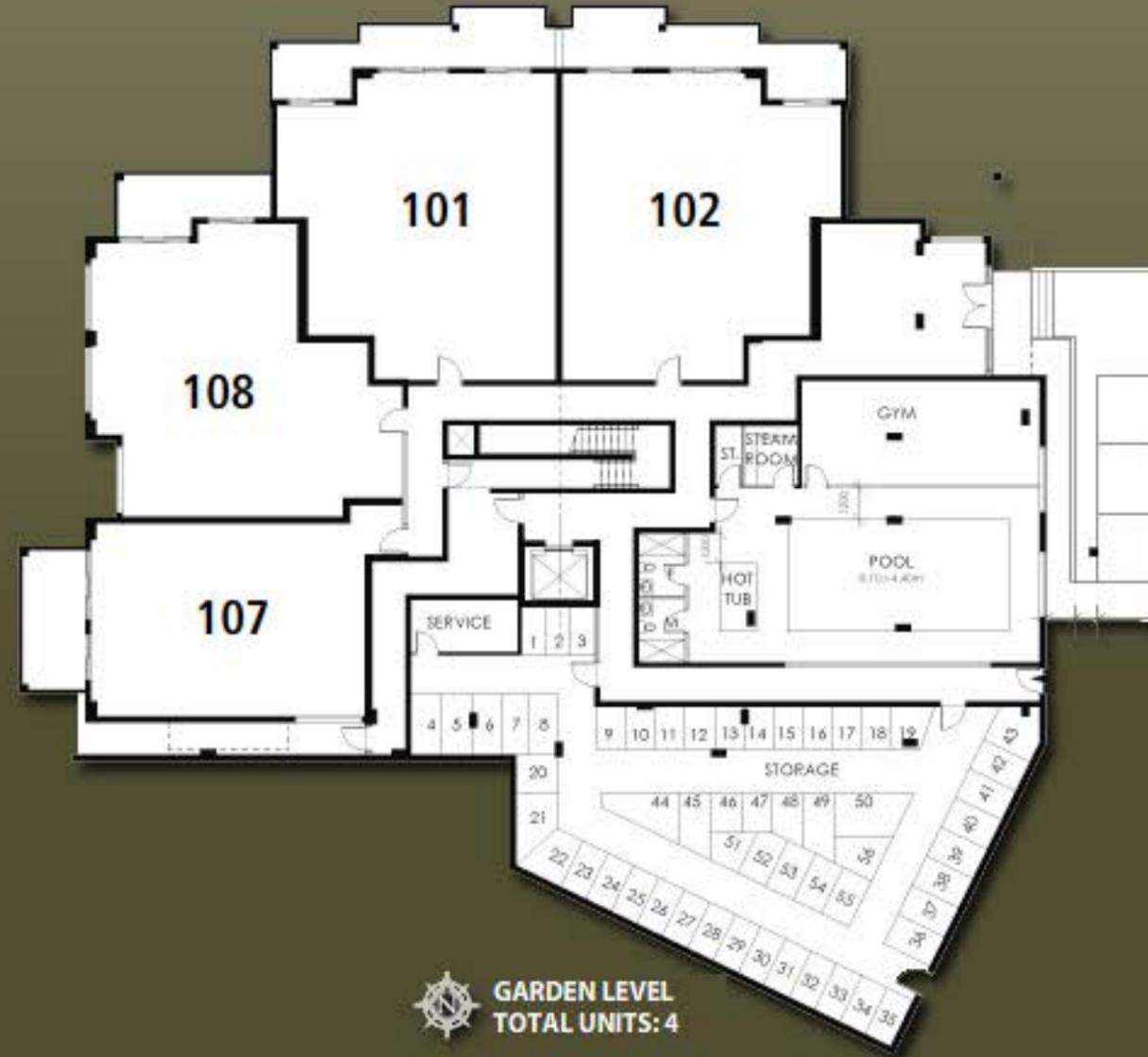
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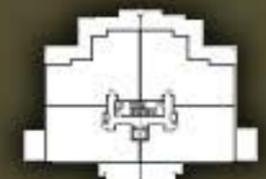
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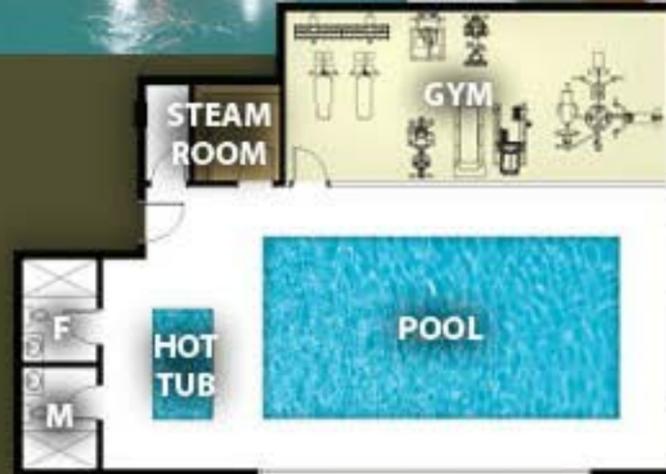
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BUILDING AMENITIES

From the moment you enter The Residences at The Beach Club you know you have arrived. It's sophisticated. It's elegant. Beautiful furnishings and finishings surround you from the moment you step into the lobby. You are home.

Moreover you have a private health club just downstairs from your magnificent suite. Simply put it doesn't get better than this!



EXCLUSIVE TO OWNERS

- Indoor pool
- Deluxe whirlpool
- Steam room
- Fully equipped fitness centre:
 - Recumbent bike
 - Stairmaster
 - Upright bike
 - Treadmill
 - Elliptical trainer
 - Multi-station gym
 - Decline/incline bench
 - Dumbbell rack



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SITE PLAN

Award-winning Moore Paterson Architects have created a magnificent landmark on the horizon. Once the site of the historic Island Hall Beach Resort, The Residences at The Beach Club is now a home of distinction. The masterful design of the eight-storey condominium tower both demands attention and blends seamlessly with the oceanside setting. Inspired by nature, it is a beautiful place to live.

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HOW TO GET HERE

FROM VANCOUVER: 90 minute scenic **ferry** from Horseshoe Bay to Nanaimo, then drive 30 minutes to Parksville • 20 minute **flight** from Vancouver harbour to Nanaimo harbour, then drive 30 minutes to Parksville • Or **fly** direct from Vancouver to Qualicum, then drive 10 minutes to Parksville

FROM VICTORIA: 90 minute drive up the coast

FROM CALGARY & EDMONTON: Fly **WestJet** to Comox (90 minutes from Calgary, 2 hours from Edmonton), then drive 40 minutes to Parksville



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FREEDOM COMES NATURALLY

The Residences at The Beach Club exemplify the extraordinary quality of life found on British Columbia's West Coast. Being so close to the beach inspires invigorating early morning walks, lazy afternoons and leisurely sunset strolls. The natural playgrounds that surround you are great for hiking, biking, kayaking, fishing and more. There are also six fabulous golf courses all within a ten-minute drive. Possibilities are unlimited, even during the winter, where less than an hour away the slopes of Mount Washington attract skiers and snowboarders of all levels and abilities.

The location is as convenient as it is beautiful. Just two minutes away, Parksville has a wide variety of shops and services, supermarkets, restaurants and friendly neighbourhood pubs. Book a spa treatment, tour the art galleries or spend a leisurely afternoon in the quaint village of Qualicum Beach nearby. Whatever you choose to do, life flows naturally: you'll be able to revel in that holiday feeling every day.



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 **TRAVELERS**


2-5-10
Year Warranty

BUILDING A NEW HISTORY

Once the site of the historic Island Hall Beach Resort, The Residences at the Beach Club is destined to be a prestigious oceanside landmark and the most coveted address in Parksville.

Following the overwhelming success of The Beach Club, Parksville's spectacular new oceanside resort, Sandcastle Holdings Ltd. brought together the same team of experts to bring these 56 exclusive condominium residences to life. The magnificent architecture demands attention and blends seamlessly with the stunning beauty of the oceanside setting. A resort lifestyle comes naturally year round. Peace of mind is ensured by a comprehensive third-party warranty.

The principles of Sandcastle Holdings Ltd. are highly regarded professionals who together have developed and built approximately 2,000 single and multi-family homes. They have almost 100 years of combined experience in the residential real estate industry and are renowned for always delivering more than expected.



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SHORES VIRTUAL TOUR & GALLERY



STRAND

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SPACIOUS COMFORT · STYLISH ELEGANCE

Whether you prefer a one bedroom home or an expansive penthouse suite, the feeling you get when you walk into The Residences at The Beach Club confirms what you already know. You were born to live in comfort and style.

Award-winning Kimberly Williams Interiors custom finished The Residences to embody luxurious West Coast living. High ceilings, warm wood and fine finishes create an ambiance of casual sophistication. Oversize windows and large balconies offer sweeping panoramic views. Grace and elegance is woven into every detail.

Your new home also offers the perfect blend of form, function and fashion. Kitchens are state-of-the-art with granite countertops and stainless steel appliances. Living rooms have cozy gas fireplaces and are great for entertaining. Luxurious master bedrooms and spa-inspired bathrooms invite relaxation.

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COASTAL LIVING



& Real Estate

Decorating Diva / Summer Sitting Area **A18**

Over the Fence/ Gardening for Scent **A20**

Simple Essentials / **A19**

Paper lantern, \$4.75
■ House Dressing Co.

Beach-side Living at premiere Parksville Development

By Jennifer Blyth
Black Press

Maybe you remember summers spent chasing bullheads in the endless, warm shallows of Parksville's sandy beach.

Perhaps you've enjoyed weekends there with your grandchildren, the perfect sandcastle materials ever at your fingertips.

Whatever your memories of Parksville, they are sure to thrive at the Beach Club and neighbouring Residences at the Beach Club, rising from the grounds of the former Island Hall Resort.

Appropriately, it's locals - largely from Victoria and Vancouver - who are the primary buyers for both buildings, says builder Brad McAdams, whose Sandcastle Holdings has developed both properties.

"A lot of the people who bought in the hotel and also a few in the condos have fond memories of the Island Hall," he says.

The first building, The Beach Club, is a longer, lower building with nine-storey tower component facing the beach. A pool, restaurant, spa and fitness

club serves visitors, while a feature wall will also relate the history of the old hotel.

A quarter-share offering, buyers have access to their unit one week every four weeks. It is held as actual real estate, to be sold as any other property. Several quarter-shares remain for this building, ranging from about \$59,900 for studio lock-off to \$189,900 for a two-bedroom.

When not used by their owners, residences become part of a rental pool, to be used as hotel suites, coordinated by a management company.

Standing taller behind will be the eight-storey concrete building housing the Residences at the Beach Club, currently about 70-per-cent sold, and beginning in the low \$400,000s, McAdams says.

Oversized windows and entertainment-sized balconies maximize enjoyment of the gorgeous views, including the lushly landscaped grounds, in addition to the renowned beaches.

"There's not a better spot around than that," McAdams says. "I firmly believe it's the jewel of the mid-island."



Fine interiors designed by Victoria's Kimberly Williams complement the charming West Coast exteriors of the Beach Club Resort, and the newest addition, the Residences at The Beach Club.

While each building has its own amenities, the two main buildings have been designed to complement each other, along with a commercial component planned as well. "The whole project will be one comprehensive development."

Interiors of both buildings were designed by Kimberley Williams Interiors and are similar, with the Residences enjoying slightly higher-end

finishes.

With floor plans ranging from one bedrooms to two bedrooms with a den, and four penthouse units, the Residences offers the option of two colour schemes, featuring neutral palettes with chocolate and charcoal accents and engineered wood floors throughout the kitchen and living areas; textured carpets keep the

Continued on Page 16



Photos contributed



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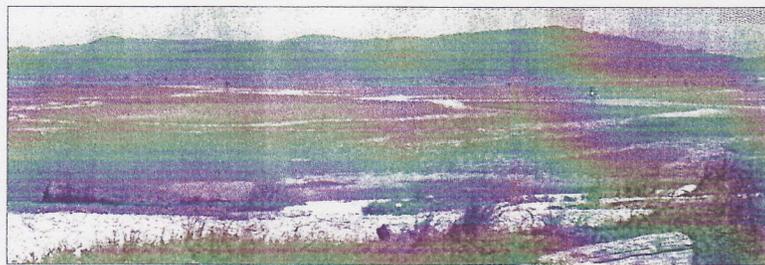
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bedroom floors easy on the feet, while the en suite floors benefit from electric in-floor radiant heat.

Luxurious en suites feature polished marble slab countertops and backsplashes, complementing the contemporary flat-panel wood cabinetry with stainless steel hardware and topped by a custom wood-framed mirror.

Airy, nine-foot ceilings pair with the large windows to keep the feel light, but when warm and cosy is called for, the gas fireplace with custom mantle and Euro-tile accents will fit the bill.

Well-appointed kitchens boast polished granite countertops with full-height tile backsplash and con-



The waterfront setting is the perfect backdrop for the Beach Club's equally lovely interiors.

temporary over-height, flat-panel wood cabinetry with aluminum and frosted door accents, stainless hardware and under-valance lighting.

An appliance package features Frigidaire Professional Series appliances, including a dual-fuel slide-in range with gas cooktop and electric convection oven and a full-size, stackable, front-loading Frigidaire washer and dryer.

Additional amenities include an indoor lap pool, deluxe whirlpool, steam room and a fully-equipped fitness centre.

In addition to the on-site amenities and world-class beach at their doorstep, residents are also drawn to the Beach Club by its central location – just a few hours from Victoria or Vancouver – and its year-round possibilities; it is, after all, just a 90-minute drive to the top of Mt. Washington.

"I think people are buying it as a legacy purchase," McAdams says. "It's somewhere they went when they were kids and they want to bring their own children here."

"It's more of a lifestyle purchase."

COVER STORY



Photos contributed

IN THE KNOW:

■ In addition to the Beach Club quarter-shares, several two-bedrooms, two bedrooms with a den and penthouses currently remain available at the Residences.

■ The Beach Club is up and running. The Residences at the Beach Club are scheduled for completion in the fall of 2009.

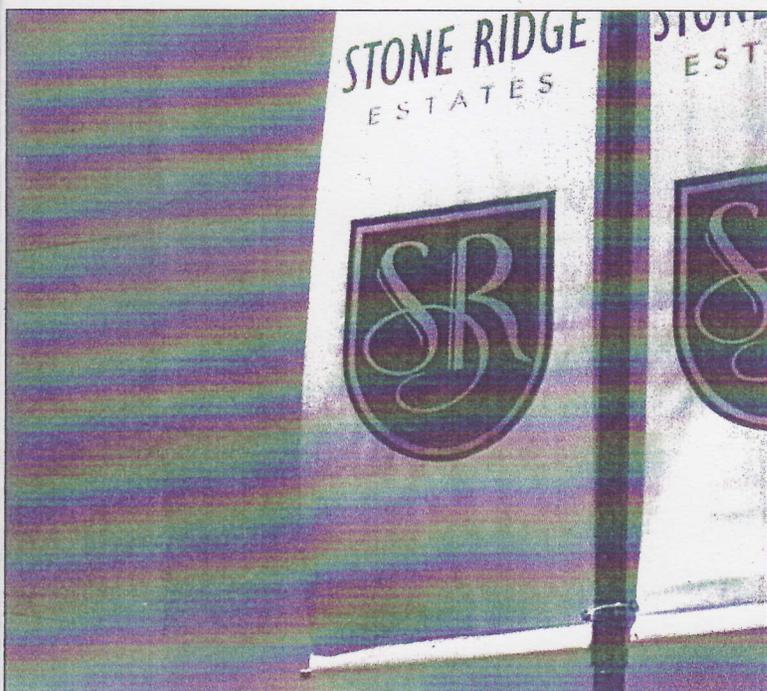
■ For more information, visit on-line at www.parksvillebeachclub.com or stop by the presentation centre at the Park Sands Beach resort, 105 East Island Highway, Parksville.

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Catch wave of projects at Oceanside

Parksville area on Vancouver Island

Calgary Herald

Page: J12

Saturday, April 14, 2007

Byline: Marty Hope and Kathy McCormick

The Oceanside area of Vancouver Island, with Parksville as its hub, continues to be a strong recreational and retirement area for Calgarians.

To this end, the region has a varied selection of homes to cater to various price ranges:

The Beach Club

Quarter-ownership villas in this Parksville development will be completed by the end of this year, while residences in the eight-storey tower could be done by the end of next year.

Construction of the third component, a retail/commercial site, is progressing well.

The 89 villas on the beachfront, which equate to 356 quarter-ownership opportunities, are priced from \$129,000 to \$209,000 and can be used one week each month.

About three-quarters of the 56 full ownership tower suites have been sold.

"About 35 per cent of our buyers are Albertans," says George Hare, president of Recreational and Residential Project Marketing Inc. "This is a prime area for Albertans."

The project is being developed by Victoria-based Sandcastle Holdings Inc. For more information visit www.parksvillebeachclub.com, or call 1-866-330-7274.

Eaglewood

This upscale community is located in Qualicum Beach on the edge of the Eaglecrest Golf Course.

The first phase of 51 strata single-family homes is under construction, with Camelot Homes as the builder.

It will be made up of luxury homes ranging from 1,722 to 2,379 square feet, each with double-attached, front-drive garages and high specifications.

The homes are all one-and-a-half storeys or bungalows with crawl spaces and energy-efficient designs.

The high standards include Silestone countertops, over-height ceilings, slate and hardwood floors, and oversized patios.

Camelot Homes is an award-winning builder. It has been a gold Georgie award recipient, B.C.'s equivalent of the national SAM (Sales and Marketing) awards -- the highest honour given out by homebuilders.

"There are five floor plans and the homes are suitable as full-time residential as well as second homes or investments," says realtor Ian Lindsay of Re/Max First Realty in Parksville, who is marketing the project. "It's surrounded by a mature buffer and walking paths, and beach access is a short walk away."

Three of the first 12 homes that have been built have been sold, and Lindsay says interest has been coming from Alberta, Ontario and the local population, all in the age range of 45 to 65.

The development is just off Pintail Drive east of Highway 19A and north of Johnstone Street in Qualicum Beach.

For more information, call 1-877-752-1081 or visit www.EaglewoodQualicumBeach.com.

Fairwinds

This massive 540-hectare, master-planned community is on the south end of Parksville.

The development, which is about one-third completed, already includes larger family homes, some retirement and second homes, and a hotel.

It also has an 18-hole golf course, marina, 20,000-square-foot health centre with salt water pool, hot tubs, and exercise facilities.

Located on the hillside overlooking the Strait of Georgia, the natural environment of Fairwinds has been protected as development proceeds.

Outcroppings of rock, lush vegetation, including arbutus and Garry oak trees, and walking trails abound. The project is being managed by the Bental Group.

The latest phase to be developed is Bonnington Heights, where 43 single-family lots of 0.12 to 0.3 hectares are priced from \$169,000 to \$389,000.

In that area, Neil Mawdsley of Georgia Strait Development Ltd. is in the process of constructing a 3,400-square-foot home that will open to the public later this month as the Fairwinds Green Solutions Demonstration Home.

It uses smart technology and the latest concepts and products in sustainable living, as well as safe building features -- and it's incorporated in a high-end luxury home with custom design throughout.

"Information will also be available to visitors on everything from the participating sponsors and suppliers," says Mawdsley.

Some features of the home include a 1,500-gallon water cistern that will be used for landscaping, and a lanai (porch) in the back with a waterfall that's incorporated into the existing rock hill.

Besides Bonnington Heights, another adjacent area, Rockcliffe Park, is also being developed with 26 bareland strata lots to accommodate patio homes.

A 2,000-square-foot show home is currently under construction.

For information on this area, call 1-866-468-7054 or visit www.fairwinds.ca.

Seascape

Seascape is a cul-de-sac of 10 homes in a strata configuration, with five right on the beach and five behind with some waterfront views.

Some of these are duplexes, while others are single family-style homes.

Built by Schickedanz West -- a division of Calgary-based Schickedanz Bros. Construction and marketed by Lamont Developments of Calgary -- the homes are located in the tiny waterfront village of Bowser near Qualicum Beach.

They look out to the Strait of Georgia with views of Denman and Hornby Islands, an area that's a favourite for clam and shellfish diggers.

The homes are already built and ready to move into, says Lindsay.

The luxury homes range from \$449,000 for the duplex models (at about 1,600 square feet) and from \$550,000 to \$850,000 for the single-family models of up to 2,800 square feet, depending on location.

All are in a strata title, so maintenance is taken care of.

For information, contact Lindsay at Re/Max First Realty at 1-888-243-1071.

Sunset Ridge Resort

Sunrise Ridge Resort is a fractional and full-ownership condo project under construction near Parksville.

When Sunrise Ridge is completely built out in 2010, it will feature 155 luxury residences overlooking Georgia Strait.

Sunrise Ridge will offer breathtaking ocean and mountain vistas. Limited construction pricing for an eighth, quarter or whole ownership starts as low as \$52,500.

Unit sizes range from 570 square feet for a one-bedroom unit to 1,380 square feet for a three-bedroom home.

Each of the homes in the four-storey buildings will be one-level units. All buildings will contain elevators for easy access.

Each unit is a full condo with a fully-featured kitchen, living room and dining-room area.

Units come with tile floors, granite countertops and wood cabinets, and a geothermal heating and air-conditioning system.

Outdoor amenities are plentiful with a cascading pool, wave pool, a hot tub and wading pool.

Ownership gives buyers the option of living part-time or full-time in the homes or using them as revenue properties.

For information, visit www.sunsetridge.com.

Tanglewood

Tanglewood is just at the southern tip of Parksville off Resort Drive -- a tourist haven with vacation getaways and spas, beachfront lots and dense, lush vegetation and forest keeping the area secluded and private.

The full-ownership townhouses and condos, which are in a resort/residential strata configuration, are modern and inviting, with detail evident at every turn.

Even the undulating rooflines of the homes have been designed to follow the action of waves along the beach, adding interest and architectural flair to the project.

Inside, the homes are bright and inviting thanks to an upscale nautical theme. The complex was started more than a dozen years ago, with the first phase along the beach.

Now into the next phases, the four duplex-style townhome plans range from 1,034 to 1,420 square feet. and most that are built are already sold. Prices start at \$379,999 and more phases will be added.

"Twenty to 25 per cent of our buyers are from Calgary," says Lindsay of Re/Max First Realty.

"As well as wanting to enjoy the unbelievable lifestyle of the area, buyers can realize rental opportunities of as much as \$1,500 a week in summer months."

The development also includes a seven-unit townhouse that looks out to the beach, which offers a vast expanse of soft, fine sand.

The builder is Riley Construction, a local builder from Vancouver Island. Tanglewood skirts the 1,380-hectare Rath Trevor Park.

For information, call 1-888-243-1071 or visit www.tanglewoodbc.com.

Length: 1248 words

Mild climate attracts buyers

Retirees almost half of community

Calgary Herald

Page: J11

Saturday, April 14, 2007

Some facts about the Parksville area:

- **LOCATION:** It is on the east side of Vancouver Island as part of the Oceanside region, along with the communities of Bowser, Qualicum Bay, Deep Bay, Qualicum Beach, French Creek, Coombs, Hilliers, Errington and Nanoose Bay. It is located off Highway 19A.

- **ACCESS:** Getting to Parksville from the mainland involves a 90-minute ferry ride from Horseshoe Bay to Nanaimo, followed by a half-hour drive.

There are also flights from Vancouver to Qualicum. It is a 90-minute drive north from Victoria.

- **ECONOMY:** The main industries in the region are tourism, retail and light industrial. As the centre of the Oceanside region, it attracts consumers from all of Oceanside.

Because there is a large number of retirees in the region, there are a growing number of retail, commercial and professional services being focused in that direction.

- **POPULATION:** Statistics Canada's 2006 census says there were 26,518 people living in Parksville, up from 24,285 in 2001.

Due to a large influx of retirees beginning in the late 1990s, more than 45 per cent of the city's residents are above age 55.

- **WEATHER:** The mild climate and low rainfall has been instrumental in attracting large numbers of retirees from across Canada to the area.

Although Parksville enjoys a four-season climate, it is not unusual to see golfers on the course in January while skiers enjoy the deep powder of nearby mountains and boaters are out enjoying the ocean.

Annual rainfall measures 95 centimetres and the area receives 2,047 hours of sunshine per year.

The average July temperature is 23.5 C and the annual January temperature is 4.7 C. The growing season runs from April to October.

The average annual water temperature of the ocean is 21 C.

Length: 294 words

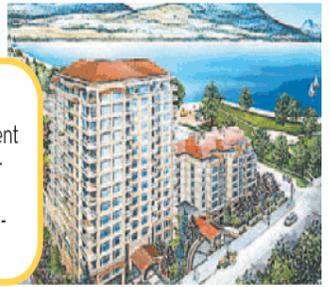


**SPECIAL
PULLOUT SECTION**



OKANAGAN

The Okanagan is one of the top retirement communities in North America. Developments such as **Lakeshore** (right) and **Predator Ridge** (left) are attracting buyers who love the lifestyle. **B6**



B.C.'s real-estate market is sizzling beyond the Lower Mainland **B2**

HOT!HOT!HOT!

AND IT'S ONLY GOING TO GET HOTTER!

SECHELT

Developers are discovering the Sunshine Coast, where master-plan condo communities, including **The Trails**, are fast moving into the neighbourhood. **B17**



PARKSVILLE/QUALICUM

Vancouver Island's central east coast is home to a swath of developments, such as the **Beach Club** (right) and **Craig Bay** (left), that are attracting buyers interested in second homes and retirement properties nestled in a resort-like setting. **B12**



Craig Bay part of massive boom on Vancouver Island

COMMUNITY: You don't have to leave to enjoy yourself

BY JEANI READ STAFF REPORTER

Craig Bay is just one of many resort-like developments on the suddenly very hot real estate market on the Vancouver Island coast.

This former sleepy-village holiday getaway island strip is being transformed into a swath of condos and cabin-style homes that take advantage of a great natural setting, create a relaxed, "take-a-break" mentality — and often add sleek decor details indistinguishable from much of Yaletown.

Enormous publicity is being devoted to Parksville's new Beach Club community, which stands where small, charming holiday beach hotels from the '50s have finally given up the ghost. The ambitious project includes a condo tower as well as beachfront villas and a luxe owners' club.

Nor far away, Craig Bay is an older community that has been growing for years.

Developer Intracorp's handling of this is a perfect example of what can be achieved in one of these new communities: The \$115-million, 430-home development is a collection of Cape Cod-style homes on a seaside hill with lots of views; parks and walking or jogging trails as well as the beaches right at hand; a spa minutes away; golf courses all over; guest cottages for visitors available at low fees; and on-site design studio so homeowners can custom-design kitchens, bathrooms and open space and add special features such as wine cellars and movie theatres.

Lots of folks are finding they're busier than ever with all activities that are available.

For Joan and Cal McCully, Craig Bay was a delightful "hidden secret" they're delighted they found 6 1/2 years ago.

The whole community is still a few months short of completion, but when the McCullys took early retirement and made a beeline from Coquitlam to find a seashore spot like the ones they'd always loved, they landed a 3,000-square-foot, two-level home with a view at Craig Bay. They were tired of doing all the maintenance their own home required, so the strata life was the life they sought.

And, as they had a small family, they were looking not only for seashore but for a good social life. Craig Bay was ideal.

"When we found Craig Bay, we just fell in love with it," says Joan.

"We thought it would be a nice social environment. Craig Bay is a lifestyle. We don't have to go out to enjoy ourselves." A key element of the lifestyle here is the clubhouse.

"It's a unique, beautiful West Coast design, and has a woodworking room, a pottery room, an outdoor hot tub, swimming pool open from May to September and tennis court. We really are having lots of fun," says Joan.

There's a club for everyone — yoga club, wine club, gardening club, sewing club, exercise club, poker club and mah-jong club — and a lot of artists.

And, says Joan, every time somebody new moves in, it seems they dream up yet another club.

Cal plays tennis and likes the woodworking room in the clubhouse, and they bike all over the big property and beyond.

The two, who are downsizing to a one-floor home they're currently building here, celebrated their 50th anniversary this summer.

They gave a nod to nostalgia by going out for burgers at the A&W at lunchtime

"We grew up on Teenburgers," Joan says fondly.

But the real party? Yes, at the clubhouse.

Even though the 410 homes are virtually all sold — to people from all over the world — Craig Bay is still a quiet retreat from the crowd.

"Some evenings you walk down to the beach and there's hardly anybody on it," says Joan. "It's almost like a private beach. Every day we think how lucky we are."

jread@png.canwest.com





The Vancouver Island coast is being transformed by a swath of developments such as Craig Bay.



Craig Bay has an on-site design studio so homeowners can customdesign kitchens, bathrooms and open space and add special features such as wine cellars and movie theatres to their strata property.

**Thoughts of past trigger purchase at Island Hall site
Residences project in Parksville is about 95 per cent sold out
Victoria Times Colonist**

Page: C7

Tuesday, August 29, 2006

Byline: Carla Wilson

Vancouver's Dr. Graham Bryce has a special sunset picture that looks out over the wide, sandy beach in Parksville.

The view he snapped shows what Bryce will see from the condominium that he and wife, Cicely, bought this month. The scene hasn't changed since the summers he played on the beach as a child while visiting his grandparents.

"I am going to frame [the picture]. Put it on the wall until I get to furnish the condo in 21/2 years."

Bryce, 50, is the happiest buyer around. Tears filled his eyes earlier this month when he was signing purchase papers for a suite in the Residences at the Beach Club, which will go up on the former Island Hall hotel site.

A hotel-condominium and the Residences condominium project are in the works by developer Sandcastle Holdings on the 4.2-hectare site. The hotel-condo is being built now, and if all goes according to plan, construction will begin on the Residences late this year.

"I was pretty choked up," Bryce said Monday. "That was going back to my childhood stuff. I really love that area ... Any kid who has spent any time on that beach knows it is paradise."

At 1,350 square feet, with a 250-square foot deck, the two-bedroom condo will have a family room that could be converted to a guest room. "We have got a lot of space."

Bryce has strong family ties in the area. His grandfather, James Kingsley, moved there in the early 1900s and ran a shoe-repair service. Kingsley was among a group of residents who played a key role in obtaining the spectacular waterfront park enjoyed by thousands of locals and visitors today.

Relatives of Bryce, including his mother and aunt and uncle, live nearby. He has a brother in Comox and another at Nanoose.

He plans to share ownership of the \$529,900 condo with family and friends. The Bryces have three children, aged 12 to 16, who "have informed us they intend to be there frequently," he said with a laugh.

The Residences project is part of the Beach Club development. Framing is underway for the first phase, the hotel-condominium building with quarter ownership, said Victoria's Darren McAdam, a director of developer Sandcastle Holdings. "We are approximately 95 per cent sold for the resort."

This first phase consists of a four-storey beachfront building, with a one-storey link to a nine-storey tower. The 120,000-square-foot project, with 75 suites, will include a restaurant, and fitness club with an indoor swimming pool, he said.

Demolition of the remaining buildings at the old Island Hall to prepare for the Residences in Phase 2 is expected to start in October, with construction likely beginning in November or December, McAdam said.



About 70 per cent of the 56 suites in the planned 70,000-square-foot, eight-storey tower have been sold, he said. Prices started in the \$200,000 range but the remaining suites run from about \$300,000 to penthouses at \$1.2 million that will have close to 1,900 square feet.

Phase 2 includes 10,000 square feet of commercial-retail space with a new restaurant-pub. If all goes smoothly, the project should be finished in late 2008.

About half the buyers are from Vancouver, McAdam said. Also well represented are Victoria and Alberta residents. "It has gone as well as we had hoped."

Meanwhile, in Ucluelet, a planned \$600-million resort by Marine Drive Properties, including a golf course designed by Jack Nicklaus, hotels, homes, a marine and commercial space won approval last week from council. Nicklaus was in Ucluelet, on the Island's west coast, last weekend to look over the site and plans, said Geoff Lyons, the district's economic development officer.

Length: 607 words



**Graham Bryce:
happy buyer**



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