

## Golf resort homes not just for golfers

Second-phase condos at Tsawwassen Springs on offer, with third phase coming soon

SHAWN CONNER  
SPECIAL TO THE SUN



Granite countertops and built-in stainless-steel appliances are featured in the kitchens of Tsawwassen Springs condos that start at \$399,000.



Buyers can choose from three colour scheme — birch, maple and walnut — in units that range from 754 to 2,200 square feet.



Nine-foot ceilings and large windows overlooking the golf course and green space add to the feeling of spaciousness.



The open plan design of the units at Tsawwassen Springs leads to balconies with views of the 137-acre golf course that has been operating since 2012.

Springs Blvd. Phone: 604-948-4663

Availability: 15 Phase II condos move-in ready; Phase III will come on line sometime in 2015 after Phase II is sold out. 10 Phase III houses will be ready in spring/summer 2015

Tsawwassen Springs is smack dab in the middle of a golf course. But you don't have to love the links to appreciate the surroundings. In fact, only about 25 per cent of residents of master-planned communities like Tsawwassen Springs are diehard golfers, says Sarah Toigo, director of sales and marketing for the project.

"Our buyer is the person who wants to live in a beautiful community, looking at 137 acres of green space that they don't have to worry about," she says.

Buyers like Derek and Mary-ellen Williams, in other words. Both retired, the Williams sold their Steveston house and moved into a south-facing fourth-floor condo at the end of June.

"We love it," Derek Williams said of their new home, which looks out on part of the golf course. "I would consider it to be more luxurious than what we had in our 40-year-old house."

Williams used to play golf, he says, but it's been a while since he picked up a club. "I'll probably get back into it. I have to get my flexibility back first though."

He and his wife will have plenty of opportunities for that. Besides all the green space, which is ideal for going on walks, a 32,000-plus-square-foot clubhouse will offer a full range of fitness facilities. The clubhouse will include a state-of-the-art gym outfitted and run by Mike Hamill equipment, the Tsawwassen Wellness Centre, owned and operated by Linda Mallard, and Sungod Sports + Orthopaedic Clinic, owned and operated by Travis Wosley. A pro shop, a restaurant/bar and banquet facility for up to 500 guests will also be included. A 4,000-square-foot commercial space, which will house the second location of Richmond's Seafair Gourmet Meats, is also being built on the grounds.

The Williams' new home is in the first of two six-storey concrete buildings to be built on the property, which will also include a second four-storey woodframe multi-home unit (the first was finished as part of Phase I), as well as numerous single-family detached homes. Their new 1,238-square-foot two-bedroom-and-den condo feels bigger than their previous home, the Williams say.

"It's more open," Derek said. "The ceilings are nine-feet high, so there's a feeling of more space and large windows. Especially in our master bedroom, it's very bright. And the open plan extends to the balcony, which also makes it seem more spacious."

Toigo says that the builder is finding that a lot of buyers want the same square footage that they've had in their

Project name: Tsawwassen Springs, Phase II condos

Project location: 5055 Springs Blvd., Tsawwassen

Project size: 81 units, 1 — 3 bedrooms

Residence size: 754 — 2,600

sq. ft Price: from \$399,000 Developer: Shato Holdings Ltd. Builder: Talisman Homes Ltd. Architectural design: Wayne Fougere

Interior design: Martie

Knockaert Golf course design: Ted Locke Marketing: Sarah Toigo Website: <http://tsawwassensprings.ca/>

Hours: Tues — Sun, noon — 5 p.m.

Sales centre: Unit 111 — 5099

previous homes. Forget about downsizing in terms of area — if anything, Toigo says, people want to downsize in “the responsibilities of being a homeowner.”

“People are buying into worryfree living,” she said. “They’re buying a new house with a warranty where everything is taken care of. Sometimes they want even more square footage.”

The Williams’ building is part of the just- completed Phase II. All of the houses in this phase, and a little more than 75 per cent of the 81 condos, have been sold. The latter range from one-to-three bedrooms homes, some with dens, and two huge penthouse suites (one remaining) with rooftop access and panoramic views. North-facing condos, meanwhile, look out towards the back eight of the redesigned and lengthened course, which has been open since 2012, and the mountains.



New offerings in place at Tsawwassen Springs – with more to come **Page F2**



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Saturday January 3, 2015



*Bright, spacious bedrooms are among the features attracting buyers to Tsawwassen Springs, which is closer to the city than South Surrey.*



*The golf course at Tsawwassen Springs will feature a 32,000-plus-square-foot clubhouse offering a full range of fitness facilities.*

To keep maintenance fees low, amenities are user pay for homeowners, with privileges. "There's a laundry list of privileges, but owners don't have to pay for them unless they want to," Toigo said.

Condos and detached single-family homes alike are fitted with engineered hardwood flooring in the main living areas, granite kitchen and bathroom counters, stainless steel appliances, and parking spaces wired to charge an electric golf cart or an electric car.

In the larger homes, the master en-suites have a deep, free-standing tub and separate glass-enclosed shower.

Dens are roomy enough to become a third bedroom and balconies are generously sized. The homes come in a choice of three colour schemes, including birch, maple and walnut. Several options, including a built-in wine fridge and cappuccino-maker, are available.

Bathroom floors are heated in the condos, which are LEED certified. The condos and the clubhouse have geo exchange heating, cooling (a/c) and hot water.

This feature was important to the Williams.

"It's so well insulated (we) haven't had heat on," said Derek Williams, who worked in the forest products research lab at UBC. "We haven't had a cold late autumn, but we've hardly had it on. From an energy point of view, we feel we've lucked out. We were looking for a place with a low carbon footprint. And, if energy costs a lot in the future, ours won't go up as much."

Toigo says that buyers have included not just retiring baby boomers, but young families and some single professionals, and some investors.

"We've had great return-on-investment for people for rentals," Toigo said. "It's not a huge portion of our buying group, but this building is getting \$2, \$2.50-plus per square foot, which is downtown rent, essentially." Even the smaller units, the 900-square-foot condos, are renting for \$2,200 to \$2,500 a month, she says.

"I think this community has been undervalued for a long time, just because there has been no development so nobody knows where we're at," Toigo said.

But that's changing with the rise of Tsawwassen Springs, as well as the nearby development of more commercial space by Tsawwassen First Nation. Access and infrastructure are improving as well, with the recent completion of the South Fraser Perimeter Road and the eventual construction of a bridge to replace the George Massey Tunnel.

"People pay a huge premium to be in South Surrey, and you're so much further away from the city," Toigo said. "If you're going to a hockey game or a concert and leaving from South Surrey, it's going to take an extra 20, 30 minutes to get to the city compared to leaving from Tsawwassen. But it's a huge unknown to some people — they're like, 'Tsawwassen, is that by Langley, is that by

Aldergrove?' No. It's just through the tunnel."