



Features & Finishes

INCOMPARABLE OCEANSIDE LIVING

- Located on the southwest point of Boardwalk, Tsawwassen's only new waterfront community, Ocean Row offers a unique location that celebrates the unimpeded ocean views of the Salish Sea
- Just a few minutes away are Tsawwassen Mills and Tsawwassen Commons, which are among the top shopping destinations in Metro Vancouver
- South Delta Recreation Centre, Tsawwassen Springs, and Beach Grove Golf Clubs are a short distance away
- 10 minutes to the BC Ferries Terminal for weekends on Vancouver Island
- 15 minutes to the Point Roberts US Border Crossing
- 30 minutes to Vancouver and YVR Airport

MODERN EXTERIORS

- Architecture by award-winning Vancouver firm, Rositch Hemphill Architects
- Private rooftop deck for every home including a gas fire bowl plus a natural gas connection for your barbecue
- ~5'6" privacy screens between rooftop decks with ~3'6" railings on the water side to maximize your ocean views
- Your own front door and driveway with a side-by-side two car garage
- Extend your home with extra outdoor spaces: a private patio and backyard, plus a bonus balcony off the primary bedroom
- Best-in-class construction backed by New Home Warranty 2-5-10 year coverage

THOUGHTFUL INTERIORS

- Your choice of three designer interior colour schemes – Light, Dark, and the Architect Series Enhancement package (see below)
- Bedroom-level laundry room with full-size side-by-side washer/dryer
- Laminate wood flooring on the ground level with wool blend carpet on the upper floors
- Contemporary roller shades and forced air heating
- Complimentary one-year subscription to TELUS Internet and TV services on a two-year plan

CURATED ENHANCEMENTS

- Choose from a selection of optional upgrades:
 - Laminate flooring throughout
 - Cooling
 - Level 2 EV car charging station
 - Full Architect Series Enhancement package including:
 - Brushed oak engineered hardwood flooring and wool carpet
 - Modern painted cabinet doors with shaker detailing in the kitchen
 - Porcelain accent wall in the powder room
 - Luxurious primary ensuite with heated floors, and a shower head with hand-held shower bar
 - And more - see the Sales Team for details

MODERN KITCHENS

- Deluxe stainless steel appliance package including:
 - 36" integrated JennAir® refrigerator with obsidian interior
 - 30" JennAir® NOIR™ gas range
 - Blomberg dishwasher
 - Integrated microwave
- Modern vertical stacked tile backsplash
- Plenty of cabinet space with soft-close drawers and an expansive kitchen island
- Sleek and polished quartz countertops
- Stainless steel double bowl undermount sink
- Contemporary recessed ceiling pot lights and under-cabinet LED lighting

LUXURIOUS BATHROOMS

- Contemporary flat panel cabinets with quartz countertops and chrome fixtures
- Soaker tub/shower combo in main bathroom
- Double sinks and a frameless glass shower enclosure in the primary ensuite

THE BEACH HOUSE

- Access to Boardwalk's 22,000 sq. ft. residents-only Beach House amenity and pool:
 - Architecturally stunning and inviting free-standing amenity building in the heart of Boardwalk, exclusively for residents
 - 10,000 sq. ft. indoor space features a deluxe fitness centre, two party rooms, a kids' zone play room, meeting room and billiards room
 - Outdoor areas include a swimming pool, jacuzzi, BBQ lounge area, children's play area, and more

AN ESTABLISHED COMMUNITY

- Some homes back onto Kit Park, a charming family-friendly haven with a thoughtfully designed children's play area which artfully weaves natural elements into its design
- Adjacent to the TFN Sports Field complex, complete with two sports fields and a fitness loop
- Steps to the 1-acre Salmon Park featuring lush landscaping, a kids' playground, and picnic tables and benches
- Minutes to the breakwater path along the oceanside
- Join nearly 400 homeowners who already call Boardwalk home