



COURTYARD COTTAGES

FEATURES & FINISHES

HOMES

- 8 detached beach cottages, ranging from 1,189 - 1,485 sf., with porches and front entries oriented around a central shared courtyard
- Architecture style similar to historical beach cottages found in Boundary Bay
- 2 floor plan types: 2 bedroom + den or 3 bedroom + master-on-the-main
- A range of exterior colours to appeal to your sense of style
- Enjoy the privacy of your own outdoor porch overlooking a shared, amenity-rich central courtyard
- Fully-enclosed yard with courtyard access and flagstone walkways
- Private single-car garages, all over 200 sf., with ample storage space
- Dedicated outdoor parking pad (most homes)
- Electrical outlet in soffits for exterior holiday lights (switch in front entry closet)
- Convenient EV charging rough-in in all garages (40 amp)
- Instant gas hookup on outdoor porches
- Exterior hose bib
- Bareland strata offers freehold ownership and individual exterior expression of your cottage, coupled with low-maintenance strata management for common areas

COURTYARD

- Courtyard features split-rail timber fencing, flagstone paver gathering area, extensive landscaping, outdoor lighting, and irrigation system
- Allotment gardens for homeowners to try growing their own vegetables
- Outdoor kitchen with BBQ and dining area with long table, bench seating, and catenary lighting
- Outdoor fireplace with pizza oven and lounge seating area
- Activity lawn
- Distinctive timber entrance structure to the cottage courtyard
- Scent garden and fruit trees
- Community book box
- Tool shed
- Bike rack

INTERIORS

- Interior design theme: Beach Casual
- Textural wood laminate flooring on the main level for an authentic cottage feel
- Two flooring colour options - light or dark
- Warm nylon carpet on stairs and upper level
- Vaulted ceiling with character beam detail
- French doors with clear glazing to access porch from the living/dining area
- Trex composite deck flooring
- Designer selected lighting throughout the interior and exterior
- Recessed potlights with white trim throughout
- Patterned porcelain tile flooring in main bath and laundry closet
- Convenient USB charging ports on kitchen island and in master bedroom
- White wire storage shelving in all closets
- White 2" faux wood horizontal blinds throughout

COMFORT

- Electric baseboard heating and energy recovery ventilator system
- On-demand tankless water heater
- Electrical rough-in for security panel to enable wireless system installation
- White ceiling fan with LED light in living room
- Covered wrap-around porches for year-round enjoyment (some homes)
- Backed by Century Group's 60 years of experience building homes in BC
- Century Group's award-winning Customer Care team
- New Home Warranty - 1 Year Materials and Workmanship Protection, 2 Years Major Mechanical Systems, 5 Years Building Envelope Protection, 10 Years Structural Protection

KITCHENS

- Frosty white shaker-style cabinetry with recessed under-cabinet LED lighting; uppers with glass panel shaker doors and wood-look laminate interior
- Hand-crafted porcelain tile backsplashes unique to each cottage
- Grey island with unique cottage leg detail
- Lighthouse-inspired antique pewter pendant lights above the island
- Simulated stone countertops
- Beautiful brushed nickel accent hardware
- Farmstyle Kohler white undermount sink
- Brizo faucet with angled spout and industrial handle and side sprayer
- Integrated slide-out pantry

APPLIANCES

- Fisher & Paykel 36" counter-depth french door refrigerator with door water dispenser and internal ice maker, bottom freezer drawer
- Bertazzoni 30" dual-fuel range with 4 gas burners
- Blomberg 24" dishwasher with ultra-quiet operation
- Venmar Chef 30" exposed wallmount chimney hoodfan with 500 CFM blower
- LG white 5.2 cu.ft. front-loading washer and 7.4 cu.ft. dryer

BATHROOMS

- Ensuite includes: Nuheat radiant heated floors, custom millwork vanity in blue lacquer for unique furniture look, undermount sink, nautical sconce lighting, frameless glass shower with handcrafted feature tile, and white square porcelain tile flooring with handmade quality for tactility
- Main bathroom includes: custom millwork vanity and extra linen storage, standalone glass shower, deep soaker tub with white hand-tossed tile surround, surface-mounted Kohler sink, and black framed round mirror with pendant lighting, and patterned porcelain tile flooring
- Semi-enclosed toilets for added privacy
- Simulated stone countertops
- Riobel brushed nickel faucets and fixtures

NEIGHBOURHOOD

- Farm-to-table living in the beautiful beach community of Boundary Bay, Tsawwassen with Southlands Farm in your backyard
- 530-acre site contains 325-acre Southlands Farm, including a 50-acre organic farm
- Local agriculture, food and food commerce play a central role in the community
- Access to Southlands community-based amenities, including: Market Square, Red Barn (community event space), demonstration gardens, natural amphitheatre, allotment gardens, farmers markets, community programming and events
- A vibrant future Market District with restaurants, shops and services
- Southlands Drive, a new access road connecting upper Tsawwassen with Boundary Bay (opening 2021)
- Over 4km of multi-use pathing for cycling/walking (opening 2021)
- Over 100 acres of parks and natural areas
- Steps from Boundary Bay Beach, Centennial Beach, and Boundary Bay Regional Park with large playground, tennis courts, multi-use trail network
- Just 35 minutes from downtown Vancouver and 20 minutes to YVR Airport - yet surrounded by farm fields, beach and nature
- Prado Cafe open daily in the neighbourhood