



WESTERLY  
ROW





Homes here are made of moments. Mornings playing with the kids in a bright and airy space. A cold one from Four Winds Brewery enjoyed on your sunny patio. Lively dinners with neighbours, vegetables fresh from Southlands Farmers’ Market. The memories are many.

THE HOME’S HEART

The kitchen is anchored by a large quartz island and outfitted with Fisher & Paykel appliances, including a gas cooktop. It’s at its best when countertops are sticky with cookie dough or when kids spread out homework.

SLEEP UP OR DOWN

A bedroom and full bathroom on the main floor offer flexibility when you welcome overnight guests, give older kids space, or want to climb fewer stairs. Three more bedrooms await upstairs.

YOUR OWN OUTDOORS

Spill entertaining onto your large patio, where you can savour a conversation while you grill. Or bask in some downtime with your partner or a book, with birdsong your only company.

SPACE FOR DAYS

Store ingredients and collect small appliances in an expansive pantry. Park one car in your garage and the other on your parking pad. There’s space for everything, everyone, and then some.

ROOM FOR LAUNDRY

A dedicated laundry room makes chores efficient and hides them away. Neatly fold clean clothes on the quartz countertop, hang delicates, store your household potions, and stack fresh linens in cabinets.

EVERY SEASON COVERED

A heat pump will keep you warm during winter and cool in the heat of summer. In spring or fall, open your windows to invite the sea breeze indoors — while bug screens keep winged creatures out.



# CLASSIC FARMHOUSE CHARM

A duplex home is a rare sight in Southlands, which makes this limited collection of ten extra special. In farmhouse style, four-bedroom homes welcome you with pitched roofs, traditional shingles, and colourful front doors. The living experience in this peaceful yet sociable neighbourhood is ripe for families, including their four-legged friends.



## A TRUE SANCTUARY

Cherish time to yourself in an ensuite where every detail feels luxurious. A window above the deep freestanding tub invites natural light into the sanctuary. There's plenty of room for two with double sinks, vanity storage, and

medicine cabinets. Revitalize sleepy eyes in the shower, complete with both rainshower and handheld sprays. Heated floors are a comfort for bare feet. It's easy to linger for longer than intended.



# WESTERLY ROW

FUTURE  
MIXED-USE

DAIRY AVENUE

LANE

LANE

RED BARN BOULEVARD



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All measurements are approximate and provided for reference only. Final dimensions, square footage and floor plans may vary. Layouts, materials, specifications, features, project design and appliances are subject to change without notice. Errors and Omissions Excepted (E.&O.E.)





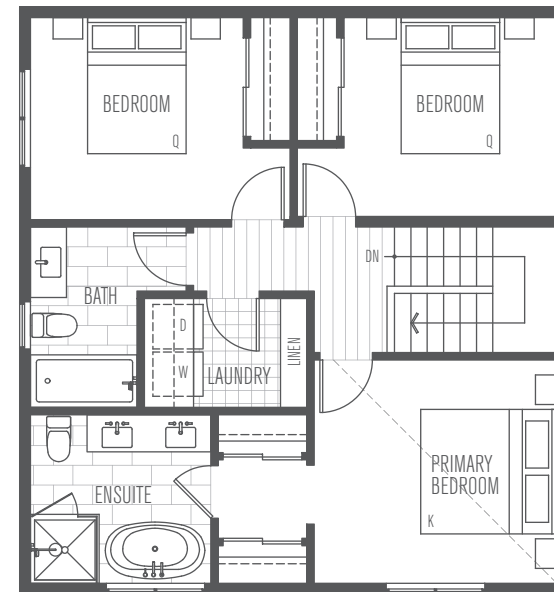
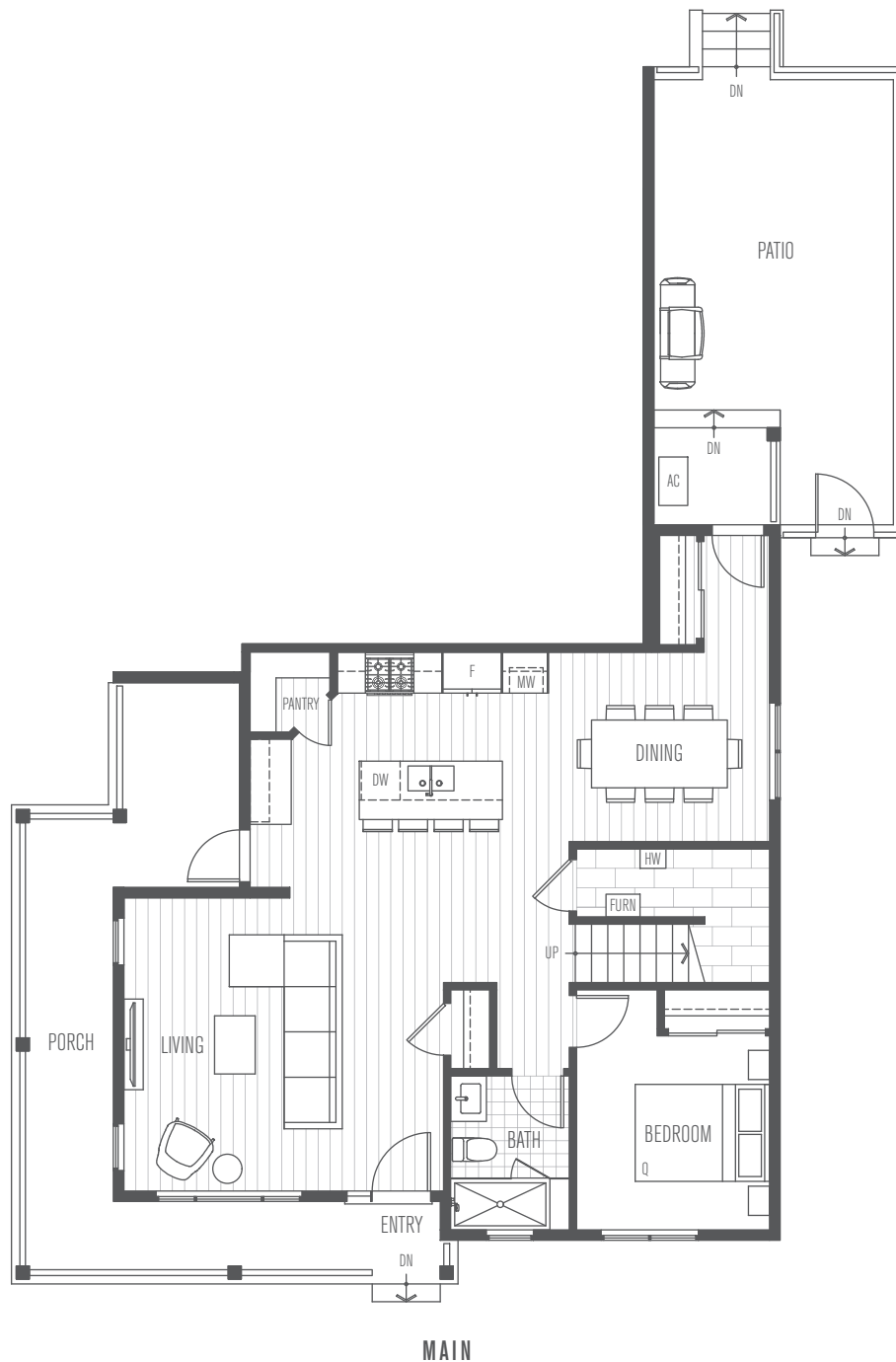


WESTERLY  
ROW

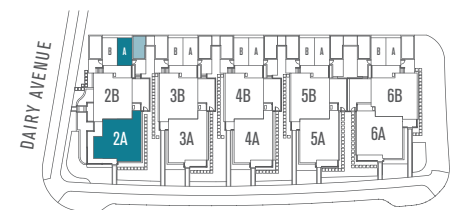
# PLAN 2A

## 4 BED + 3 BATH

INTERIOR 1,757 SF



UPPER



RED BARN BOULEVARD



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# PLAN 2B

## 4 BED + 3 BATH

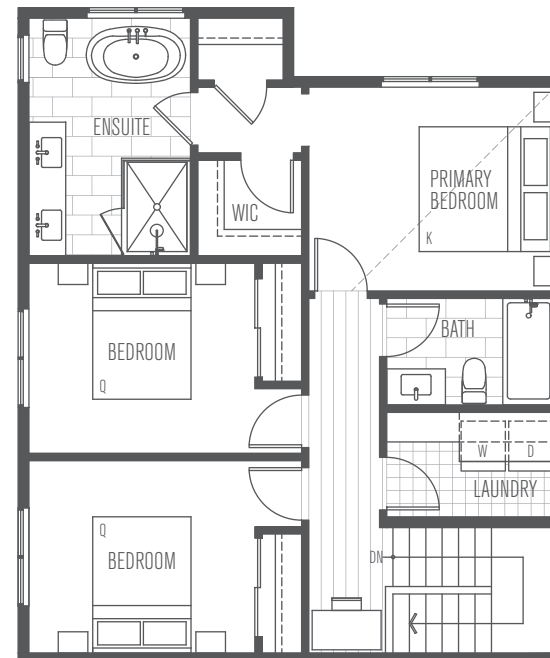
INTERIOR 1,715 SF



WESTERLY  
ROW



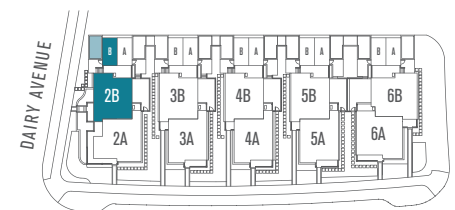
MAIN



UPPER



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RED BARN BOULEVARD





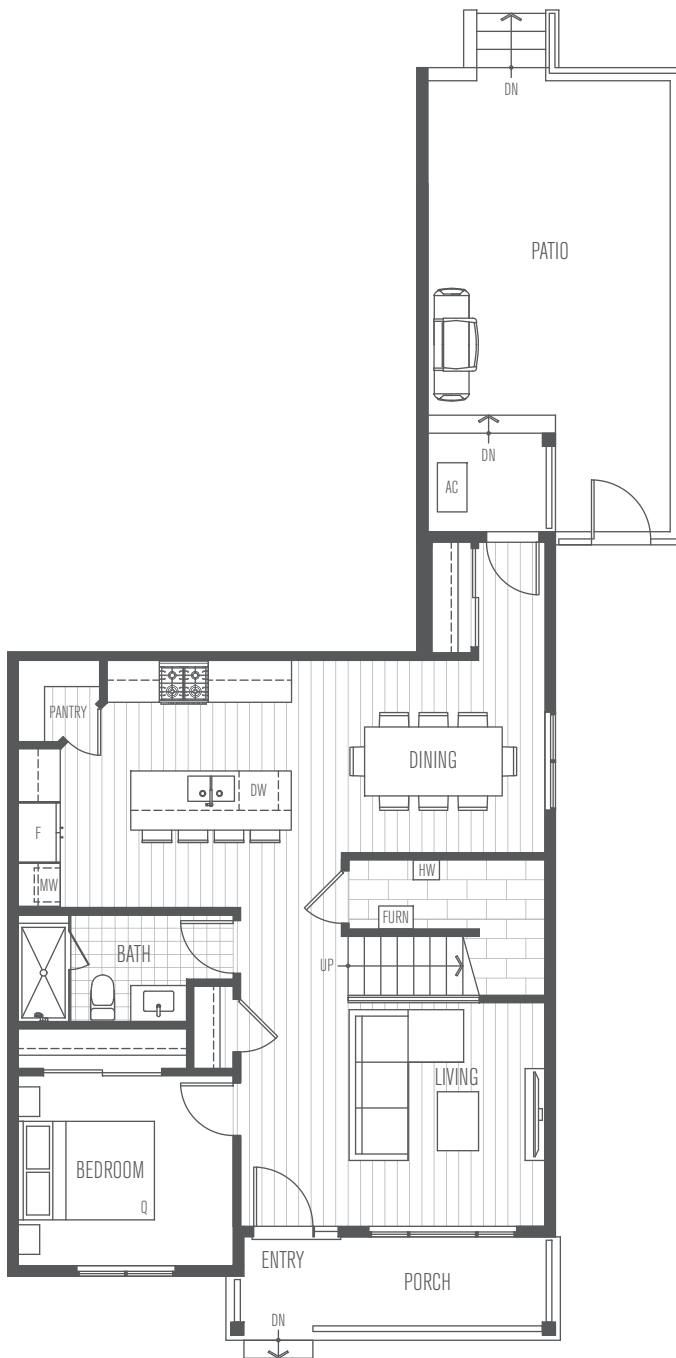
# PLANS 3A & 5A

## 4 BED + 3 BATH

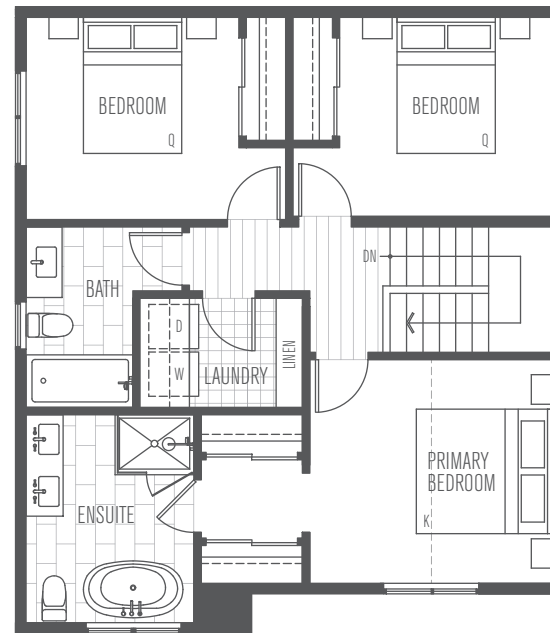
INTERIOR 1,691 - 1,692 SF



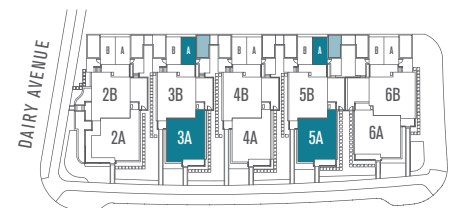
WESTERLY  
ROW



MAIN



UPPER



RED BARN BOULEVARD



Centurygroup

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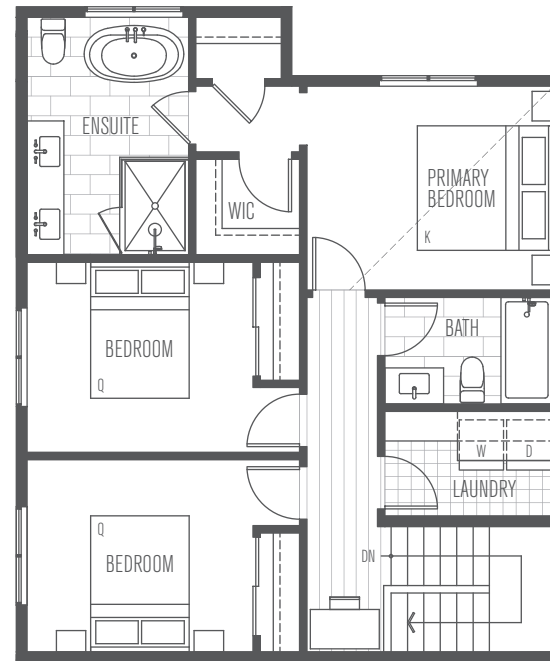
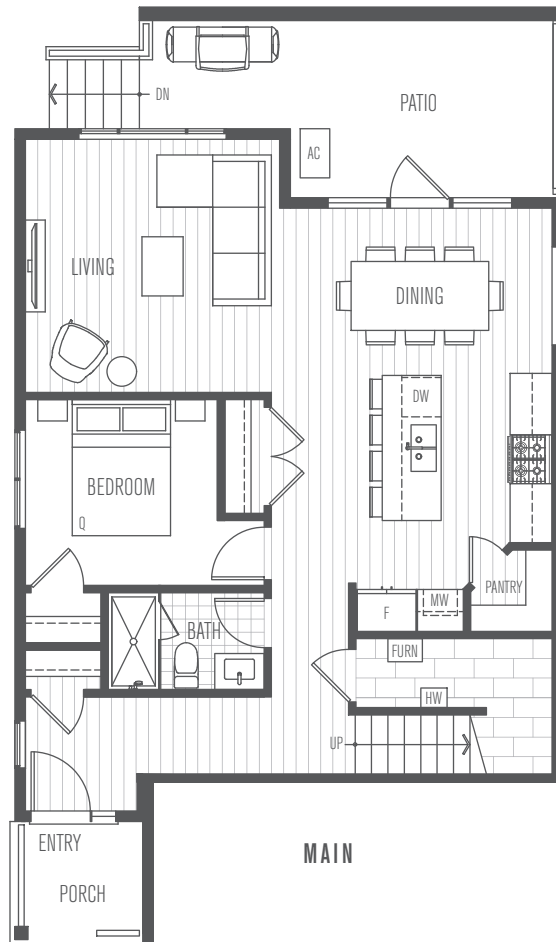
# PLANS 3B & 5B

## 4 BED + 3 BATH

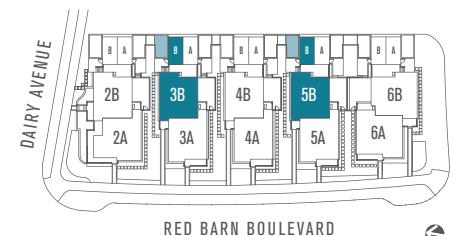
### INTERIOR 1,714 - 1,716 SF



WESTERLY  
ROW



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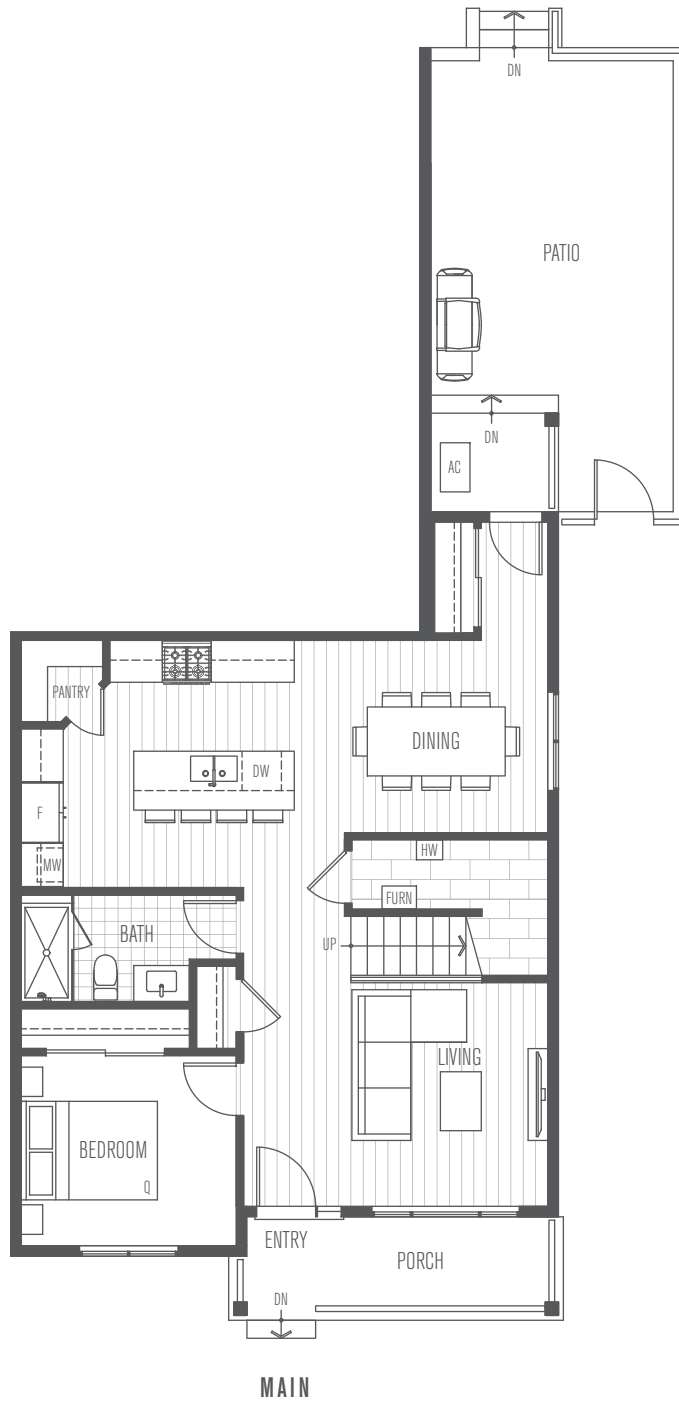


WESTERLY  
ROW

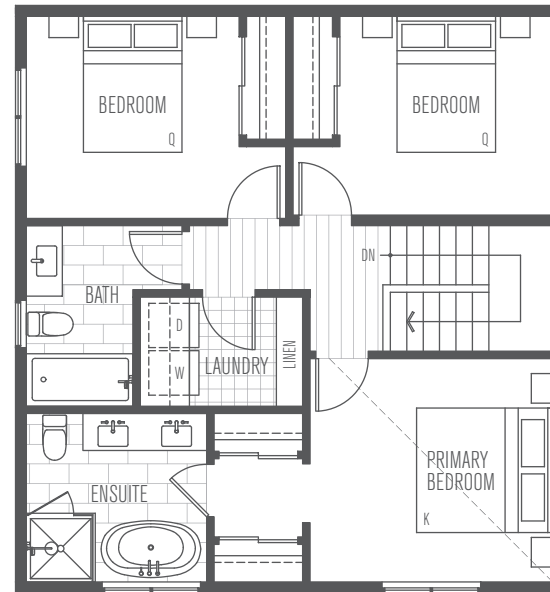
# PLAN 4A

## 4 BED + 3 BATH

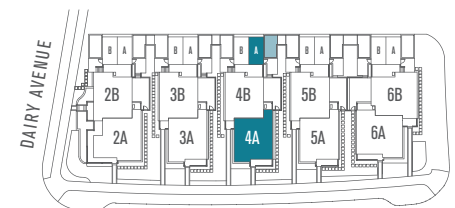
INTERIOR 1,669 SF



MAIN



UPPER



RED BARN BOULEVARD



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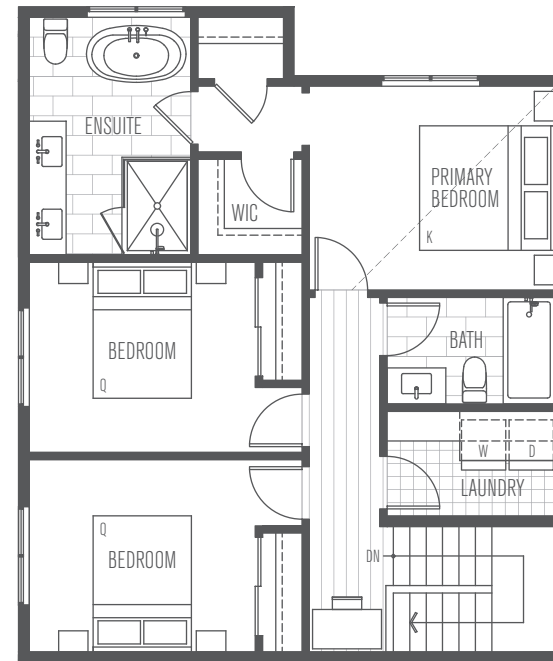
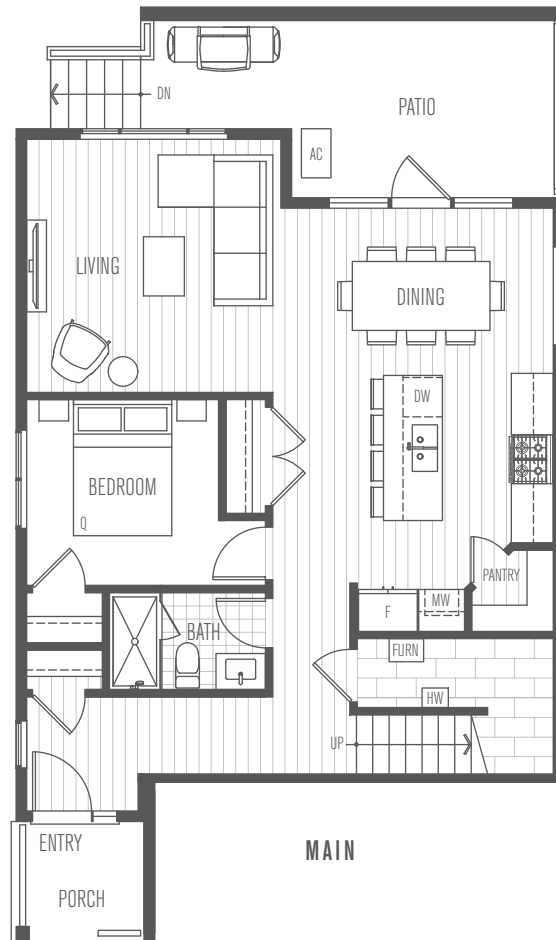
# PLAN 4B

## 4 BED + 3 BATH

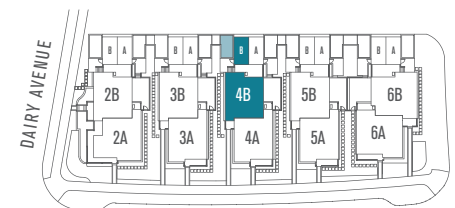
INTERIOR 1,716 SF



WESTERLY  
ROW



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RED BARN BOULEVARD





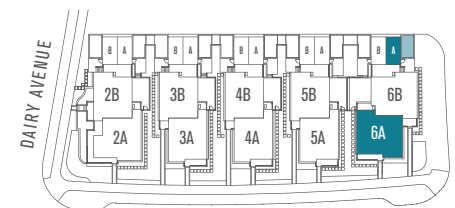
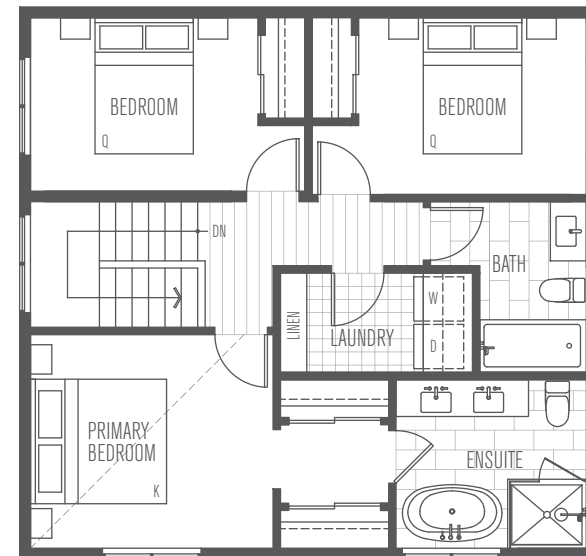
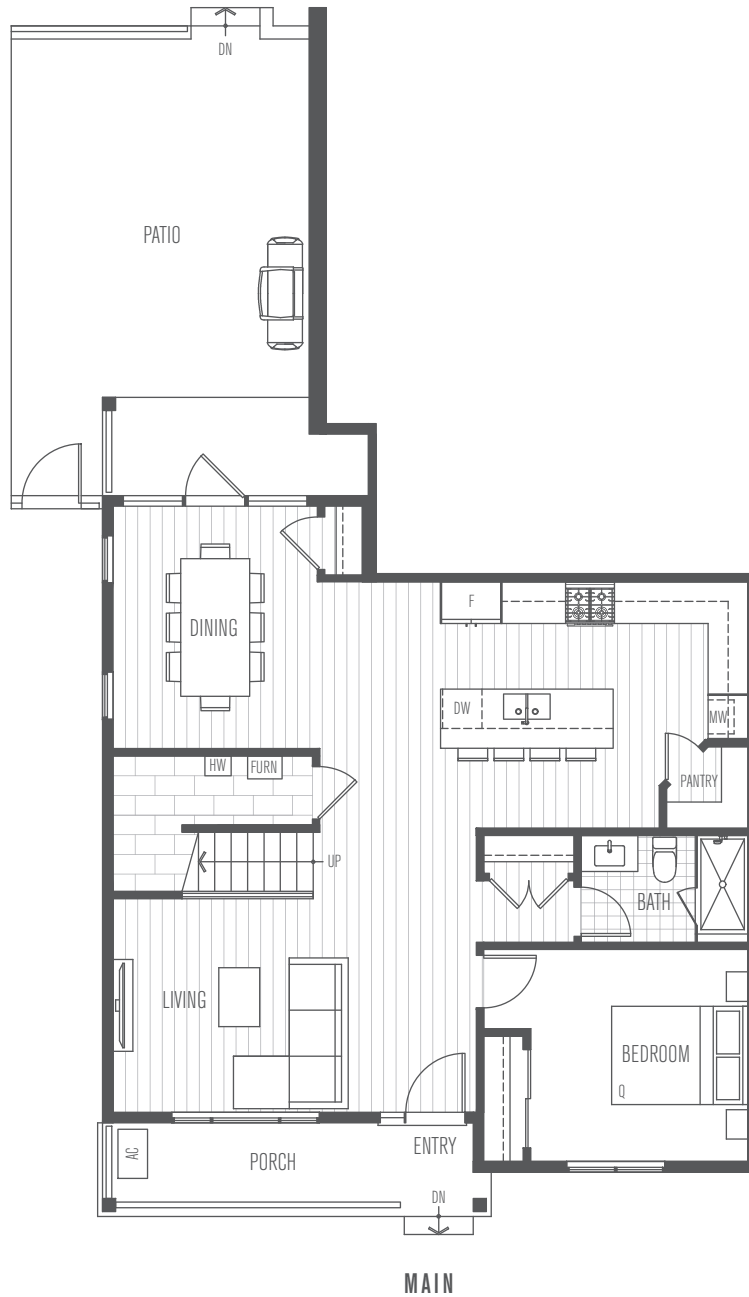
# PLAN 6A

## 4 BED + 3 BATH

INTERIOR 1,786 SF



WESTERLY  
ROW



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DAIRY AVENUE



# PLAN 6B

## 4 BED + 3 BATH

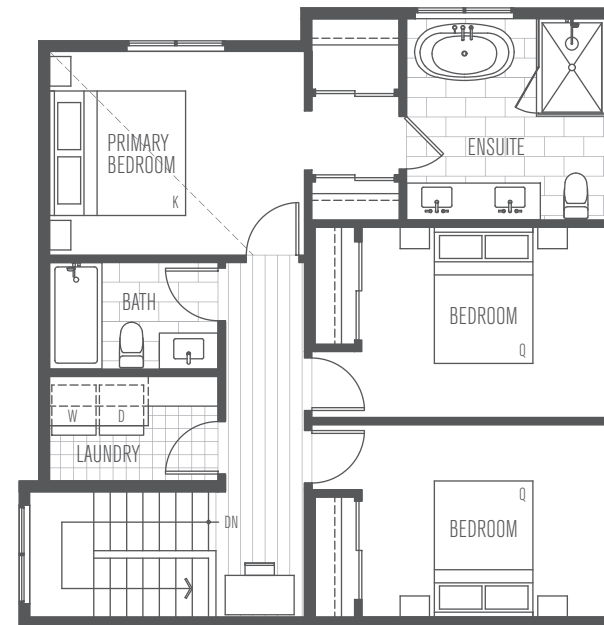
INTERIOR 1,835 SF



WESTERLY  
ROW



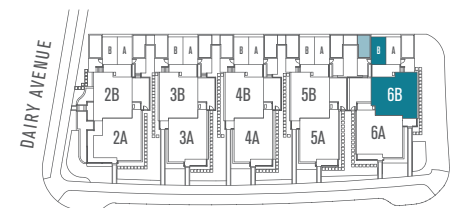
MAIN



UPPER



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RED BARN BOULEVARD





# FEATURES & FINISHES



WESTERLY  
ROW

## ARCHITECTURE

- A limited collection of 10 duplex homes ranging from 1,669 - 1,835 SF, featuring 4 bedrooms, 3 full bathrooms, and a large private paved rear patio
- Classic farmhouse architecture with low maintenance Hardie fibre cement board in a mix of horizontal siding, board and batten, shingles, simple massing and pitched roofs
- Detached single-car garage (with L2 EV charger-ready plug) plus brick paver parking pad, accessed via the lane
- Thoughtfully designed in collaboration with Willow Creek Designs, van der Zalm + Associates, Portico Design Group, and quality built by our in-house team, BlueCity Construction

## REFINED INTERIORS

- Overheight 9' ceilings and wide-plank engineered wood floors throughout the main level, stairs, and landing, and wool carpeting in bedrooms
- Three bedrooms on the upper floor, and one bedroom on the main level, perfect as a home office or guest room
- Dedicated laundry room with tile floors, side-by-side front-loading LG washer and dryer, quartz countertop for folding, upper shelf and rod for hanging delicates, and custom linen shelves and cupboards

## GOURMET KITCHENS

- Premium stainless steel appliance package:
  - Fisher & Paykel integrated 36" French door refrigerator with bottom freezer and ice maker
  - Fisher & Paykel 30" dual-fuel range with 4 gas burners and convection oven
  - Fisher & Paykel 24" integrated dishwasher
  - Broan slide-out hood fan with 350 CFM blower
  - Panasonic 27" microwave with trim kit
- Contemporary flat panel cabinetry with brushed nickel hardware, soft close doors and drawers, and under-cabinet LED lighting
- Sleek quartz countertops and backsplash, large centre island, and open accent cabinet shelving with matching quartz backsplash
- Blanco Silgranit undermount double bowl sink with single-handle pulldown faucet
- Spacious, walk-in corner pantry with open shelving
- Convenient, built-in pull-out waste and recycling bins

## REVITALIZING BATHROOMS

- Heated porcelain tile floors, flat panel soft-close cabinetry, brushed nickel fixtures and finishes, quartz countertops with matching backsplash to the underside of the mirror, eco-friendly dual flush toilets, and porcelain tile tub/shower surround in all bathrooms
- Ensuite features: Double sink vanity with mirrored medicine cabinets and dual handle faucets, deep freestanding soaker tub, frameless glass shower with rainshower, handheld spray, and corner shelf
- Main bathroom features: Tub/shower combo with convenient handheld spray on slide rail

## THE LITTLE COMFORTS

- Heat pump with condensing unit for year-round heating and cooling
- On-demand tankless water heater
- Energy-efficient double-pane windows with bug screens
- White melamine closet organizers or shelves, and rods in all closets
- Roller shades throughout with blackout blinds in bedrooms
- Gas barbeque outlet, hose bib, and 6' privacy fence on rear patios
- Comprehensive 2-5-10 year warranty protection by Travelers Canada

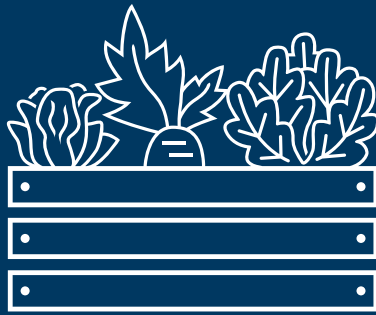


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Centurygroup





# HARROW

ESTATE COTTAGES





# FARMHOUSE BY THE BEACH



This collection of single-family, 4-bedroom homes is tucked into a quiet neighbourhood steps from farmers' fields, a short walk to the beach and the Market Square. These classic farmhouses are painted in harvest-inspired hues and feature generous covered front porches facing the street. With tranquil backyard patios, walk-in pantries, and two-car garages, your wish list is complete.

## DAILY WALKS

Moments to savour are within a short stroll. Walk to Market District for coffee and pastries at L'aromas before the farmers' market or have lunch on Four Winds Beach House & Brewery's patio. Follow paths to the beach and miles of shoreline trails.



These homes make the best moments in life even better: morning coffee on the porch, pre-dinner drinks on the patio, quiet times by the fire, hosting guests in comfort, and summer evenings with friends around the grill.

**GREAT OUTDOORS**

Life spills onto the spacious covered front porch and sunny, private backyard patio. There's a lawn for the dog, a planter box for the gardener, and gas on demand for the grill master.

**KITCHEN PARTY**

Designed for the joy of sharing food. With Fisher-Paykel appliances, double-bowl sinks, and island bars where dinner guests can help slice and dice, preparation is part of the fun.

**WALK-IN PANTRY**

You'll be well stocked with the ingredients for fabulous meals and impromptu entertaining. The stylish barn door slides open to reveal shelving, storage systems, and a convenient working counter.

**TWO PRIMARY SUITES**

Half of the homes feature one primary suite on the main level and a second upstairs. Each has an ensuite and walk-in closet—ideal when friends or family visit for the weekend.

**BRIGHT AND BEAUTIFUL LAUNDRY ROOM**

The laundry room has a sink, side by side washer and dryer, cabinetry for storage, generous shelving, quartz stone countertop, and space for hanging freshly ironed items.

**FOUR SEASONS OF COMFORT**

A heat pump keeps you cool on hot summer days, while the living room's gas fireplace becomes the ultimate place to gather on autumn evenings and winter mornings.





# BETTER WHEN SHARED

You run into friends at the market and wind up inviting them to dinner. Family members come to spend long weekends in the second primary suite. After hours of paddling, cycling, or joyfully roaming Southlands, your crew gathers in the kitchen to prepare snacks and drinks. The pantry is stocked with everything from fancy olives to artisanal crackers. The kitchen and living area flow out to the patio, making it easy to carry trays and platters laden with beautiful food.



## GARDEN OASIS

The private backyard is a sweet retreat. Indulge your green thumb with your own veggie box, growing heirloom tomatoes, salad greens, herbs, or flowers. A hose bib and irrigation system makes it easy to maintain the lush green space. The spacious patio has paver stones, exterior lighting, and a gas outlet, setting the stage for seamlessly elegant entertaining.





# AT SOUTHLANDS, TSAWVASSEN

Southlands is more than just a place to live. It's a way to live. That's no doubt why it won five Georgie Awards in 2023, including BC's *Residential Community of the Year*. More than 530 acres, this is North America's largest community deliberately rooted in food and farming. At the edge of the sea. And just 40 minutes from downtown Vancouver.



## YOUR NEIGHBOURHOOD BEACH

Centennial Beach boasts the warmest seas in Metro Vancouver. After a short walk you'll be at the water's edge and ready to play. Watersports, paddling, and peering at tidal pools are part of daily life. Swim before breakfast or take your yoga practice to the beach. Build a driftwood fort with the kids. Take kayaks or stand-up paddleboards to explore the bay. Run or cycle Boundary Bay's 16km of trails.



## REAL FOOD GROWS HERE

Residential neighbourhoods used to grow next to agricultural land. At Southlands, they still do. Here, homes of varying sizes and styles are intermixed with productive farmland, orchards, and allotment gardens. Southlands Drive winds through fields and neighbourhoods to the village shops. That's what it means to be a community rooted in farming and food.





# LIVE STEPS FROM THE VILLAGE CENTRE

Home is a short walk from vibrant Market Square. Your local baristas and brewers are within mere steps and there’s always something happening. You’ll frequent farmers’ markets, food festivals, outdoor concerts, and harvest celebrations in an intimate community where you know your neighbours, farmers, and shopkeepers by name.



**MARKET DISTRICT**  
Market District has quickly become a destination for foodists, gardeners, and adventurers from all over the Lower Mainland. Visitors meet for espresso and treats at L'aromas, shop the farmers' market, and rent Pedego bikes to explore seaside trails. They visit The Hub Refillery to support local makers and shop for eco-friendly lifestyle products. They attend community events at the historic Red Barn, taste their way around food truck festivals, and dream about making a life here.



**FOUR WINDS BEACH HOUSE & BREWERY**  
A retail shop, restaurant, and destination patio. Drop by for award-winning craft ales, some brewed on site from Southlands-grown ingredients. Food is a west coast take on the classic beer hall. With massive garage-style doors, indoor-outdoor bar, and central gas fireplace, this design-forward space is destined to be the talk of the town.

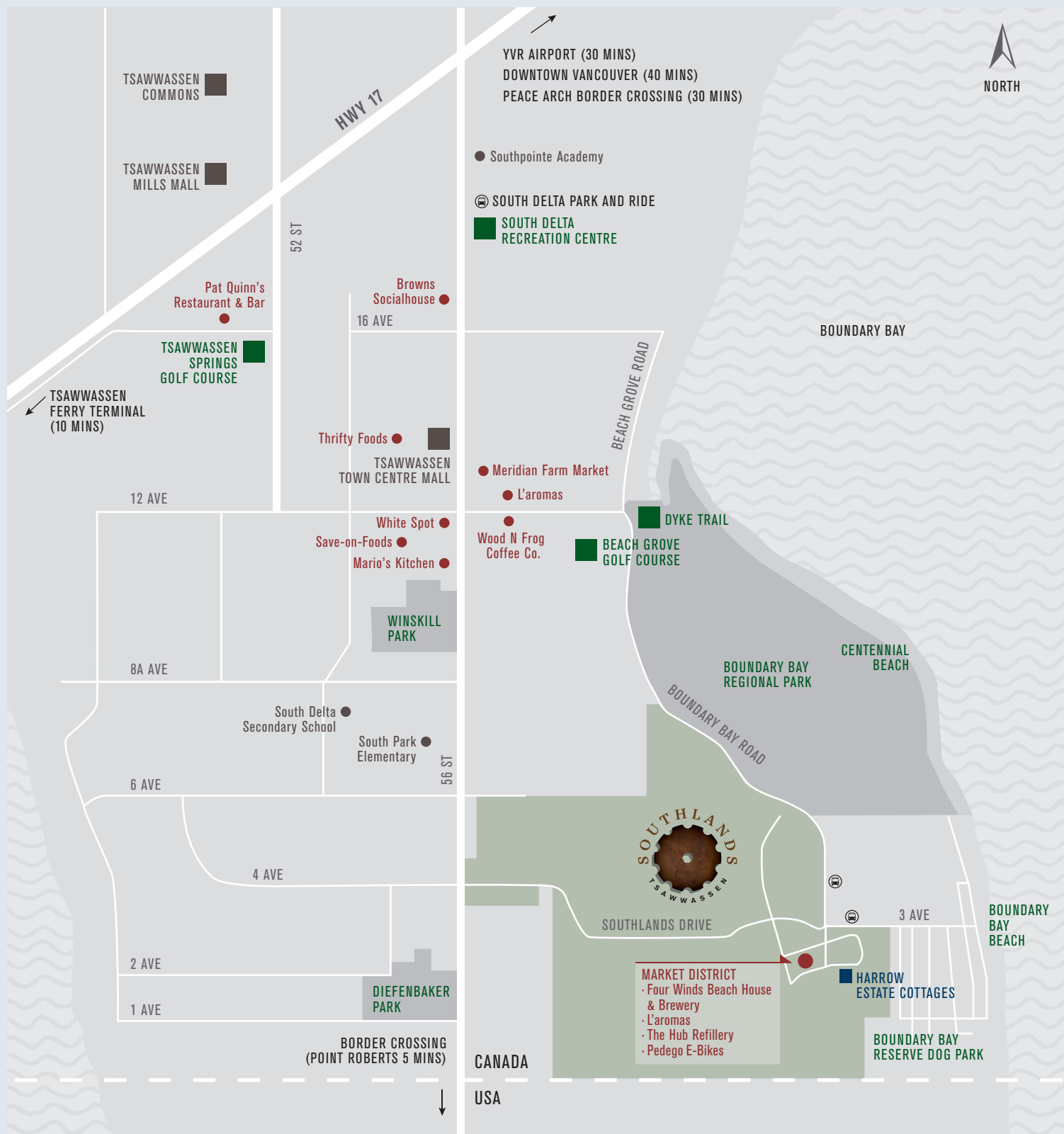
**YOUR LIFE BY THE SEA**  
This sunny, seaside community fosters a life that is active, outdoorsy, and creative. Quiet country roads and shoreline trails provide safe routes for cycling. Meander through fields that are always changing. Paint or photograph wild birds in their natural habitat.





# SUNNY, TRANQUIL TSAWWASSEN

Locally known as “Land of the Sun,” Tsawwassen gets three days of full sun for every one that downtown Vancouver sees. It's situated on a southern peninsula, surrounded by water and rolling farmland. This oasis is set quietly apart from the urban hustle and bustle, yet almost anything you need can be found in Tsawwassen's town centre. And driving to Vancouver takes just 40 minutes. YVR is only 30 minutes away and the BC Ferries terminal is a convenient 10-minute drive.



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## DiscoverSouthlands.ca

A BEACH COMMUNITY ROOTED IN FARMING AND FOOD

DISCOVERY CENTRE Open daily 11am – 4pm (closed Thursday/Friday)  
101 - 6388 Market Avenue, Tsawwassen, BC · Sales@DiscoverSouthlands.ca · 604.636.2220

A NEW COMMUNITY BY





# HARROW

ESTATE COTTAGES

## SITE PLAN



FUTURE  
DEVELOPMENT





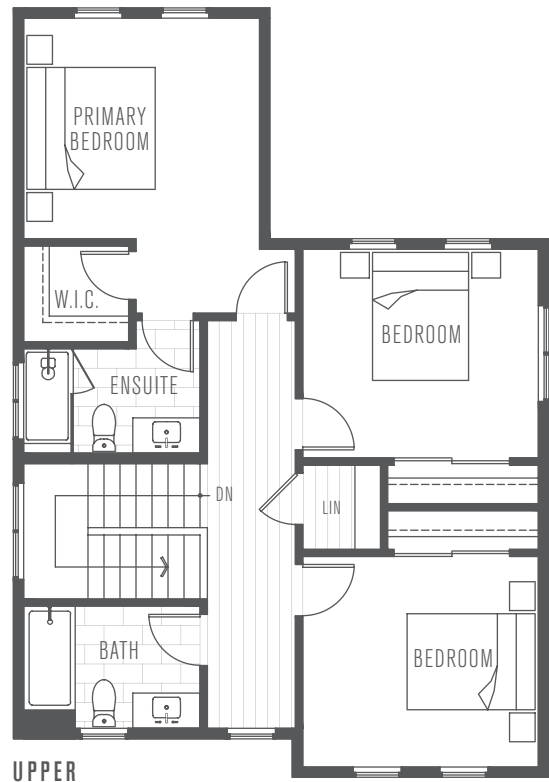
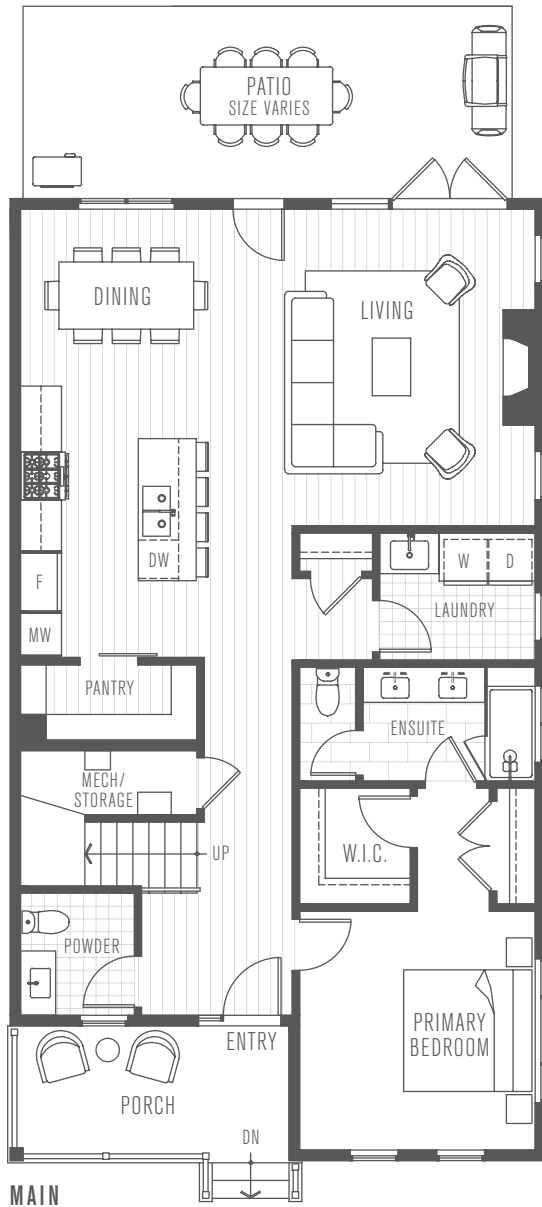
# HARROW

ESTATE COTTAGES

## PLAN A

### 4 BED, 3.5 BATH

INTERIOR 2,200 SF







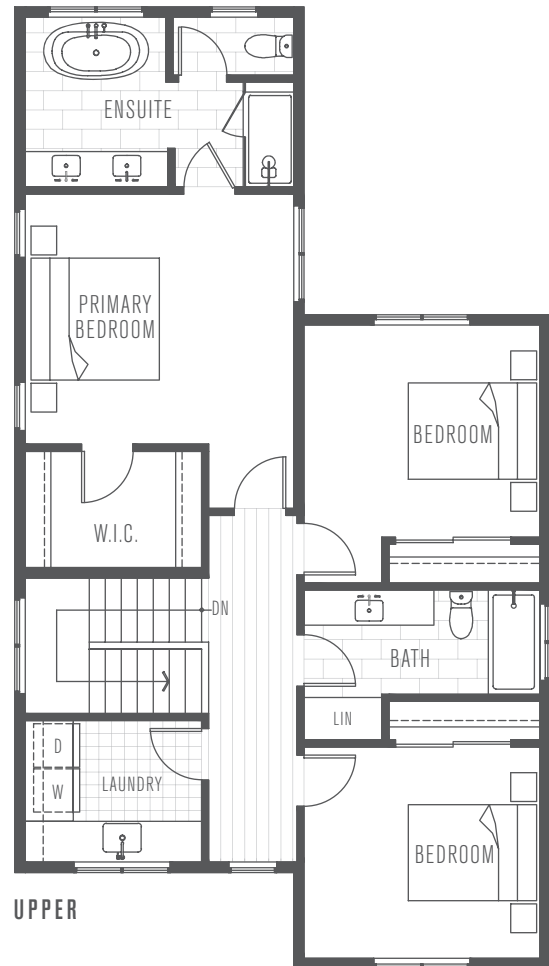
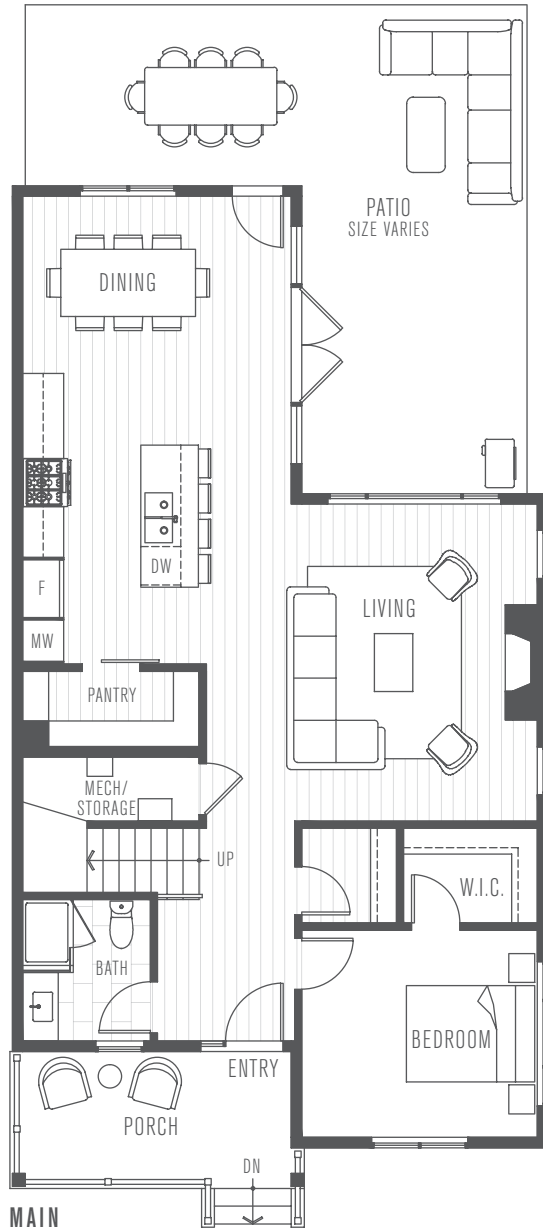
# HARROW

ESTATE COTTAGES

## PLAN B

### 4 BED, 3 BATH

INTERIOR 2,229 SF





## HARROW ESTATE COTTAGES

### YOUR PRIVATE RETREAT

- 4 bedroom, 3 bathroom single family detached homes ranging from 2,098 – 2,400 square feet with street facing covered front porches and private rear yards
- Classic farmhouse architecture with simple massing and pitched roofs
- Meticulously designed by Willow Creek Designs and interiors by Portico Design Group
- Crafted for quality by our in-house team, BlueCity Construction
- All homes feature a bedroom on the main floor, some with an ensuite bathroom and laundry room on the main level
- Spacious patios offer a true extension to your living space, equipped with a gas barbeque outlet and hose bib
- Covered parking for two vehicles in either a detached side-by-side garage or attached tandem-style garage
- Low maintenance Hardie siding with wood grain finish in a mix of board and batten and shingles
- Energy efficient, double glazed low-E black exterior vinyl window frames with bug screens
- Convenient exterior electrical outlet for holiday lights
- Low maintenance landscaping with irrigation and 6' privacy fencing in rear yard

### REFINED INTERIORS

- Engineered hardwood flooring on the main level, stairs, and landing, and wool carpeting in bedrooms
- Designer selected lighting and low profile LED pot lights throughout
- Gas fireplace in the living room with quartz mantle and porcelain tile surround
- Glazed french doors off the kitchen or living room open up to a private patio, seamlessly blending indoor and outdoor living
- Overheight 9' ceilings on the main level and 8' ceilings on the upper floors
- Laundry room features a side-by-side washer and dryer, upper shelving and hang bar, cabinet storage, quartz countertop and stainless steel sink
- White roller window shades throughout and blackout blinds in bedrooms
- White melamine built-in shelving included in closets

## FEATURES & FINISHES



### CURATED KITCHENS

- Contemporary flat panel cabinetry with soft close cabinet doors and drawers
- Recessed LED under-cabinet lighting
- Quartz countertops, backsplash, and island with waterfall edge
- Blanco Silgranit undermount double bowl sink
- Riobel stainless steel faucet with pull-down spray
- Custom built-in waste and recycling management system
- Open accent cabinet shelving with quartz stone backsplash
- Walk-in kitchen pantries with sliding barn door, built-in cabinets, open shelving, and convenient working counter

### HIGH-QUALITY APPLIANCES

- Fisher & Paykel integrated 36" french door refrigerator with bottom freezer drawer and ice maker
- Fisher & Paykel 30" dual-fuel range with 4 gas burners
- Broan slide-out hood fan with 350 CFM blower
- Fisher & Paykel 24" integrated top control dishwasher
- Panasonic 27" stainless steel microwave with trim kit
- LG front-loading, high capacity washer and dryer with steam technology

### INVIGORATING BATHROOMS

- Ensuite includes: heated porcelain tile flooring, water closet, mirrored medicine cabinets, double vanity with quartz countertops and undermount sinks, frameless glass shower with handheld wand and rain shower, porcelain tile shower surround, and freestanding soaker tub (some homes)
- Main bathroom includes: heated porcelain tile flooring, quartz countertops and undermount sink, tub and shower combination with handheld shower wand and porcelain tile surround
- Main floors feature a powder room or 3 piece bathroom with heated porcelain tile flooring, quartz countertop, undermount sink, enclosed shower with handheld shower wand and porcelain tile surround

### EVERYDAY COMFORTS

- Heat pump with condensing unit for year-round heating and cooling
- On-demand tankless hot water heater
- Smart Home ready (rough-in): entry lock, exterior lights, and main level thermostat are Z-Wave communication protocol compatible (Z-Wave hub to be supplied by homeowner)
- Garages include a Level 2 EV charging ready plug
- Comprehensive 2-5-10 year warranty protection by Travelers Canada





# CENTENNIAL GREEN





# COME HOME TO THE GREEN



These family-friendly, three-bedroom townhomes are tucked away on a tranquil street, a short walk to the beach. Architecture is contemporary craftsman style, with colourful front doors opening to a green sanctuary that is the social and playful heart of the neighbourhood. With private outdoor space and a garage, this is the home you've been looking for.

## VACATION AT HOME

Nature thrives in this green space, as will every member of your family. Enjoy the luxury of a garden paradise where you're always on holiday. Sink into a lounger and relax because you don't have to pull a single weed.



This is the home for busy family life. The living room, dining room, and kitchen flow together on the main floor. Invite friends to stay for dinner; there’s space for a dining table that seats eight.

THE KITCHEN YOU CRAVE

Large kitchen islands are ideal for after-school snacking and homework help while you prep. Stainless steel KitchenAid appliances and a farmhouse-style sink help you make beautiful meals.

STORAGE GALORE

Grow herbs or display cookbooks on open shelves next to the kitchen window. Life is extra tidy with built-in pantries, linen shelves, and spacious garages.

GREAT OUTDOORS

The white picket fence and flagstone front portico say welcome home. At the back and off the kitchen, there's either a flagstone patio or a second-floor balcony, complete with gas barbeque outlet and hose bib.

QUIET ZONE

Nap time won't be disrupted by the clamour of daily life. The kitchen, dining room, living room, and powder room are all on the main level, with bedrooms on the serene upper storeys.

THE SUITE SPOT

Your primary suite is a sanctuary with a large picture window, spacious walk-in closet, and black-out blinds. The ensuite's heated tile flooring, double vanity, and large walk-in shower set you up for especially good mornings.

FOUR SEASONS OF COMFORT

The energy-efficient heat pump keeps you cool in the heat of summer and toasty all winter. Gentle sea breezes and fresh air flow in through the ample, operable windows located on either end of the home.





A vibrant community garden scene. In the foreground, a woman in a yellow jacket stands on a wooden platform near a small pond. A child in a green shirt and tan pants is walking on the grass. In the center, a large wooden pergola with black corner brackets stands over a paved area with orange chairs and a stainless steel counter. To the right, a raised garden bed with a wooden frame is filled with various plants. The background features a row of modern, two-story houses with light green and white siding and dark roofs. The sky is blue with scattered white clouds.

## LAZY DAYS ON THE GREEN

Spend idyllic hours in the shared garden, where there's not a single task on your to-do list. If you choose, flex your green thumb by growing herbs or salad greens in a planter box. Or simply relax in a lounge chair by the fire bowl, with a craft ale and a book from the little free library. Watch pollinators drift between blooms as you listen to the music of birdsong. Kids will spend time immersed in active, imaginative play on log structures.

### A GREAT ESCAPE

Gather for long-table dinners under the shade of a cedar trellis. A stainless-steel counter comes in handy for food prep. Toss a salad with ingredients just picked from your raised bed, adding fresh herbs from the harvest table's built-in garden centerpiece. Sit around the fire bowl with a glass of wine as the stars come out.



# AT SOUTHLANDS, TSAWWASSEN

Southlands is more than just a place to live. It's a way to live. That's no doubt why it won five Georgie awards in 2023, including BC's *Residential Community of the Year*. More than 530 acres, this is North America's largest community deliberately rooted in food and farming. At the edge of the sea. And just 40 minutes from downtown Vancouver.



## YOUR NEIGHBOURHOOD BEACH

Centennial Beach boasts the warmest seas in Metro Vancouver. After a short walk you'll be at the water's edge and ready to play. Watersports, paddling, and peering at tidal pools are part of daily life.

Swim before breakfast or take your yoga practice to the beach. Build a driftwood fort with the kids. Take kayaks or stand-up paddleboards to explore the bay. Run or cycle Boundary Bay's 16km of trails.



## REAL FOOD GROWS HERE

Residential neighbourhoods used to grow next to agricultural land. At Southlands, they still do. Here, homes of varying sizes and styles are intermixed with productive farmland, orchards, and allotment gardens. Southlands Drive winds through fields and neighbourhoods to the village shops. That's what it means to be a community rooted in farming and food.





# LIVE STEPS FROM THE VILLAGE CENTRE

Home is a short walk from vibrant Market Square. Your local baristas and brewers are within mere steps and there’s always something happening. You’ll frequent farmers’ markets, food festivals, outdoor concerts, and harvest celebrations in an intimate community where you know your neighbours, farmers, and shopkeepers by name.



**MARKET DISTRICT**  
Market District has quickly become a destination for foodists, gardeners, and adventurers from all over the Lower Mainland. Visitors meet for coffee and pastries at L'aromas, shop the farmers' market, and rent Pedego bikes to explore seaside trails. They visit The Hub Refillery to support local makers and shop for eco-friendly lifestyle products. They attend community events at the historic Red Barn, taste their way around food truck festivals, and dream about making a life here.



**FOUR WINDS BEACH HOUSE & BREWERY**  
A retail shop, restaurant, and destination patio. Drop by for award-winning craft ales, some brewed on site from Southlands-grown ingredients. Food is a west coast take on the classic beer hall. With massive garage-style doors, indoor-outdoor bar, and central gas fireplace, this design-forward space is destined to be the talk of the town.

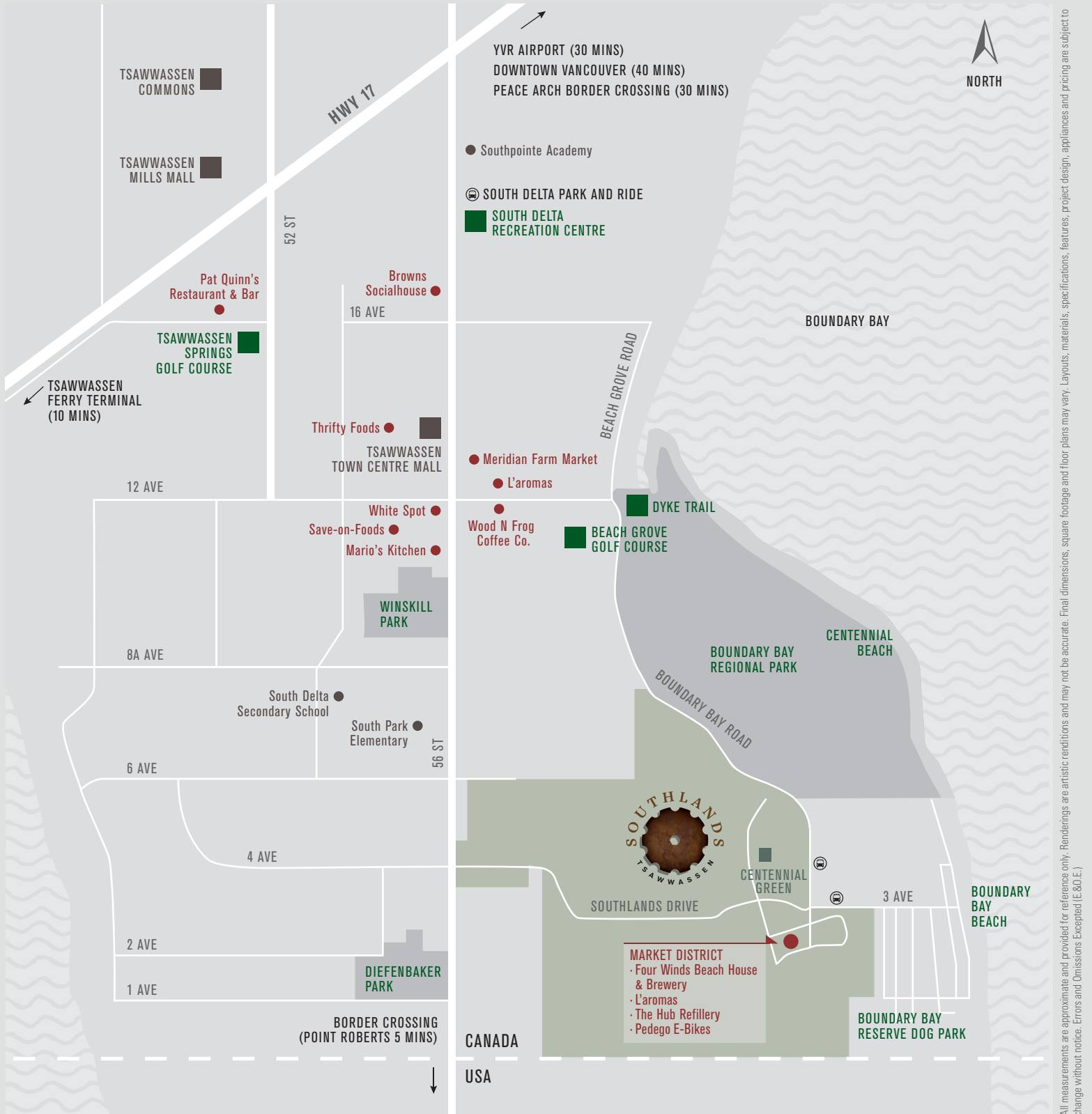
**YOUR LIFE BY THE SEA**  
This sunny, seaside community fosters a life that is active, outdoorsy, and creative. Quiet country roads and shoreline trails provide safe routes for cycling. Meander through fields that are always changing. Paint or photograph wild birds in their natural habitat.





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Locally known as “Land of the Sun,” Tsawwassen gets three days of full sun for every one that downtown Vancouver sees. It's situated on a southern peninsula, surrounded by water and rolling farmland. This oasis is set quietly apart from the urban hustle and bustle, yet almost anything you need can be found in Tsawwassen's town centre. And driving to Vancouver takes just 40 minutes. YVR is only 30 minutes away and the BC Ferries terminal is a convenient 10-minute drive.



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FORMWERKS  
ARCHITECTURE

portico  
DESIGN GROUP

## DiscoverSouthlands.ca

A BEACH COMMUNITY ROOTED IN FARMING AND FOOD

DISCOVERY CENTRE Open daily 11am – 4pm (closed Thursday/Friday)

101 - 6388 Market Avenue, Tsawwassen, BC · Sales@DiscoverSouthlands.ca · 604.636.2220

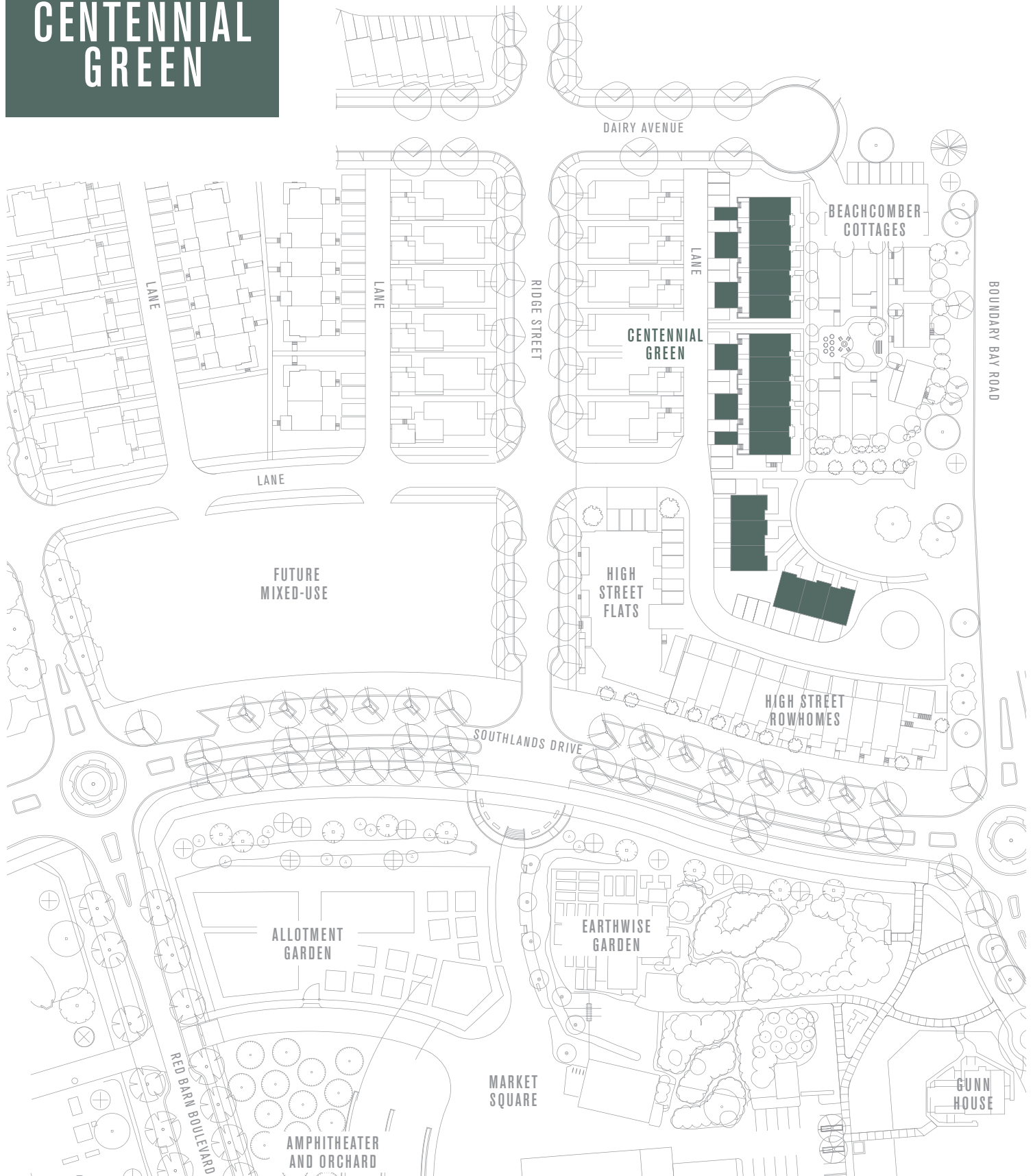
A NEW COMMUNITY BY

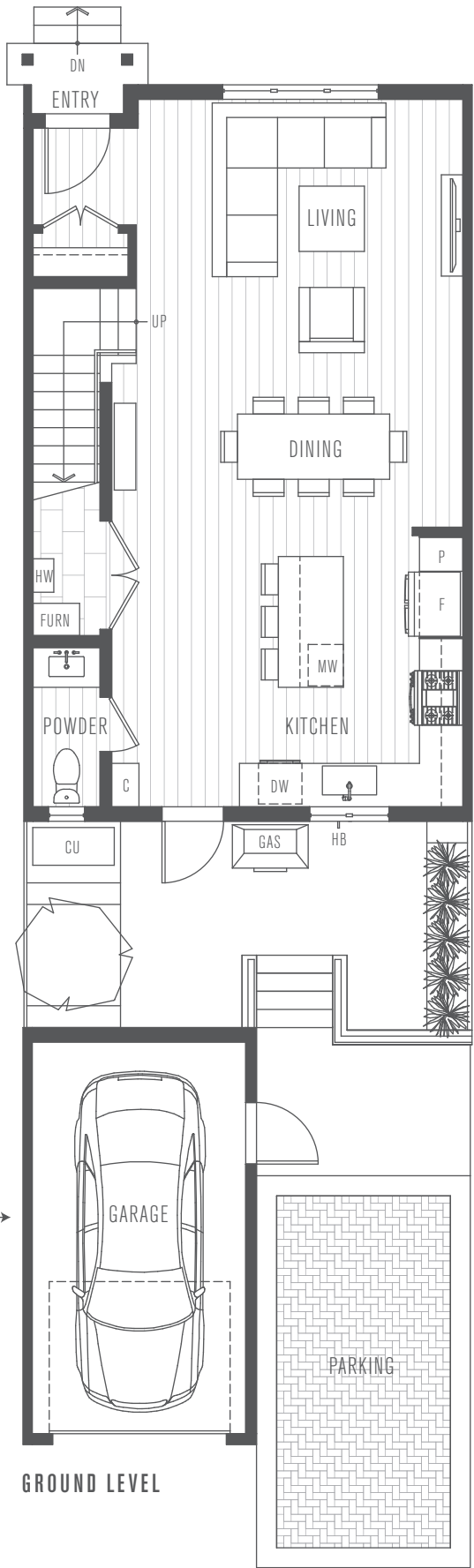
Centurygroup



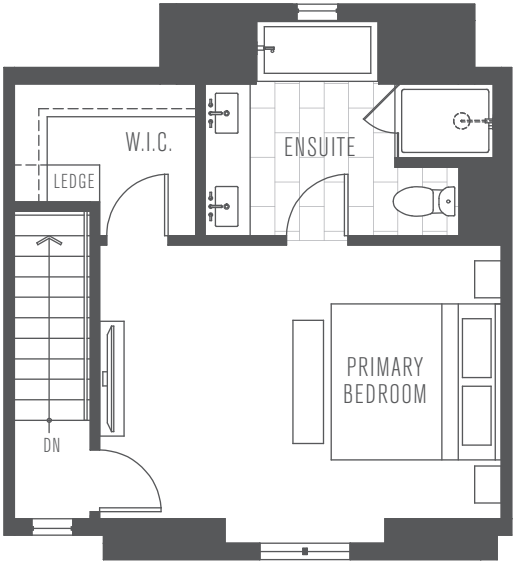
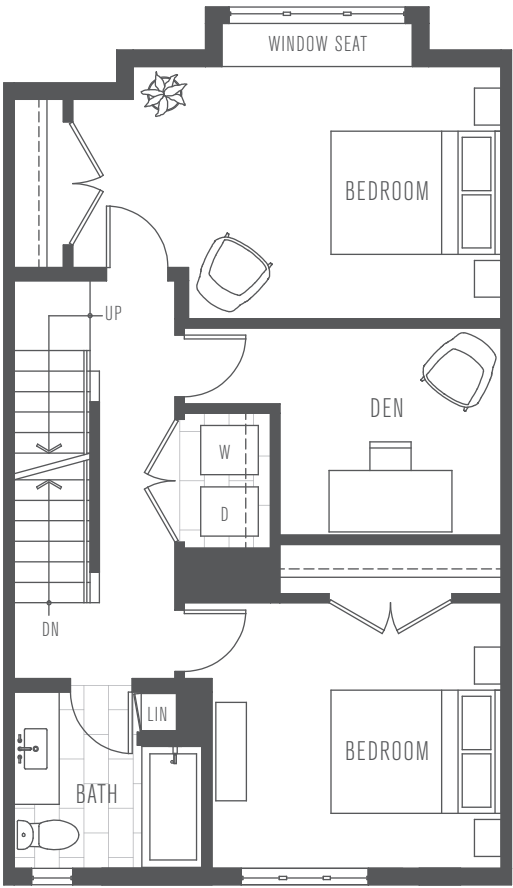
# CENTENNIAL GREEN

## SITE PLAN





Shared Wall for #3, #8 →



PLAN A  
3 BEDROOM, DEN + 2.5 BATH  
INTERIOR 1,786 SF · GARAGE 200 SF

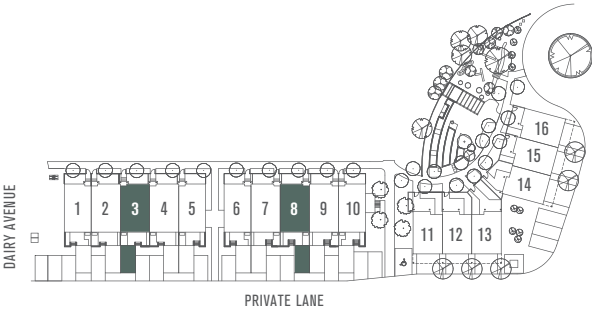


UPPER LEVEL

SECOND LEVEL

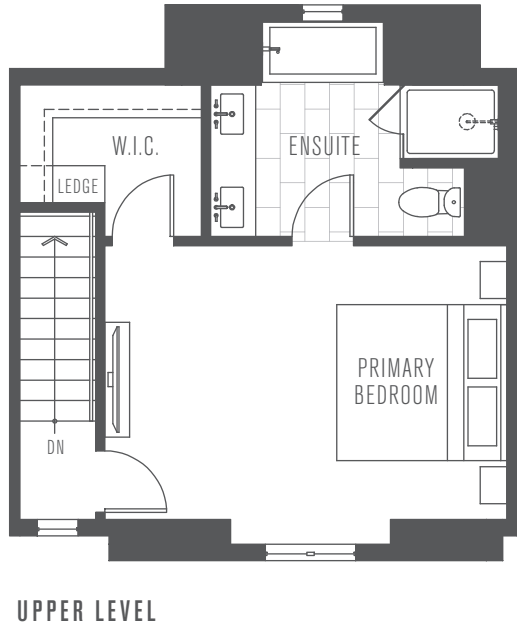
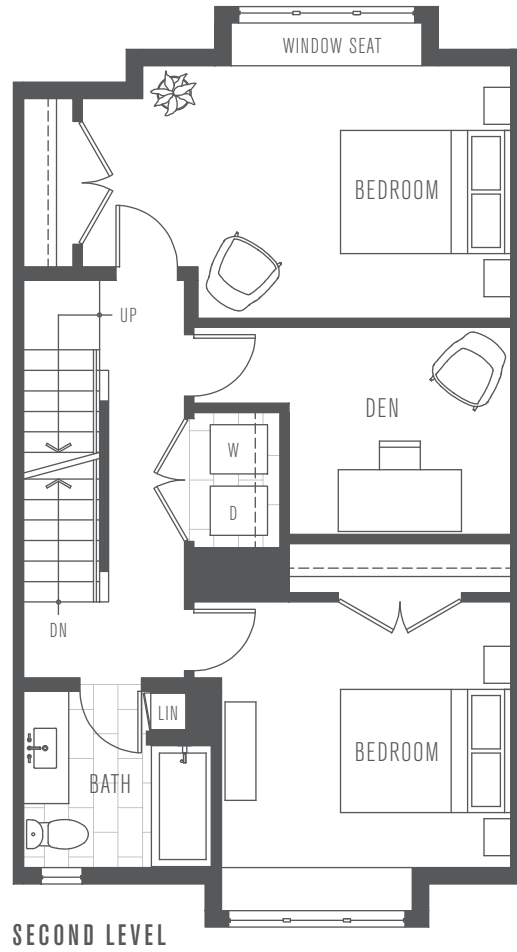
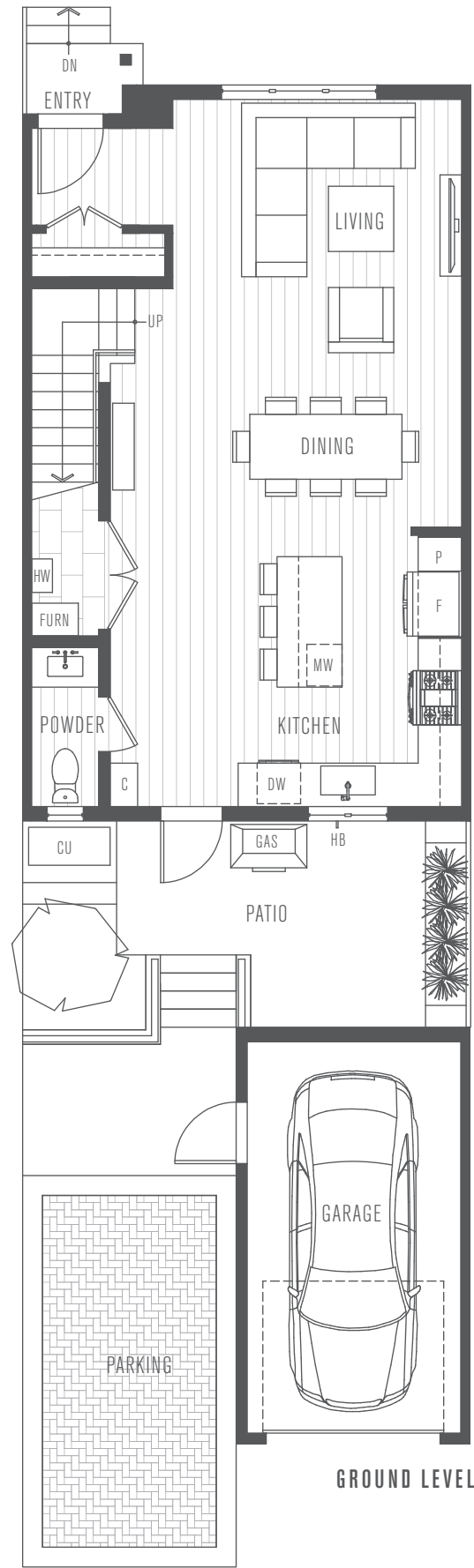
GROUND LEVEL

HOME #8 IS A MIRROR OF THIS FLOORPLAN



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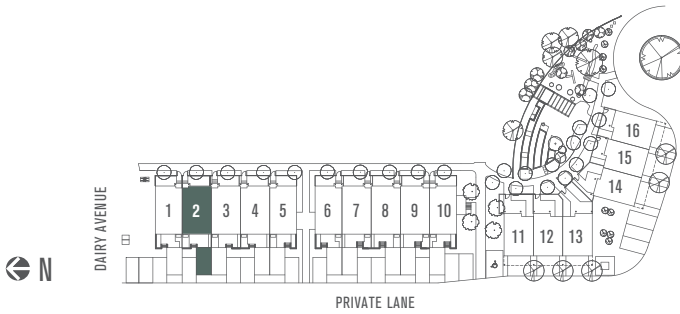




PLAN A1  
3 BEDROOM, DEN + 2.5 BATH  
INTERIOR 1,800 SF · GARAGE 200 SF



← Shared Wall for #2



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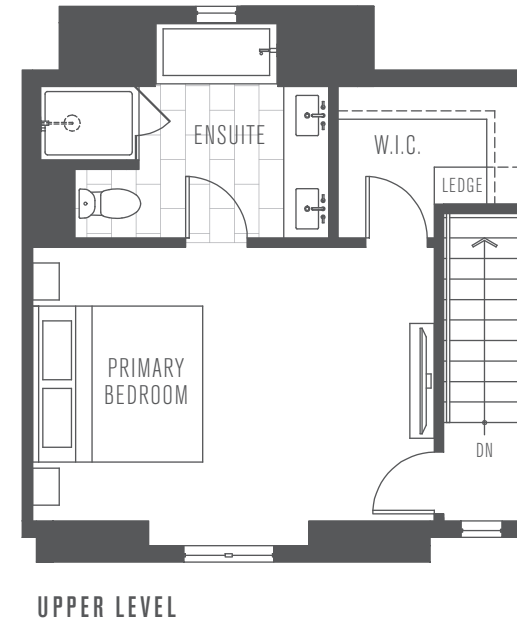
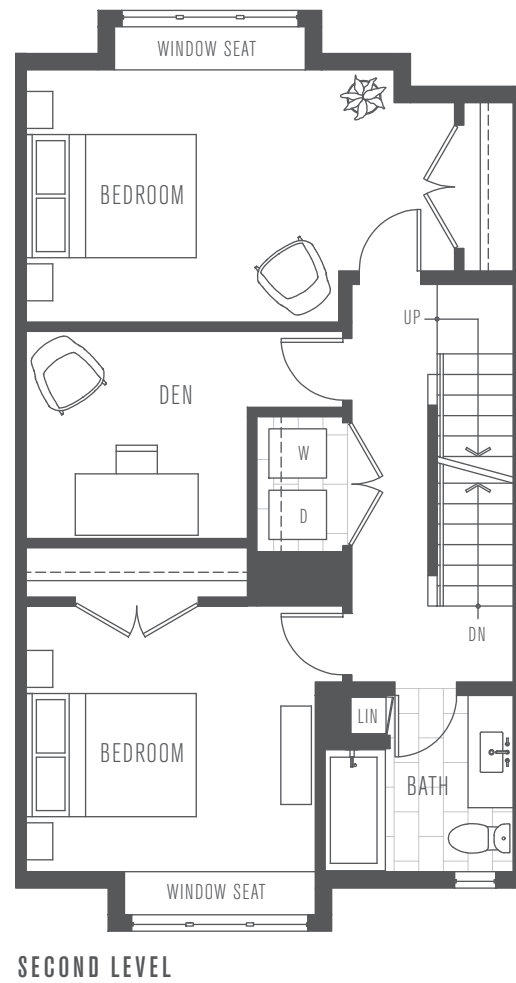
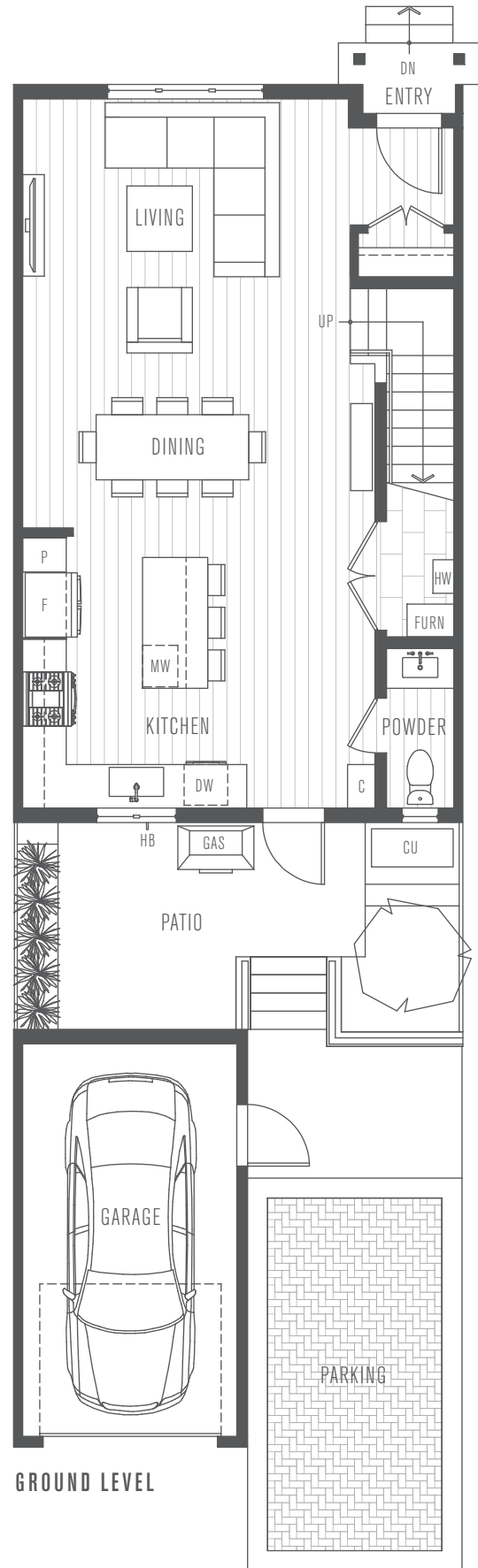
PLAN A2

3 BEDROOM, DEN + 2.5 BATH

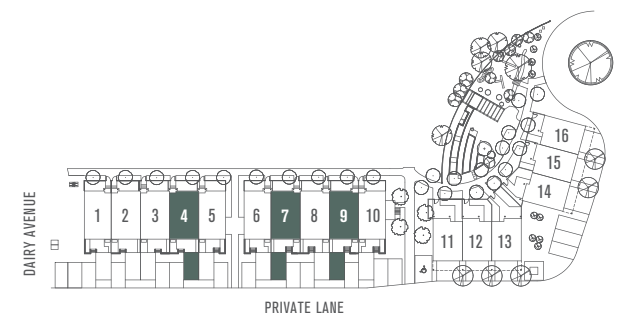
INTERIOR 1,798 - 1,802 SF · GARAGE 200 SF

SOUTHLANDS

TSAWASSEN



HOME #4 IS A MIRROR OF THIS FLOORPLAN





# CENTENNIAL GREEN

## FEATURES & FINISHES



### ARCHITECTURE

- An exclusive collection of 16 townhomes thoughtfully configured around an extensive outdoor amenity space
- Timeless craftsman-style architecture with simple massing, pitched gable roofs, and large picture windows
- Insulated metal front doors offered in five stylish colours: Light Yellow, Olive, Blue, Grey, and Rosy Peach
- Garages include a Level 2 EV charging ready plug
- Meticulously designed by Formwerks Architectural with interior design by Portico Design Group
- Crafted for quality by our in-house team, BlueCity Construction

### AMENITY-RICH LIVING

- Beautifully landscaped amenity area features: cedar picket fencing, flagstone paver gathering area, abundant trees and plantings, wood and basalt seating, outdoor lighting, and irrigation system
- Multi-purpose cedar trellis with storage shed, lighting, and stainless steel kitchen counter
- Communal harvest table for al fresco dining
- Outdoor fire bowl and lounge seating for fireside gatherings with friends
- Birdhouses to support nesting birds
- Urban agriculture plots for residents to grow vegetables, herbs or flowers
- Little library to share books and connect with neighbours
- Natural wood play structures to keep kids active
- Rain garden with timber bridge
- Bike racks

### BEAUTIFUL, FUNCTIONAL INTERIORS

- 3 bedroom and 3 bedroom + den homes ranging from 1,378-1,835 SF with a contemporary farmhouse interior design scheme
- Rustic oak wood laminate flooring on the main level
- Warm carpeting on stairs and throughout top floor bedrooms, hallways and dens
- Extra high 9' ceilings on the main level create a bright, airy ambiance; 8' on upper floors
- Primary bedrooms feature large picture windows, pre-wiring for wall-mounted TV, and spacious walk-in closets
- White roller shades throughout and blackout blinds in all bedrooms

- White melamine built-in shelving included in closets
- In-home laundry with front-loading washer and dryer, porcelain tile flooring, and built-in shelving
- Heat pump with condensing unit for heating and cooling
- Hot water forced air heating system for supplementary heat
- On-demand tankless water heater

### CONTEMPORARY KITCHENS

- Timeless flat panel cabinetry with brushed nickel finish pulls
- Soft-close cabinetry doors and drawers
- Polished quartz countertops
- Farmhouse style white undermount sink with brushed nickel high-arc faucet and pulldown spray
- Distinctive wood laminate floating shelves to display cookbooks, plants, and prized collectibles
- Elongated hexagon glazed porcelain tile backsplash illuminated by concealed under-cabinet LED lighting
- Generously-sized kitchen island for entertaining and extra counter space
- Spacious built-in pantry with lower pull-out shelves
- Built-in, pull-out garbage and recycling receptacles

### PREMIUM APPLIANCES

- 30" KitchenAid french door stainless steel refrigerator freezer
- 30" KitchenAid dual fuel stainless steel range with gas cooktop and electric oven
- 24" KitchenAid integrated dishwasher
- Panasonic built-in microwave with stainless steel trim kit
- 30" AEG slide-out hood fan
- Full-size white LG front-loading washer and dryer

### REVITALIZING BATHROOMS

- Ensuites feature:
  - Double sink vanity
  - Large walk-in shower with brushed nickel frame, porcelain tile surround, rainshower and handheld spray
- Main bathrooms feature tub/shower combo, large format 4" X 12" tile surround, and frameless vanity mirror with accent shelf
- Offer guests the convenience of a main floor powder room





## FEATURES & FINISHES



### COMPARE OUR A & B PLANS UNIQUE FEATURES

#### 3 BEDROOMS + DEN

##### A PLANS, BUILDINGS 1 & 2

- Interior living space ranges from 1,674 SF to 1,835 SF
- White exterior siding and wood trim, with contrasting black framed vinyl windows
- Standalone garage and parking pad; garage is connected to the home by a paver patio
- Flagstone paver front yard enclosed with white cedar picket fence and gate; faces the neighbouring Beachcomber Cottages, all connected by natural walkways
- Flagstone paver back patio equipped with a gas barbeque outlet and hose bib; 6' timber privacy screen between adjacent patios
- Convenient coat cabinet off the back entry kitchen door
- Primary bedroom suite encompasses the entire top floor; includes vaulted ceiling (10' or higher) (plan dependent)
- Enjoy the flexibility of a second floor den space
- Ensuite has a separate bathtub with porcelain tile surround
- Inviting window seat in second bedroom; some layouts have a window seat in the third bedroom as well (plan dependent)
- Side-by-side washer and dryer with built-in shelving above
- Second main bathroom has built-in linen closet for additional storage
- Powder room has a vanity cabinet with undermount sink

#### 3 BEDROOMS

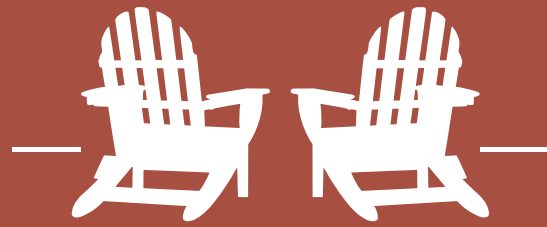
##### B PLANS, BUILDINGS 3 & 4

- Interior living space ranges from 1,378 SF to 1,419 SF
- Attached side-by-side garage with two levels of living above the garage
- Hose bib and enclosed storage cupboard located inside the garage
- Grey exterior siding with white window bump-out detail on the front, standing seam metal roof overhangs, white wood trim, and white framed vinyl windows
- Concrete paver driveway accessed by the rear lane
- Flagstone paver front yard enclosed with white cedar picket fence and gate, facing the amenity area
- Spacious balcony off the main level offers a true extension to your main level living space, equipped with a gas barbeque outlet, hose bib, and exterior lighting; 6' aluminum screens between adjacent balconies provide privacy
- Sliding glass doors with clear glazing to access balconies from the kitchen
- Functional mudrooms off garages, perfect for the active household
- Inviting window seat on main living level
- Stacked washer and dryer with built-in shelving to the side
- Powder room has a rectangular wall-mounted sink

#### PEACE OF MIND

- Comprehensive warranty protection by Travelers Guarantee Company of Canada, providing coverage for:
  - 2-Year Material & Labour Warranty
  - First 12 months – coverage for any defect in materials and labour
  - First 15 months – coverage for any defects in materials and labour in the common property
- First 24 months – coverage for any defect in materials and labour supplied for the electrical, plumbing and HVAC systems
- 5-Year Building Envelope Warranty
- 10-Year Structural Defects Warranty





# BEACHCOMBER COTTAGES





# WHERE EVERY DAY IS A BEACH DAY



After a few hours of swimming, paddling, or beachcombing, stroll home to your character cottage with a covered front porch overlooking a sociable garden courtyard. Inspired by the historic beach cottages in Boundary Bay, our courtyard cottage design won a 2023 Georgie Award. An intimate enclave of homes with colourful exteriors and bright, open interiors.

## WALK, RUN, CYCLE

Home is directly across from Boundary Bay Regional Park and Centennial Beach. Follow the multi-use trail and you'll be at the water's edge in minutes. You're also within an easy stroll of Market District's cafés, restaurants, and farmers' markets.



This is the home for welcoming friends and family. Whether you’re inviting neighbours to dinner or hosting guests for the weekend, social life flows through the open main floor, out to the porch, and into the courtyard.

**SOCIABLE BACKYARD**

With just a few families sharing the courtyard, neighbours soon become friends. Enjoy craft beer, wine, and conversation around the fire bowl, then gather for a potluck at the harvest table.

**PRIVATE PORCH**

The spacious covered porch overlooks a courtyard garden of flowering trees. This private space with a social view is your sweet spot for a quiet morning coffee or pre-dinner drink.

**THE KITCHEN YOU CRAVE**

Built-in pantries leave you well stocked when friends drop by, and guests can comfortably sit at the large kitchen island while you prep. Stainless steel KitchenAid appliances make entertaining a joy.

**OPEN, AIRY, BRIGHT**

The kitchen, dining room, and living room are all open plan on the main level, where a powder room is handy for guests. Friends carrying platters of food move effortlessly between home and garden.

**YOUR PRIVATE SANCTUARY**

Retreat to your primary suite with vaulted ceilings and picture windows. The spacious walk-in closet and ensuite with double vanity, heated tile flooring, and frameless glass shower add touches of luxury to every day.

**BARELAND STRATA MAKES LIFE EASY**

You own the land your house is on and can express your unique style, but instead of spending your days doing yard work, you'll be at the beach. Strata maintains the courtyard; it's always ready to enjoy.





# THE INSIDE STORY

Move into the beach cottage of your dreams, with two bedrooms and a den or three bedrooms. Either way, you have space for overnight guests and a home office or creative studio. With nine-foot ceilings on the main level and several operable windows, your home is filled with natural light and fresh sea breezes. Roller blinds let you decide just how much sunlight to allow inside, and blackout blinds in the bedrooms ensure sound sleep. An energy- efficient heat pump keeps your home pleasantly cool in the summer and cozy all winter.



### YOUR GREAT OUTDOORS

Enjoy everyday meals, special occasions, and patio gardening on the covered porch. At approximately 200ft², it's like an outdoor living or dining room, and it's equipped with an outlet for your gas barbeque, a hose bib, and lighting.

Each cottage has two reserved parking places; one uncovered open-air spot, and the other in a covered garage with a Level 2 outlet for EV charging.



### COURTYARD GARDEN

All homes face onto a beautifully landscaped courtyard fenced with split-rail timber. Residents play bocce or do yoga on the lawn surrounded by flowering trees. Adirondack chairs are placed around a fire bowl as focal point and the harvest table is ready for long-table dinners. Outdoor lighting makes the garden an inviting space after the sun goes down.



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A NEW COMMUNITY BY

Centurygroup





# BEACHCOMBER COTTAGES

## SITE PLAN

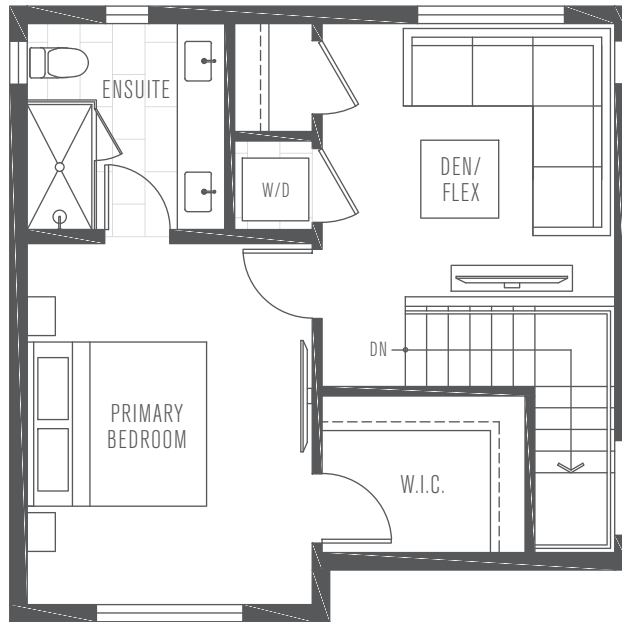




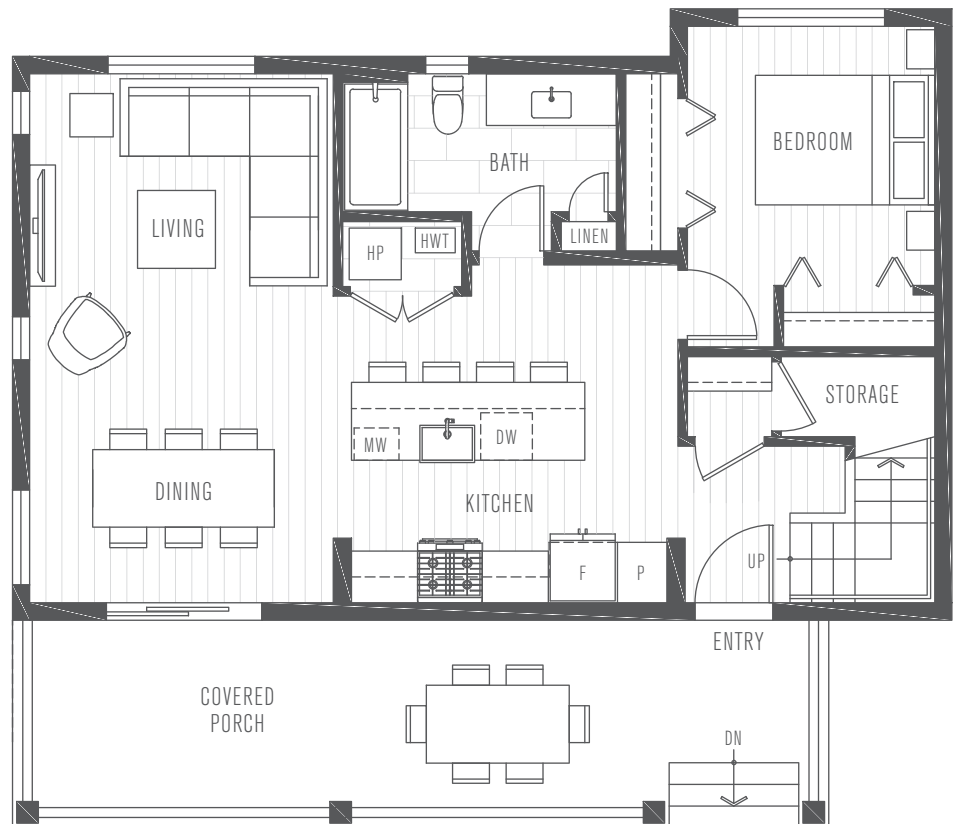
# BEACHCOMBER COTTAGES

## COTTAGE 3 2 BEDROOM + DEN, 2 BATH

INTERIOR 1,328 SF · EXTERIOR 252 SF



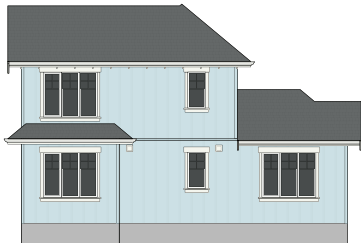
UPPER LEVEL



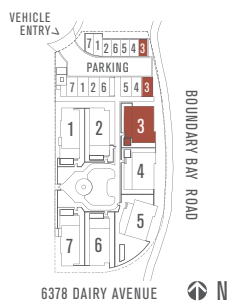
MAIN LEVEL



FRONT



BACK



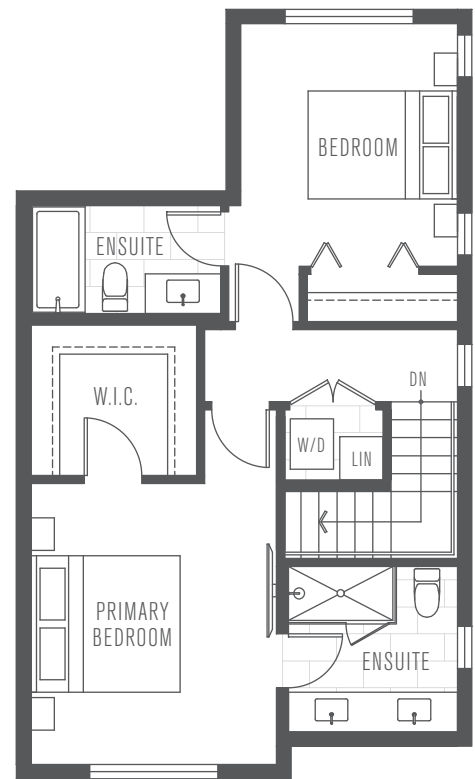
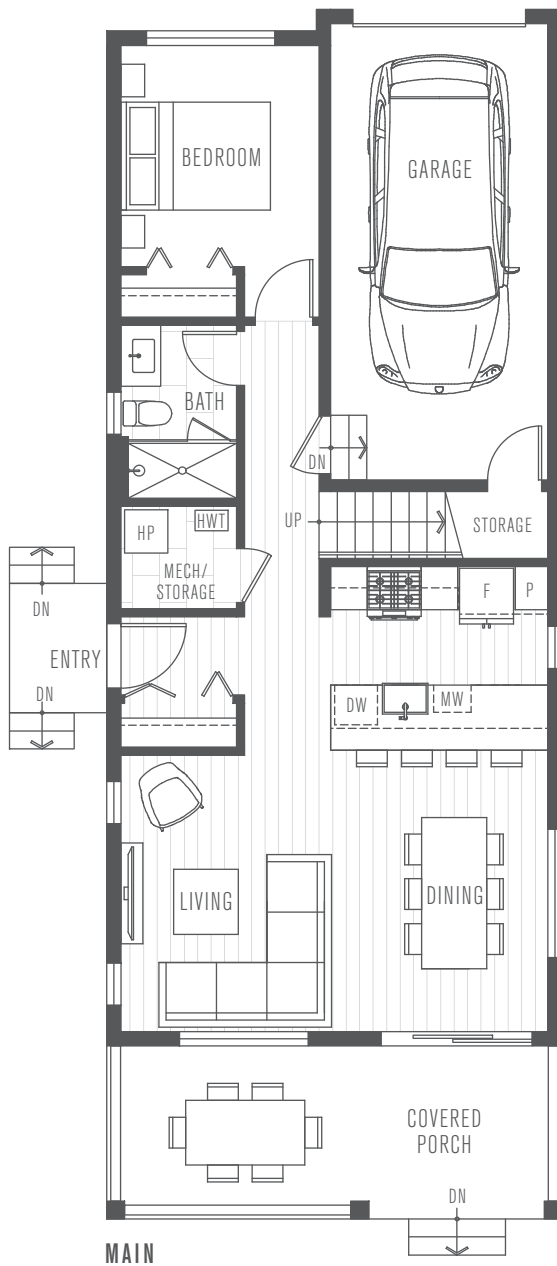
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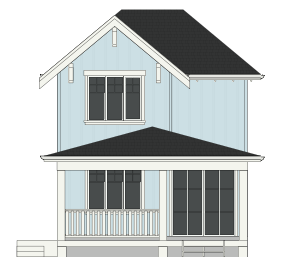
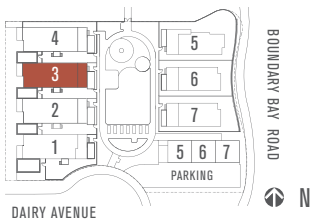


# BEACHCOMBER COTTAGES

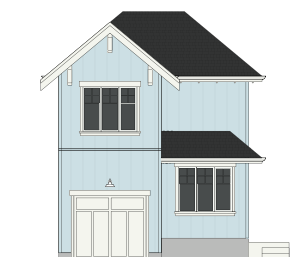
**COTTAGE 3**  
**3 BED, 3 BATH**  
INTERIOR 1,389 SF



UPPER



FRONT



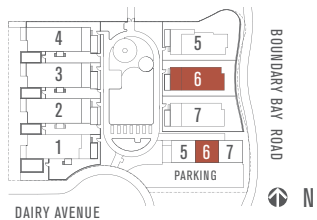
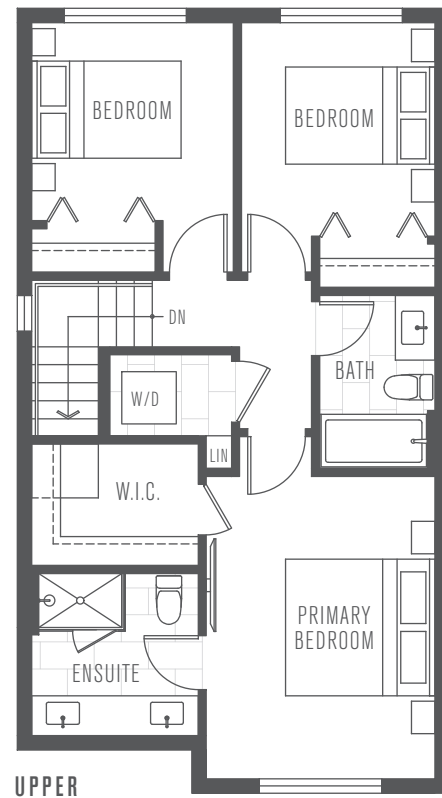
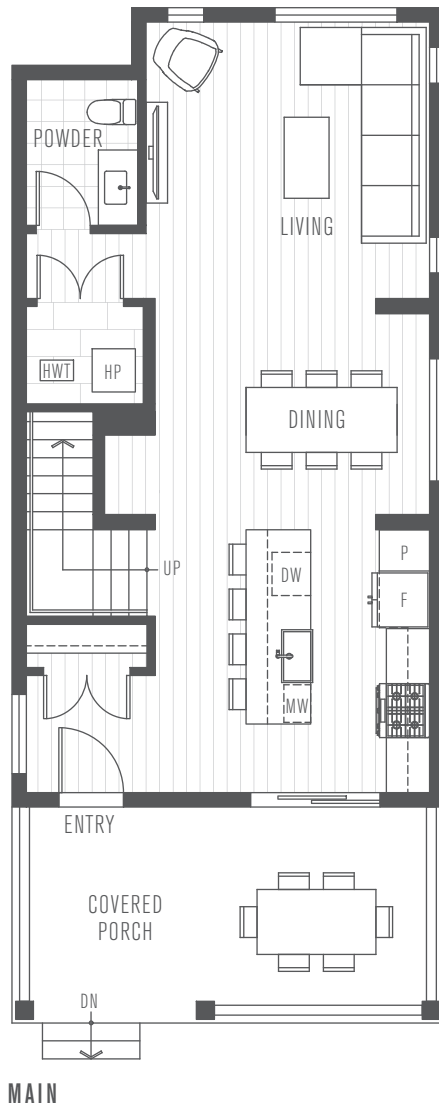
BACK



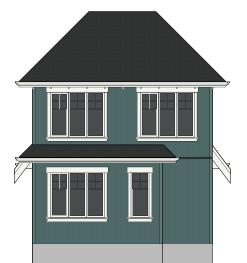


# BEACHCOMBER COTTAGES

## COTTAGE 6 3 BED, 2.5 BATH INTERIOR 1,408 SF



FRONT



BACK





## BEACHCOMBER COTTAGES

## FEATURES & FINISHES



### EXCEPTIONAL HOMES

- An exclusive collection of detached beach cottages, with porches and front entries oriented around a central garden courtyard
- Architecture style similar to historical beach cottages found in Boundary Bay in a range of bright beachside exterior colours to appeal to your sense of style
- Enjoy the privacy of your own outdoor covered patio with composite decking overlooking a vibrant, amenity-rich courtyard
- Fully-enclosed yards with courtyard access and natural walkways
- Two parking spots - one with a Level 2 EV charging ready plug (please see sales team for each home's parking spot locations)
- Quick access to the multi-use walking path along Boundary Bay Road
- Tactile mix of exterior materials including board-and-batten hardie siding or shingles and wood railings
- Bareland strata offers freehold ownership and individual exterior expression of your cottage, coupled with low-maintenance strata management for common areas
- Meticulously designed by Formwerks Architecture with interior design by Portico Design Group
- Crafted for quality by our in-house team, BlueCity Construction

### CRAFTED FOR QUALITY

- 2 bedroom + den and 3 bedroom homes, some with a bedroom on the main floor
- Overheight 9' ceilings on the main level create a bright, airy ambiance
- Some living and dining areas soar to 11' of vaulted space (see sales team for details)
- Layouts allow for natural cross ventilation and views of the courtyard
- Spacious covered patios offer a true extension to your living space, equipped with a gas barbeque outlet, hose bib, and exterior lighting
- Heat pump with condensing unit for heating and cooling
- On demand tankless water heater

### CURATED INTERIORS

- Beach Casual design theme
- Rustic oak laminate wood flooring on the main level for an authentic cottage feel
- Warm carpeting on stairs and throughout top floor bedrooms, hallways and dens
- Sliding glass doors with clear glazing to access covered porch from the living/dining area
- Second floor den or flex space (plan dependent)
- Primary suites have vaulted ceiling (10' or higher), large picture windows with blackout blinds, pre-wiring for wall mounted TV, and spacious walk-in closet
- Designer selected lighting throughout
- Living rooms pre-wired for flatscreen TV
- White roller window shades control privacy and ambiance
- Blackout blinds in all bedrooms
- White melamine built-in shelving included in closets
- In home laundry with front-loading washer and dryer and porcelain tile flooring

### CONTEMPORARY KITCHENS

- Timeless off-white slim shaker-style cabinetry with champagne bronze finish pulls
- Soft-close cabinetry doors and drawers
- Solid quartz countertops
- Textured glazed ceramic tile backsplash illuminated by under-cabinet LED lighting
- Generously-sized kitchen island for entertaining and extra counter space; doubles as a breakfast bar with ample leg room
- Convenient multi-USB and USB-C port to serve your technology needs
- Farmhouse style white undermount sink with champagne bronze high-arc faucet and pulldown spray
- Built-in pantry





## BEACHCOMBER COTTAGES

## FEATURES & FINISHES



### PREMIUM APPLIANCES

- 30" KitchenAid French door stainless steel refrigerator freezer
- 30" KitchenAid dual fuel stainless steel range with gas cooktop and electric oven
- 24" KitchenAid integrated dishwasher
- Panasonic built-in microwave with trim kit
- 30" Broan hood range fan
- Full-size LG white front-loading washer and dryer

### REVITALIZING BATHROOMS

- Porcelain tile flooring and shower walls
- Heated tile flooring in all bathrooms
- Contemporary vanities with slim shaker style cabinetry, quartz countertops, ample storage, and undermount sinks
- Ensuites feature:
  - Double sink vanity
  - Large walk-in shower with brushed nickel frame, porcelain tile surround, rainshower and handheld spray
- Main bathrooms feature tub/shower combo, large format 4" X 12" subway tile surround, and modern framed vanity mirror
- Powder rooms include custom champagne bronze faucets, cabinet pulls and toilet levers (plan dependent)

### PEACE OF MIND

- Comprehensive warranty protection by Travelers Guarantee Company of Canada, providing coverage for:
  - 2-Year Material & Labour Warranty
  - First 12 months – coverage for any defect in materials and labour
  - First 15 months – coverage for any defects in materials and labour in the common property
  - First 24 months – coverage for any defect in materials and labour supplied for the electrical, plumbing and HVAC systems
  - 5-Year Building Envelope Warranty
  - 10-Year Structural Defects Warranty

### GARDEN COURTYARD

- Landscaping features: split-rail timber fencing, flagstone paver gathering area, extensive plantings, outdoor lighting, and irrigation system
- Communal dining table
- Outdoor fire bowl and lounge seating
- Activity lawn

### WELCOME TO THE AGRIHOOD

- Farm-to-table living in the beautiful beach community of Boundary Bay, Tsawwassen with Southlands Farm in your backyard
- Access to Southlands community-based amenities, including: Market Square, Red Barn (community event space), demonstration gardens, natural amphitheater, allotment gardens, farmers markets, community programming and events
- L'aromas, The Hub Refillery and Pedego E-bikes open onsite to serve the community (with more shops and services to come)
- A future Four Winds Brewing Co. restaurant and craft brewery opening Summer 2024
- Southlands Drive, a new access road connecting upper Tsawwassen and Boundary Bay with over 4km of multi-use pathing for cycling/walking
- 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, BBQ area, activity lawn, cafe, and multi-use trail network
- Just 40 minutes from downtown Vancouver and 30 minutes to YVR Airport – yet surrounded by farm fields, beach and nature