

3 minute walk to Otter Bay ferry terminal.

Outdoor BBQ with covered picnic area.

Swimming pool.

Future games room and pool.

General store with deli.

Activity Centre - has toys, bike, scooter and rentals. Dive excursions, watching, eco tours taxi to Gulf Islands.

Parking.

Playing field.

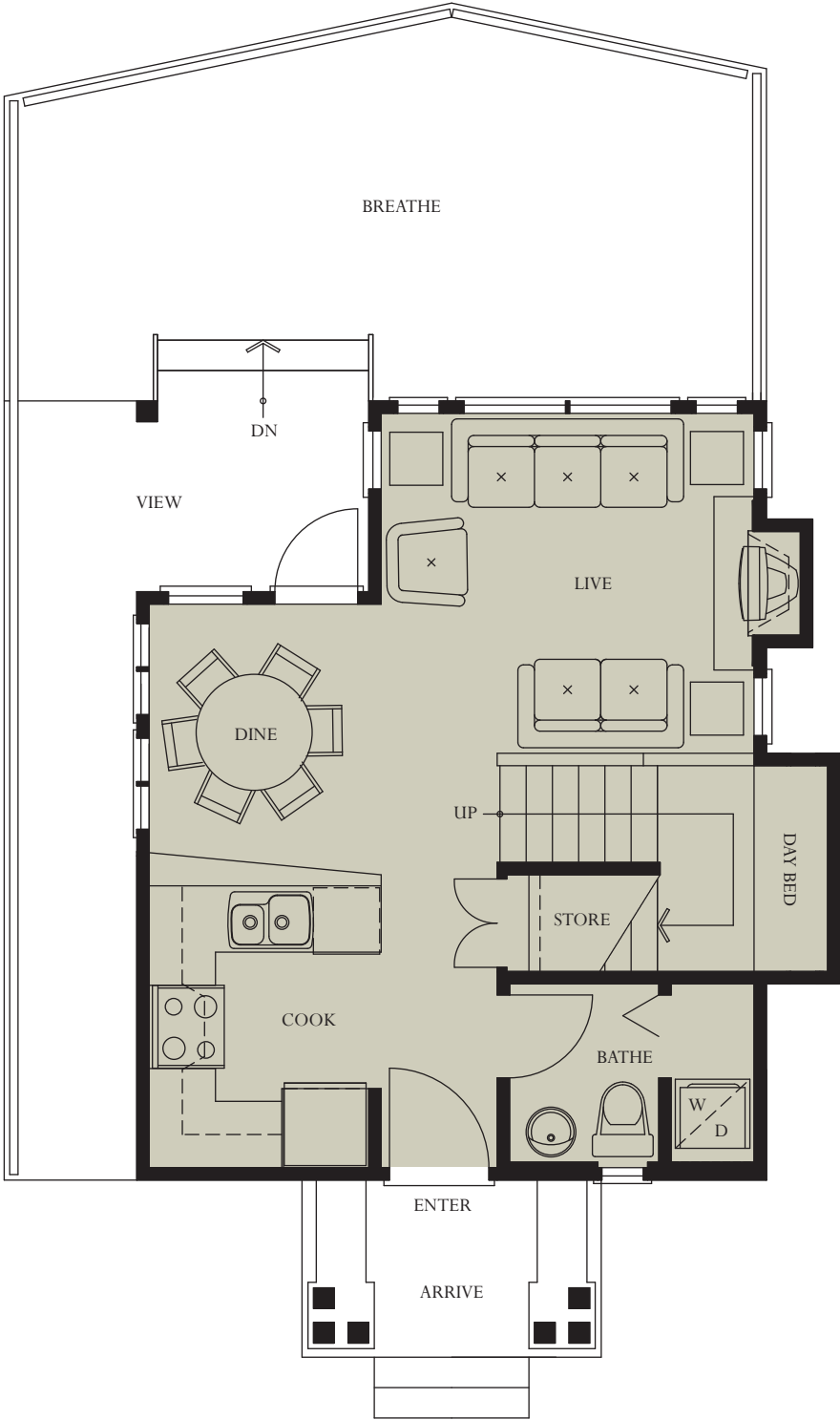
Parking.

21 bluff cottages with spectacular views of the marina and ocean.

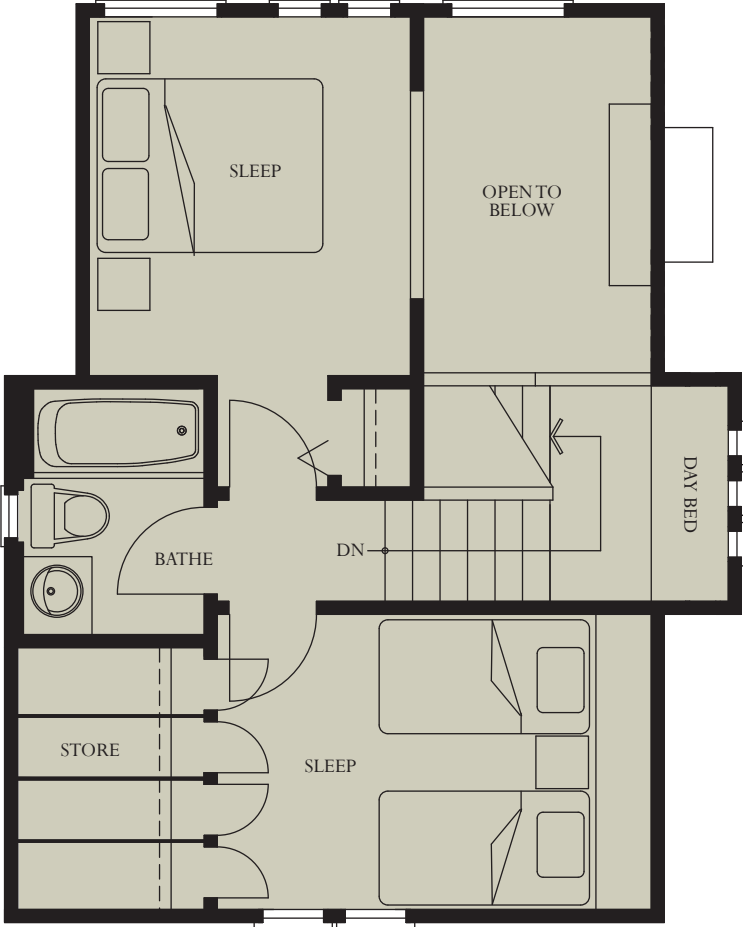




Balsam Cottage Floorplan



MAIN FLOOR



UPPER FLOOR

## Cottage Features

### *Marina Cottage*

- Fully furnished, warm & bright cottages designed to sleep 6
- Master bedroom with queen size bed
- A loft area with Trundle bed and sleeping for 2
- Pull-out queen size sofa bed in living room
- 300 square feet of covered and uncovered deck, complete with patio furniture & propane BBQ for outdoor living
- Entry foyer with imported stone flooring
- Rustic wood flooring throughout the living, dining and kitchen areas
- Pine vaulted ceiling with view windows
- Dining area that seats 6 and opens on to the deck
- Gas fireplace with stone hearth and surround
- Entertainment system including TV & DVD/CD player
- Painted wood baseboards & wood trim
- Wood trimmed windows
- 2” wood blinds throughout
- Secure owner’s storage and under cottage storage
- Stacking washer and dryer
- Ceiling fan

### *Spa-Inspired Bathrooms*

- Hand-set stone tile floor with in-floor heating
- Slate countertop with porcelain sink & chrome fixtures
- ¾” solid maple shaker cabinets with natural iron pulls
- Maple framed mirrors with contemporary pot lighting
- White backsplash in a contemporary pattern
- Luxurious 5’ soaker tub

### *Gourmet Kitchens*

- Stainless steel appliance package including refrigerator, slide-in range, microwave and dishwasher
- Quartz stone countertop
- ¾” solid maple shaker cabinets with natural iron pulls
- Ceramic tile backsplash with ocean-inspired detail

## Quarter Ownership – *the new wave of vacation property ownership.*

Ah, the vacation home. Glorious days filled with outdoor activities, pre-dinner cocktails while lounging by the pool or fireside, romantic dinners with your sweetheart. Kind of makes your heart skip a beat just thinking about it.

There's just one complication — the dreaded “M” word. Maintenance. Lawns to mow, gutters to clean, painting, deck repairs... yuck. This was supposed to be relaxing.

Enter the world of Quarter ownership. This relative newcomer to the vacation market made significant inroads during the late 1990s and early 2000s as time-challenged urbanites embraced the convenience of a hands-off, totally maintenance-free approach to recreational real estate. Buying a quarter rather than buying a whole vacation property also balances the advantage of property ownership with the reality of how much time owners actually have to spend at their vacation home.

Quarter ownership differs widely from the once common practice of timeshare. A Quarter ownership is a fully deeded property that you can resell, mortgage, even leave to the beneficiaries of your choice, just like any other strata unit. It provides owners with year-round use of the vacation property at a fraction of the cost of whole ownership. Rather than purchasing blocks of time or points as with timeshare, quarter owners buy fee simple title and gain full right of ownership.

Owners have exclusive access to their property on a rotational basis — for not less than twelve weeks per year, one week per month with two back to back weeks in the summer. The weeks rotate each year so the most desirable holiday times rotate among the owners. The annual carrying cost (homeowner dues, utilities, taxes, etc.) runs at approximately 25% of what someone who owns an identical unit in its entirety. The management of the property is easy and hassle free. Homes are professionally maintained, repaired and kept secure year-round.

According to industry statistics, this area of ownership is growing at over 150% per year and research shows that many buyers can afford the entire vacation home but elect to purchase a quarter share. With quarter ownership, buyers can use their twelve weeks anyway they want — personal vacation time, lending out to friends and family or placing it for rent.