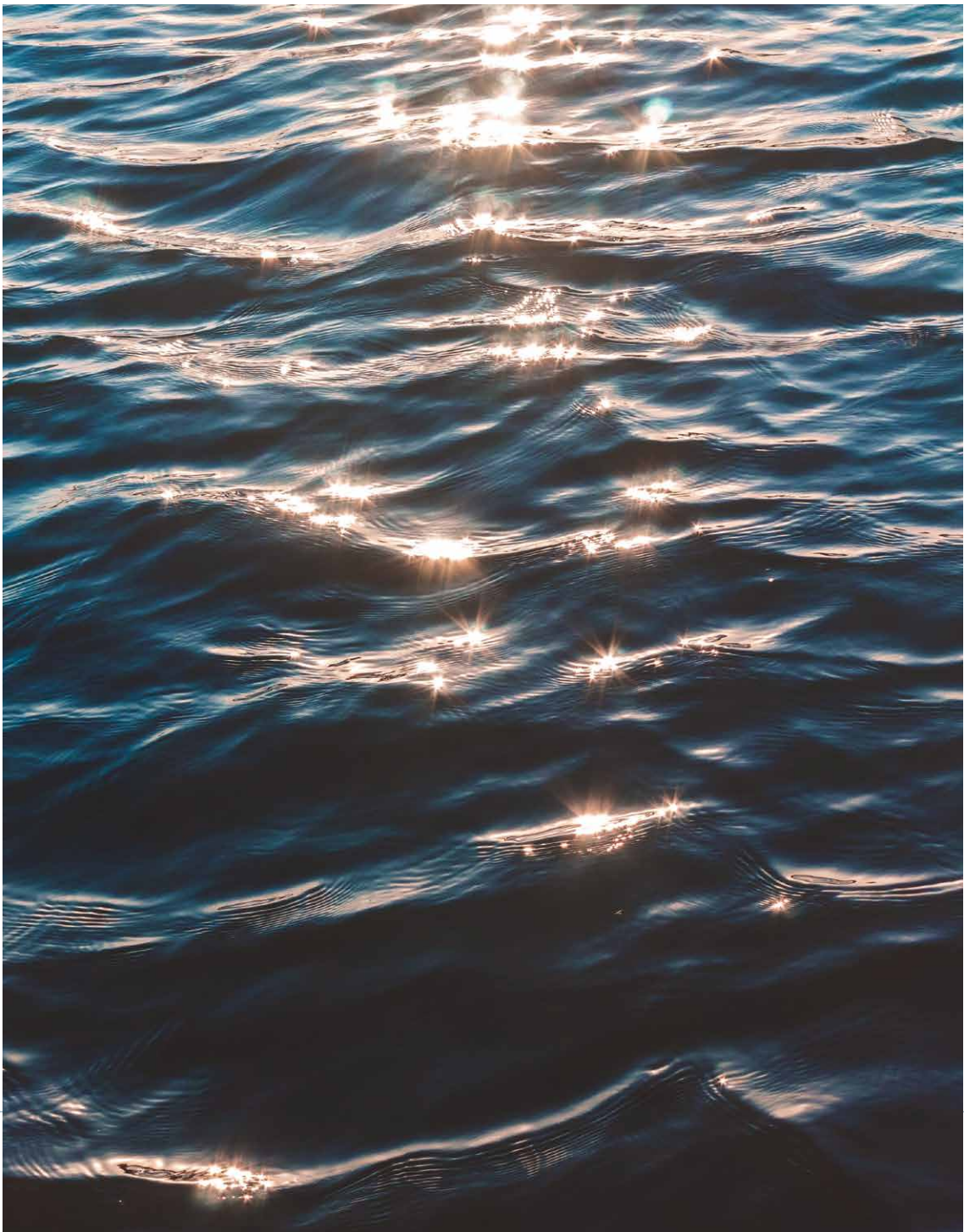


# OCEAN ROW

AT BOARDWALK · TSAWWASSEN



TSAWWASSEN'S ONLY NEW WATERFRONT COMMUNITY



# Rare Coastal Beauty Taken to New Horizons







RARE COASTAL BEAUTY

# Feel the Ocean Breeze in Your Slice of Paradise

Ocean Row offers more than just a place to live. Everything you aspire to have in a home is here. Quality, design, space, convenience, and most of all, a view of the deep blue sea. This is Boardwalk's premier site – rare and beyond compare.

With 38 homes in this collection, Ocean Row will feature unimpeded ocean views.





RARE COASTAL BEAUTY

# Welcome To This One-of-a-Kind Master Planned Community

Tsawwassen's only new waterfront community

From the outset, we asked the important questions. What can Aquilini add to facilitate connection within families and between neighbours? These questions guided our planning for this one-of-a-kind community, and its incredible amenity package: extensive park space, a connective boardwalk, and a well-programmed Beach House. These amenities—many of them just steps from your front door—will bring people together, and create the kind of warm, welcoming community we all want to live in.







# A Place For Families

Nestled beside Ocean Row and connected to Rabbit Drive lies Kit Park, a charming family-friendly haven. At its heart, a thoughtfully designed children's play area artfully weaves natural elements into its design, creating a space that is as beautiful as it is playful. Keep an eye out, and you might just spot a baby rabbit.







RARE COASTAL BEAUTY



## MORE GREEN SPACE

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# Have a Picnic In the Park

At your doorstep are seven parks to read a book and enjoy a picnic. And that's just within Boardwalk. Prefer the sound of the waves? There are plenty of oceanside spots nearby to spend a sunny Saturday.

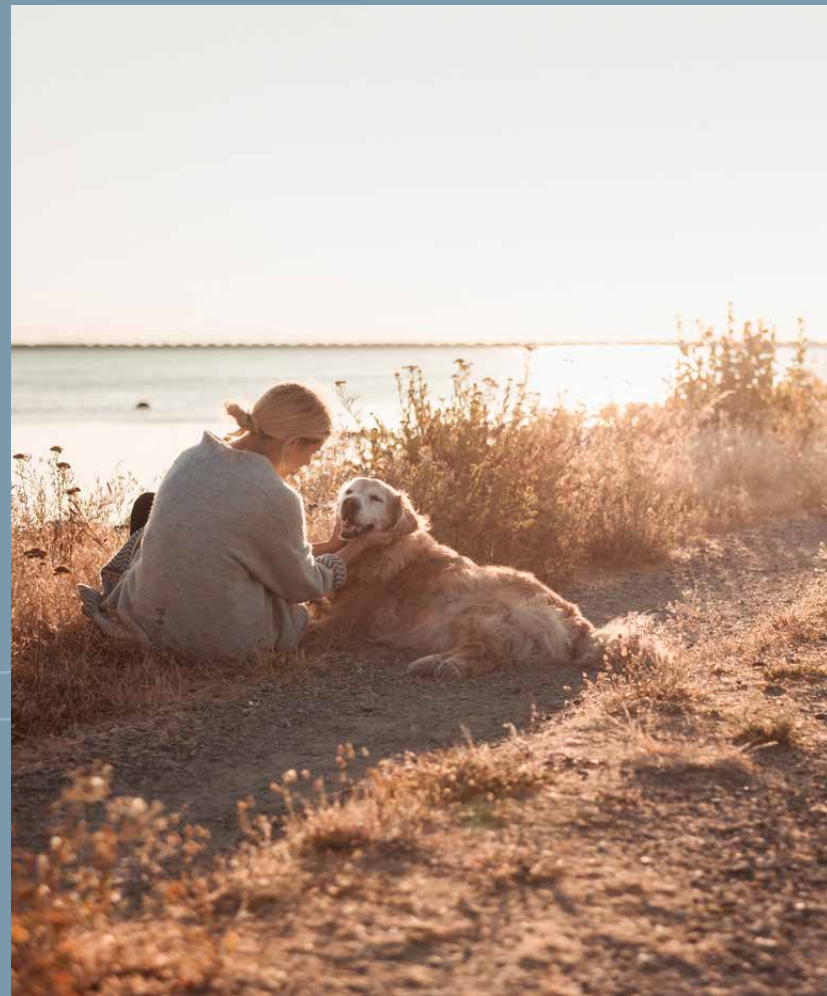


## PANORAMIC VIEWS

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# Enjoy the Ocean View

Spend sunny days on your rooftop deck and enjoy the warm weather in style. The wintry mist over the ocean waters with islands peeking through is just as captivating as the pink glow from summer sunsets.





RARE COASTAL BEAUTY



## OCEANSIDE LIVING

# Live Better By the Sea

Living near the water has health benefits. Fresher air, stress-relieving activities, sounds of the ocean to soothe your sleep, and the “Blue Mind” effect which is a meditative state the brain enters when exposed to water.







RARE COASTAL BEAUTY

# Thoughtful Amenities— Just Follow the Boardwalk

The homes offer spectacular sights in all directions, capturing the breathtaking beauty of the Pacific Northwest. Everything from soothing ocean waves to views of rugged mountain peaks, plus nearby parks, ocean paths, and so much more. You'll marvel at the majestic nature that surrounds you.



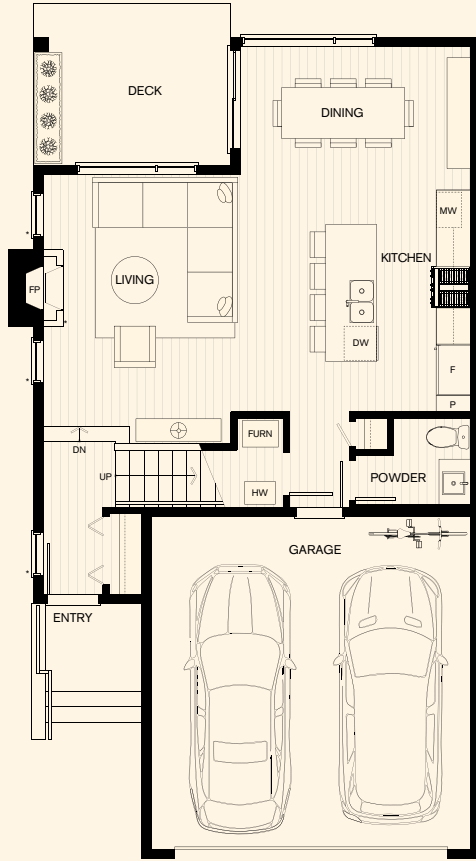




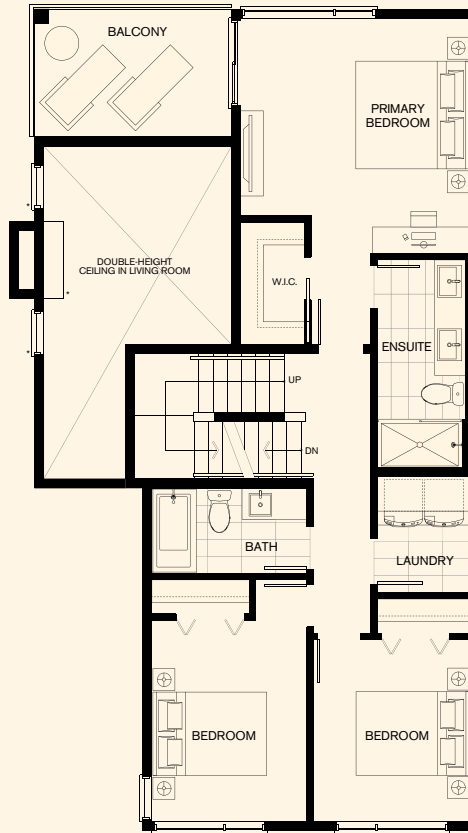
# Plan D

## 3 BEDROOM + 2.5 BATHROOM

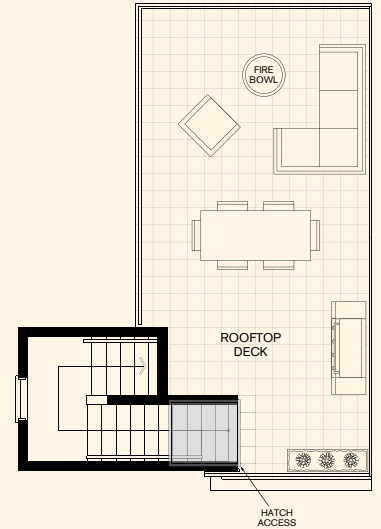
INTERIOR 1,567 SQ FT  
 EXTERIOR 521-545 SQ FT  
 GARAGE 366 SQ FT



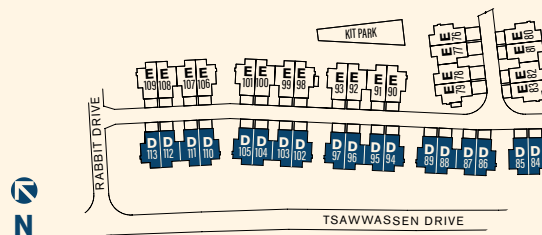
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



\*Fireplace is boxed out and windows do not exist in interior homes. Yard fence heights and fire bowl location vary by home. Please see the Sales Team for details.

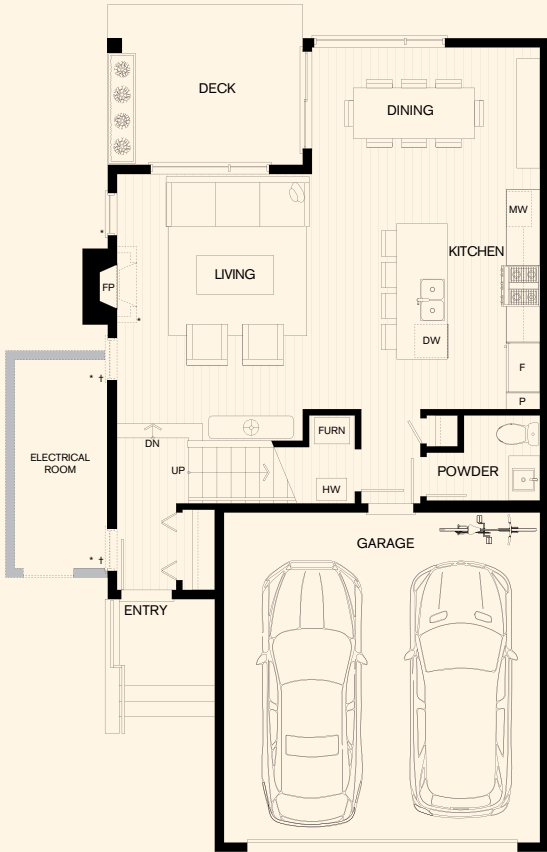
This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications, layout and materials are approximate only and subject to change without notice. Plans may be mirrored. Square footage does not include driveway or yard. E.&O.E. February 21, 2023.



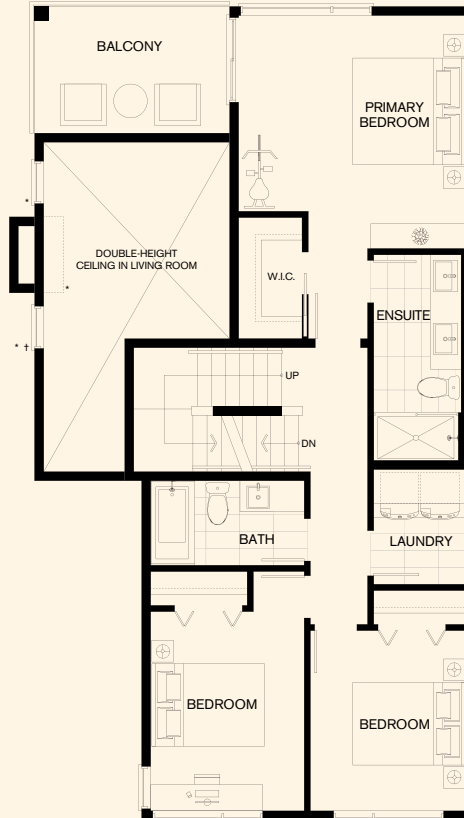
# Plan E

3 BEDROOM + DEN + 2.5 BATHROOM

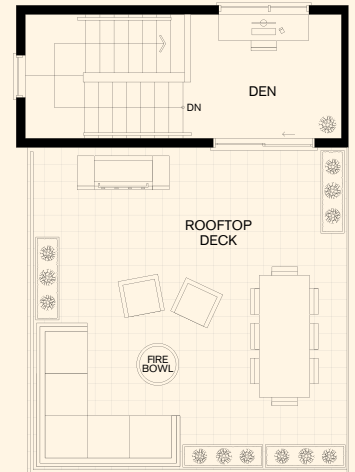
INTERIOR 1,632 SQ FT  
EXTERIOR 541-565 SQ FT  
GARAGE 366 SQ FT



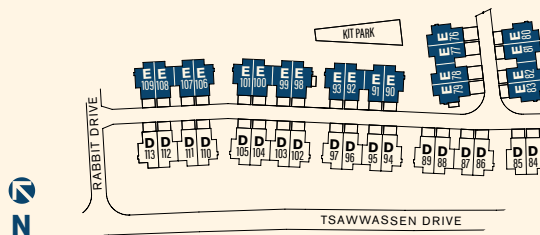
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



\* Fireplace is boxed out and windows do not exist in interior homes. † Windows do not exist in Homes 79, 98 due to electrical room. Yard fence heights and fire bowl location vary by home. Please see the Sales Team for details.

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RARE COASTAL BEAUTY

# Seize the Evening With a Rooftop BBQ Followed by Fireside Chats & Nightcaps

Each home includes an expansive rooftop deck overlooking the Salish Sea. Picture yourself enjoying a summer dinner party with friends and family around the fire bowl - a unique feature that's standard in every home at Ocean Row.





RARE COASTAL BEAUTY

# Vacation House Vibes with Row Home Convenience

Have the best of all worlds at Ocean Row. With three living levels and a two car garage, there is plenty of room for guests and four seasons of storage. Extend your living space to the outdoors with a backyard for the dog and the ultimate rooftop deck featuring a gas fire bowl, gas bib for BBQ, and enough space for seating and a full-sized dining table.



## EACH HOME INCLUDES

- 1 Private rooftop deck with gas fire bowl and natural gas bib for BBQ
- 2 Bedroom-level laundry room with side-by-side washer/dryer
- 3 Private balcony off the primary bedroom
- 4 Wool blend carpet on stairs and upper levels
- 5 Laminate wood flooring on main living level
- 6 ~13' vaulted ceiling in the living room with a gas fireplace
- 7 Deluxe stainless steel appliance package with an integrated JennAir® refrigerator and gas range
- 8 Sleek and polished quartz countertops
- 9 Ground floor patio
- 10 Your own front door and driveway with side-by-side two car garage

Plan D





RARE COASTAL BEAUTY

# Interiors Inspired by the Ocean

The textures and colours of stone and wood complemented by sleek flat panel cabinets available in two colour schemes: Light or Dark. Topped off with a set of deluxe appliances featuring an integrated JennAir® refrigerator and gas range - this dream kitchen will be loved. The full Architect Series Enhancement Package including brushed oak engineered hardwood flooring and wool carpet is also available.

Thoughtfully designed for families, there is also a spacious kitchen island for casual dining which provides enough seating space for four. After supper, gather around the cozy fireplace for a movie or games night.



Shown in the Dark Colour Scheme



Shown In the Architect Series Enhancement Package



Shown In the Dark Colour Scheme

SOAK IN YOUR SURROUNDINGS

# Form & Function

A luxurious primary ensuite features double sinks and a frameless glass shower for the ultimate spa experience. In the main bathroom, you'll find a tub/shower combo with plenty of space for the kids.





RARE COASTAL BEAUTY

# We Build Full Circle Communities



Boardwalk Townhomes | Tsawwassen



Boardwalk Single-Family Homes | Tsawwassen



Peregrine South at Tsawwassen Shores | Tsawwassen



Tsawwassen Shores | Tsawwassen





Aquilini Development is one of Canada's pre-eminent builder-developers, synonymous with integrity, value, and quality homes of the highest standard. With decades of experience and thousands of residences completed and sold, we remain steadfast in our vision to build communities that are "Full Circle". We believe all communities should be designed and built to nurture human connection, support community

legacy, and foster diverse living by providing access to a variety of home types and experiences. Boardwalk is the second master-planned community by a partnership between Aquilini Development and a number of Tsawwassen First Nation landowners. Our first master-planned community at Tsawwassen Shores is fully sold out and occupied with over 550 families residing there.



Seymour Village | North Vancouver



The Maynards Block | Vancouver



Aquilini Centre | Vancouver

