

# Horseshoe Bay

WEST VANCOUVER CANADA

A warm community offering the best of west coast modern architecture from Canada's most respected residential developer.



## Natural Luxury

True luxury is deep, holistic and authentic. It is lasting and complements nature. It does not try to compete with it but rather embraces it. At its roots, the architectural genre known as West Coast Modernism represents these values.



# West Vancouver



## West Vancouver Villages

A residence at Horseshoe Bay means the rare opportunity to live beside pristine nature, while also having all the advantages of a cosmopolitan urban region of nearly three million people. Horseshoe Bay is a compact coastal village with some hidden gems. Heading east along Marine Drive past the yachting centre of Eagle Harbour, there are a string of larger urban villages with a huge range of shops, services, cafés and restaurants.



## Inspiration

Some of the world's most acclaimed townscapes are at the juncture of verdant mountains with rocky seashores. At the eastern end of the Italian Riviera is Portofino, an enchanting ring of pastel-hued houses around a tiny piazzetta and harbour. Each house is slightly different, but they ring the rocks and march up the hill as one, a beautiful synthesis of natural beauty with architecture adapted to place. At Horseshoe Bay, we are dedicated to a similar synthesis.



## Coastal Living

Horseshoe Bay is located at the heart of one of the world's most diverse and inviting landscapes for outdoor recreation. Threaded through this dramatic landscape are engaging coastal villages and organized sports facilities such as golf courses and ski resorts. Imagine your days, your seasons, with choices like these so close at hand.



# Harmonious Design

Horseshoe Bay's exterior details in natural wood and integrally coloured walls frame the homes they enclose. In preparing their drawings, the architect studied the leaves, rocks and branches of the surrounding forests, the harbour's rich maritime legacy of handmade boats, and local traditions of bold modernist architecture.



Architecture

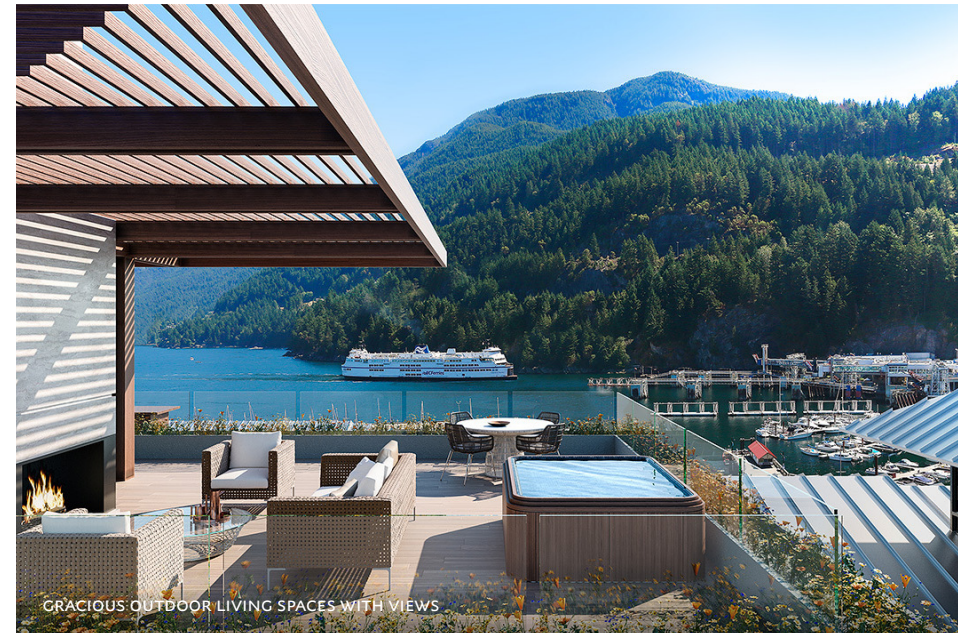
Paul Merrick's entire practice has established him as the inheritor of Vancouver's rich modernist legacy, and his palette of forms and materials speaks to this special community framed by nature.

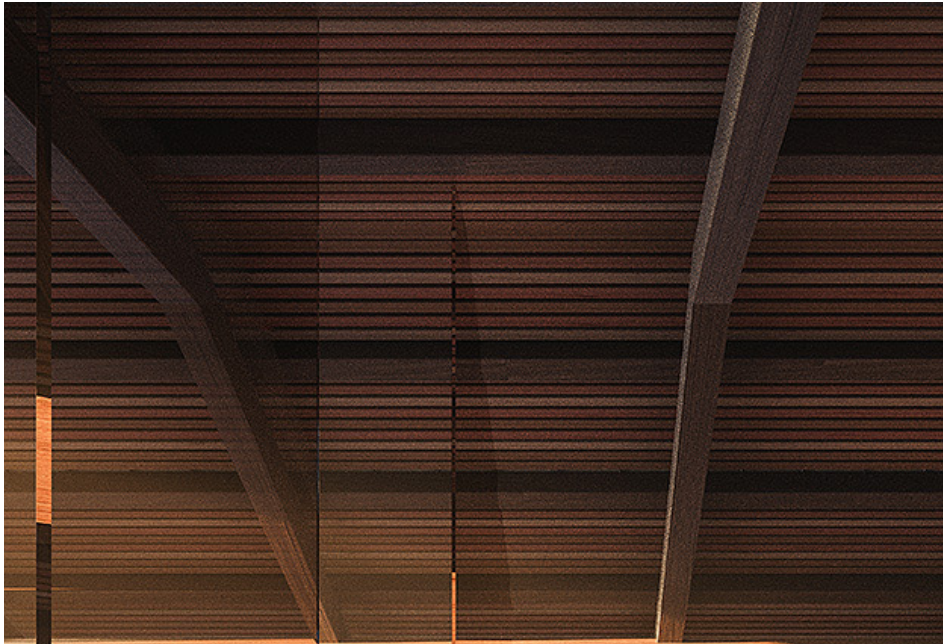




# Interiors

Horseshoe Bay's interiors and architectural details continue a bold tradition of total design in West Vancouver. Merrick Architects take inspiration from West Coast Modern, Frank Lloyd Wright and the Arts and Crafts movement in their fully-conceived system of interior appointments, light fixture designs, details in wood and the visual language for the lobby at Horseshoe Bay.





OVER HEIGHT WINDOWS MAXIMIZING THE WATER AND MOUNTAIN VIEWS



LARGE LIVING AND KITCHEN SPACES FOR ENTERTAINING



KOHLER FIXTURES AND TUB IN THE MASTER BATH

# Boat House

Horseshoe Bay's Boat House will be like no other. The Boat House includes a wood decked gathering hall that will become the perfect on-water venue for a wine-tasting, pilates workshop or sailing skills demo. Upstairs, there will be a resident's lounge, a come-and-go casual perch where you can enjoy watching the passing variety of harbour vessels or chat with your neighbours.





THE CORSAIR 25 BY CHRIS-CRAFT

# Villa Plans

Horseshoe Bay's residences represent a dedication to craftsmanship that simply cannot be replicated again.



# Interior Finishes + Specifications

## DESIGN

- West Coast Modern luxury homes in the waterfront community of Horseshoe Bay
- Horseshoe Bay West Vancouver steps right out from the hillside to the ocean front
- Interior design inspired by natural west coast surroundings
- Layouts allow for natural cross ventilation and expansive views of the waterfront, mountain, forest, or park
- Homes are accessed through covered external walkways
- Reinforced concrete construction

## SUSTAINABLE DESIGN

- In building heating and cooling provided through an onsite geothermal ocean loop, allowing for a reduction in greenhouse gas emission of up to 70%
- Underground Parking supplied with electric vehicle charging stations (available for purchase)
- Onsite cistern to capture storm water runoff and recycle it for irrigation, thereby reducing the use of fresh water
- Local recycling of onsite rock material to protect and enhance to waterfront
- Local material use that supports local artists and trades

## SECURITY

- 24-hour concierge
- Building-wide electronic Access Control system
- 24-hour digital video recording surveillance of building entry points
- Electronic access using a single encrypted security device
- Video Entry System allows identification and screening of guests
- Elevators include restricted floor access

## AMENITIES

- Amenity Boat House, that is truly one of the most breath-taking boathouses in history
- Luxurious 24 foot Chris Craft boat, with dedicated Captain
- Paddle Boards and Kayaks for residences to use
- Private Lobby with soaring ceilings and architectural fireplace, and additional private lobbies for each building
- State of the art gym

## INTERIORS

- Designed by Merrick Architecture in a West Coast Modern typology
- Unique overheight extra wide solid oak suite entry door, modern interpretation of the Arts and Crafts style
- Overheight ceilings
- Wide-planked wood flooring in all living areas
- Porcelain Limestone look tile throughout the bathrooms and up wet walls
- Designer wool carpet in bedrooms
- European kitchen cabinets and bathroom vanities
- 30" and 36" gas fireplace in majority of homes, covered in travertine stone
- Finest quality roller-blinds with woven sun control fabric

## BATHROOM

- European teak vanities
- Polished quartz countertop for master ensuite and second bathroom
- Porcelain Limestone look flooring in oversized tiles, and up wet walls
- Kohler polished chrome fixtures including a rain shower head, with a 3-jet hand shower wall mounted
- Kohler under mount sink basin
- Kohler rectangular deep soaker tub
- Floor heating in master bathroom

## KITCHEN

- European matte lacquer cabinetry
- Contemporary built-in under-cabinet lighting
- Self-closing cabinet drawers
- Polished granite slab countertop, glacier white corian, or an exquisite glass fused countertop
- Contemporary satin brushed metal and glass backsplash
- Kohler stainless steel faucet
- Stainless steel double kitchen sink with built in garburator
- Ceiling treatments will incorporate wood panels and elements to recall the forested surroundings while adding warm and tactile contrast to the clean lines of the kitchens

## APPLIANCES

- Miele 30" or 48" Dual Fuel M Touch Range  
Miele 48" Range includes Speed Oven (Combination Auxiliary Convection Oven and Microwave) and Warming Drawer
- Miele Futura Classic Plus custom panelled Dishwasher with Cutlery Tray
- Miele 30" or 48" stainless steel hoodfan
- Miele Microwave (in Residences with 30" Ranges)
- Miele 30" or 36" MasterCool Refrigerator with Bottom Freezer Drawer & Ice maker
- Miele MasterCool Wine Fridge, Tall Unit with 3 temperature zones, or Under-counter Unit with 2 temperature zones.
- Garburator
- Miele 24" stackable washer/dryer

## NEW HOME WARRANTY

- 2 Years Materials and Workmanship Protection
- 5 Years Water Penetration Protection
- 10 Years Structural Protection

Visit Our Presentation Gallery  
105-100 Park Royal South  
West Vancouver

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