

## **Catch wave of projects at Oceanside**

**Parksville area on Vancouver Island**

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The Oceanside area of Vancouver Island, with Parksville as its hub, continues to be a strong recreational and retirement area for Calgarians.

To this end, the region has a varied selection of homes to cater to various price ranges:

### **The Beach Club**

Quarter-ownership villas in this Parksville development will be completed by the end of this year, while residences in the eight-storey tower could be done by the end of next year.

Construction of the third component, a retail/commercial site, is progressing well.

The 89 villas on the beachfront, which equate to 356 quarter-ownership opportunities, are priced from \$129,000 to \$209,000 and can be used one week each month.

About three-quarters of the 56 full ownership tower suites have been sold.

"About 35 per cent of our buyers are Albertans," says George Hare, president of Recreational and Residential Project Marketing Inc. "This is a prime area for Albertans."

The project is being developed by Victoria-based Sandcastle Holdings Inc. For more information visit [www.parksvillebeachclub.com](http://www.parksvillebeachclub.com), or call 1-866-330-7274.

### **Eaglewood**

This upscale community is located in Qualicum Beach on the edge of the Eaglecrest Golf Course.

The first phase of 51 strata single-family homes is under construction, with Camelot Homes as the builder.

It will be made up of luxury homes ranging from 1,722 to 2,379 square feet, each with double-attached, front-drive garages and high specifications.

The homes are all one-and-a-half storeys or bungalows with crawl spaces and energy-efficient designs.

The high standards include Silestone countertops, over-height ceilings, slate and hardwood floors, and oversized patios.

Camelot Homes is an award-winning builder. It has been a gold Georgie award recipient, B.C.'s equivalent of the national SAM (Sales and Marketing) awards -- the highest honour given out by homebuilders.

"There are five floor plans and the homes are suitable as full-time residential as well as second homes or investments," says realtor Ian Lindsay of Re/Max First Realty in Parksville, who is marketing the project. "It's surrounded by a mature buffer and walking paths, and beach access is a short walk away."

Three of the first 12 homes that have been built have been sold, and Lindsay says interest has been coming from Alberta, Ontario and the local population, all in the age range of 45 to 65.

The development is just off Pintail Drive east of Highway 19A and north of Johnstone Street in Qualicum Beach.

For more information, call 1-877-752-1081 or visit [www.Eaglewood](http://www.Eaglewood.com) atQualicumBeach.com.

### **Fairwinds**

This massive 540-hectare, master-planned community is on the south end of Parksville.

The development, which is about one-third completed, already includes larger family homes, some retirement and second homes, and a hotel.

It also has an 18-hole golf course, marina, 20,000-square-foot health centre with salt water pool, hot tubs, and exercise facilities.

Located on the hillside overlooking the Strait of Georgia, the natural environment of Fairwinds has been protected as development proceeds.

Outcroppings of rock, lush vegetation, including arbutus and Garry oak trees, and walking trails abound. The project is being managed by the Bental Group.

The latest phase to be developed is Bonnington Heights, where 43 single-family lots of 0.12 to 0.3 hectares are priced from \$169,000 to \$389,000.

In that area, Neil Mawdsley of Georgia Strait Development Ltd. is in the process of constructing a 3,400-square-foot home that will open to the public later this month as the Fairwinds Green Solutions Demonstration Home.

It uses smart technology and the latest concepts and products in sustainable living, as well as safe building features -- and it's incorporated in a high-end luxury home with custom design throughout.

"Information will also be available to visitors on everything from the participating sponsors and suppliers," says Mawdsley.

Some features of the home include a 1,500-gallon water cistern that will be used for landscaping, and a lanai (porch) in the back with a waterfall that's incorporated into the existing rock hill.

Besides Bonnington Heights, another adjacent area, Rockcliffe Park, is also being developed with 26 bareland strata lots to accommodate patio homes.

A 2,000-square-foot show home is currently under construction.

For information on this area, call 1-866-468-7054 or visit [www.fairwinds.ca](http://www.fairwinds.ca).

### **Seascape**

Seascape is a cul-de-sac of 10 homes in a strata configuration, with five right on the beach and five behind with some waterfront views.

Some of these are duplexes, while others are single family-style homes.

Built by Schickedanz West -- a division of Calgary-based Schickedanz Bros. Construction and marketed by Lamont Developments of Calgary -- the homes are located in the tiny waterfront village of Bowser near Qualicum Beach.

They look out to the Strait of Georgia with views of Denman and Hornby Islands, an area that's a favourite for clam and shellfish diggers.

The homes are already built and ready to move into, says Lindsay.

The luxury homes range from \$449,000 for the duplex models (at about 1,600 square feet) and from \$550,000 to \$850,000 for the single-family models of up to 2,800 square feet, depending on location.

All are in a strata title, so maintenance is taken care of.

For information, contact Lindsay at Re/Max First Realty at 1-888-243-1071.

### **Sunset Ridge Resort**

Sunrise Ridge Resort is a fractional and full-ownership condo project under construction near Parksville.

When Sunrise Ridge is completely built out in 2010, it will feature 155 luxury residences overlooking Georgia Strait.

Sunrise Ridge will offer breathtaking ocean and mountain vistas. Limited construction pricing for an eighth, quarter or whole ownership starts as low as \$52,500.

Unit sizes range from 570 square feet for a one-bedroom unit to 1,380 square feet for a three-bedroom home.

Each of the homes in the four-storey buildings will be one-level units. All buildings will contain elevators for easy access.

Each unit is a full condo with a fully-featured kitchen, living room and dining-room area.

Units come with tile floors, granite countertops and wood cabinets, and a geothermal heating and air-conditioning system.

Outdoor amenities are plentiful with a cascading pool, wave pool, a hot tub and wading pool.

Ownership gives buyers the option of living part-time or full-time in the homes or using them as revenue properties.

For information, visit [www.sunsetridge.com](http://www.sunsetridge.com).

### **Tanglewood**

Tanglewood is just at the southern tip of Parksville off Resort Drive -- a tourist haven with vacation getaways and spas, beachfront lots and dense, lush vegetation and forest keeping the area secluded and private.

The full-ownership townhouses and condos, which are in a resort/residential strata configuration, are modern and inviting, with detail evident at every turn.

Even the undulating rooflines of the homes have been designed to follow the action of waves along the beach, adding interest and architectural flair to the project.

Inside, the homes are bright and inviting thanks to an upscale nautical theme. The complex was started more than a dozen years ago, with the first phase along the beach.

Now into the next phases, the four duplex-style townhome plans range from 1,034 to 1,420 square feet. and most that are built are already sold. Prices start at \$379,999 and more phases will be added.

"Twenty to 25 per cent of our buyers are from Calgary," says Lindsay of Re/Max First Realty.

"As well as wanting to enjoy the unbelievable lifestyle of the area, buyers can realize rental opportunities of as much as \$1,500 a week in summer months."

The development also includes a seven-unit townhouse that looks out to the beach, which offers a vast expanse of soft, fine sand.

The builder is Riley Construction, a local builder from Vancouver Island. Tanglewood skirts the 1,380-hectare Rath Trevor Park.

For information, call 1-888-243-1071 or visit [www.tanglewoodbc.com](http://www.tanglewoodbc.com).

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## **Mild climate attracts buyers**

**Retirees almost half of community**

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Some facts about the Parksville area:

- **LOCATION:** It is on the east side of Vancouver Island as part of the Oceanside region, along with the communities of Bowser, Qualicum Bay, Deep Bay, Qualicum Beach, French Creek, Coombs, Hilliers, Errington and Nanoose Bay. It is located off Highway 19A.

- **ACCESS:** Getting to Parksville from the mainland involves a 90-minute ferry ride from Horseshoe Bay to Nanaimo, followed by a half-hour drive.

There are also flights from Vancouver to Qualicum. It is a 90-minute drive north from Victoria.

- **ECONOMY:** The main industries in the region are tourism, retail and light industrial. As the centre of the Oceanside region, it attracts consumers from all of Oceanside.

Because there is a large number of retirees in the region, there are a growing number of retail, commercial and professional services being focused in that direction.

- **POPULATION:** Statistics Canada's 2006 census says there were 26,518 people living in Parksville, up from 24,285 in 2001.

Due to a large influx of retirees beginning in the late 1990s, more than 45 per cent of the city's residents are above age 55.

- **WEATHER:** The mild climate and low rainfall has been instrumental in attracting large numbers of retirees from across Canada to the area.

Although Parksville enjoys a four-season climate, it is not unusual to see golfers on the course in January while skiers enjoy the deep powder of nearby mountains and boaters are out enjoying the ocean.

Annual rainfall measures 95 centimetres and the area receives 2,047 hours of sunshine per year.

The average July temperature is 23.5 C and the annual January temperature is 4.7 C. The growing season runs from April to October.

The average annual water temperature of the ocean is 21 C.

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