

TARSEMHAUS

THE FIRST MULTI FAMILY
PASSIVE HOUSE PROJECT
IN SQUAMISH

PROUDLY PRESENTED BY

ERIC GRANT

PERSONAL REAL ESTATE CORPORATION

NEWSHA KHALILI

PERSONAL REAL ESTATE CORPORATION



OAKWYN REALTY
DOWNTOWN

PHOTO BY YANN ALLEGRE ON UNSPLASH



Nestled between Whistler and Vancouver in beautiful Squamish, TARSEMHAUS, is an exclusive collection of eight unique three and four bedroom townhomes built for today's outdoor adventurist families.

Surrounded by stunning coastal mountains and fresh ocean air, there are endless options to explore trails for walking and biking just steps from your home.

Conveniently located near entertainment for the whole family. Steps from, bakeries, breweries, cafes, climbing gym, trampoline sports complex, fitness centre and the list goes on.

TARSEMHAUS is minutes from Downtown Squamish, schools, library, shopping and has quick access to the sea-to-sky highway (for your daily commute).

May we present to you,

TARSEMHAUS

Sincerely,

NEWSHA KHALILI
PERSONAL REAL ESTATE CORPORATION

ERIC GRANT
PERSONAL REAL ESTATE CORPORATION

OAKWYN REALTY DOWNTOWN LTD.

ELOQUENT INTERIORS



Elegant crosscut tile in modern black at your entry and closet which has a timeless contrast into your 7" plank white oak Harwood flooring throughout your main level.

Cozy wool blend carpeting in bedrooms puts comfort at your feet.

Pot lights throughout, light industrial lighting with a midcentury flair.

Ground floor powder rooms.

Crosscut marble look feature tile on all bathroom floors combined with a matte white wall tile accented with a grey grout for a beautiful contrast and easy maintenance.

Triple glazed windows; ultimate sound proofing and heat retention.

Insulated ceilings and roof for sound dampening and energy efficiency.

Let your home do the work for you and feel relaxed all year round with a maximum of 4 degree internal temperature fluctuation set to your personal level of comfort.

Your breathable home is achieved through the highest efficiency ERV systems which recover up to 90% of the heat generated within your house. They are also equipped with in line electric heaters for those extra cold winter days.

With over 16" of insulation in your walls and roof, you'll sleep peacefully in your super quiet new Passive Home.

Star gaze or entertain from your large private roof top patios.





DESIGNER KITCHENS

Enjoy custom designed, ceiling height cabinetry in your modern white kitchen with brushed chrome hardware and super matt finish which makes for easy cleaning.

Corner lazy Susan cupboard to ensure no wasted space, and convenient hidden garbage pullout.

Live in luxury and feel glamorous in your kitchen, with polished grey engineered quartz counters with mitered waterfall edge, and smooth sleek warm grey glass backsplash.

Double under mount stainless steel kitchen sink.

All homes have high end energy efficient appliances including KitchenAid and Whirlpool.

Spend quality time with your family using your stunning KitchenAid induction cooktop and wall oven combination.

Your brand new home will be equipped with chrome Riobel fixtures and Kohler accessories.



EVERYDAY CONVENIENCES

Single and double side by side garages, each equipped with private enclosed storage at the rear for all of your adventure gear.

Multimedia Internet connections for Internet access Shaw and TELUS options in all rooms

Garage door opener included

Fire sprinklers and hard-wired smoke detectors in all homes

Know you're doing your part for energy consumption in your home by using your 7.4 cu. ft. whirlpool washer and dryer with vent less heat pump smart technology.

Shared courtyard: same level as living space and kitchen, this will allow children to play safely while being easily supervised.

Over 2000 Sq. Ft. lower level grassed play/relax/gathering area with your very own cherry tree!

LOCATION

PLAY

- 1 Edgewater Park
- 2 Aikidaily International Academy
- 3 Ground Up Climbing Centre
- 4 North Yoga
- 5 Mountain Fitness Centre
- 6 Squamish Estuary
- 7 Howe Sound Dance Academy
- 8 Hendrickson Field
- 9 Logger's Creek Nature Trail
- 10 Squamish Dance Centre
- 11 Squamish Valley Golf & Country

SHOP

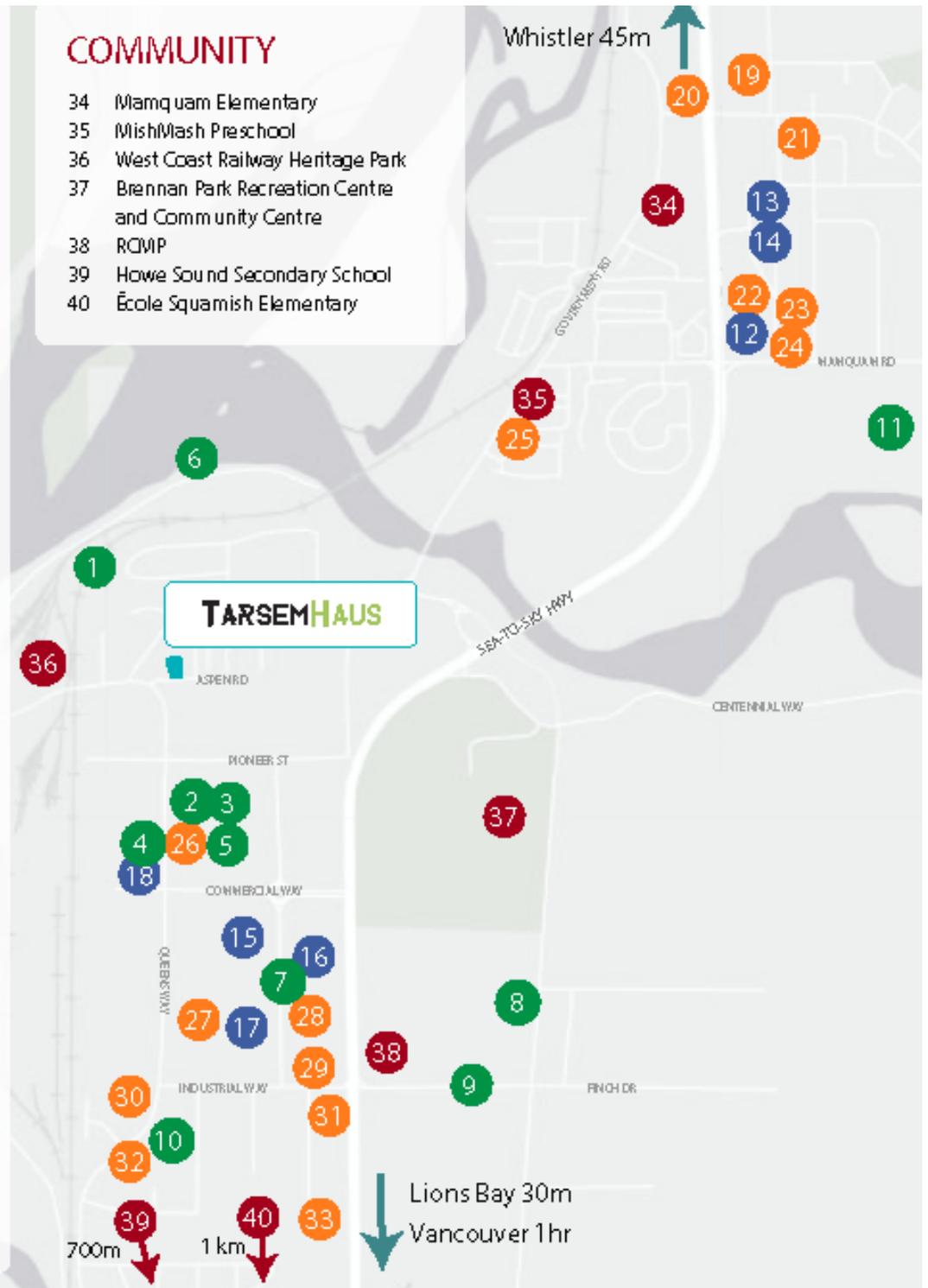
- 12 Canadian Tire
- 13 London Drugs
- 14 BC Liquor
- 15 Home Depot
- 16 Walmart
- 17 Rona
- 18 O'Brien Pet Food

DINE

- 19 Umai Sushi & Grill
- 20 Tim Hortons
- 21 Sushi Sen Japanese
- 22 Starbucks
- 23 Locavore Bar & Grill
- 24 Cloudburst Cafe
- 25 Spice Root Kitchen + Bar
- 26 Backcountry Brewing
- 27 Northyard's Cider Co.
- 28 Counterpart Coffee
- 29 Mag's 99 Mexican Street Party
- 30 A-FRAME Brewing
- 31 Time Hortons
- 32 Golden Crust Specialties
- 33 Gillespie's Fine Spirits

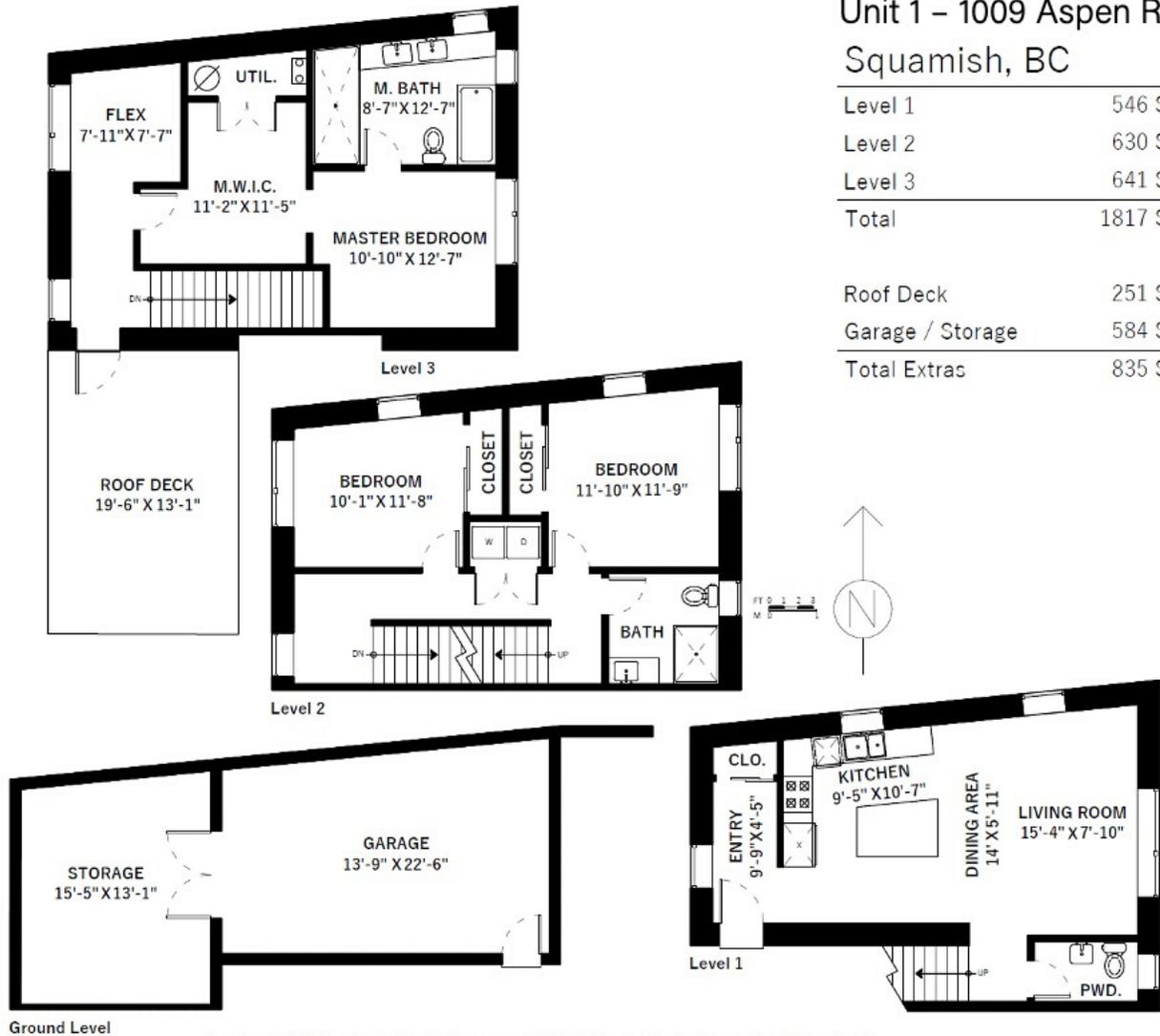
COMMUNITY

- 34 Mamquam Elementary
- 35 MishMash Preschool
- 36 West Coast Railway Heritage Park
- 37 Brennan Park Recreation Centre and Community Centre
- 38 RCMP
- 39 Howe Sound Secondary School
- 40 École Squamish Elementary



UNIT 1

Unit	Parking	Type	Living Area (Sq. Ft.)	Sales Price (List)
1	1 Interior, 1 Exterior	3 Bed + Flex	1,816	\$929,000



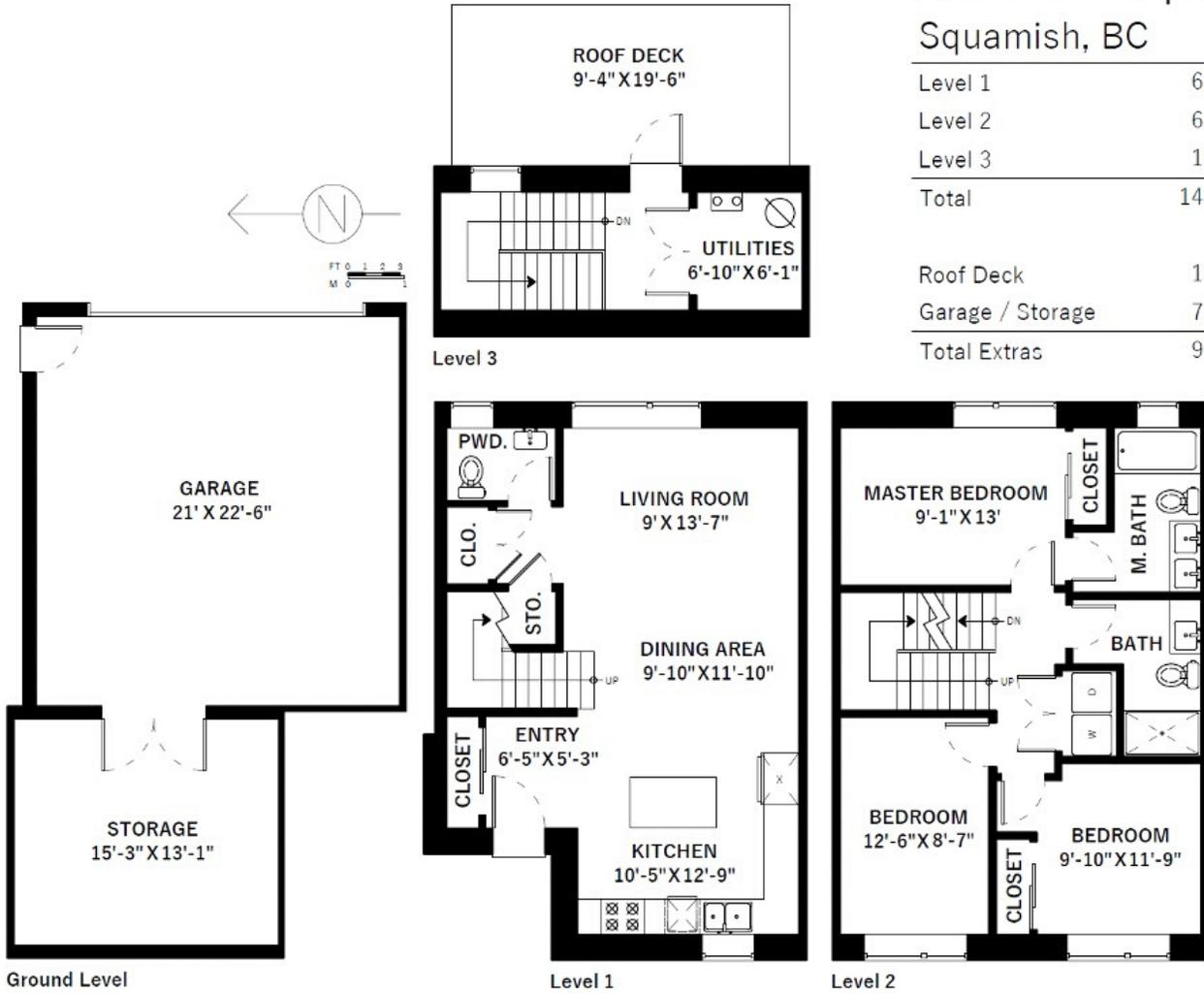
Floor plan not suitable for architectural/construction purposes. ANSI Z765 standard used to calculate square footage. Buyer to verify.

UNIT 2

Unit	Parking	Type	Living Area (Sq. Ft.)	Sales Price (List)
2	2 Interior	3 Bed	1,441	\$829,000

Unit 2 – 1009 Aspen Rd Squamish, BC

Level 1	622 SQ.FT.
Level 2	630 SQ.FT.
Level 3	189 SQ.FT.
Total	1441 SQ.FT.
Roof Deck	182 SQ.FT.
Garage / Storage	737 SQ.FT.
Total Extras	919 SQ.FT.



Floor plan not suitable for architectural/construction purposes. ANSI Z765 standard used to calculate square footage. Buyer to verify.

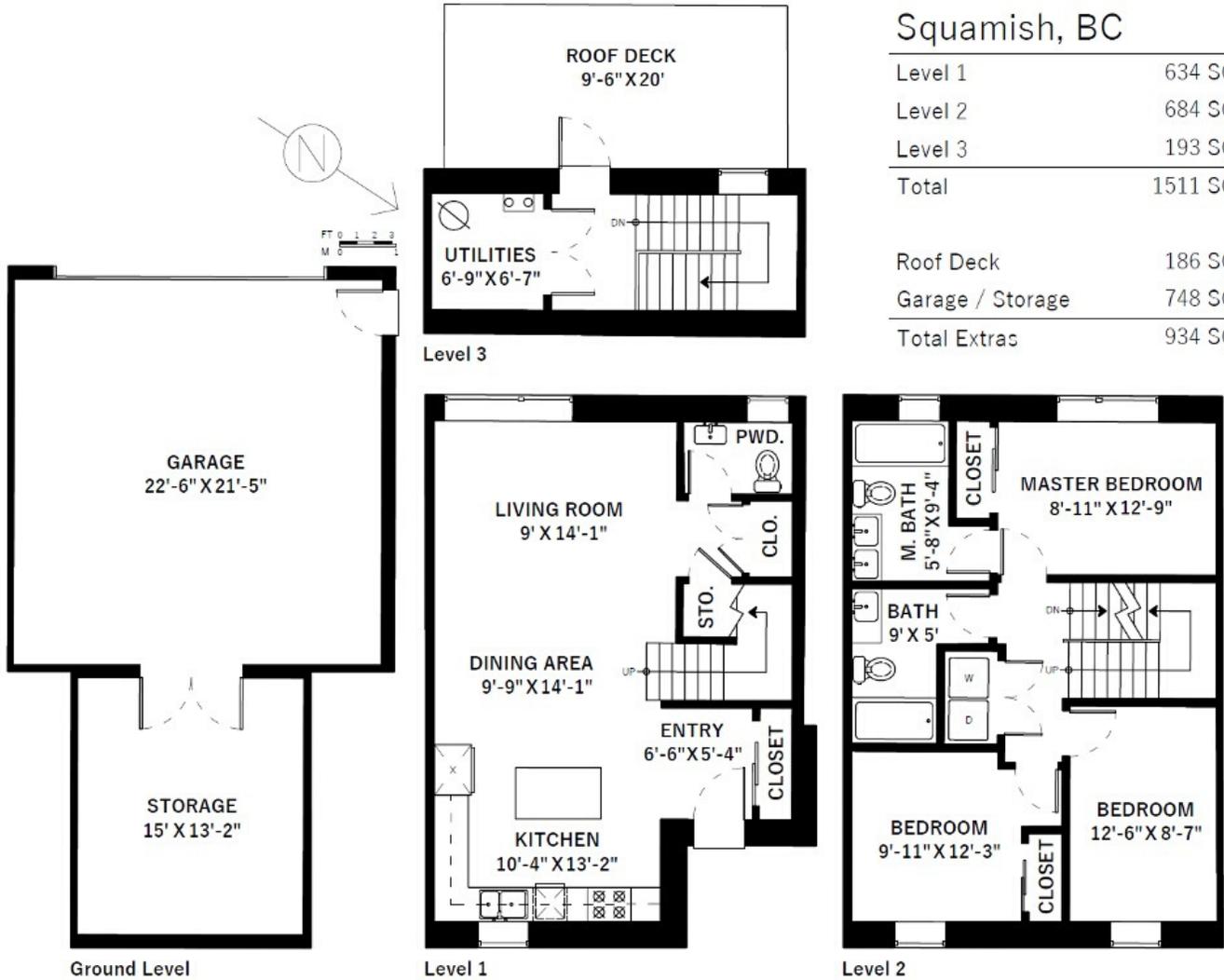
UNIT 7

Unit	Parking	Type	Living Area (Sq. Ft.)	Sales Price (List)
7	2 Interior	3 Bed	1,511	\$869,000

Unit 7 – 1009 Aspen Rd Squamish, BC

Level 1	634 SQ.FT.
Level 2	684 SQ.FT.
Level 3	193 SQ.FT.
Total	1511 SQ.FT.

Roof Deck	186 SQ.FT.
Garage / Storage	748 SQ.FT.
Total Extras	934 SQ.FT.



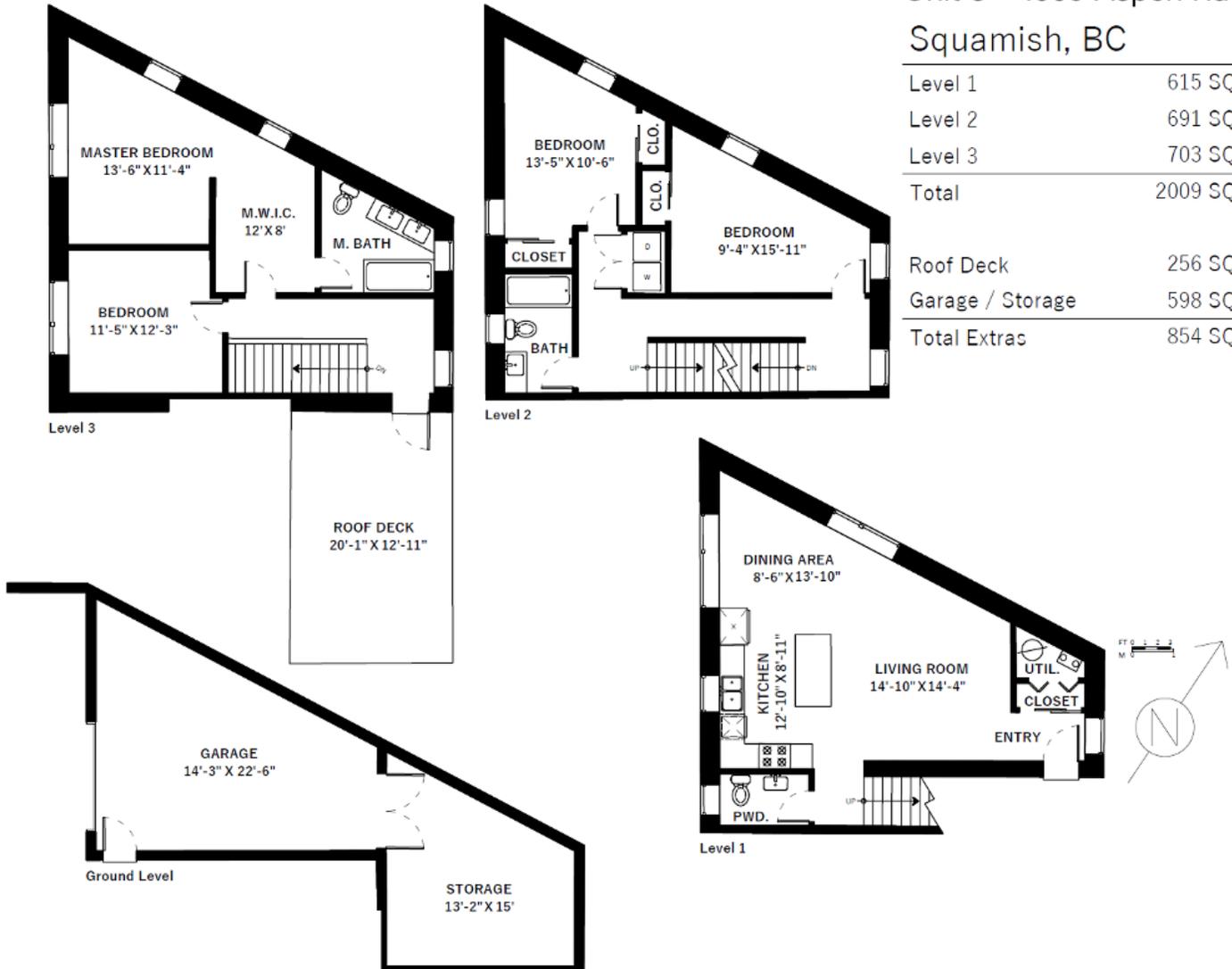
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UNIT 8

Unit	Parking	Type	Living Area (Sq. Ft.)	Sales Price (List)
8	1 Interior, 1 Exterior	4 Bed	2,009	\$999,000

Unit 8 – 1009 Aspen Rd Squamish, BC

Level 1	615 SQ.FT.
Level 2	691 SQ.FT.
Level 3	703 SQ.FT.
Total	2009 SQ.FT.
Roof Deck	256 SQ.FT.
Garage / Storage	598 SQ.FT.
Total Extras	854 SQ.FT.



Floor plan not suitable for architectural/construction purposes. ANSI Z765 standard used to calculate square footage. Buyer to verify.

ABOUT THE DEVELOPERS



LTO Developments Inc was founded by Loren and Tyler Ovington and is strongly anchored in a commitment to building a better future. Hailing from robust backgrounds and family histories in building and construction, Loren and Tyler have found a niche in Squamish by developing innovatively designed, high performance multi-family homes.

LTO Developments is paving the way to shine a spotlight on Squamish as a leader in developing low carbon emission and disaster resilient structures that will leave a legacy for future generations to follow.

LTO has an exceptional ability to develop high performance buildings, with low-impact construction materials and limited waste. At LTO, we are not afraid to think outside the box in order to create extraordinary projects. We value integrity, commitment and quality and we accomplish this by always keeping wide open lines of communication and full transparency with all of our clients and partners.

We understand the importance of teamwork and are dedicated to ensuring that all members of our team, from client to sub trades and everyone in between are happy and satisfied from pre-design to post-construction

TARSEMHAUS IS PROUDLY PRESENTED BY:



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