

**TASTE OF THE GOOD LIFE** An expert from Canada's largest wine club is to explain the finer points of the wine-tasting lifestyle in the mountain setting of The Residences at Fairmont Ridge. See page J9.

# RECREATION & INVESTMENT PROPERTIES



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Courtesy, Three Point Properties

A home in the Wild Coast Cottages Oceanside development by Three Point Properties. The project is near Port Renfrew on Vancouver Island.

## Buyers go Wild over affordable island homes

'Micro cottages' put Vancouver  
Island lifestyle within reach

MARTY HOPE  
CALGARY HERALD

It's only a couple of hours' drive away from Victoria — but it's a lifetime away from the modern-day rat race.

Port Renfrew, a fishing village at the end of the scenic West Coast Road on the southwest coast of Vancouver Island, has fewer than 200 residents.

It has become the newest focal point for well-known developer Three Point Properties.

Catering to the outdoor lifestyle offered by the rugged region on the west coast of the island, Three Point Properties is creating an affordable cottage development.

It's aimed at recreational anglers, hik-

ers, adventurers and people looking for an escape destination that offers some of the most magnificent natural beauty in the country.

Coming out of a two-year recession, consumers are focused on recreation properties that offer affordability and sustainability, and are more suited to their lifestyles.

Through Westco Construction, Three Point Properties has responded with the creation of Wild Coast Cottages Oceanside — a collection of 40 micro-cottages on an oceanfront setting priced from \$129,900 including lot, cottage and HST (harmonized sales tax).

SEE WILD, PAGE J8

## PRICE IS RIGHT

Some facts about Wild Coast Cottages Oceanside:

- The project was conceived to address the need for affordability in the recreation property marketplace.
- Three Point Properties is working closely with Big Fish Lodge, which will manage the rental pool at Wild Coast Cottages. They have been in operation in Port Renfrew for a number of years and are seeing an increase in interest in the area, particularly following the completion of the Pacific Marine Circle Route and road upgrades from Victoria, both of

which make the community more accessible.

- A show cottage has been set up on one of the lots and has been completely fitted up with things like furniture, bedding and kitchenware. This serves a couple of purposes:

- It showcases the space-saving and dual purpose furnishings that can be purchased as an upgrade to make the most of a small space.
- It demonstrates the full turnkey upgrade which includes everything down to the teaspoons.

- It allows Three Point Properties to offer qualified potential purchasers the chance to stay there for a night to get a feel for the micro-cottage experience.

- There has been plenty of interest in the project, with several sales in place already and many potential purchasers still deciding.

- The first cottage owners will have their new recreational properties in place and ready to move into in the middle of August.



Photos, Vancouver Sun

The micro-cottages were designed to be well-built and functional, keeping buyers' needs in mind — at an affordable price.

# WILD: Second home

"Part of the concept for this phase of development was to create a product that was priced like nothing else available in the recreational property market," says project manager Ben Mycroft.

"We are attracting buyers from near and far who want a recreation property, but who aren't necessarily looking for a large second home."

While the micro-cottages are well-designed and modern, they are also affordable and low-maintenance, he says.

Jack Julseth, a principal in Three Point Properties, says the project is well-built and functional, planned with buyers' needs in mind.

"I truly believe simplicity and affordability is where the market is going," says Jack Julseth, a principal in Three Point Properties.

"As a developer, this is where we're focused. With Wild Coast Cottages, we purposely set out to create the best-priced and best-valued recreation real

estate on Vancouver Island — and people are noticing."

Calgary-born Dan Melville and partner Jeremy West, both 28, own Westco.

Melville says affordability was front and centre in the design of the 400-square-foot cottages.

For many people, owning a home on Vancouver Island is financially out of reach because the land, itself, has become so expensive.

"I see an opportunity to minimize the amount of land being used and offer smartly configured smaller homes to get them into the hands of the people that are leading the future," says Melville. "My job, as I see it, is to make owning a quality home a realistic option for my generation."

Each cottage features a living room/kitchen, adjoining bedroom and separate ensuite bathroom. They also come with a veranda.

To a certain extent, the micro-cottages represent a return to simpler times.

"A summer cottage used to mean a simple dwelling in a beautiful spot with the emphasis on the experience, not on having a second home," says Julseth. "We're recapturing that simplicity with our micro-cottages — which are purposely basic, but also well-built and appealing to the design-conscious."

Although headquartered in Victoria, Westco has set up a prefabrication shop in nearby Sooke, where cottages are initially built before being transported to Port Renfrew for further assembly.

"In my experience as a builder, I am seeing the trend move toward a more compact way of living and with an effort to minimize our impact on the environment," says Melville.

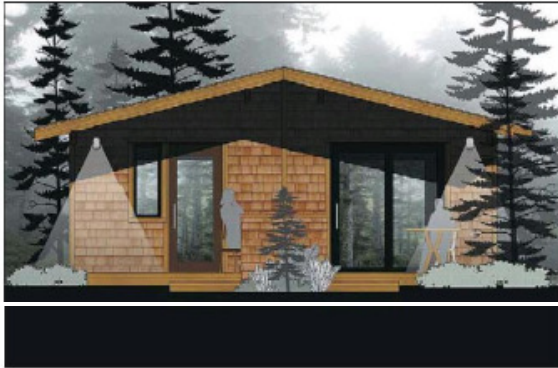
The Wild Coast Cottages Oceanside is an attempt by Three Point to "sow the seeds" for what the company hopes will turn Port Renfrew into an even stronger

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JACK JULSETH, THREE POINT PROPERTIES



The functional kitchen within one of the homes.



Courtesy, Westco Construction

An artist's rendering of one of the micro-cottages.

destination community, says Julseth.

Access has been improved with recent completion of the new Pacific Marine Circle Route — a 255-kilometre roadway connecting Victoria, Sooke, Port Renfrew, Lake Cowichan and Duncan.

"Port Renfrew is the next logical recreation destination on Vancouver Island," says Julseth.



Vancouver Sun

A unit under construction.