



# PACIFIC POINT

## SEMIAHMOO

A collection of 18 modern designed, expertly crafted,  
exclusive beachfront homes on the Semiahmoo spit.

Developed by:



Sales and Marketing by:

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REAL ESTATE SERVICES



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# Luxury Awaits

Just beyond the ample parking and natively landscaped entrance, residents and guests will enter Pacific Point through accessible walkways that lead to their own front door. With modern lines and private entries, a world of luxury and refinement awaits within.





# Exclusive Beach Access

Pacific Point homes are the last remaining West-Facing homes built on the Semiahmoo Spit. With the beach only steps away, this rare and exclusive simple pleasure is your personal piece of heaven.





# Endless Sunsets

Every home faces the ocean with large windows and balconies that maximize the exposure to nature. Enjoy your evenings as you rid yourself of any distractions and feel the satisfaction and gratitude for what's happening in front of you.



# Nearby Amenities

## Resort Spa

Semiahmoo Resort offers the quintessential Washington State resort experience, featuring luxurious accommodations, world-class dining, a soothing spa, and an abundance of activities. Amenities include full spa, tennis, pickle ball, golf, pool, kids club, theater, kayaks, stand up paddle boards, bikes and more.

## Golf Club

Semiahmoo Golf & Country Club offers year-round, award-winning play for golfers at all skill levels. To complete the Washington State golf resort experience, guests also enjoy access to the health club, tennis courts, Pro Shop & virtual golf studio for members and more.

## Semiahmoo Marina

Northwest's premier destination for any boater. Nestled between the San Juan Islands to the south and the inland waters of British Columbia to the north, boaters will find Semiahmoo's breathtaking surroundings, generous amenities, and recreational opportunities provide an unparalleled boating experience.



# Area Map

1 hour to Vancouver

Canada  
United States



Semiahmoo  
Resort

Semiahmoo  
Marina

City of Blaine

Semiahmoo Golf &  
Country Club

Loomis Trail Golf

30 minutes to Bellingham  
2 hours to Downtown Seattle

Birch Bay Village Golf

Birch Bay Village Marina

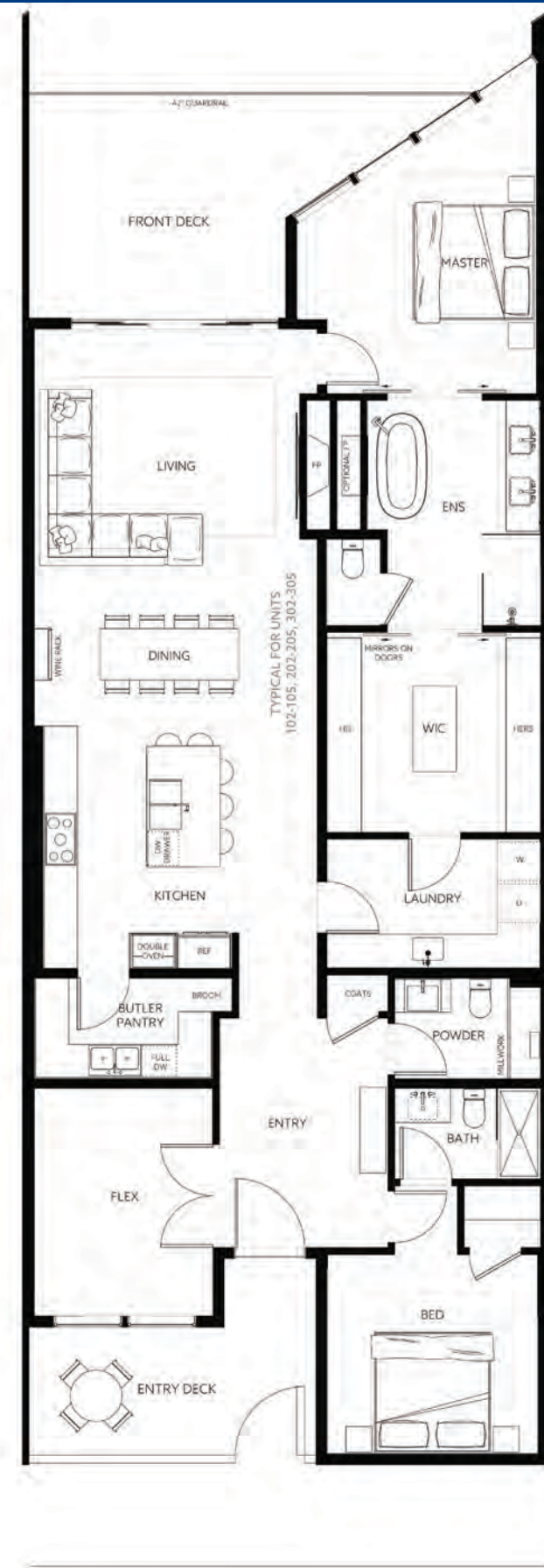
Birch Bay



FLOOR PLANS



A



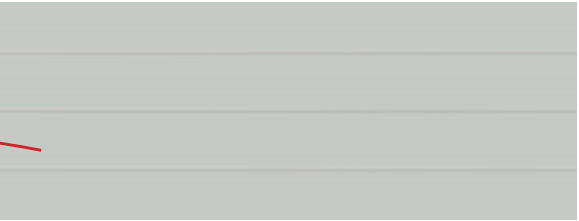
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C

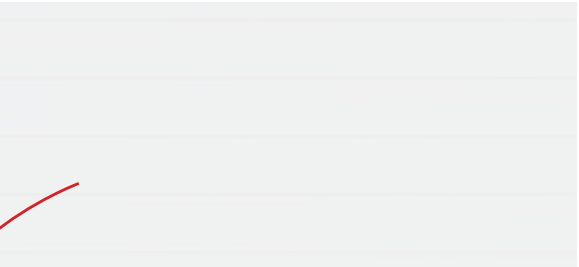


MATERIALS BOARD



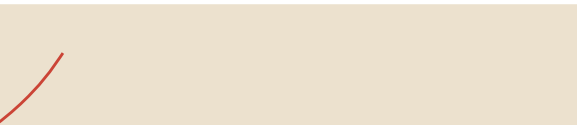
4" Horizontal Siding | Seafoam Mist, Longboard

This warm and clean color can pull green, gray and blue out of its diverse depth. The color compliments both the green of the southern Marin buildings as well as the convergence of the stones and sea as the name implies. The 4" lapboard heritage look is a reflection of Semiahmoo's vernacular.



4" Horizontal Siding | Anodic Ice, Longboard

This light gray color plays well with the yellow and brown of its two neighboring buildings. Anodic Ice also compliments the secondary color of Seafoam Mist. Powder coated aluminum siding is highly durable and offers excellent high wind and water resistance.



Feature Walls | Cedar, natural

This subtle clear stain has little color and lets the depth of the wood take center stage, also complimenting the wood on nearby buildings.



Soffits | Light Cherry Woodgrain, Longboard

Designed for residential applications where the emphasis is placed on a warm-wood as part of the design concept, this powder coated aluminum material enhances the aesthetic design while providing superior water infiltration properties, maintenance ease and a life-cycle that far exceeds traditional products.



Fascia Board | Dark Gray, Longboard

A darker-gray that plays well with the horizontal siding and stone.



Feature Stone | Pacific Ashlar Veneer, K2

The pacific ashlar is a stone that exemplifies clean lines and clean proportions, pairing well with horizontal lap siding. The stone carries a hint of blue that beautifully contrasts the warmth of wood. A great product for accents and large feature walls.



Window Frames | Dark Bronze, Powder Coated Aluminum



COLOR BOARDS

Grey Scheme Finishes – Units 102, 105, 201, 203, 204, 206, 301, 303, 306



Benjamin Moore OC-65  
Chantilly Lace Wall Paint

Benjamin Moore 2134-30 Iron  
Mountain painted cabinets

Polished Quartz countertops  
Caesarstone 6134 Georgian  
Bluffs & Pental Super White

Oak hardwood flooring:  
Hallmark Alta Vista Collection,  
Pismo



Limestone fireplace tile: Artistic  
Tile, Carbon Vein Cut Grey  
12" x 24"

Stonepeak Urban 2.0 Lava Grey  
24" x 24" floor and wall tile



Beige Scheme Finishes – Units 101, 103, 104, 106, 202, 205, 302, 304, 305



Benjamin Moore OC-17 White  
Dove Wall Paint

Benjamin Moore 1536 Northern  
Cliffs painted cabinets

Polished Quartz countertops  
(3cm) and backsplashes (2cm) -  
Caesarstone 5110 Alpine Mist  
& Pental Cotton White

Oak hardwood flooring:  
Hallmark Alta Vista Collection,  
Laguna

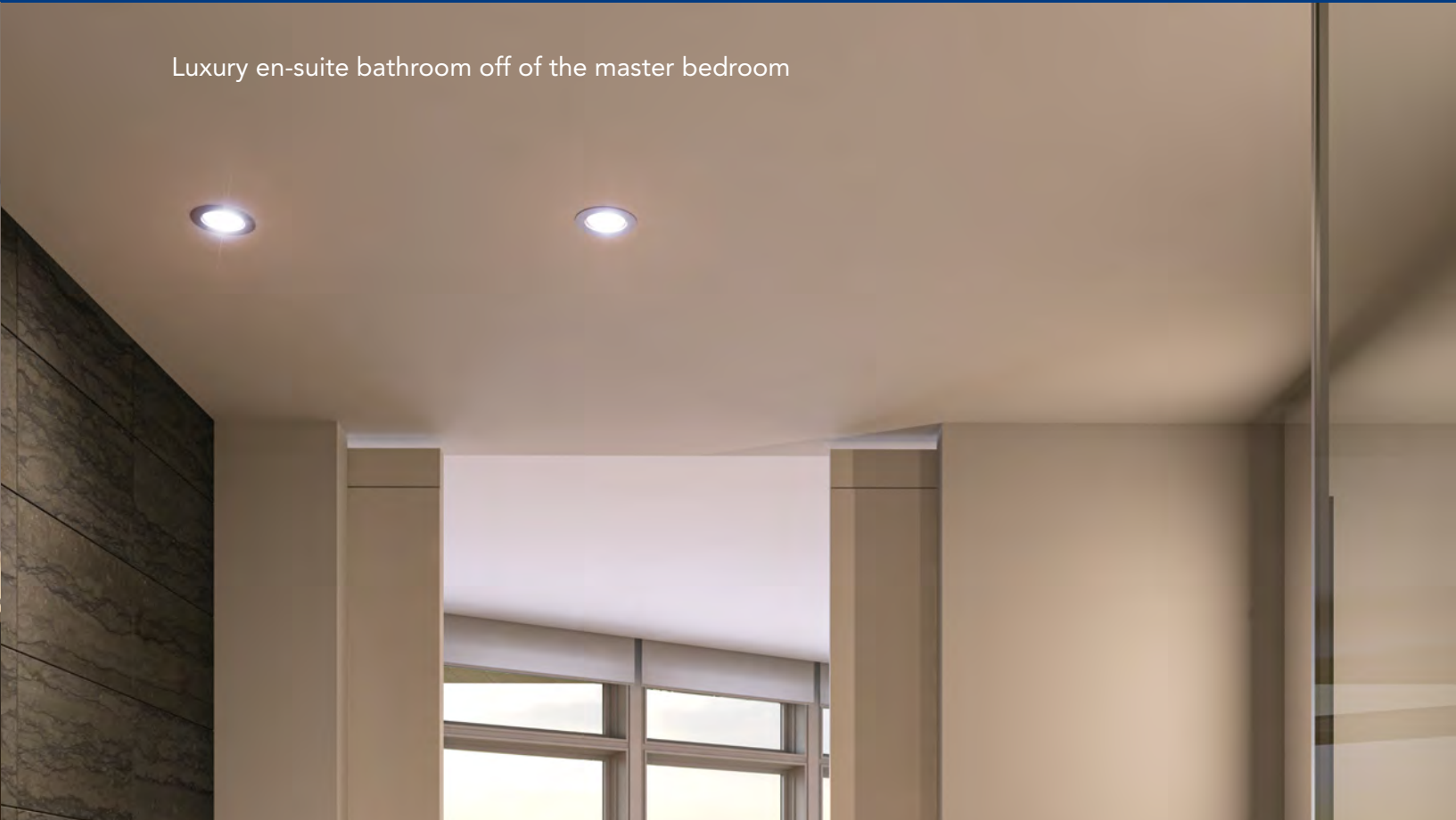


Travertine fireplace tile:  
Bedrosians Silver Perla  
12" x 24"

American Olean Scene Shore  
24" x 24" floor and wall tile







Luxury en-suite bathroom off of the master bedroom

Above: View from Kitchen corner, Below: Large Kitchen Island with amenities







Above: Living room, dining and kitchen. Below: View from walk through closet to en-suite and bedroom window.



Large en-suite with a separate shower and tub leading to spacious walk-through closet.





Above: Living room with fireplace. Below: Kitchen island, dining and living area opening to balcony.

Above: Large balcony with eating area. Below: Luxury en-suite and closet area.





# SPECIFICATIONS

## Appliances

Thermador 24-Inch Built-in wine preservation column T24IW901SP (A-Units)  
Jenn-Air RISE Built-in Undercounter Wine Cellar JUWFR242HL (B/C-Units)  
Jenn-Air RISE 30" Double Wall Oven JJW2830IL  
Refrigerator Jenn-Air 36" Built-in French Door Refrigerator w/ Custom wood panels JF36NXFXDE  
(2) Jenn-Air RISE™ 24" TRIFECTA™ DISHWASHER - Panel Ready JDTSS246GL  
Jenn-Air Stainless Steel 24" Under Counter Microwave Oven with Drawer Design  
Jenn-Air Euro-Style 6-Burner Gas Cooktop JGC7636BS  
LG 4.5 cu.ft. Smart wi-fi Enabled Front Load Washer with TurboWash™ 360 Technology WM3900HBA  
LG 7.4 cu.ft. Smart wi-fi Enabled Electric Dryer with TurboSteam™ DLEX3900B  
Iron-A-Way Deluxe Swivel Electric Ironing Center AE-42  
Dyson V11 Torque Drive Cordless Vacuum  
Jenn-Air Stainless Steel 36" Custom Hood Liner JXL6536HSS

## Grey Scheme Finishes – Units 102, 105, 201, 203, 204, 206, 301, 303, 306

Polished Quartz countertops (3cm) and backsplashes (2cm) - Caesarstone 6134 Georgian Bluffs & Pental Super White  
Oak hardwood flooring: Hallmark Alta Vista Collection, Pismo  
Limestone fireplace tile: Artistic Tile, Carbon Grey 12" x 24"  
Stonepeak Urban 2.0 Lava Grey 24" x 24" floor and wall tile  
Benjamin Moore OC-65 Chantilly Lace Wall Paint  
Benjamin Moore 2134-30 Iron Mountain painted cabinets

## Beige Scheme Finishes – Units 101, 103, 104, 106, 202, 205, 302, 304, 305

Polished Quartz countertops (3cm) and backsplashes (2cm) - Caesarstone 5110 Alpine Mist & Pental Cotton White  
Oak hardwood flooring: Hallmark Alta Vista Collection, Laguna  
Travertine fireplace tile: Bedrosians: Silver Perla 12" x 24"  
American Olean Scene Shore 24" x 24" floor and wall tile  
Benjamin Moore OC-17 White Dove Wall Paint  
Benjamin Moore 1536 Northern Cliffs painted cabinets

## Shared Finishes

Andersen Architectural Type E Windows and Patio Slider Doors  
Codel interior doors, Rogue Valley Suite Entry doors  
Cabinets TBD

## Heating/Cooling system

Daikin 0.5-2-ton One Way Blow Cassettes (four per unit) paired with IntesisHome System that allows comfortable and intuitive control of Air Conditioners and Heat Pumps from a smartphone, tablet, smart watch or internet browser  
Burnaby Manufacturing DOUBLE GAS PLUG™ hookup on West Patio for each unit

## Electrical Features

Recessed lighting fixtures, Undercabinet lighting in the kitchen, Toe kick lighting in the bathrooms  
Caseta Lighting system (scene lighting and dimming) – compatible with Alexa, Nest, Google Home, Apple Home Kit-Siri, Sonos, Apple Watch, Samsung SmartThings, IFTTT, Stringify, Yonomi, Logitech, Xfinity Home, AT&T Digital Life, and Wink  
Ring Doorbell – Compatible with Nest, Google Home, Sonos, IFTTT, Alexa  
Lutron Sivoia Roller shades (or similar) on all unit windows. West side or ocean view windows will be controlled via controller, smartphone, tablet, or computer

## Plumbing Fixtures (specified or similar)

### Kitchen

Sink: ELKAY Crosstown EFRU211510T  
Faucet: No Touch BRIZO Litze 63063 LF Stainless Steel  
Disposal: Sink Top InSinkErator STS - 00SN  
Pot Filler: BRIZO 62820LF Stainless Steel  
Disposal: IN SINK ERATOR Evolution Supreme Stainless Steel  
Soap Dispenser: BRIZO RP79275-SS

### Butler Pantry

Sink: ELKAY Crosstown ECTSR33229TBG  
Faucet: No Touch BRIZO Litze 63043LF Stainless Steel  
Soap Dispenser: BRIZO RP79275-SS  
Insta Hot InSinkErator H3300 Hot Water Tap  
Insta Hot Heater IN SINK ERATOR HWT-F1000S

### Laundry Room

Sink: ELKAY Crosstown ECTRU21179T  
Faucet: No Touch BRIZO Litze 63043LF Stainless Steel

### Powder room

Sink: KOHLER Purist Wading Pool K-2314-1  
Faucet: BRIZO Vettis 65086LF-PC-ECO  
Water Closet: KOHLER Persuade Circ K-3815

### Bathroom

Sink: KOHLER Verticyl K-2882  
Faucet: BRIZO Vettis 65388LF-PC  
Shower Valve: BRIZO Vettis T60288-PC  
Water Closet: KOHLER Persuade Circ K-3815  
Shower Drain: KOHLER Clearfo K9136

### Ensuite

Sink: KOHLER Verticyl K-2882  
Faucet: BRIZO Vettis 65388LF-SS  
Water Closet: KOHLER Persuade Circ K-3815  
Shower Head: BRIZO Vettis 87488-PC  
Shower Arm: BRIZO Vettis RP90243PC  
Shower Valve: BRIZO Vettis T75588-PC  
Bathtub: MAAX Modulr 6032  
Tub Filler: BRIZO Vettis T70488 PC & Rough Kit  
Shower Drain: KOHLER Clearfo K9136

\*Please note this document is a work in progress and we will be adding to this list to create a final version as time permits. The items that are currently on this list speak to the finishes in the units and not base building specification (Insulation, drywall and exterior elements such as siding types). The builder may change any of the specifications as needed.



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