



McCLeERY & MAGEE

THE ESTATES AT SOUTHLANDS



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VANCOUVER'S LAST SUBDIVISION



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THIS IS SOUTHLANDS

As Vancouver's last subdivision, McCleery & Magee by TCD Group represents an unprecedented opportunity for homeowners to experience the freedom of a simpler, quieter lifestyle - one that is still very much alive in Southlands. These estate homes are named after Irish immigrants Fitzgerald McCleery and Hugh Magee, prominent pioneers in Vancouver's development. They contributed to the burgeoning city's growth by paving Southwest and Southeast Marine Drive and West 49th Avenue and, more importantly, building the community's first architectures. McCleery & Magee connects with the pioneer spirit, offering eight estate homes like never seen before in Vancouver's West Side and, ultimately, an incomparable lifestyle.

DISCOVER SOUTHLANDS

An idyllic setting like no other - surrounded by forest, parks, the Fraser River, and Pacific Ocean. This is Southlands, Vancouver's oldest neighbourhood and original homestead.

EDUCATION

- 1 York House School
- 5 St. George's School
- 8 Southlands Elementary School
- 12 Point Grey Mini & Secondary School
- 17 Magee Secondary School
- 19 Little Flower Academy
- 20 Kerrisdale Elementary School
- 25 Crofton House School

SHOPPING & SERVICES

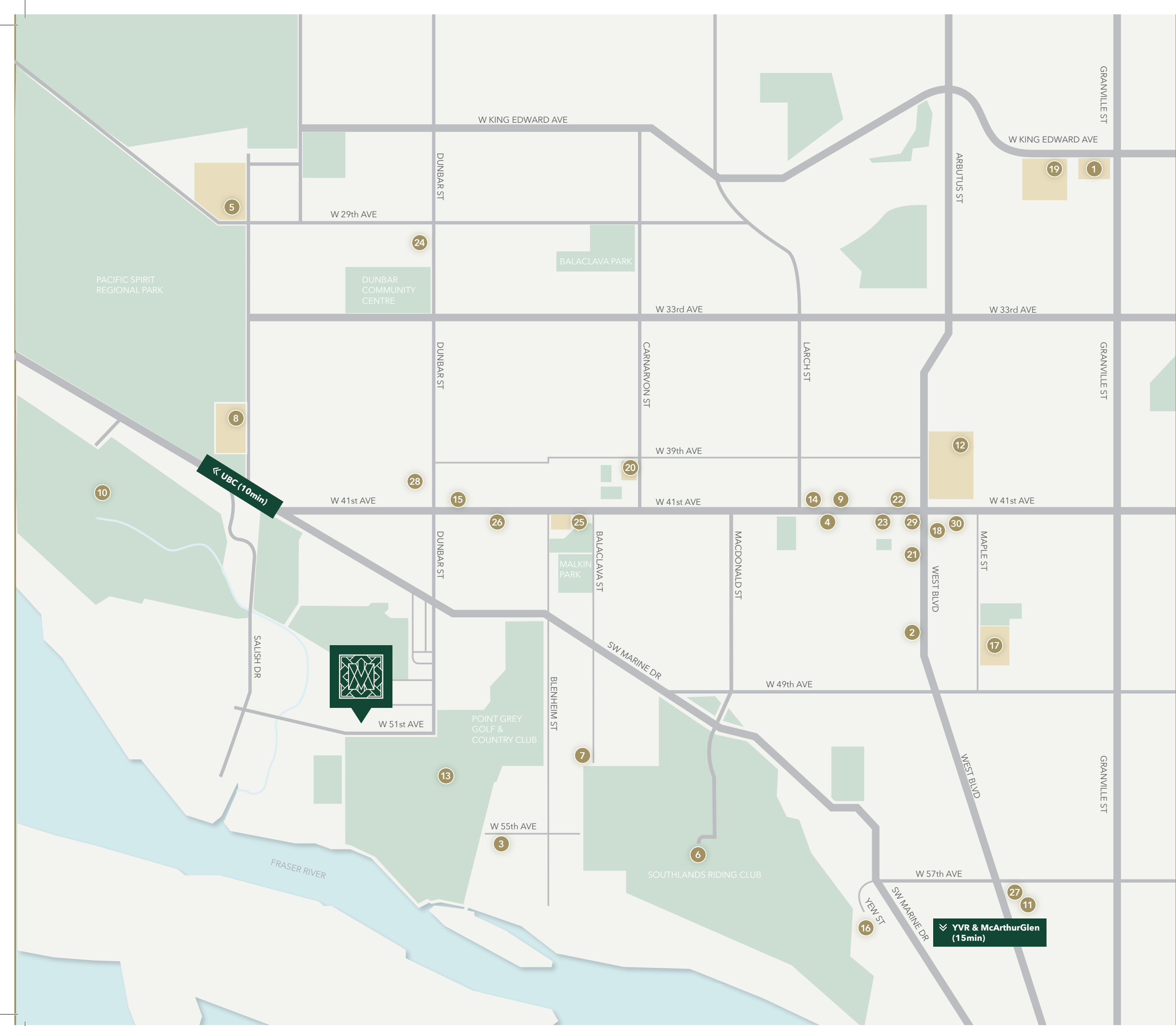
- 2 The Kerrisdale Lumber Co.
- 3 The Carrington Shoppe
- 9 Shoppers Drug Mart
- 15 Marketplace IGA
- 18 London Drugs
- 22 Hill's of Kerrisdale
- 24 Dunbar Theater
- 27 Choices Market

CULINARY & DINING

- 4 Starbucks
- 11 Senova
- 14 Minerva Pizza & Steak House Ltd.
- 23 Faubourg Paris
- 26 Crepe & Cafe
- 28 Blaq Sheep Fine Coffee
- 29 Benton Brothers Fine Cheese
- 30 Ajisai Sushi Bar

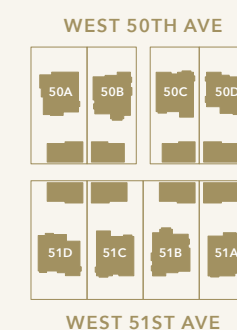
RECREATION & ENTERTAINMENT

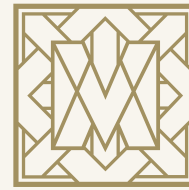
- 6 Southlands Riding Club
- 7 Southlands Heritage Farms
- 10 Shaugnessy Golf & Country Club
- 13 Point Grey Golf & Country Club
- 16 Marine Drive Golf Club
- 21 Kerrisdale Community Centre





The McCleery & Magee homes are divided into two rows, with the separating lane acting as a play area for kids. Driveway designed with single point of entry optimizes privacy.





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Artist's concept only. Specifications, layouts and materials are subject to change without notice. E&O.E.

ESTATE D
3822 WEST 50TH AVE

ESTATE C
3838 WEST 50TH AVE

ESTATE B
3852 WEST 50TH AVE

ESTATE A
3868 WEST 50TH AVE



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ESTATE D
3869 WEST 51ST AVE

ESTATE C
3853 WEST 51ST AVE

ESTATE B
3839 WEST 51ST AVE

ESTATE A
3823 WEST 51ST AVE



McCLEERY & MAGEE

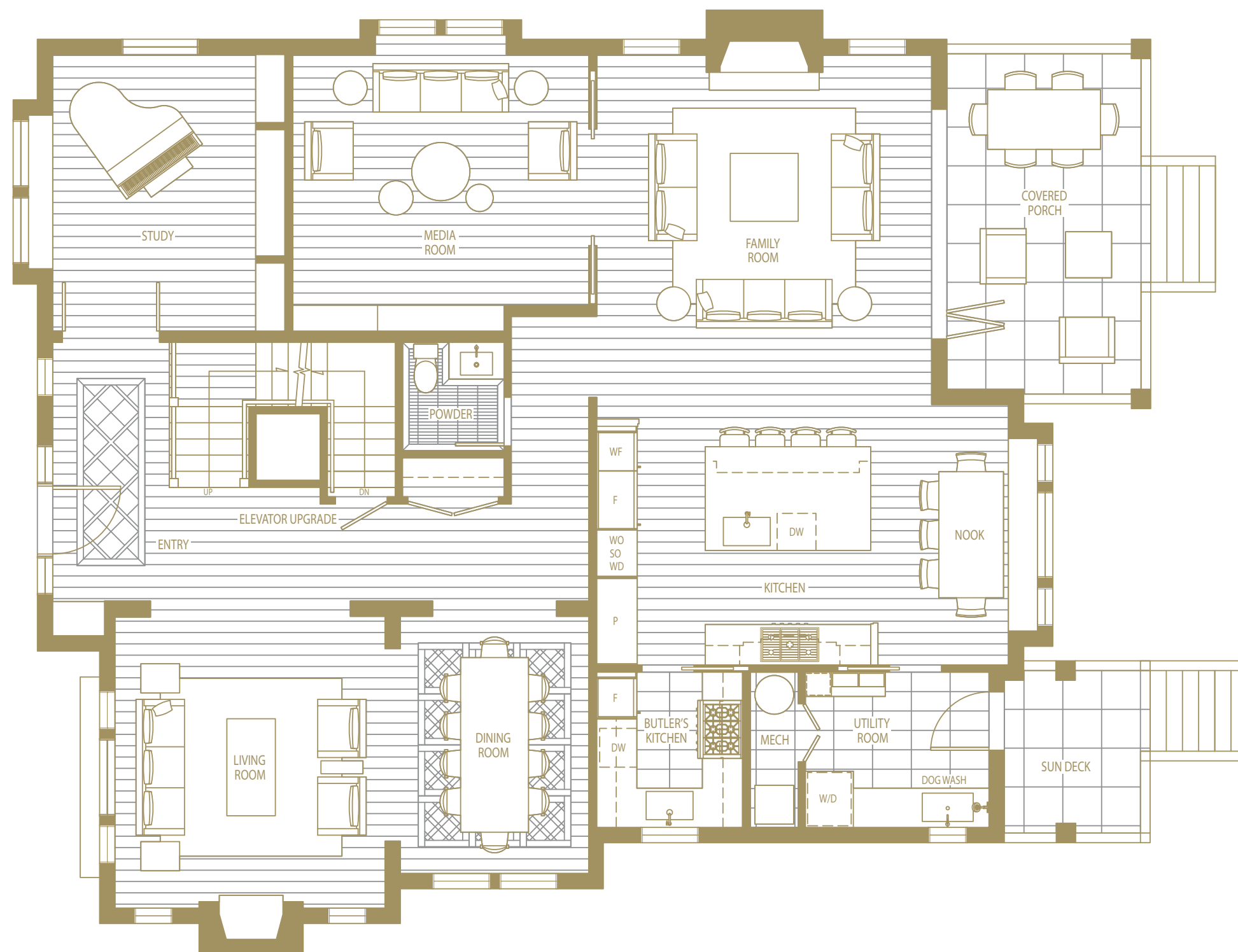
THE ESTATES AT SOUTHLANDS



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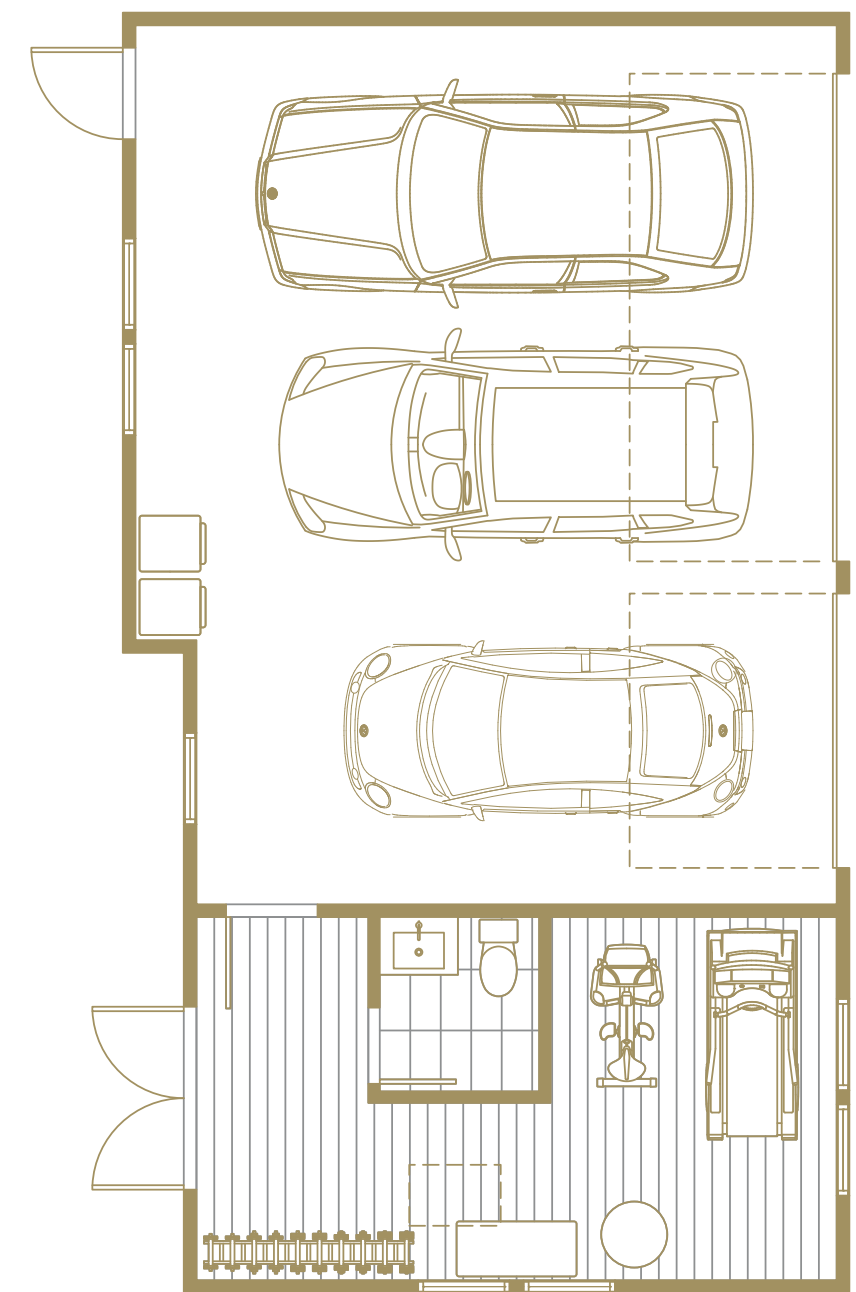
50 & 51





MAIN FLOOR

2,083 SQ FT



3 CAR GARAGE

960 SQ FT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E&O.E.

50&51A

5 BEDROOM, 5.5 BATHROOM

TOTAL LIVING SPACE 4,078 SQ FT

Icon Marketing Inc.





SECOND FLOOR

1,721 SQ FT

RICHLY DESIGNED ARCHITECTURE

Vancouver's Last Subdivision - an idyllic setting like no other. McCleery & Magee is a prestigious collection of 8 semi-custom single family homes surrounded by a unique fusion of equestrian country charm, luxurious estates, and modern urbanism. A dream come true for those who desire to build their custom home but do not want the hassle and burden of the building application and construction obstacles.

CHARMING & SOPHISTICATED

Contemporary craftsman-style homes are elaborately adorned with premium materials of stone, cedar shingles, horizontal siding and lush landscaping adds character and charm

- Architecture fits with the heritage and history of the Southlands area yet boasts modern elements: large picture windows in the living area, 12' sliding doors, arched windows, and oversized entry door
- Main floors feature grand 10'-6" ceilings. Second levels enjoy airy 9' ceilings with vaulted ceilings rising up to 12' in the master bedroom in select homes
- Skylights throughout the home to welcome natural light
- 3-car garage with extra space for gym and storage
- Every home is designed with approximately 2,000 square feet of over-height crawl space for easier access
- Media room on main level for entertainment or 6th bedroom
- True chef's kitchen with integrated Wolf and Sub-Zero appliances in entertainment and Wok kitchen
- Rooflines adds visual interest through its large dormers and steep roof pitches

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50&51A

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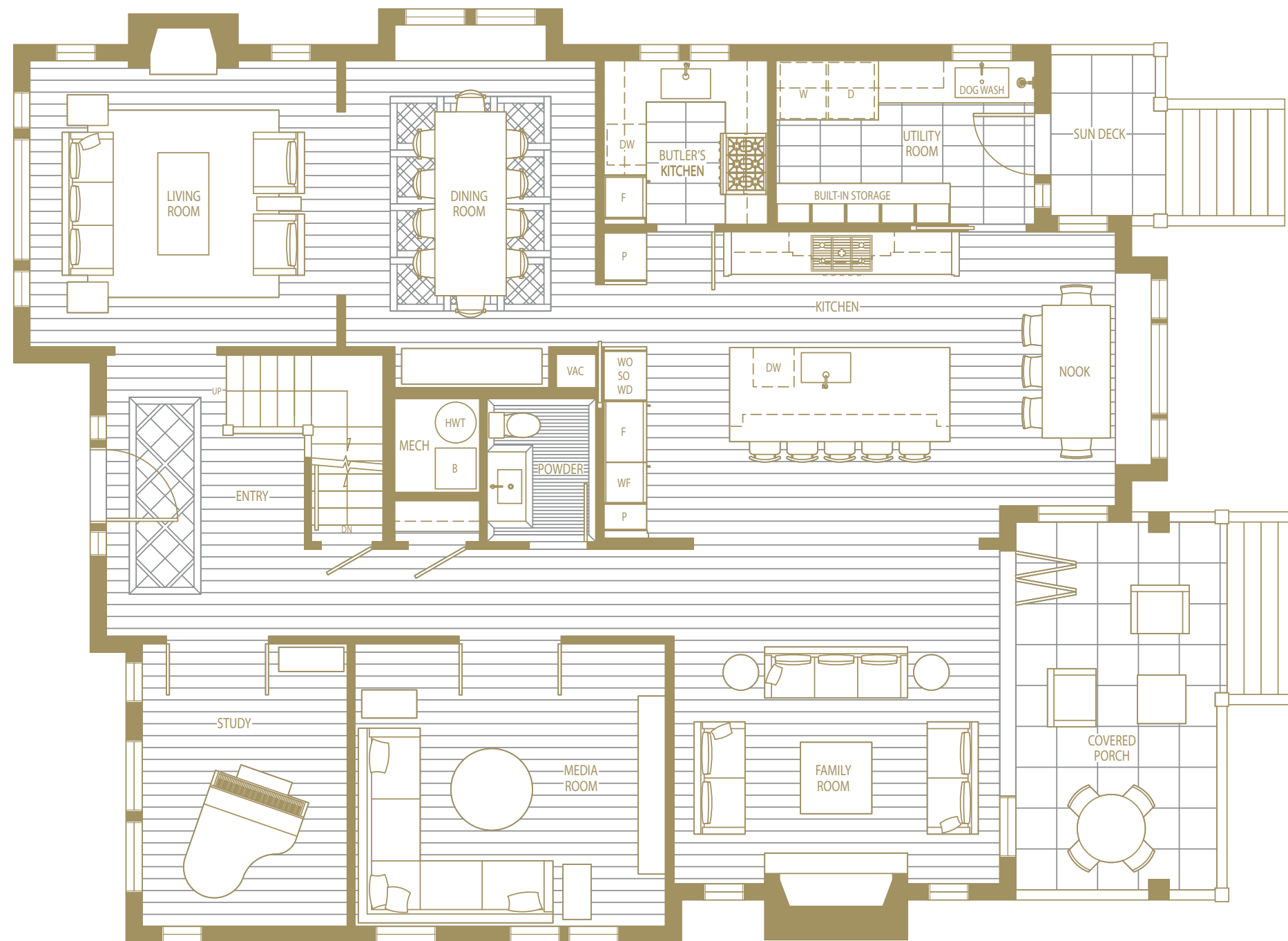
THE ESTATES AT SOUTHLANDS



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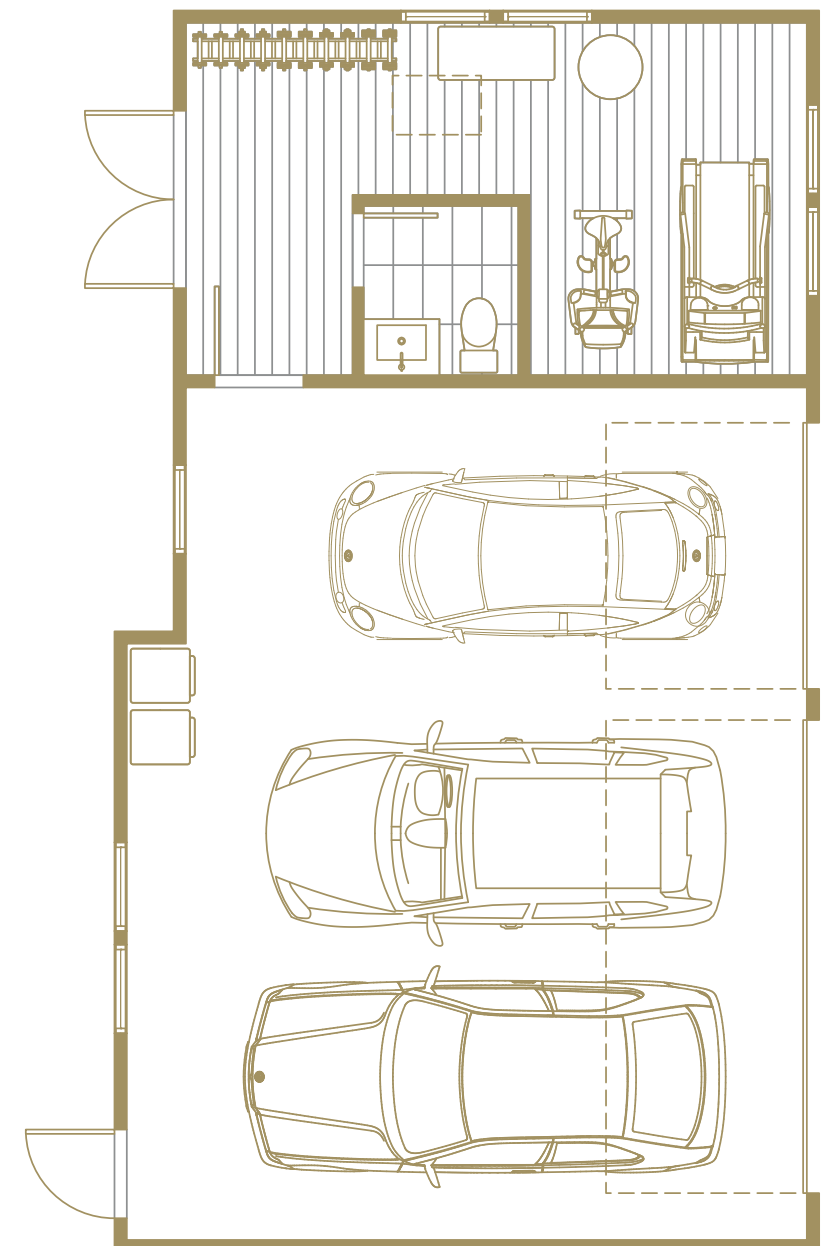
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MAIN FLOOR

2,092 - 2,104 SQ FT



3 CAR GARAGE

960 SQ FT

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50&51B

5 BEDROOM, 5.5 BATHROOM

TOTAL LIVING SPACE 4,022 - 4,055 SQ FT

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SECOND FLOOR

1,679 - 1,689 SQ FT

RICHLY DESIGNED ARCHITECTURE

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50&51B

5 BEDROOM, 5.5 BATHROOM

TOTAL LIVING SPACE 4,022 - 4,055 SQ FT

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McCLEERY & MAGEE

THE ESTATES AT SOUTHLANDS



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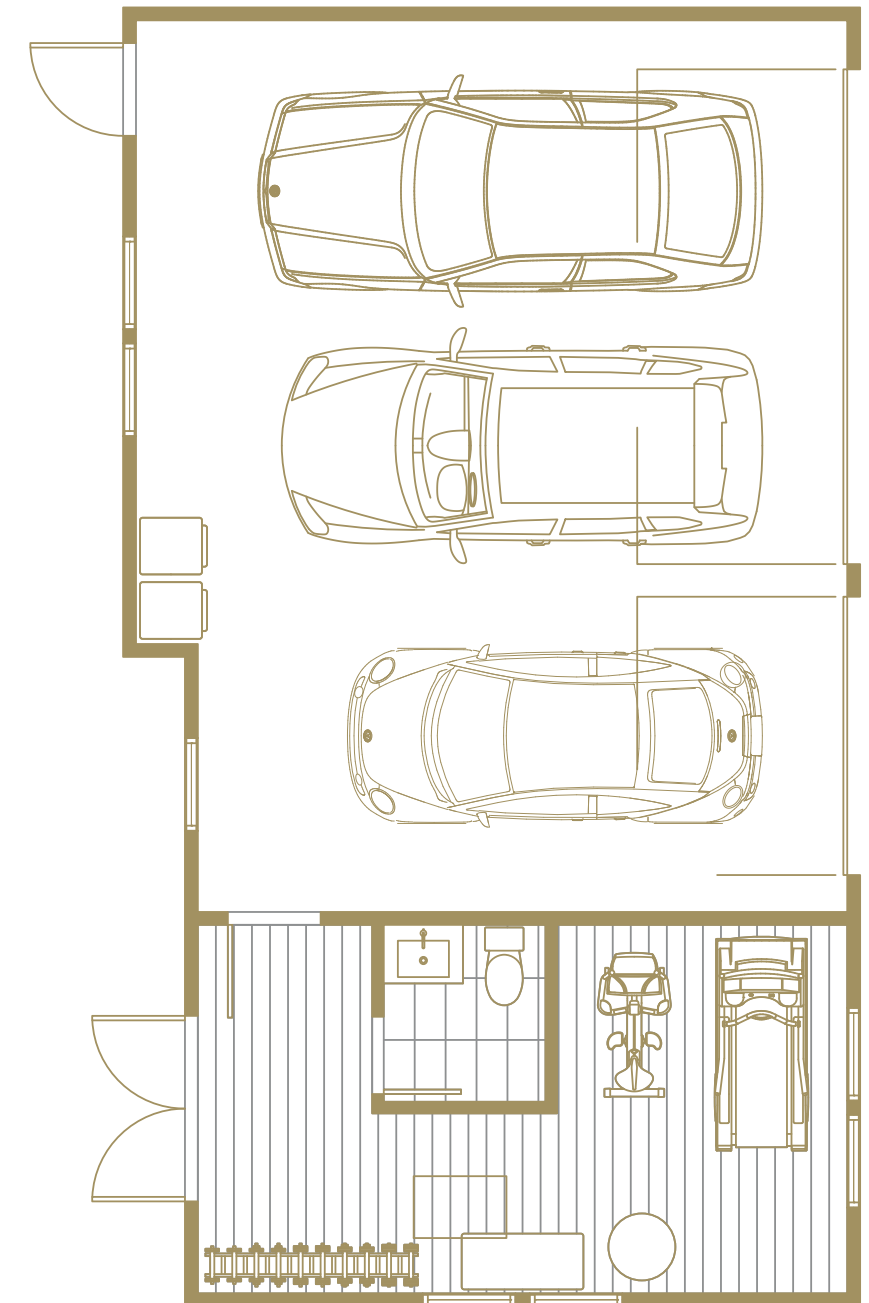
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MAIN FLOOR

2,126 SQ FT



3 CAR GARAGE

960 SQ FT

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50&51C

5 BEDROOM, 5.5 BATHROOM

TOTAL LIVING SPACE 4,037 - 4,072 SQ FT

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SECOND FLOOR

1,672 SQ FT

RICHLY DESIGNED ARCHITECTURE

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50&51C

5 BEDROOM, 5.5 BATHROOM

TOTAL LIVING SPACE 4,037 - 4,072 SQ FT

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McCLEERY & MAGEE

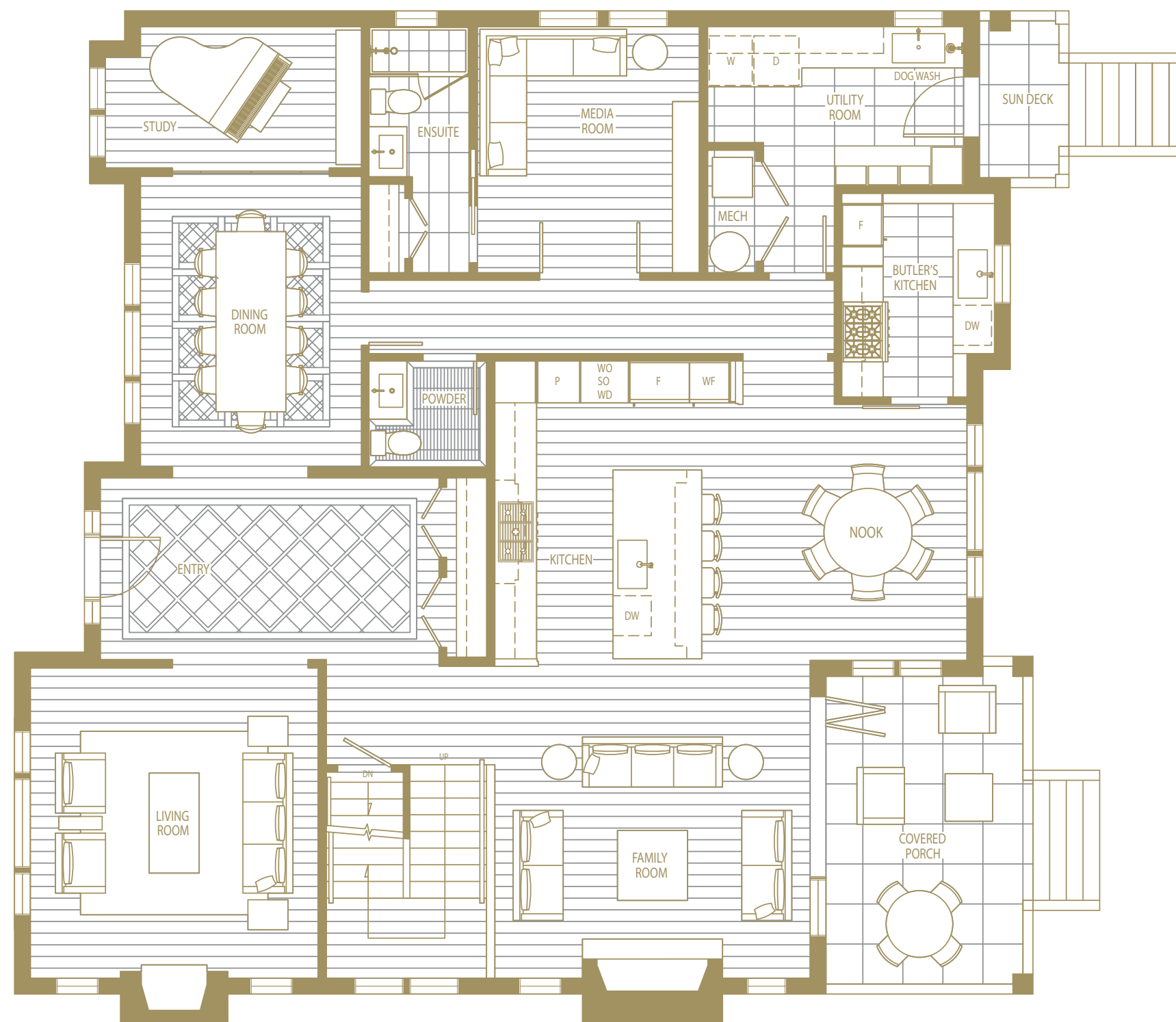
THE ESTATES AT SOUTHLANDS



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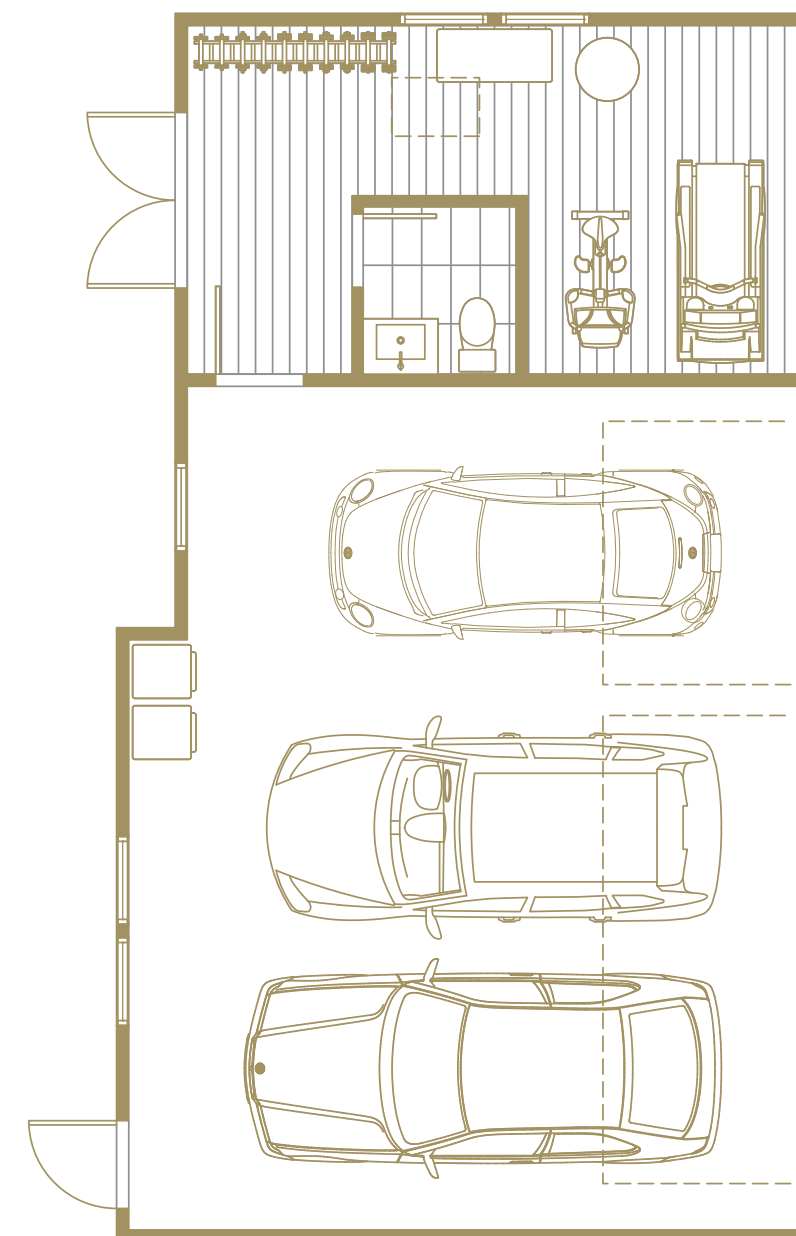
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MAIN FLOOR

2,107 SQ FT



3 CAR GARAGE

960 SQ FT

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50&51D

5 BEDROOM, 5.5 BATHROOM

TOTAL LIVING SPACE 4,085 SQ FT

Icon Marketing Inc.





SECOND FLOOR

1,704 SQ FT

RICHLY DESIGNED ARCHITECTURE

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5 BEDROOM, 5.5 BATHROOM

TOTAL LIVING SPACE 4,085 SQ FT

Icon Marketing Inc.





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All kitchens boast a true chef's kitchen for optimal creativity and cooking experience with full-height backsplashes and first-class appliances. Seating four, the kitchen island makes a bold statement with its single-piece 2" polished marble countertop resting on traditional columns.



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The stately family room is a spacious gathering place anchored by a majestic marble fireplace with space above for a TV or artwork. Formal brass chandelier dresses up the space while the hardwood flooring is carried throughout for a seamless look.



Ensuites boast large walk-in-shower, separate toilet room and deep Victorian Albert free- standing soaker tub with satin brass faucets and plumbing fixtures throughout. Vanities are beautiful and feature custom millwork and circular mirrors applied to a full-height mirrored backsplash. Finished with traditional white marble flooring and floor-to-ceiling marble surround for an extremely dramatic and luxurious effect.

DEVELOPER: TC DEVELOPMENT GROUP



Bob Dagg, Paolo Trasolini, Ben Bi, Rob Chetner



A full-service firm, we offer our clients comprehensive contracting, development and construction services – enabling them to benefit from our seamless coordination and rigorous control over quality and timeline.

Our team is dedicated to making your experience with us an enjoyable one. Our site supervisors, project coordinators, tradespeople and in-house staff are all here to create a positive experience based on open communication, trust and integrity.

We stand behind our work with confidence and pride. Each individual project reflects our team's dedication to turning our client's vision into reality. All projects exemplify our team's shared passion and commitment to quality, innovation and service.

You can find evidence of our success throughout British Columbia in custom homes, multi-family developments, innovative commercial/retail spaces, and waterfront resorts.

tcdgroup.ca



Rob Chetner *Ben Bi*

INTERIOR DESIGN: HOUSE OF BOHN



Karin Bohn

House of Bohn is a celebrated Vancouver-based interior design firm that prides itself for its distinctly modern-eclectic portfolio and unwavering commitment to quality.

Our mission is to design valuable spaces, and lead in the interior design industry by collaborating with only the best - talent, clients, craftsmen and otherwise. We continue to advance cutting edge technology in our practice as we look to art and fashion for inspiration.

While creativity is the reason behind everything that happens at House of Bohn, our core values are just as important to us. We believe in camaraderie, collaboration and transparency, and are committed to the success of each and every project.

houseofbohn.com

HOUSE OF
BOHN



ARCHITECT: PETER ROSE ARCHITECTS + INTERIORS



Shaoyi Liu, Peter Rose, Jack McDonald



Peter Rose Architecture + Interiors Inc. approach is based on the understanding that it is the client's happiness with the outcome that makes a project successful. Our design team takes a client's requirements and requests to heart, considers their aesthetic values, and helps them realize their visions. Although the design and construction process can be complicated and time consuming, with our personable and diligent approach, we endeavor to make the journey worry free. Above all we are professionals who genuinely enjoy our work, providing exemplary customer service, developing floor plans second to none, and producing homes that enhance the streets upon which they sit.

prosearchitect.ca

PRAI *Peter Rose*

VANCOUVER'S **L A S T** SUBDIVISION

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SALES GALLERY

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MCCLEERY & MAGEE LOCATION

3838 WEST 50TH AVENUE, VANCOUVER

