

COME, LIVE BY THE SEA

SAN JUAN  
PASSAGE



## FROM YOUR DOORSTEP, NATURE BECKONS



San Juan Passage is being developed with respect for its magnificent surroundings on one of the Northwest's most spectacular waterfront parcels, with sunrise views of the snow-capped North Cascades and sunset vistas across Guemes Channel to the majestic San Juan Islands. Here, nature takes center stage. Eagles soar overhead. Herons high-step on tidal flats below, and Orcas cruise between islands. Surrounding San Juan Passage are five marinas, 12 miles of saltwater beaches, pristine fly-fishing lakes and 3200 acres of protected forestlands and parks. Just steps away, state ferries transport passengers to Orcas, Lopez and San Juan Islands—for whale watching, crafts shopping, bicycling and hiking. In season, ferry passengers can also sail to Vancouver Island to enjoy formal British gardens and high tea at the port of Victoria.



# EVERY RESIDENCE COMPLIMENTS THE WHOLE



After acquiring the 23-acre site, Gilbane Development Company had one vision in mind—to create the Northwest’s premier coastal community. The family-run company founded in Providence, Rhode Island more than a century ago has become renowned nationwide for its sensitive planning and building concepts and quality-minded culture. “At San Juan Passage, we are not just presenting a collection of homes, but creating a walkable, seaside neighborhood that offers a real sense of place and belonging”, says Bob Gilbane, company Chairman. Tree-lined sidewalks snug up to wide verandas and garages are tucked out of sight. Streetscapes are carefully planned to blend classic designs of different color, texture, scale and detailing. Open space with prime views has been dedicated to four neighborhood parks with beautifully landscaped trails that wind to the sea. At the shoreline, an extensive nature trail will allow wide-open views up Guemes and Bellingham Channels.



# AWARD-WINNING DESIGNS, THOUGHTFULLY CRAFTED, ARTISTICALLY LANDSCAPED.

San Juan Passage homes were created to embrace and enhance an active, coastal lifestyle with a distinctive blend of Nantucket charm and Northwest sensibility. Presented are three design collections, all built ship-tight with earth friendly materials and construction systems that maximize energy efficiency. Each home is also landscaped to create a lush, natural habitat throughout the community.



## << *Seacoast Classics*

Spend the Weekends or a Lifetime.

Cozy, charming and reminiscent of seacoast architecture from days gone by, our Seacoast Classics collection features homes that are intimate and efficient. Ranging from 1281 to 2113 square feet, we now include a Weekend Getaway series for those dreaming of an affordable cottage by the beach they can slip away to. Tucked away on the perimeter of this dramatic waterfront setting, all of these homes enjoy the many distinctive amenities and beauty that San Juan Passage offers.



## << *Harborside* VIEW HOMES

Watch the boats parade and eagles soar.

Gracious, sheltered porches. Thoughtfully designed great rooms with walls of windows that open wide to capture majestic water and island views. Ideally sized at 2110 to 2670 square feet, Harborside View Home designs feature main floor and/or second floor master suites plus generous guest bedrooms. Most include a spacious three car garage, with built-in space for a shop or garden room. Built ship-tight, these homes are fitted with high quality systems, materials and finishes that make coastal living warm, inviting and luxurious.



## << *Water's Edge* CUSTOM HOMES

Nothing but nature between you and the shore.

Fifteen exceptional building lots, ready for your custom residence. Situated at the leading edge of our community, between Cutter Way and the picturesque, Guemes Channel Trail, these sites offer all the advantages and qualities of waterfront living without the maintenance or expense. Personalize using our initial design concepts, or our team will create a plan that's uniquely yours. There are no size restrictions for Water's Edge Homes, however we estimate that most will include 2,500 to 3,500 square feet of living space.

## CLASSICALLY DETAILED FOR EASY LIVING



Style. Careful attention to detail. An honest appreciation for traditional seacoast lifestyles. These are the cornerstones of San Juan Passage and why this community is destined to become the Northwest's premier coastal neighborhood. San Juan Passage home designs are masterfully appointed with gleaming hardwoods, mantled gas fireplaces, stainless steel appliances and quality granite countertops. Traditional molding, wainscoting, cased openings, and trim detailing accent the walls and ceilings in living and dining areas. Baths are graced with ceramic and natural stone tiles. Thoughtful floor plans make smart use of space, with layouts that are efficient but gracious, with no wasted space, like that of a ship. Keen architectural angles create nooks and crannies for bookshelves and cozy window seats.



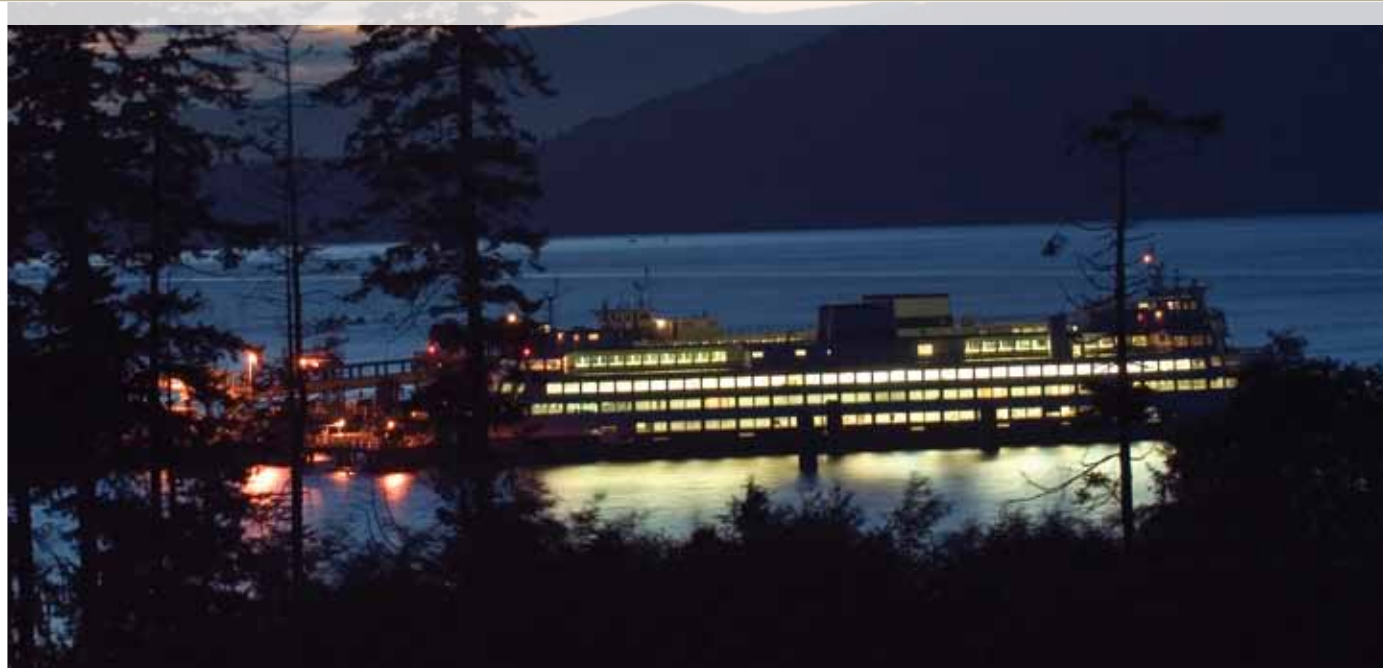
# ANACORTES: A GREAT PLACE FOR NEW BEGINNINGS



Just 2.5 miles from San Juan Passage, along the northern edge of Fidalgo Island, is the charming seaport of Anacortes. The historic downtown is both uptown and down home. Art galleries and antique stores, chic boutiques and book stores sit just down the street from working shipyards, boat slips and marine chandleries. Seafood lovers can get their shrimp and crab fresh off the boats, or artfully prepared at a host of fine restaurants. Foodies love the farmers' market with fresh, organic produce, grass-fed beef and handcrafted cheeses. Tourists flock to town for a myriad of summertime festivals. Anacortes is also home to Island Hospital and the top-notch medical clinics with this regional, state-of-the-art facility. Schools, a local performing arts theater and new civic library have also won broad acclaim. Thanks to a neat trick of geography, Anacortes is often bathed in sunshine while locales to the south are grey and wet. And you don't need to hop a ferry to navigate Fidalgo Island—it's linked by bridge to the fertile Skagit Valley farmlands to the east and Whidbey Island to the south. No wonder early settlers named this Northwest gem "The Magic City".



# SEATTLE AND VANCOUVER B.C.—JUST 90 MINUTES AWAY



From I-5, take the Anacortes exit (#230) onto Highway 20 west. Continue through farmlands approximately 6 miles to downtown Anacortes and junction of Hwy 20 and Commercial Avenue. Turn right and follow Commercial Avenue through town to 12th Street (Oakes Avenue). Turn left and continue 2.7 miles to San Juan Passage entrance (on right) just before the ferry terminal.



SAN JUAN  
PASSAGE  
[www.sanjuanpassage.com](http://www.sanjuanpassage.com)