

OLD SCHOOL



**NO MORE PENCILS. NO MORE BOOKS.**

Layered landscaping of grasses, flowering shrubs and trees compliment the functional front stoops with individual entry gates and walkways. Enduring shingle style architecture highlights traditional design elements including well-proportioned gables, protruding bays, flower boxes and real wood shutters.

**OLD SCHOOL**





### CONTEMPORARY LIVING ROOMS

Open living spaces with durable hardwood laminate flooring throughout main and lower living levels.

### BEDROOMS FIT FOR A KING

Master bedrooms designed for king-sized beds, walk-in or walk-thru closets and flexible storage.

### OPEN DINING AREAS

Entertaining made easy with large dining areas that actually fit your table, family and friends.

### BEAUTIFUL BATHROOMS

Master ensuite bathrooms feature his + hers sinks and oversized showers with ceramic tile and modern fixtures.





## FORM AND FUNCTION

### OLD SCHOOL

There is room for plenty in the Old School C Plan. Careful space planning utilizes every inch, allowing for optimal placement of your gear. Master bedrooms are king-sized. Walk-thru closets lead to a large ensuite with his + hers sinks. The expansive main floor combines the dining room, centre island kitchen and sunken living room for contemporary open-concept living. The well-designed ground floor includes a spacious den or bedroom, full bathroom and a side-by-side garage.





## SPACIOUS KITCHENS

Entertainment sized and well-appointed kitchens come standard with imported quartz countertops, under cabinet task lighting, gas range and under mount double bowl sink. Modern finishings include your choice of dark oak flat panel or white shaker cabinetry with stainless steel hardware and soft close doors.

OLD SCHOOL

# OLD SCHOOL

WHAT'S IN YOUR NEIGHBOURHOOD?

## SHOP

1. Choices Markets
2. South Point Exchange  
Save-On-Foods  
HomeSense  
Urban Barn  
Canadian Tire  
Pier 1 Imports  
Casbah Day Spa  
Salon Cordeiro
3. South Point Annex  
7 Seas Fish Market  
Clancy's Meat Co.  
COBS Bread  
Kin's Farm Market  
Tisol Pet Supply
4. Peninsula Village  
Safeway  
London Drugs  
BC Liquor Store
5. The Shops at Morgan Crossing  
Thrifty Foods  
Winners  
Golf Town  
Everything Wine  
Restoration Hardware  
Davids Tea
6. Grandview Corners  
The Home Depot  
Best Buy  
WalMart  
Kitchen Therapy  
H&M  
Indigo Books  
Pharmasave
7. Semiahmoo Shopping Centre  
Save-On-Foods  
COBS Bread  
BC Liquor Store  
Shoppers Drug Mart
8. Coming Soon - Grandview Central  
Real Canadian Superstore  
Shoppers Drug Mart  
Future Retail
9. Art Knapp Plantland

## GOLF

10. Nico-Wynd Golf Club
11. Morgan Creek Golf Course
12. Meridian Golf Par 3
13. Peace Portal Golf Club

## DINE

14. Tap Restaurant
15. Cactus Club
16. The Keg
17. Townhall Public House
18. Milestones
19. Maguroguy Sushi
20. White Spot
21. 5 Guys Burgers & Fries
22. Roadhouse Grille
23. Browns Socialhouse
24. Wooden Spoon
25. ONYX Steakhouse
26. Emilio Finatti Sicilian Pizzeria
27. Pearl Bistro & Oyster Bar
28. Charlie Don't Surf
29. Uli's
30. FIVE
31. Giraffe Restaurant
32. Washington Avenue Grill
33. Ocean Park Village Pub
34. Crescent Coffee House
35. Seahorse Grill

## LEARN

36. Sunnyside Elementary
37. Southridge School
38. White Rock Christian Academy
39. Jessie Lee Elementary
40. Semiahmoo Secondary
41. Semiahmoo Library
42. Earl Marriott Secondary
43. White Rock Elementary

## PLAY

44. Sunnyside Outdoor Pool
45. Steve Nash Sports Club
46. South Surrey Arena
47. South Surrey Recreation Centre
48. South Surrey Indoor Pool
49. Darts Hill Garden Park
50. White Rock Pier
51. Crescent Beach Marina
52. Grandview Heights Aquatic Centre



## SOUTH SURREY LOCATION

Incredible South Surrey location! Within walking distance to everything and centrally located on major transit + commuter routes in the Lower Mainland. Ideally situated near the best golf courses in BC and beautiful White Rock Beach.



# Site Plan

# OLD SCHOOL

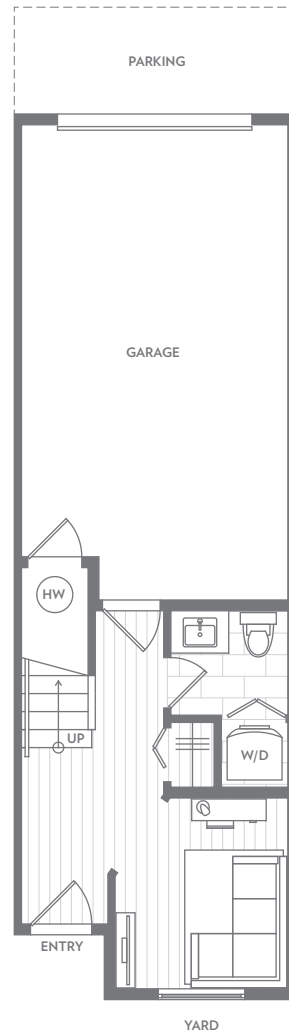


The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

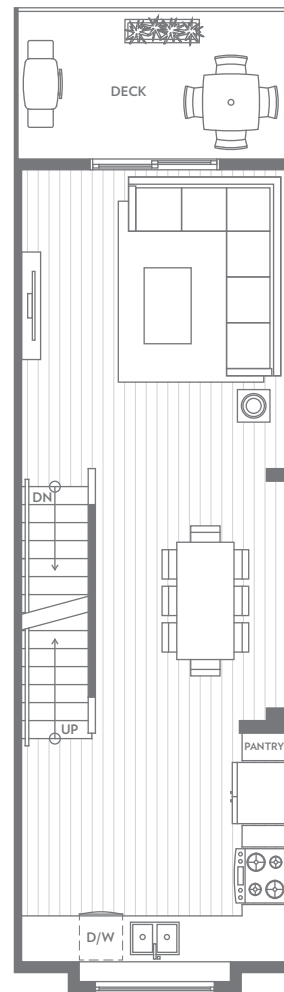
# B Two Bedroom + Den

1249 SF

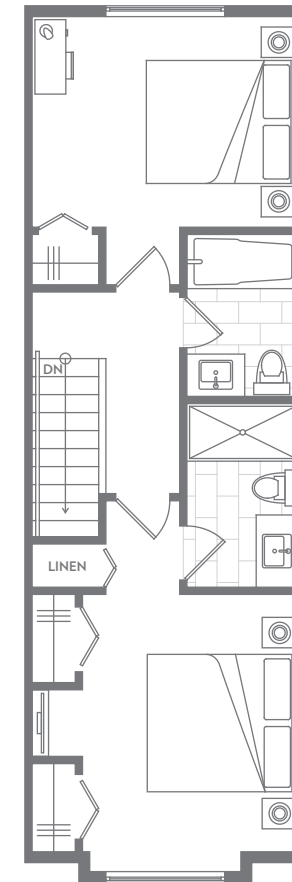
OLD SCHOOL



GROUND



LIVING



SLEEPING

The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

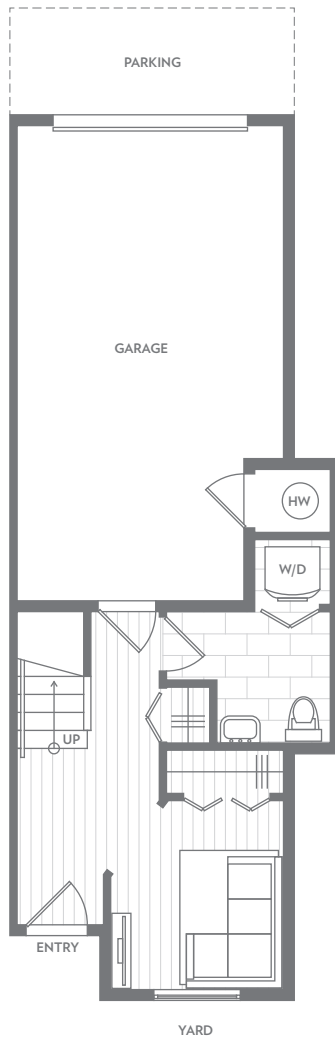


# B1

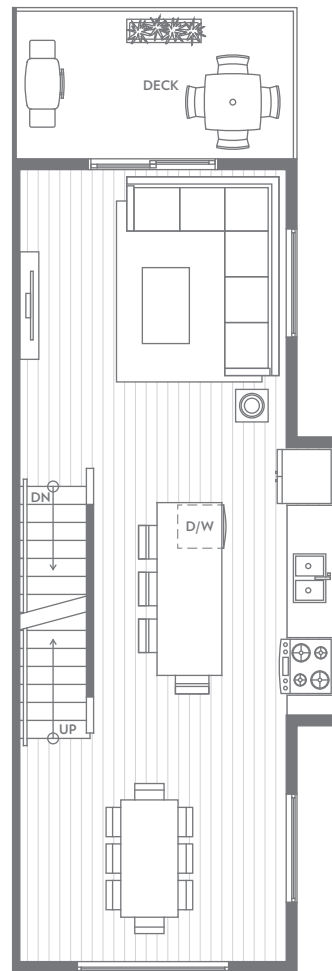
## Two Bedroom + Den

1346 SF

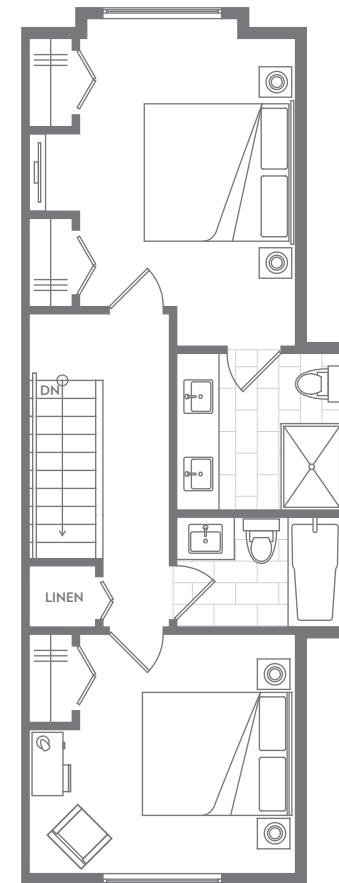
### OLD SCHOOL



GROUND



LIVING



SLEEPING

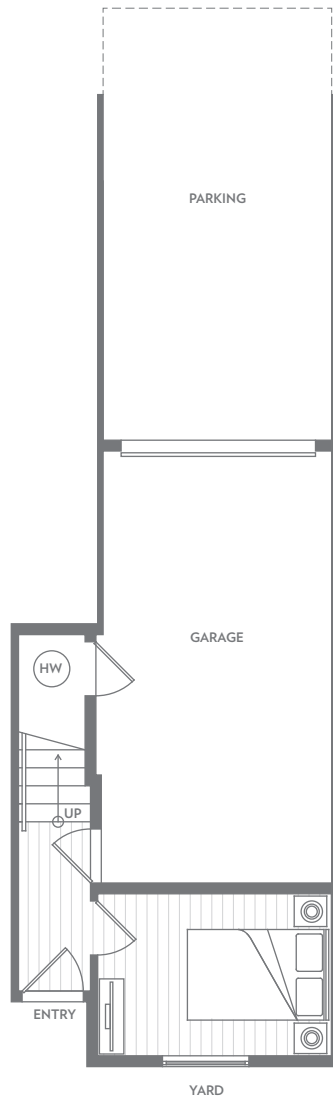
The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

# D\*

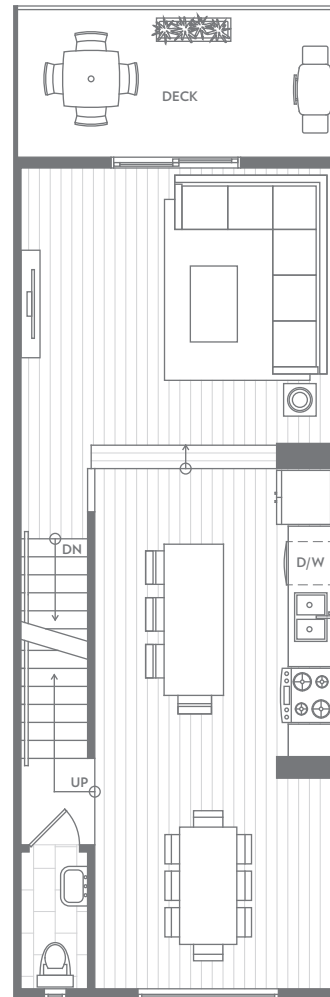
## Two Bedroom + Den

1391 SF

### OLD SCHOOL



GROUND



LIVING



SLEEPING

The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

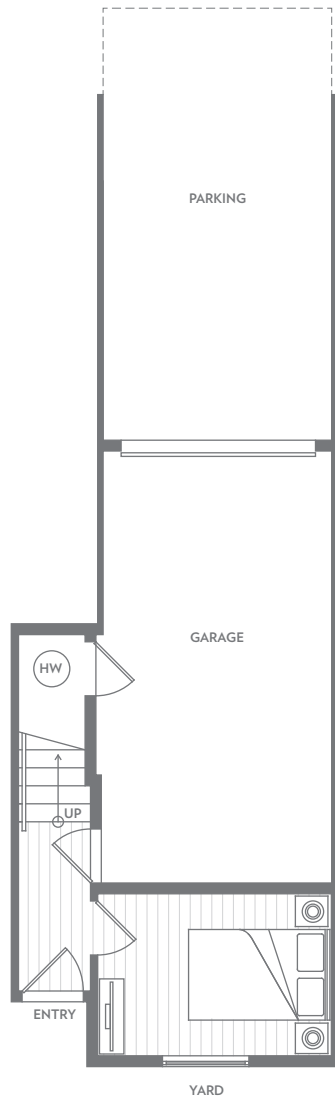


# D

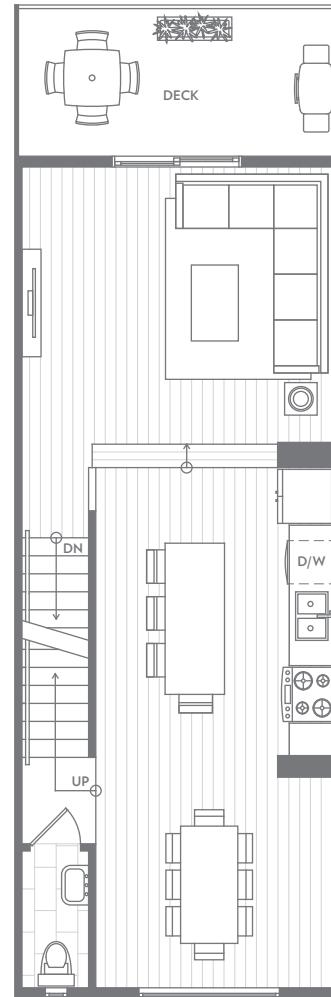
## Three Bedroom + Den

1391 SF

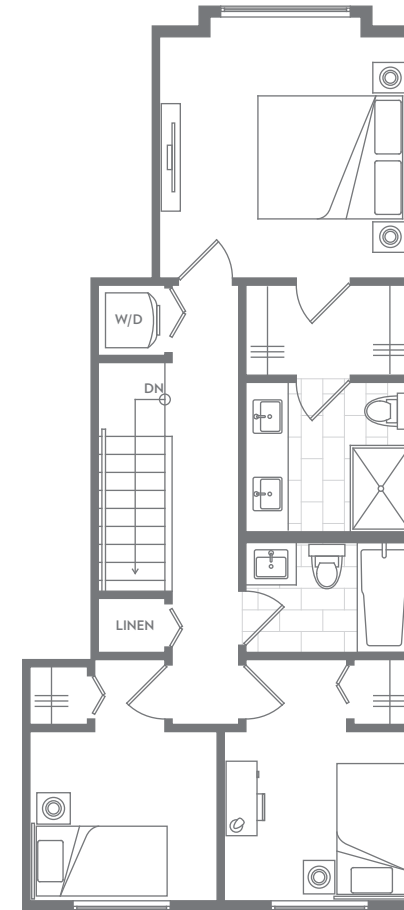
### OLD SCHOOL



GROUND



LIVING



SLEEPING

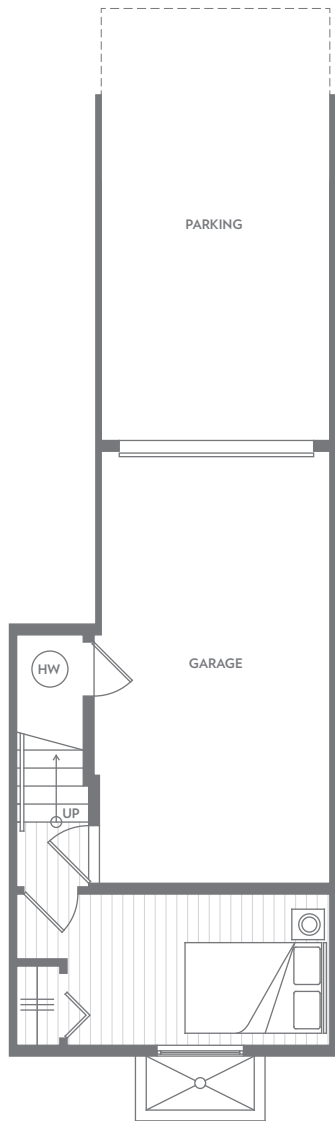
The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

# Dm

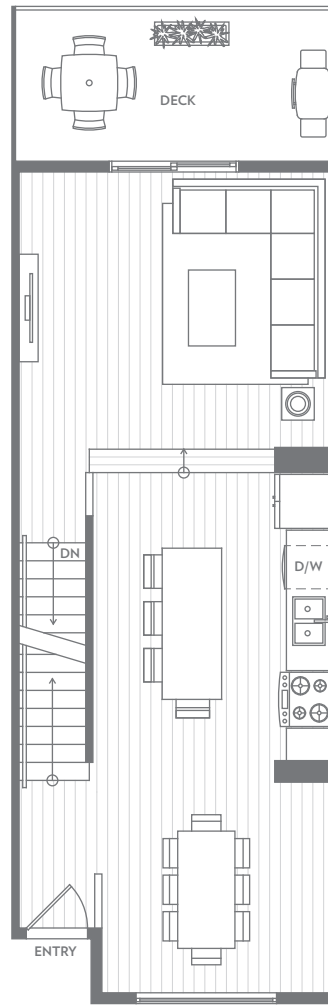
## Four Bedroom

1391 SF

### OLD SCHOOL

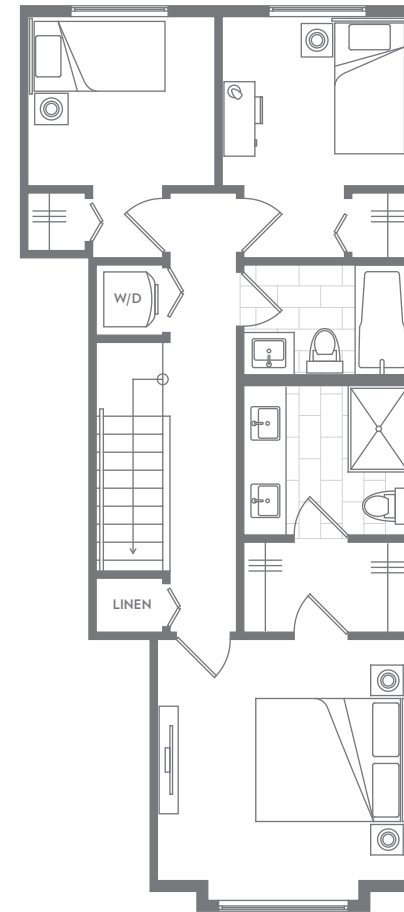


GROUND



YARD

LIVING



SLEEPING

The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

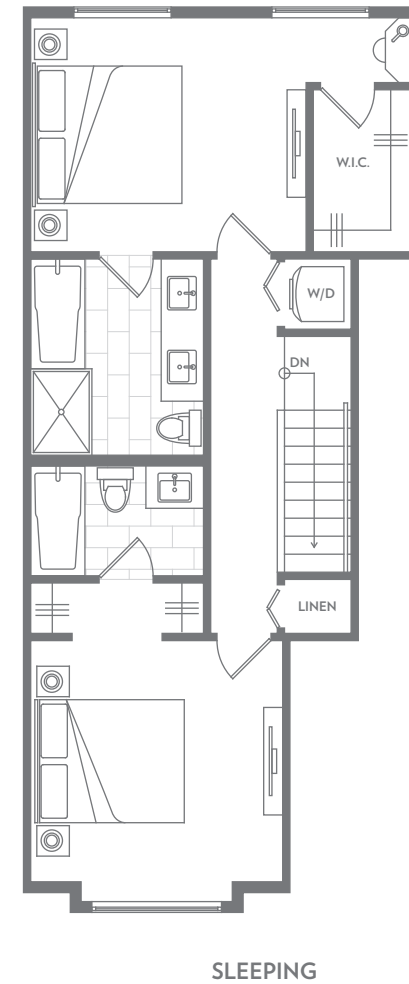
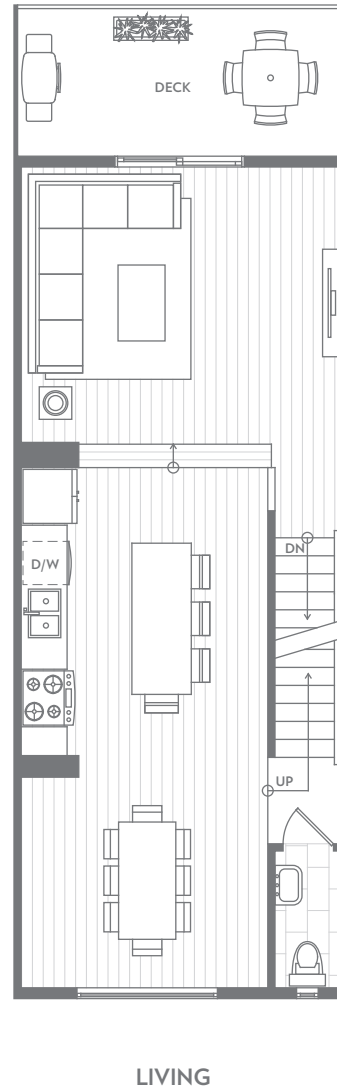
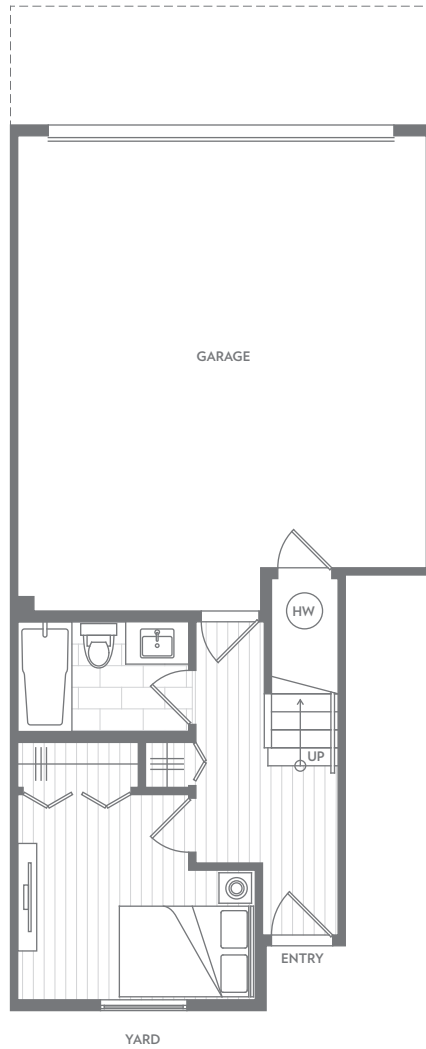




# Three Bedroom

1527 SF

OLD SCHOOL



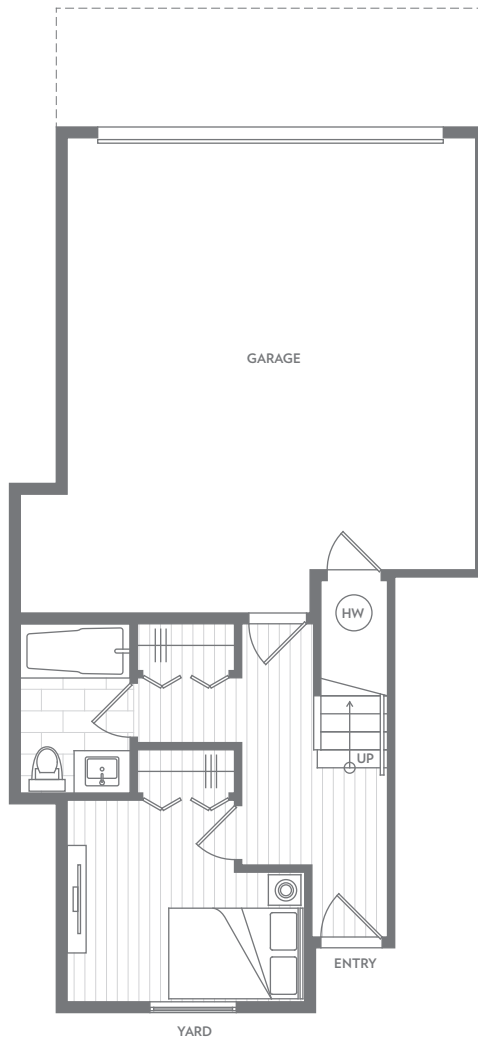
The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

# C1\*

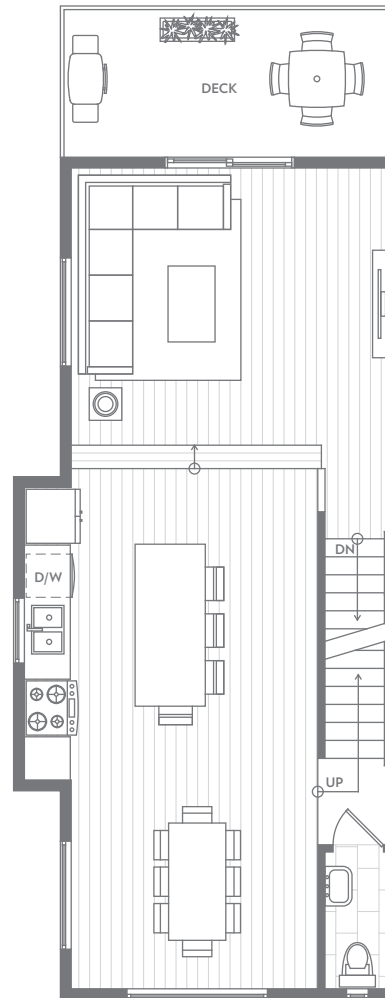
## Three Bedroom

1595 SF

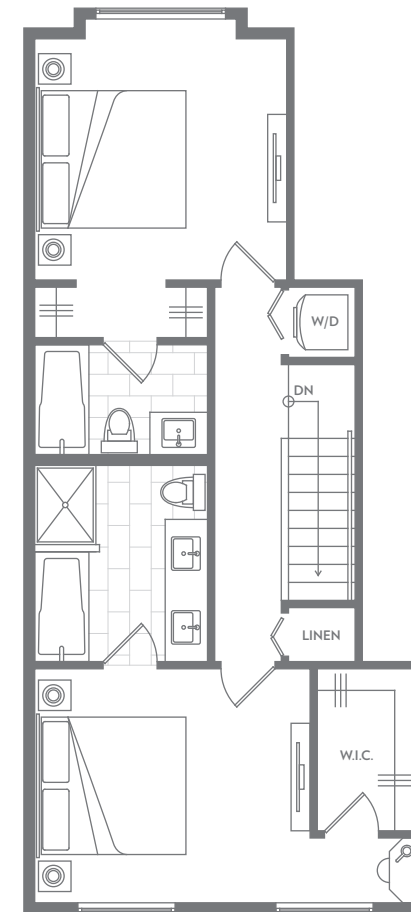
### OLD SCHOOL



GROUND



LIVING



SLEEPING

The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

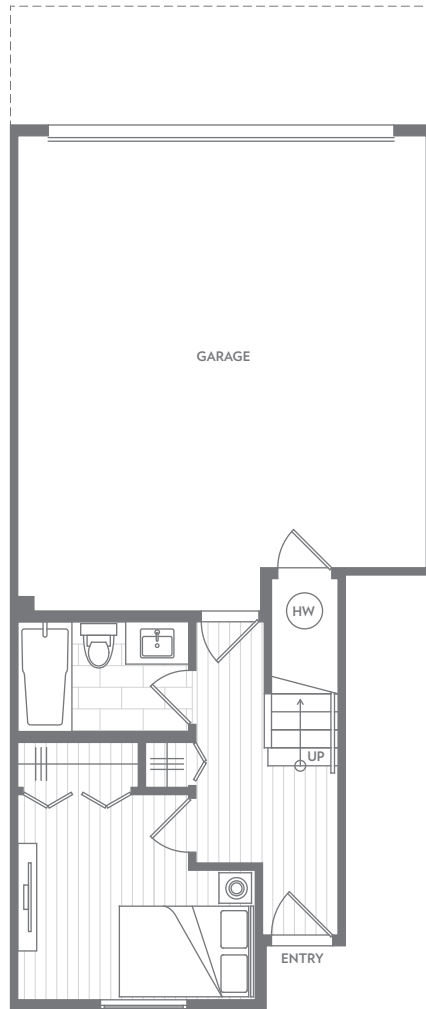




# Four Bedroom

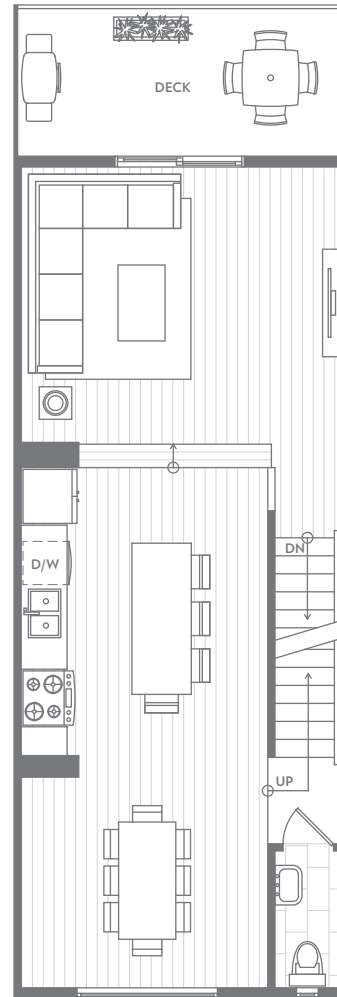
1527 SF

OLD SCHOOL

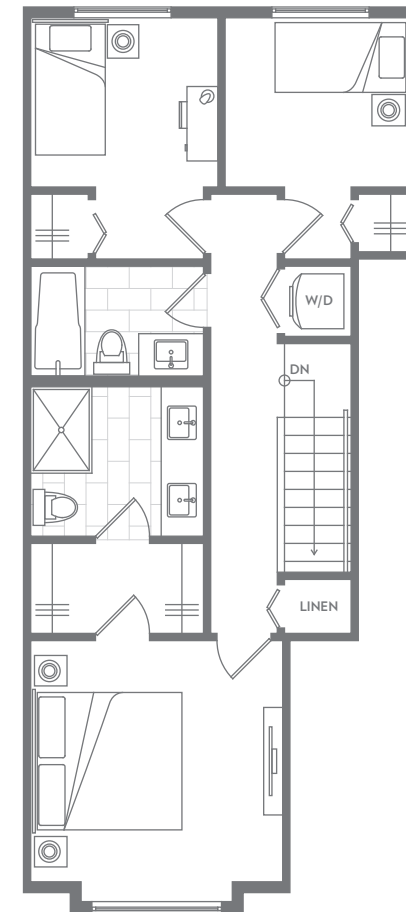


YARD

GROUND



LIVING



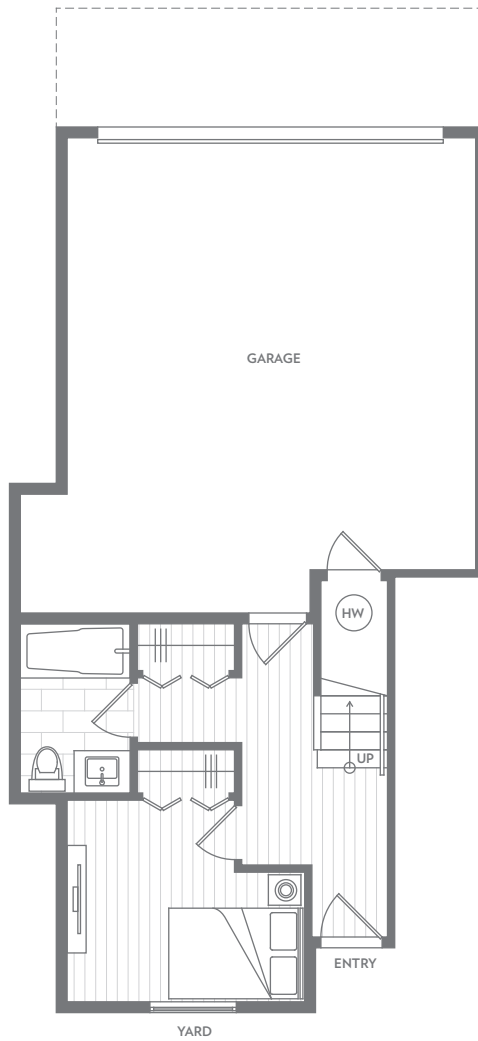
SLEEPING

The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

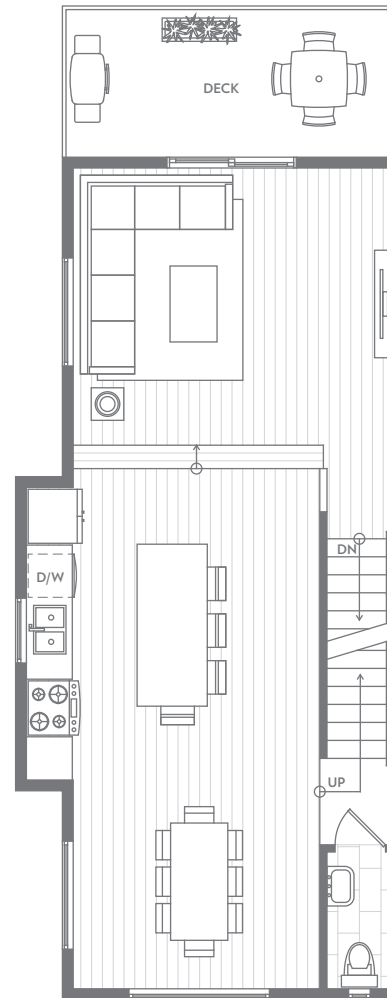
# C1

## Four Bedroom 1595 SF

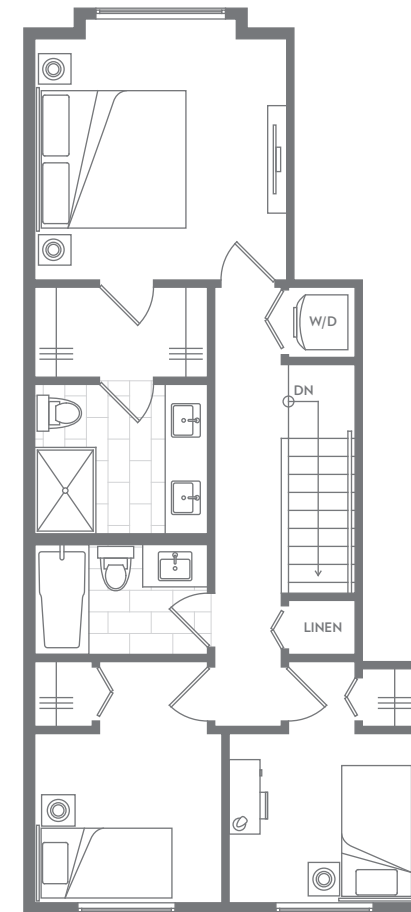
### OLD SCHOOL



GROUND



LIVING



SLEEPING

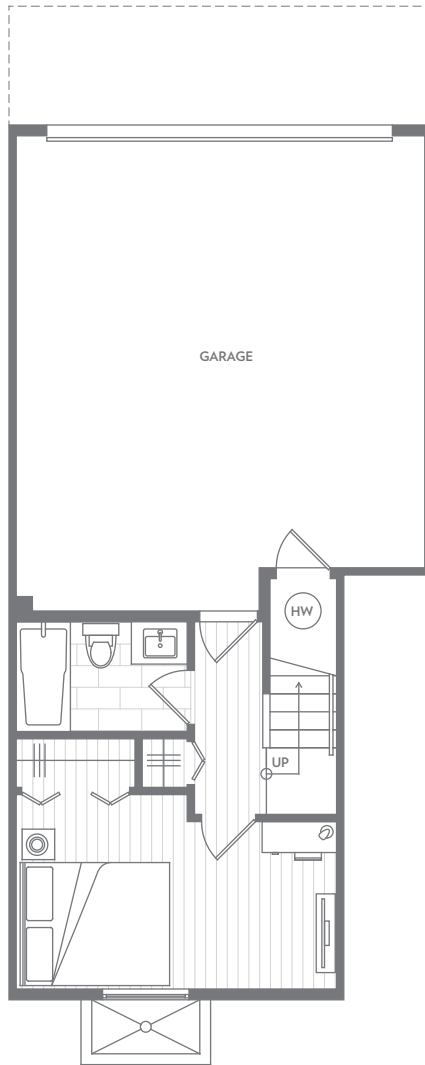
The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.



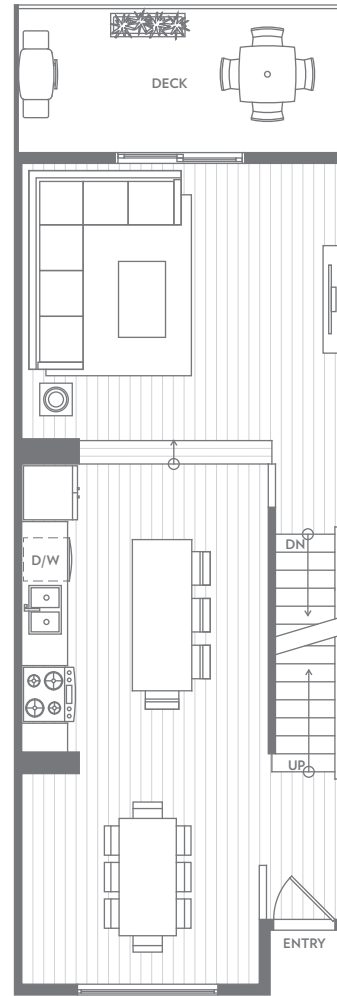
# Four Bedroom

1527 SF

OLD SCHOOL

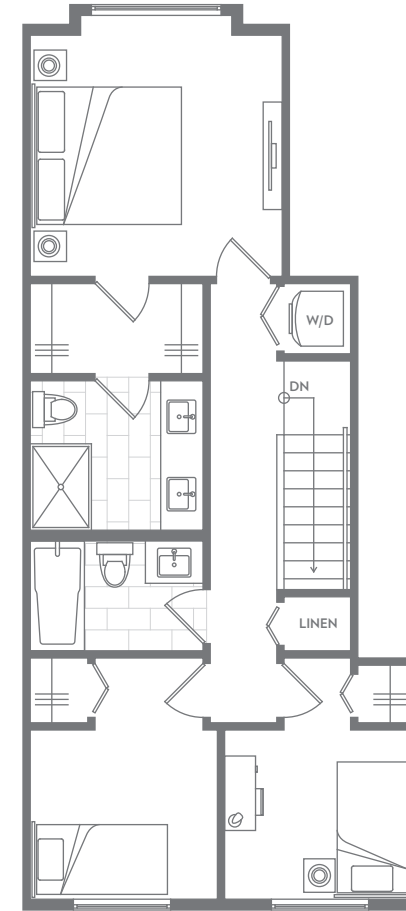


GROUND



YARD

LIVING



SLEEPING

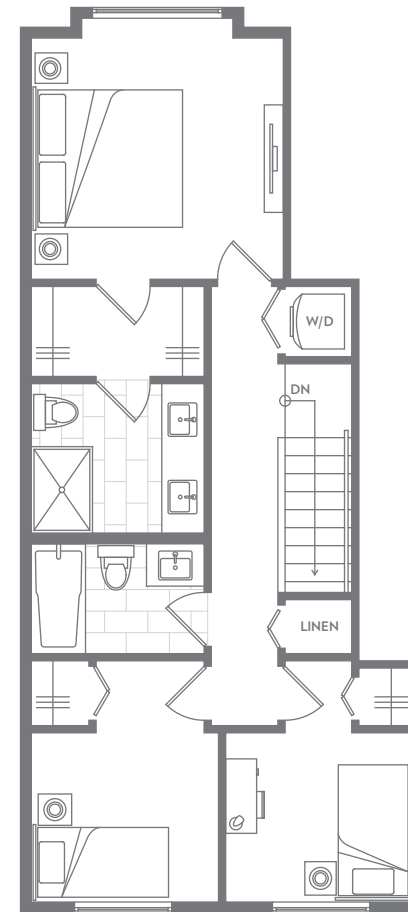
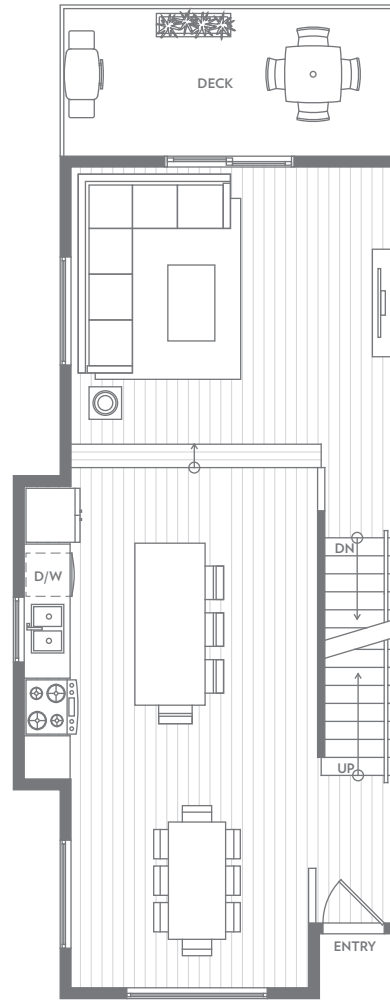
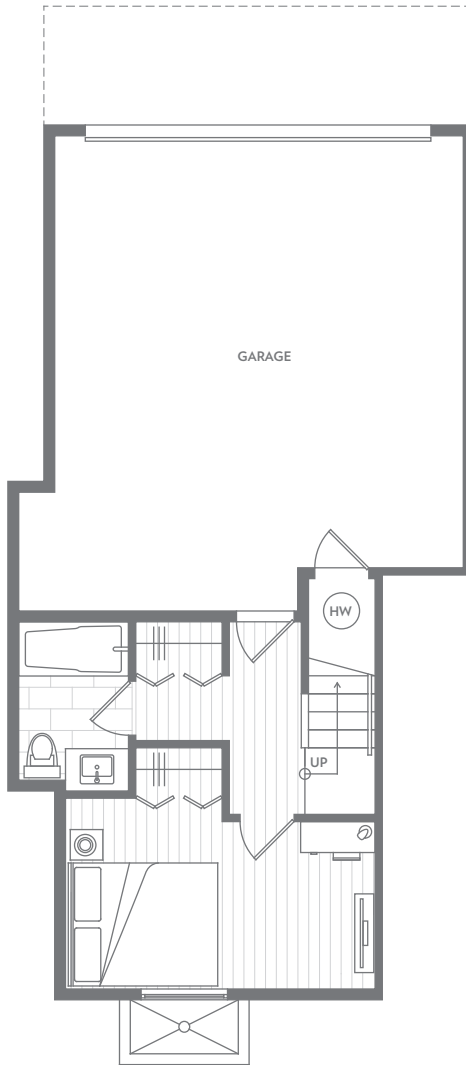
The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.



# C1m

## Four Bedroom 1595 SF

### OLD SCHOOL



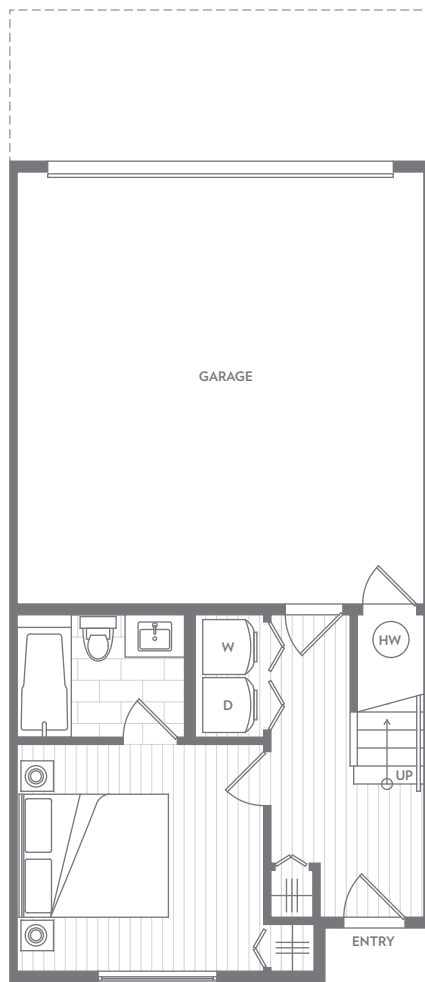
The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

# F/F1

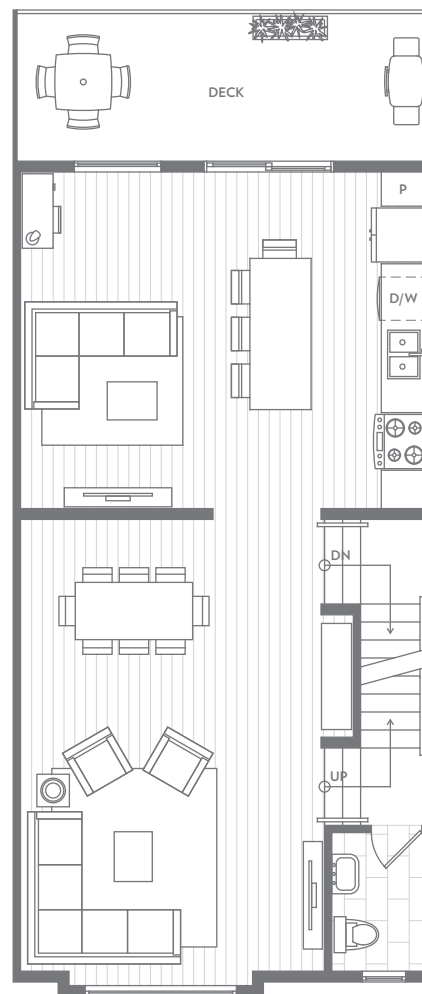
## Four Bedroom

1765 - 1806 SF

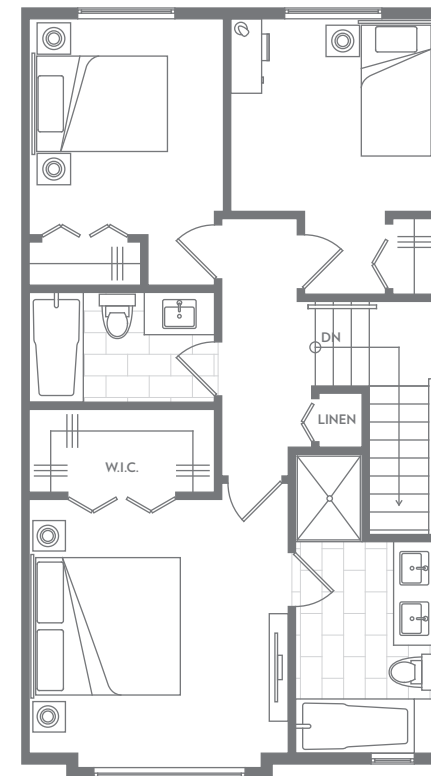
### OLD SCHOOL



GROUND



LIVING



SLEEPING

The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

# E/E1

## Three Bedroom + Flex

1855 - 1866 SF

### OLD SCHOOL



GROUND

LIVING

SLEEPING

The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.



# Awesome Features

## OLD SCHOOL

### OLD SCHOOL LOCATION

Situated in desirable South Surrey

Centrally located on major transit + commuter routes in the Lower Mainland

### TIMELESS EXTERIORS

Timeless shingle style architecture with real cedar shingles

Design elements highlight well-proportioned gables, protruding bays, flower boxes, real wood shutters and functional front stoops

Recessed entry emphasizes the architecture while providing essential cover from the elements

Indoor Amenity building featuring social room, kitchen and yoga studio

Walk out rear yard or expansive deck with an optional double gas connection for barbeque and heater

Layered landscaping of grasses, flowering shrubs and trees

Green space with landscaped walking paths

### THOUGHTFUL INTERIORS

Contemporary open living spaces with durable hardwood laminate flooring throughout main and lower living levels

Big character low-E windows to maximize light, ventilation, and energy efficiency

Tall 9' ceiling on main living level

Custom drywall features to define & enhance space

Professionally designed lighting package

Powder room on main living level (most plans)

Contemporary wood baseboards and door casings

Electric baseboard heating with individual thermostat controls in all rooms

Master bedroom designed for a king-sized bed

Walk-in or walk-thru closet in the master bedroom (plan specific)

Pantry, linen closet, and flexible storage

Space for full-sized washer + dryer

Entertainment centre wire management system

Side-by-side garage with under-stair storage (plan specific)

Silent operation garage door opener with two remotes

### SPACIOUS KITCHENS

Convenient open-island, oversized kitchen (most plans)

Contemporary, dark oak flat-panel or white shaker cabinetry with designer stainless steel hardware and soft close doors

Integrated under cabinet task lighting

Modern ceramic tile backsplash

Imported quartz countertop

Under mount stainless steel double bowl sink

Polished chrome high-arc faucet with integrated spray

Stainless steel high-end appliance package with microwave and gas range

Full-height pantry (plan specific)

### BEAUTIFUL BATHROOMS

Contemporary, dark oak flat-panel or white shaker cabinetry with designer stainless steel hardware and soft close doors

Single-lever faucets in polished chrome

Imported quartz countertop

Deep soaker tubs and oversized showers with surrounding ceramic tile

Master ensuite bathroom feature:

- Double 'his + hers' sinks (most plans)
- Floating vanity
- 5 piece (plan specific)

### LAKWOOD STANDARD

Sturdy 2 x 6 exterior wall construction with R20 insulation

State-of-the-art rainscreen system

30-year manufacturer warranty on reinforced asphalt shingle roof with R40 insulation

All homes outfitted with smoke detectors, along with carbon monoxide detectors on bedroom floors

Low VOC paint and carpet

Protected by Travelers 2/5/10 Warranty Program

- 2-year Materials and Labour
- 5-year Building Envelope
- 10-year Structural

DAWSON + SAWYER



604.560.6290  
oldschool@dawsonswayer.ca

Renderings in this brochure are conceptual.  
These are not exact images of the final product.

lakewood.ca  
dawsonswayer.ca