

DAWSON + SAWYER

THE EAGLES



## THE EAGLES

### PEACEFUL EASY FEELING

The homes are situated directly adjacent to a Bald Eagle conservation area. Layered landscaping of grasses, flowering shrubs, and trees compliment the functional front stoops and individual entry gates. Enduring shingle style architecture highlights traditional design elements including; well-proportioned gables, protruding bays, flower boxes and real wood shutters.



### 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.



## THE EAGLES

### SPACIOUS KITCHENS

Entertainment sized and well-appointed kitchens come standard with stone countertops, oversized islands, a high-arc faucet and stainless steel appliances. Modern finishings include your choice of dark oak flat panel or shaker cabinetry with stainless steel hardware and soft close doors.

# THE EAGLES

WHAT'S IN YOUR NEIGHBOURHOOD?

## SHOP

- Gateway Village  
Creative Kids Learning Centre  
Pacific Bistro & Convenience  
Carl's Jr.  
Indoor Water Park (coming soon)  
Future Retail
- Semiahmo Shopping Centre  
Save-On-Foods  
COBS Bread  
BC Liquor Store  
Shoppers Drug Mart
- Grandview  
Real Canadian Superstore  
Shoppers Drug Mart  
Club16 Trevor Linden Fitness  
BCAA  
Dollarama  
The Home Depot  
Best Buy  
WalMart  
Kitchen Therapy  
H&M  
Indigo Books  
Spinhouse Cycle Studio
- The Shops at Morgan Crossing  
Thrifty Foods  
Lululemon  
Golf Town  
Everything Wine  
Restoration Hardware  
Davids Tea  
The Running Room  
Mink Chocolate Cafe
- Peninsula Village  
Safeway  
London Drugs  
BC Liquor Store
- South Point Annex  
7 Seas Fish Market  
Clancy's Meat Co.  
Kin's Farm Market  
Tisol Pet Supply
- South Point Exchange  
Save-On-Foods  
HomeSense  
Urban Barn  
Canadian Tire  
Staples  
Pier 1 Imports  
Casbah Day Spa
- Ocean Village Farm Market
- Edaleen Dairy
- Pac Can Duty Free
- Cost Cutter
- Ace Hardware

## DINE

- Roadhouse Grille
- Five Guys
- Kami Sushi
- White Spot
- Cactus Club Cafe
- The Bennett Craft & Kitchen
- The Derby Bar & Grill
- Browns Socialhouse
- Punje Spice Indian Restaurant
- My Shanti by Vikram Vij
- The Wooden Spoon Brunch & Bistro
- Islands Cafe
- ONYX Steakhouse
- Emilio Finatti Sicilian Pizzeria
- The Keg
- Tap Restaurant
- Uli's Restaurant
- FIVE
- Giraffe Restaurant
- The Turkey House & Deli
- Washington Avenue Grill
- Ocean Park Village Pub
- Sunflower Organics
- Seahorse Grill

## LEARN

- South Meridian Elementary
- Peace Arch Elementary
- Earl Marriott Secondary
- White Rock Library
- White Rock Elementary
- Semiahmo Library
- Semiahmo Secondary
- Jessie Lee Elementary
- White Rock Christian Academy
- Southridge School
- Sunnyside Elementary

## PLAY

- Kent Street Activity Centre
- Darts Hill Garden Park
- Grandview Heights Aquatic Centre
- Steve Nash Fitness World
- Sunnyside Outdoor Pool
- South Surrey Arena
- South Surrey Recreation Centre
- South Surrey Indoor Pool
- Kensington Prairie Community Centre
- White Rock Pier
- Crescent Beach Marina

## GOLF

- Nico-Wynd Golf Club
- Meridian Golf Par 3
- Peace Portal Golf Club
- Morgan Creek Golf Course
- Hazelmere Golf & Tennis Club



## SOUTH SURREY LOCATION

A peaceful South Surrey location! Ideally located just minutes to Hwy 99, South Surrey shopping, schools, restaurants, recreation, the US border crossing and everything "White Rock". Situated near major transit + commuter routes in the Lower Mainland and home to some of the best golf courses in BC.

# Site Plan

# THE EAGLES



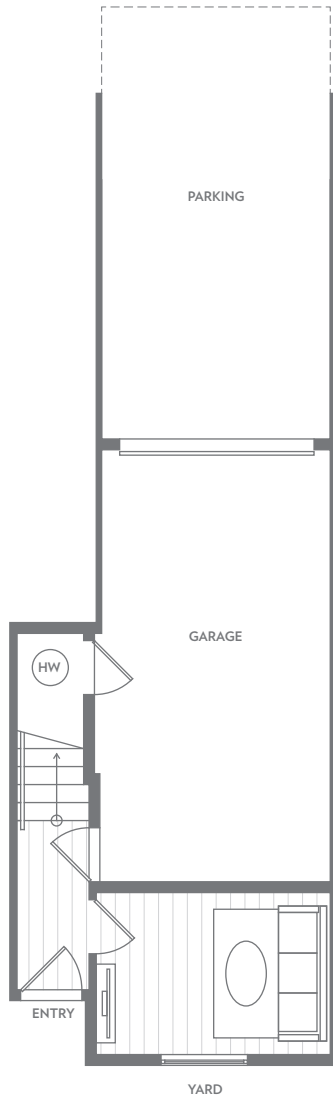
The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception 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

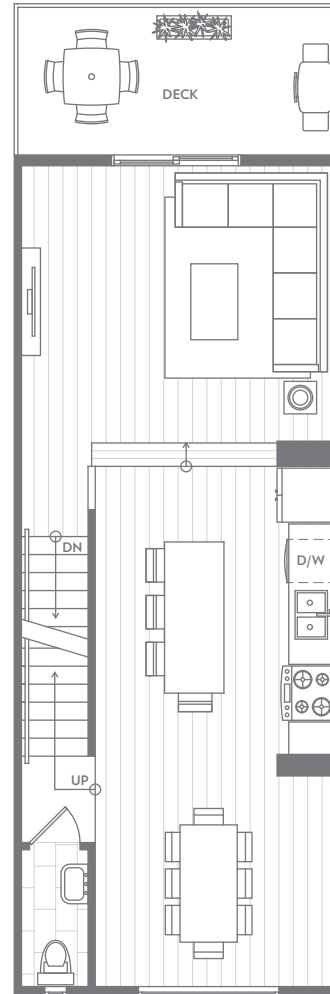
## Three Bedroom + Den

1391 SF

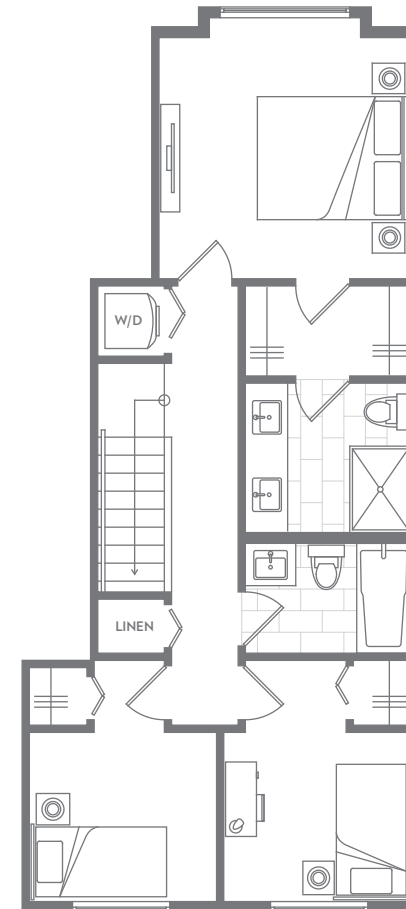
### THE EAGLES



GROUND



LIVING



SLEEPING

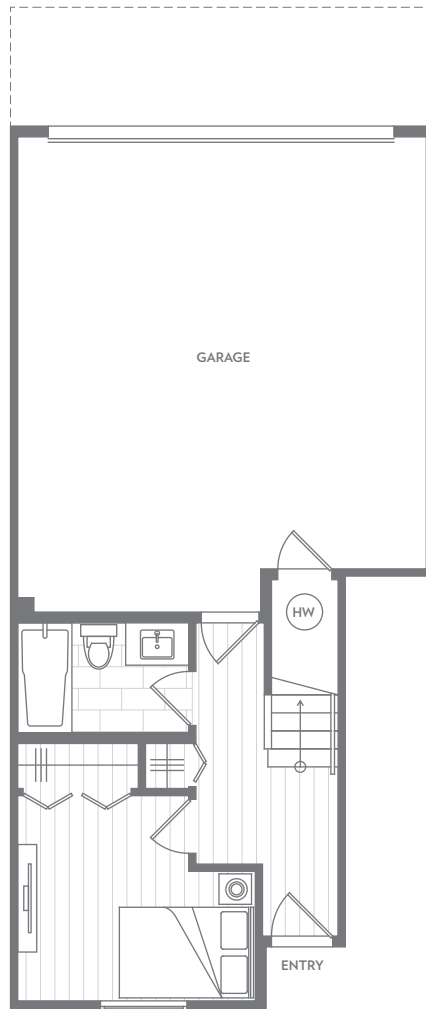
The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception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

# C

## Four Bedroom

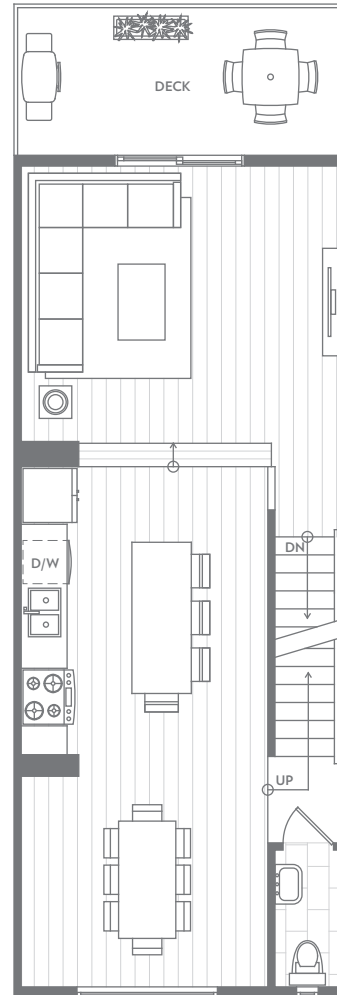
1527 SF

# THE EAGLES

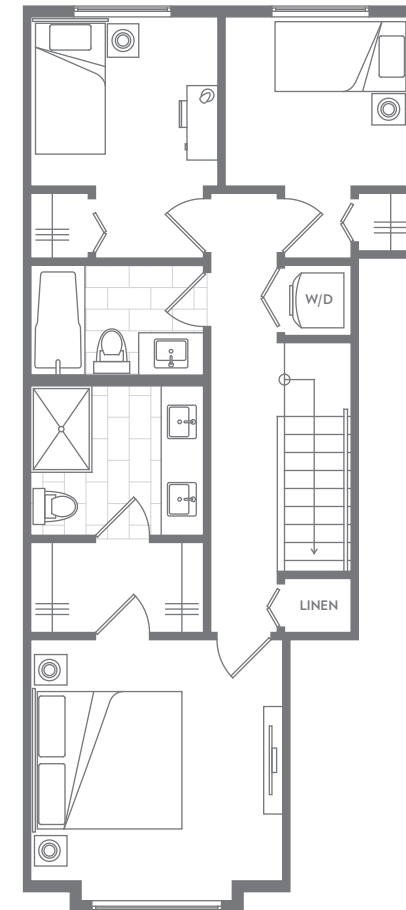


YARD

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.

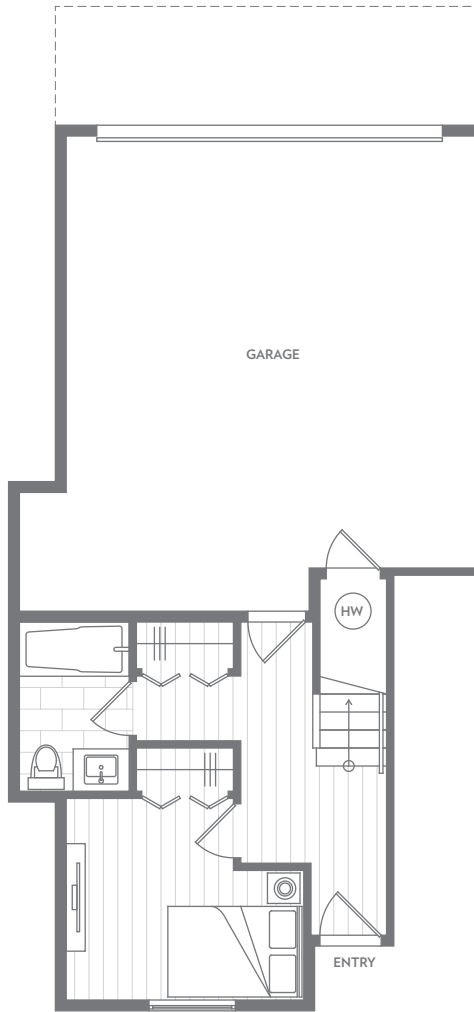


# C1

## Four Bedroom

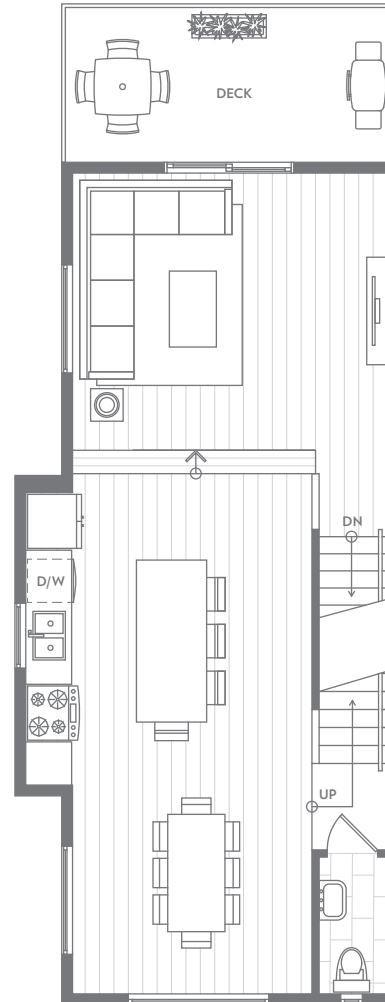
1598 SF

### THE EAGLES

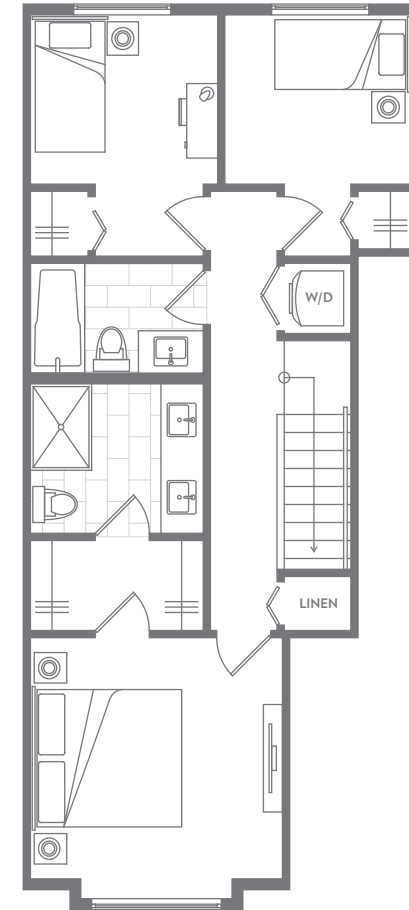


YARD

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.

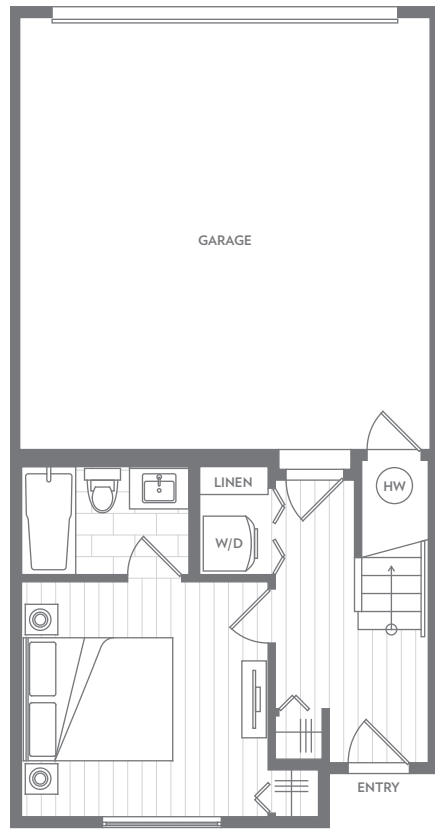
# F\*

## Four Bedroom + Covered Deck

1751 TOTAL

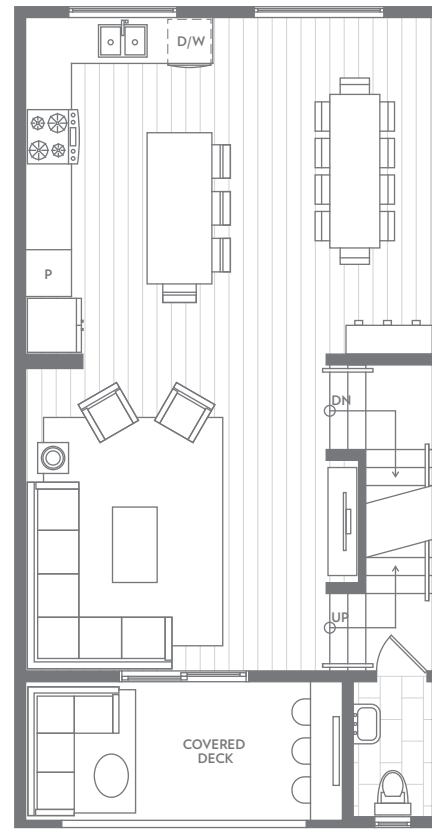
### THE EAGLES

INTERIOR 1651 SF  
COVERED DECK 100 SF  
TOTAL 1751 SF

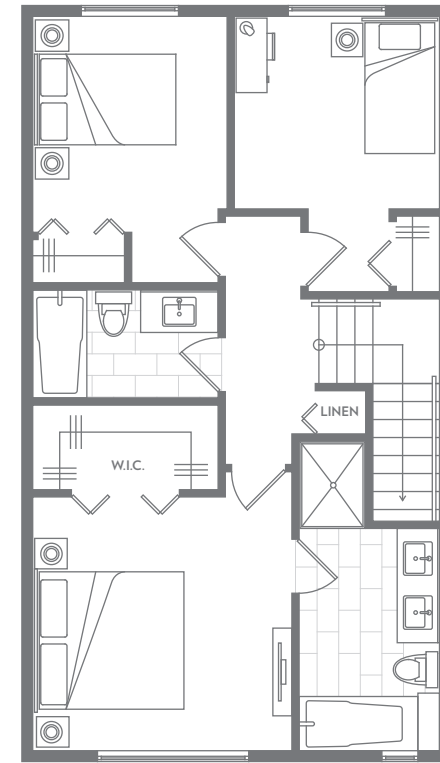


YARD

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.

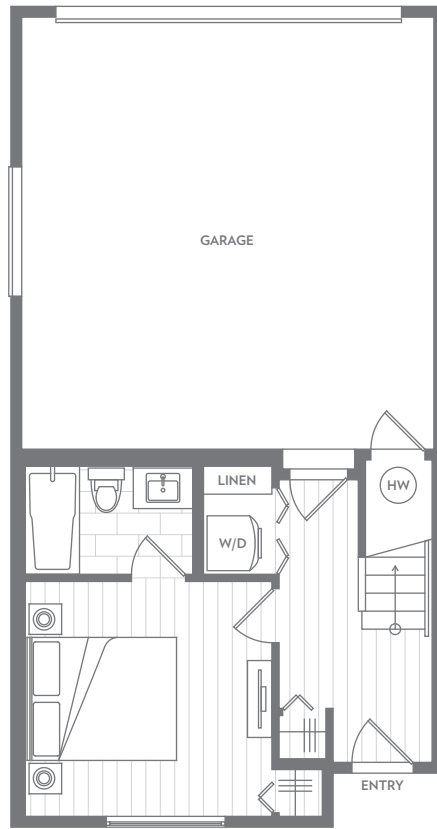
# F1\*

## Four Bedroom + Covered Deck

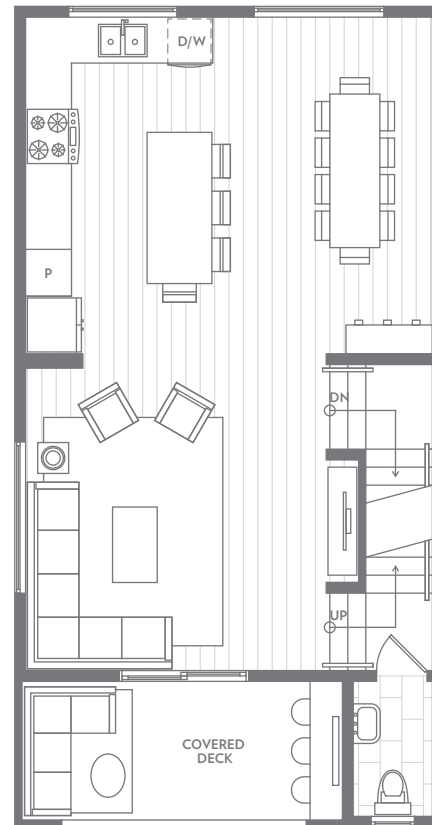
1765 TOTAL

### THE EAGLES

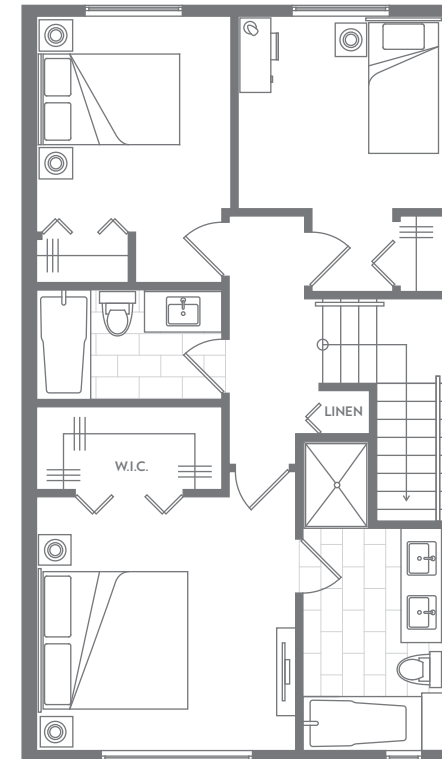
INTERIOR 1665 SF  
COVERED DECK 100 SF  
TOTAL 1765 SF



GROUND



LIVING



SLEEPING

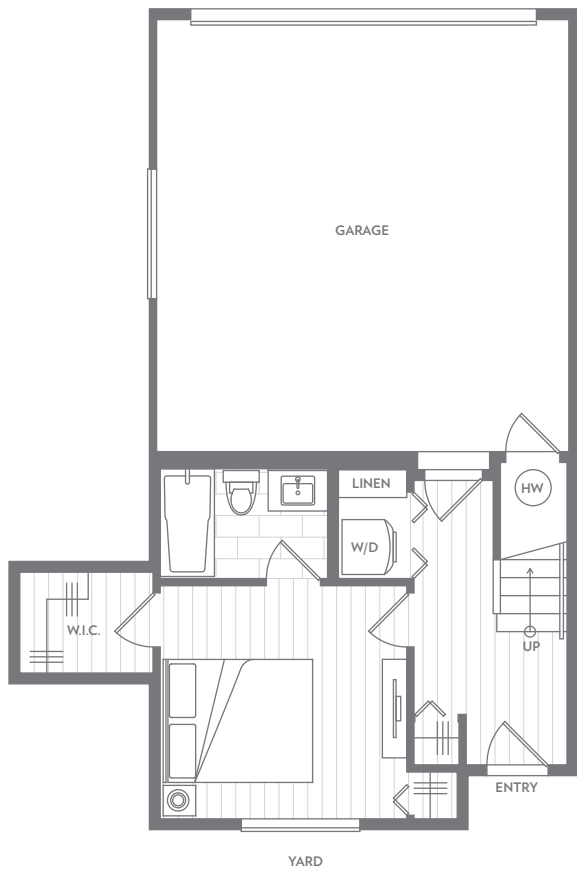
The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception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

# F2\* Four Bedroom + Den

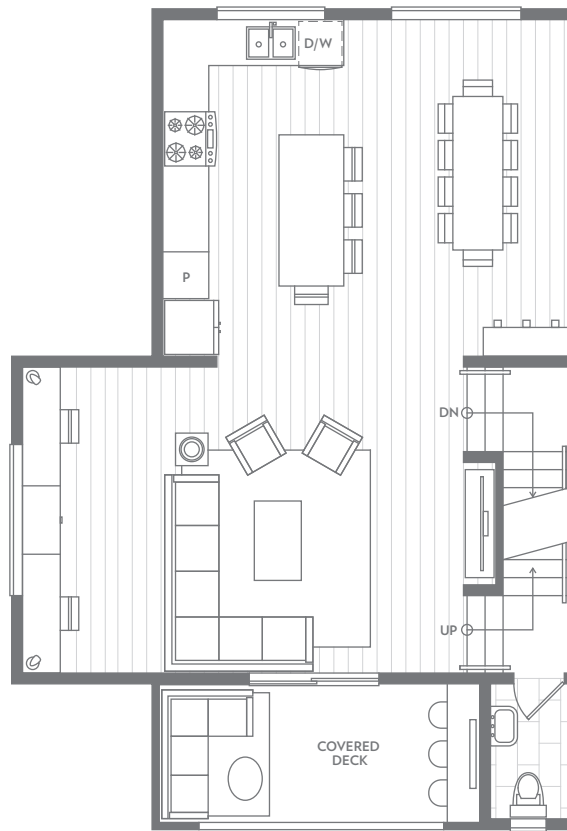
1901 TOTAL

## THE EAGLES

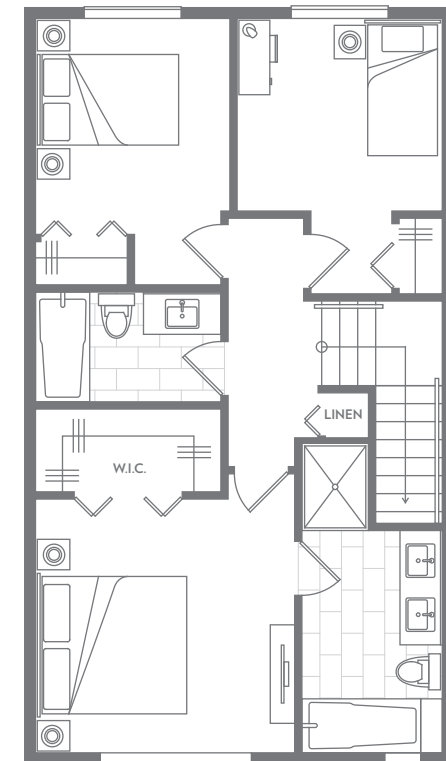
INTERIOR 1801 SF  
 COVERED DECK 100 SF  
 TOTAL 1901 SF



GROUND



LIVING



SLEEPING

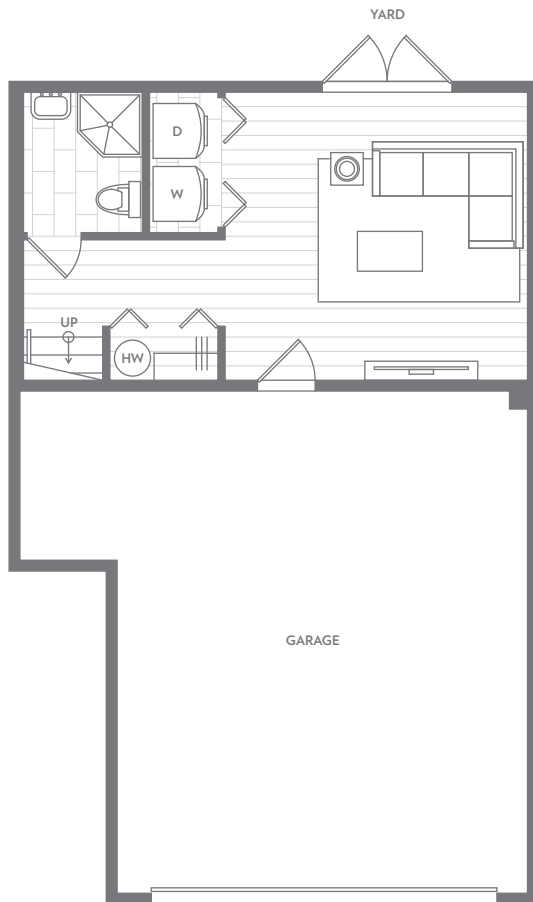
The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception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

# E1

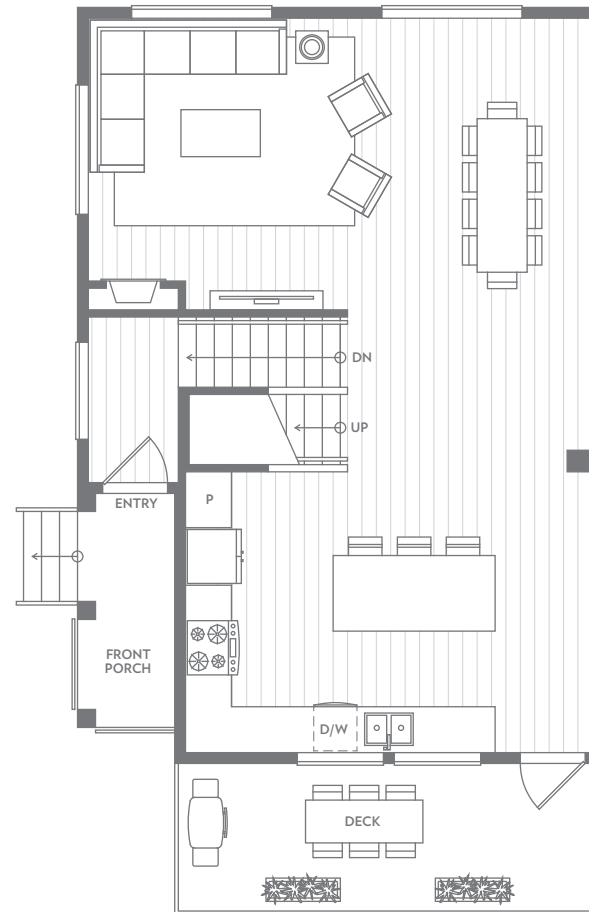
## Three Bedroom + Flex

1938 SF

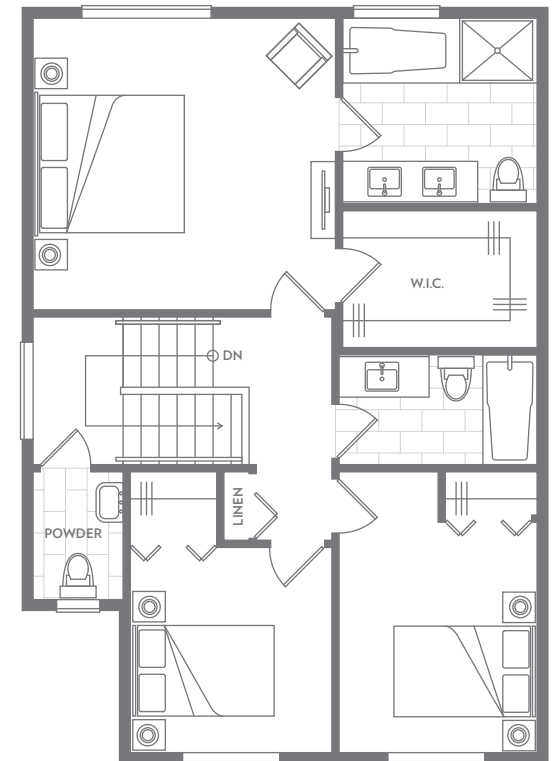
### THE EAGLES



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

## THE EAGLES

### THE EAGLES LOCATION

Located directly on a protected Bald Eagle conservation area

Situated in the quiet, family oriented Summerfield neighbourhood

Ideally located near major commuter routes

Minutes to White Rock Beach, shopping at Grandview Corners and the US border crossing

### 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

Individual entry gate and walk ways (plan specific)

Indoor Amenity building featuring social room, kitchen and yoga studio

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)

### DAWSON + SAWYER 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

dawsonswyer.ca

604.560.6290

eagles@dawsonswyer.ca

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