

DAWSON + SAWYER

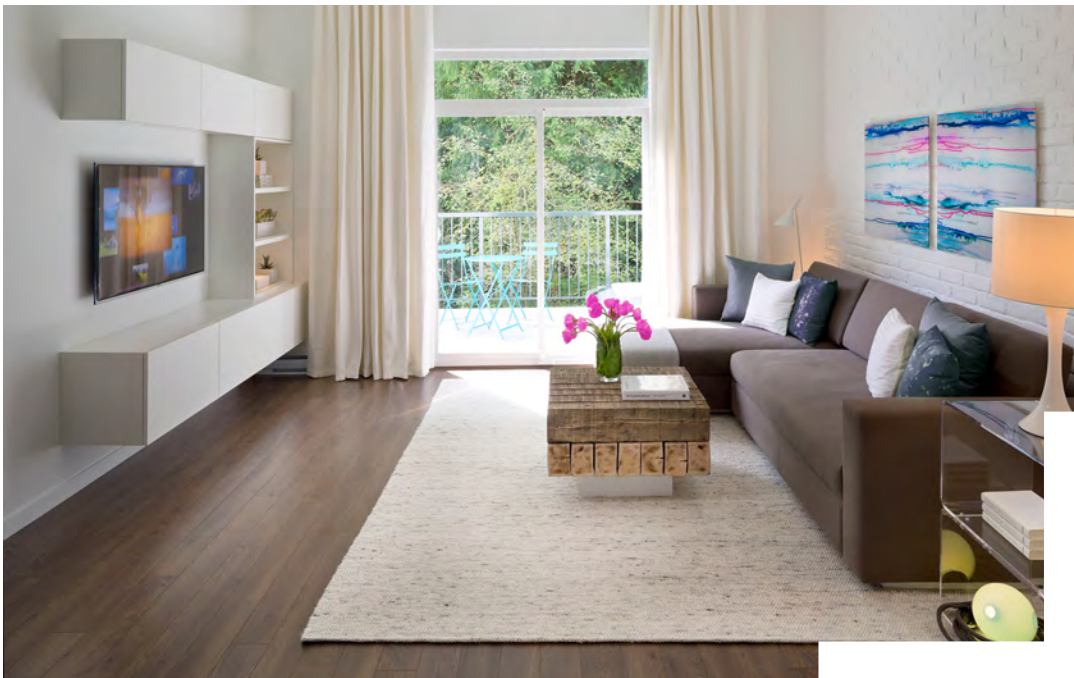
DAWSON'S CREEK



DAWSON'S CREEK

I DON'T WANT TO WAIT

Nestled on a salmon bearing creek with 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.



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.



DAWSON'S CREEK

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.

DAWSON'S CREEK

WHAT'S IN YOUR NEIGHBOURHOOD?

SHOP

1. Gateway Village
Creative Kids Learning Centre
Pacific Bistro & Convenience
Carl's Jr.
Indoor Water Park (coming soon)
Future Retail

2. Semiahmoo Shopping Centre
Save-On-Foods
COBS Bread
BC Liquor Store
Shoppers Drug Mart

3. 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

4. The Shops at Morgan Crossing
Thrifty Foods
Lululemon
Golf Town
Everything Wine
Restoration Hardware
Davids Tea
The Running Room
Mink Chocolate Cafe

5. Peninsula Village
Safeway
London Drugs
BC Liquor Store

6. South Point Annex
7 Seas Fish Market
Clancy's Meat Co.
Kin's Farm Market
Tisol Pet Supply

7. South Point Exchange
Save-On-Foods
HomeSense
Urban Barn
Canadian Tire
Staples
Pier 1 Imports
Casbah Day Spa

8. Ocean Village Farm Market

GOLF

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

DINE

13. Roadhouse Grille
14. Five Guys
15. Kami Sushi
16. White Spot
17. Cactus Club Cafe
18. The Bennett Craft & Kitchen
19. Starbucks
20. Browns Socialhouse
21. Punje Spice Indian Restaurant
22. My Shanti by Vikram Vij
23. The Wooden Spoon Brunch & Bistro
24. Islands Cafe
25. ONYX Steakhouse
26. Emilio Finatti Sicilian Pizzeria
27. The Keg
28. Tap Restaurant
29. Uli's Restaurant
30. FIVE
31. Giraffe Restaurant
32. The Turkey House & Deli
33. Washington Avenue Grill
34. Ocean Park Village Pub
35. Sunflower Organics
36. Seahorse Grill

LEARN

37. South Meridian Elementary
38. Peace Arch Elementary
39. Earl Marriott Secondary
40. White Rock Library
41. White Rock Elementary
42. Semiahmoo Library
43. Semiahmoo Secondary
44. Jessie Lee Elementary
45. White Rock Christian Academy
46. Southridge School
47. Sunnyside Elementary

PLAY

48. Kent Street Activity Centre
49. Darts Hill Garden Park
50. Grandview Heights Aquatic Centre
51. Steve Nash Fitness World
52. Sunnyside Outdoor Pool
53. South Surrey Arena
54. South Surrey Recreation Centre
55. South Surrey Indoor Pool
56. Kensington Prairie Community Centre
57. White Rock Pier
58. Crescent Beach Marina



SOUTH SURREY LOCATION

Ideally situated on 15th Avenue near major transit + commuter routes in South Surrey. Conveniently located within walking distance of schools, shopping, restaurants and recreation for everyone in the family.

Site Plan

DAWSON'S CREEK



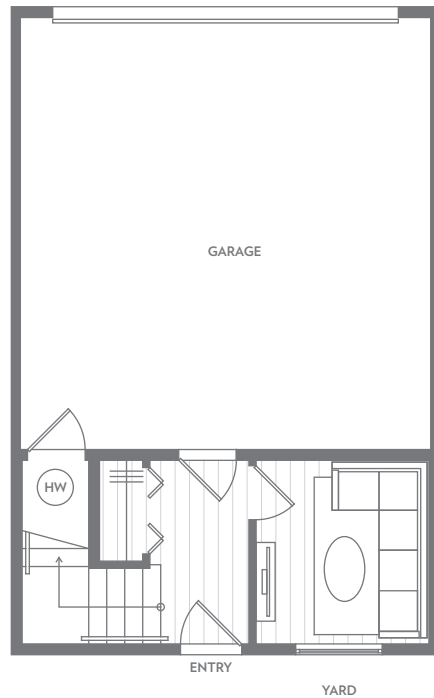
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G

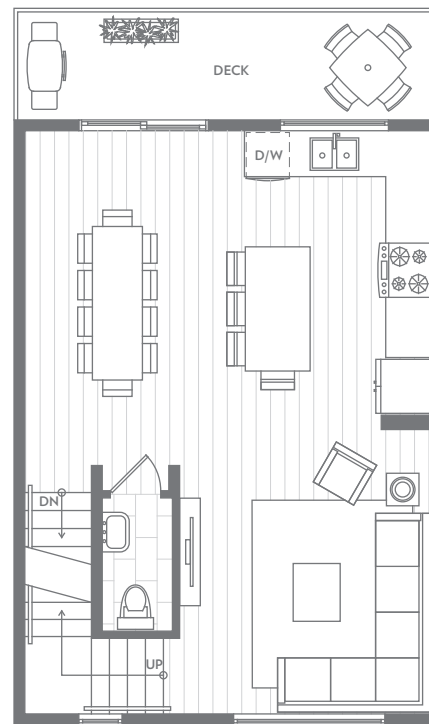
Three Bedroom + Den

1327 SF

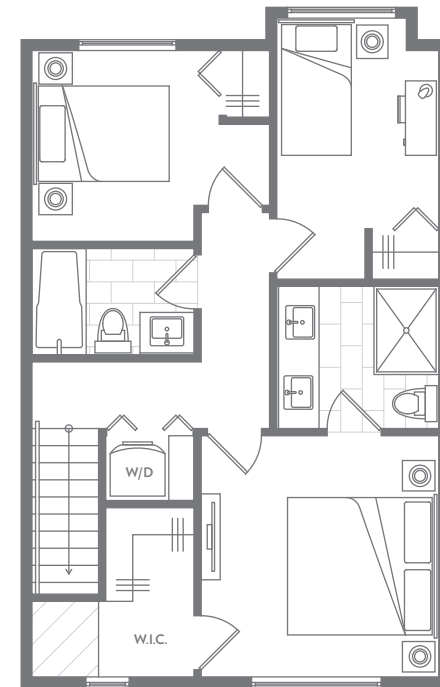
DAWSON'S CREEK



GROUND



LIVING



SLEEPING

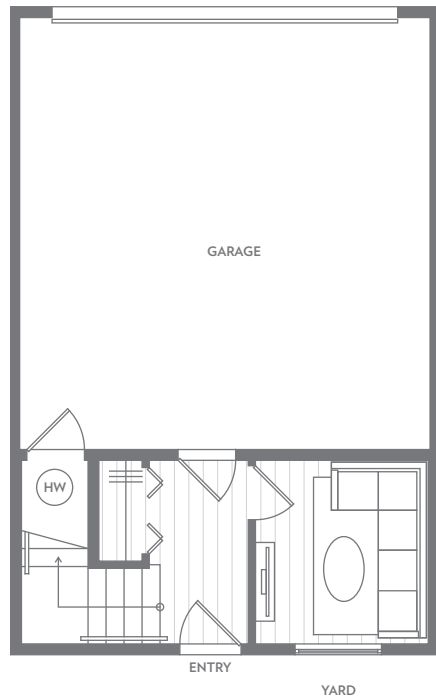
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G1

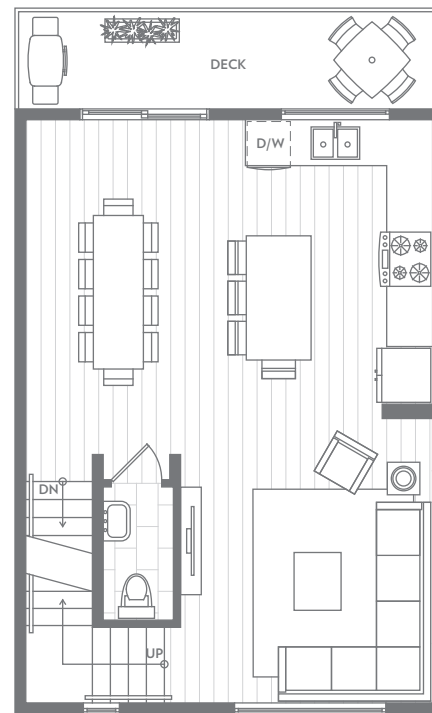
Three Bedroom + Den

1338 - 1354 SF

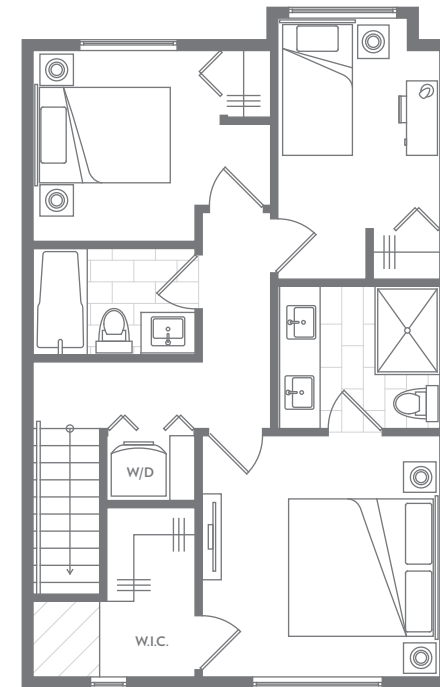
DAWSON'S CREEK



GROUND



LIVING



SLEEPING

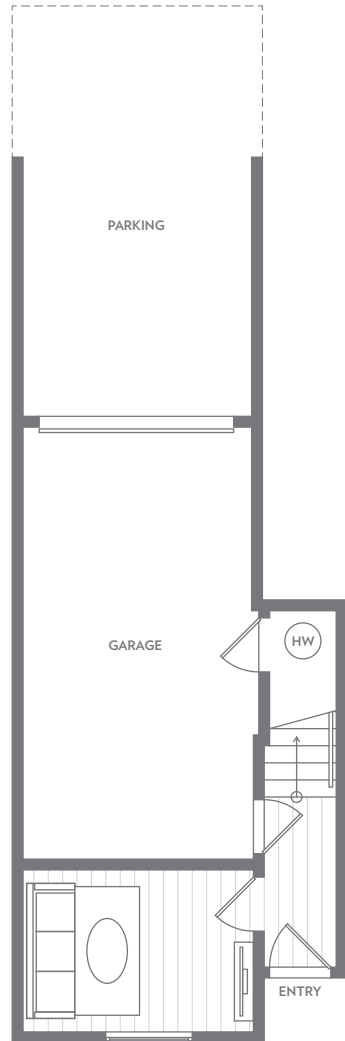
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D1

Three Bedroom + Den

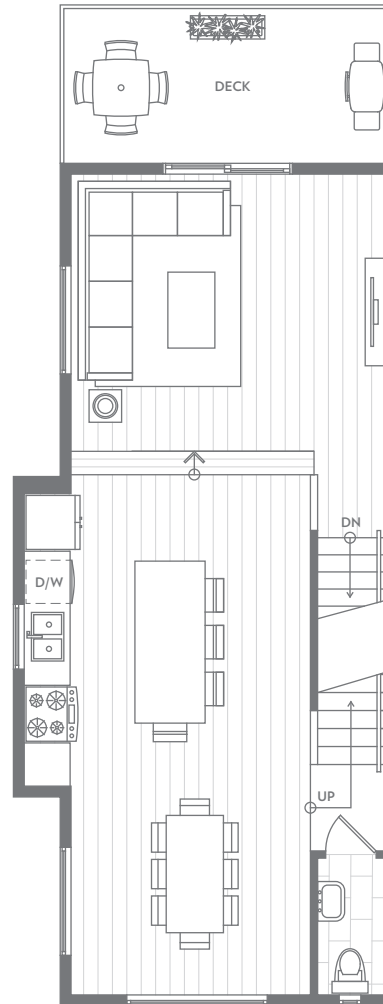
1435 SF

DAWSON'S CREEK

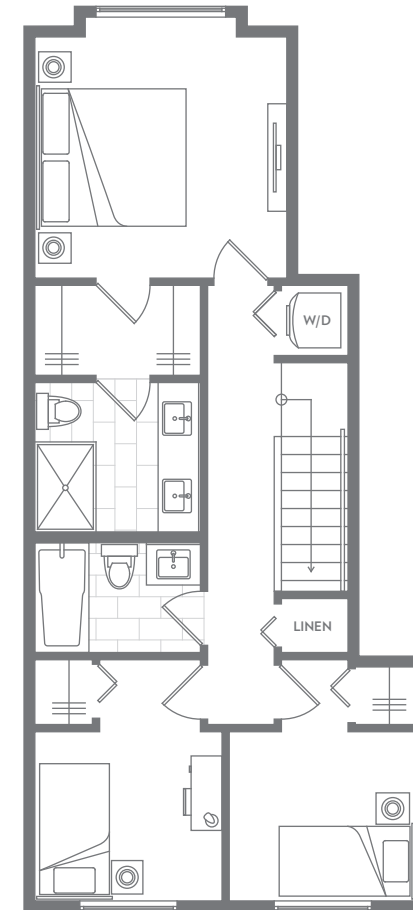


YARD

GROUND



LIVING



SLEEPING

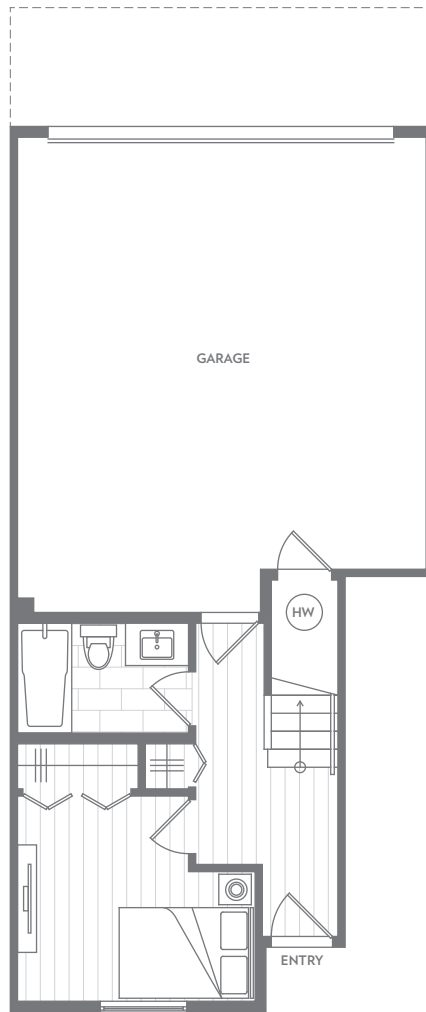
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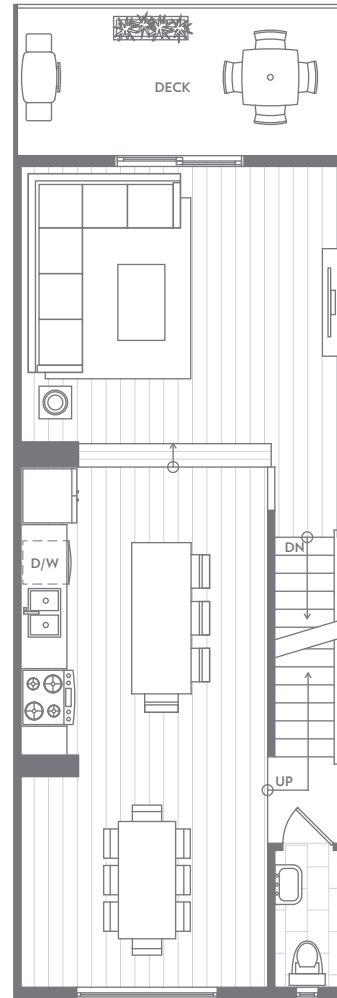
Four Bedroom

1527 SF

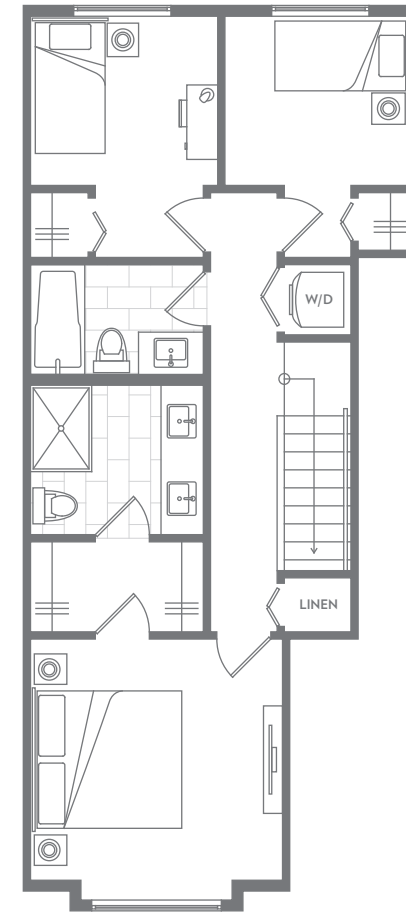
DAWSON'S CREEK



GROUND



LIVING



SLEEPING

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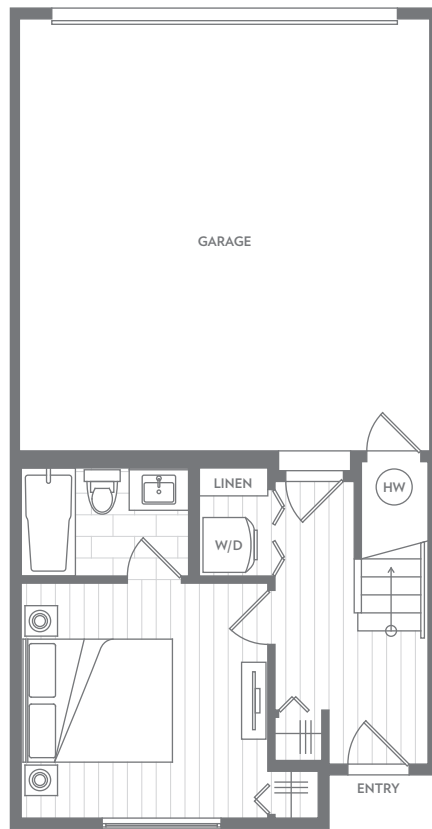
F*

Four Bedroom + Covered Deck

1751 TOTAL

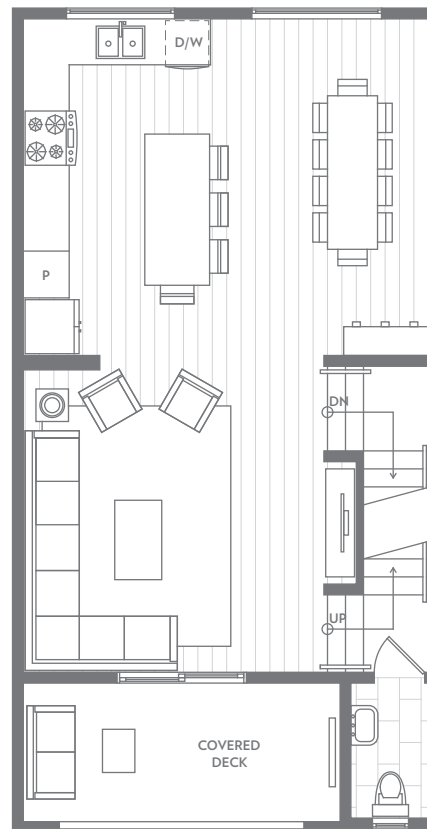
DAWSON'S CREEK

INTERIOR 1651 SF
 COVERED DECK 100 SF
 TOTAL 1751 SF



YARD

GROUND



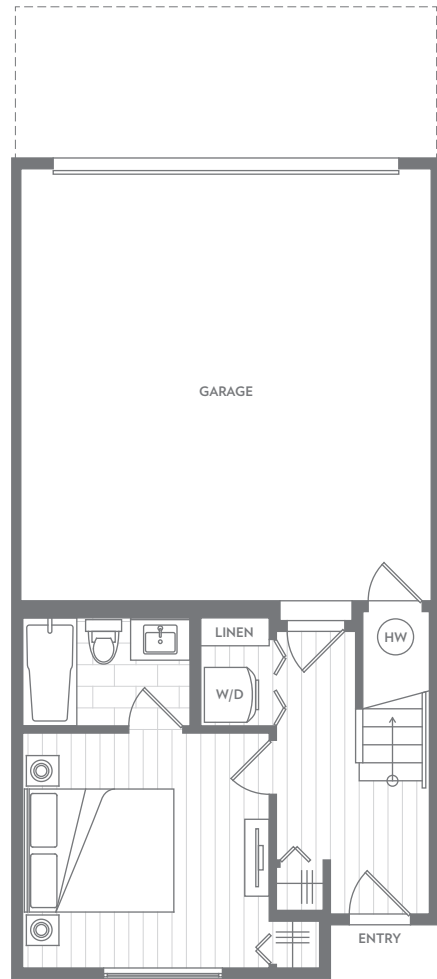
LIVING



SLEEPING

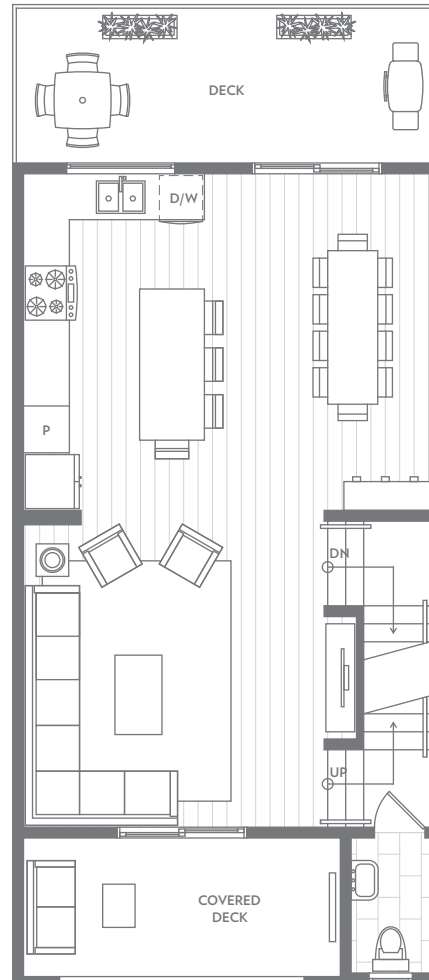
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INTERIOR 1651 SF
COVERED DECK 100 SF
TOTAL 1751 SF

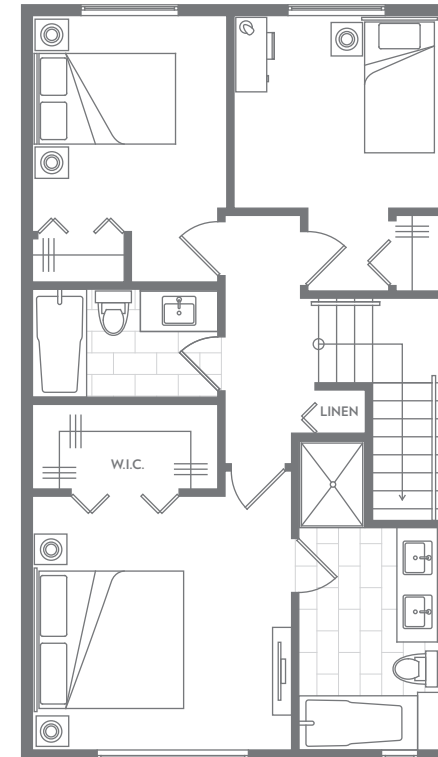


YARD

GROUND



LIVING



SLEEPING

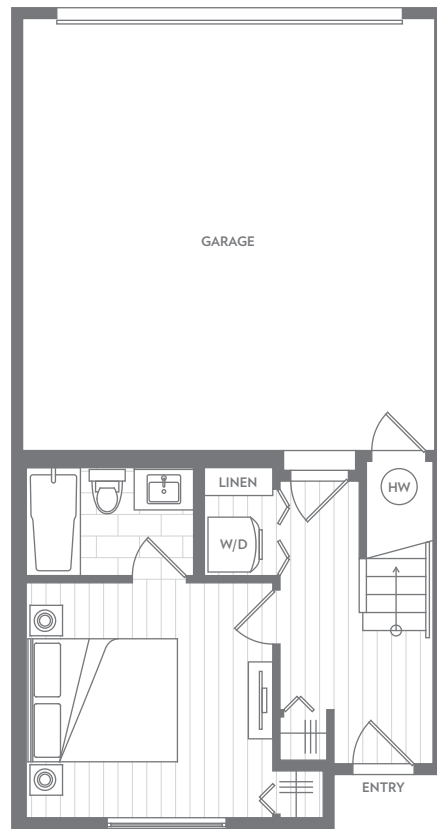
F1*

Four Bedroom + Covered Deck

1765 TOTAL

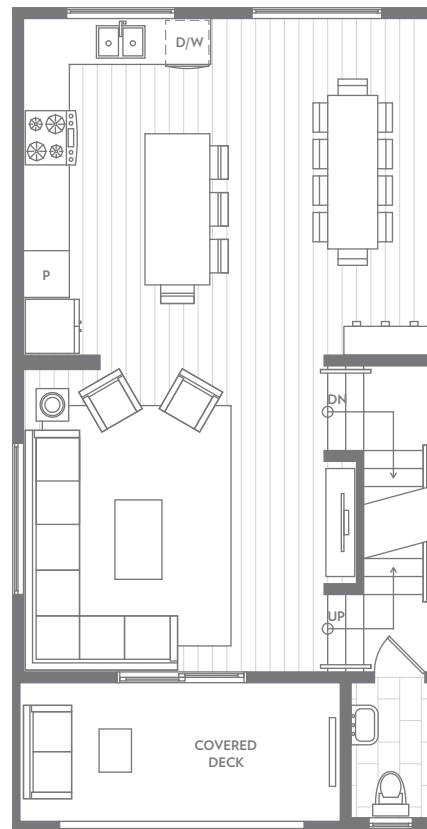
DAWSON'S CREEK

INTERIOR 1665 SF
COVERED DECK 100 SF
TOTAL 1765 SF

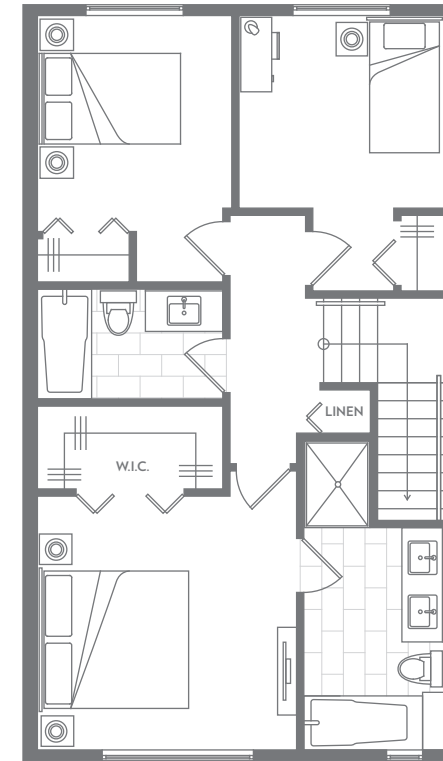


YARD

GROUND



LIVING



SLEEPING

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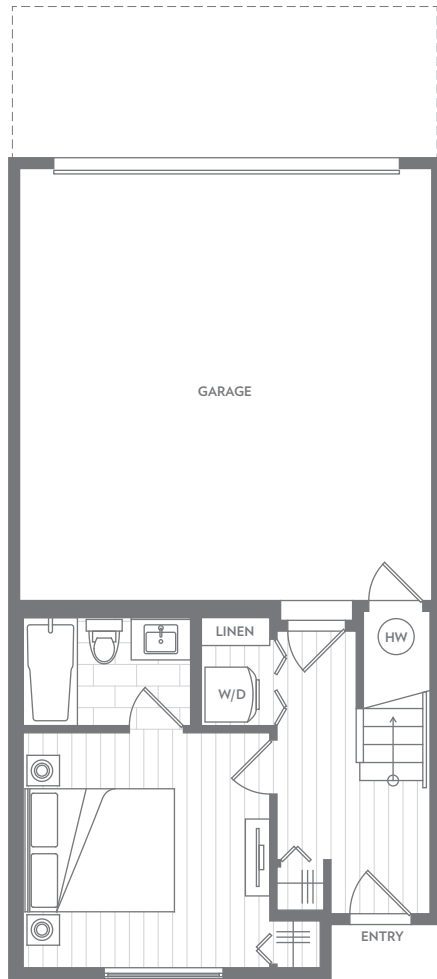
F1*
DOUBLE
DECK

Four Bedroom + Covered Deck

1765 TOTAL

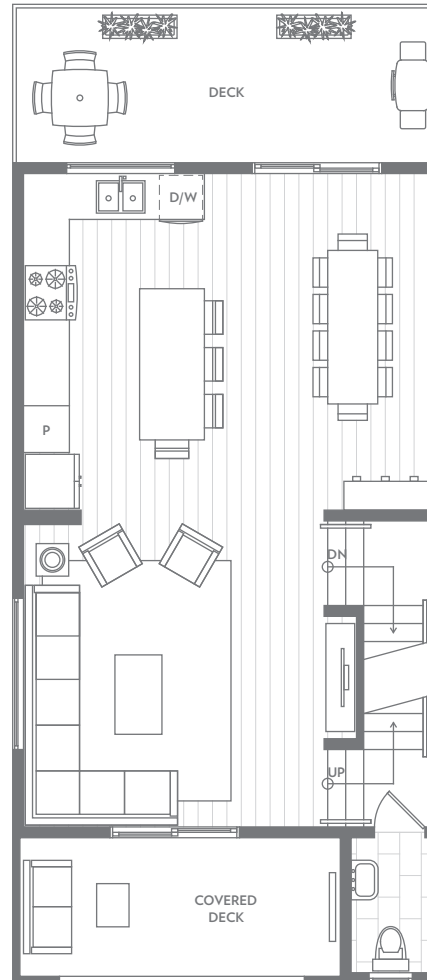
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INTERIOR 1665 SF
COVERED DECK 100 SF
TOTAL 1765 SF

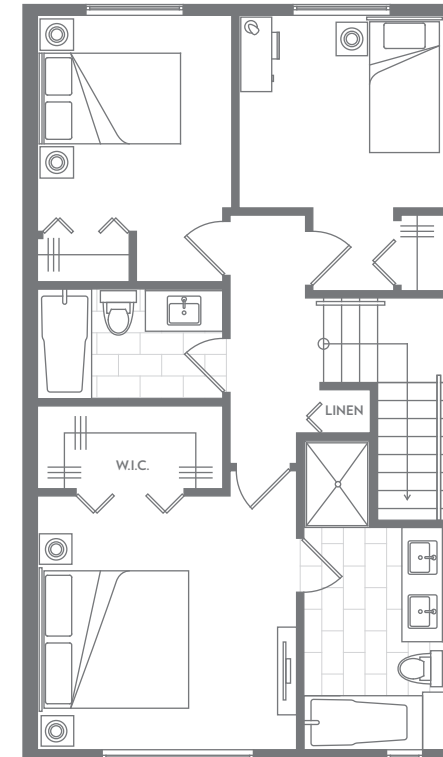


YARD

GROUND



LIVING



SLEEPING

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Awesome Features

DAWSON'S CREEK

DAWSON'S CREEK LOCATION

Situated in desirable South Surrey

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

Nestled on a salmon bearing creek

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

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