DAWSON + SAWYER

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.
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
   Chilbo’s
   Toronto Linen 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
   Lulu lemon
   Golf Town
   Everything Wine
   Restoration Hardware
   Davids Tea
   The Running Room
   Mud 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
   Tool Pet Supply
7. South Point Exchange
   Save-On-Foods
   HomeSense
   Urban Barn
   Canadian Tire
   Staples
   Pier 1 Imports
   Cashah Day Spa
8. Ocean Village Farm Market

DINE
13. Roadhouse Grille
14. Five Guys
15. Kam Sushi
16. White Spot
17. Cactus Club Cafe
18. The Bennett Craft & Kitchen
19. Starbucks
20. Brown’s Socialhouse
21. Punjai Spice Indian Restaurant
22. My Sham by Vihram Vij
23. The Wooden Spoon-Branch & Bistro
24. Islands Cafe
25. ONYA’s Steakhouse
26. Emiko’s Italian 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. Seashore Grill

LEARN
37. South Meridian Elementary
38. Peace Arch Elementary
39. Earl Marriott Secondary
40. White Rock Library
41. White Rock Library
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. Duns 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. Kenaston Prairie Community Centre
57. White Rock Pier
58. Crescent Beach Marina

GOLF
9. Meridian Golf Par 3
10. Peace Portal Golf Club
11. Morgan Creek Golf Course
12. Nick-Wood Golf Club

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.
Three Bedroom + Den
1327 SF

G

DAWSON’S CREEK

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.
G1
Three Bedroom + Den
1338 - 1354 SF

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Four Bedroom
1527 SF

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Four Bedroom + Covered Deck

1751 TOTAL

INTERIOR 1651 SF
COVERED DECK 100 SF
TOTAL 1751 SF

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F1* 
Four Bedroom + Covered Deck
1765 TOTAL

DAWSON’S CREEK

INTERIOR 1665 SF
COVERED DECK 100 SF
TOTAL 1765 SF

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Awesome Features

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

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