OLD SCHOOL
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.
FORM AND FUNCTION

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.
OLD SCHOOL

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.
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.
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.
Two Bedroom + Den
1346 SF

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A

Three Bedroom
1286 SF

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Three Bedroom
1361 SF

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Four Bedroom
1391 SF

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G1
Three Bedroom + Den
1394 SF

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Four Bedroom
1527 SF

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Four Bedroom
1595 SF

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F/F1
Four Bedroom
1765 - 1806 SF

GROUND LIVING

DECK

LINEN

SLEEPING

GARAGE

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## Awesome Features

### 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
- Under mounted 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)

### LAKEWOOD 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.