

FEATURES

EXCEPTIONAL LIVING

- A new collection of parkside single-family homes in the highly desirable Sullivan Ridge neighbourhood of Surrey
- In a quiet, authentic location yet close to local shops, schools, parks and leisure for a vibrant community
- Modern, open-plan homes with functional layouts to serve your family needs
- Picturesque north shore mountain views (most homes)
- Quick easy access to Vancouver, YVR, US border, and the ferry terminal

CONTEMPORARY EXTERIORS

- Prairie style architecture with a great collection of rich exterior colour schemes
- Unique front facades with rich hardieplank siding, stonework and wood detailing for maximum curb appeal
- Spacious front veranda or private entry porch overlooking beautifully landscaped front yards
- Dramatic entry door complete with polished chrome hardware, engraved address plaque and hanging light
- Concrete patio and/or wood deck in landscaped rear yards with cedar fencing
- Two car side-by-side garage with automatic openers

LUXURIOUS INTERIORS

- Up to 4,100 square feet of uncompromising living space in a choice of two designer colour schemes: Oxford and Cambridge
- Family-sized laundry rooms with side-by-side Whirlpool washer and dryer
- Sophisticated wide plank laminate hardwood throughout living areas
- Designer selected carpeting in stairways, hallways and bedrooms
- Natural gas fireplace with stone surround, custom mantel and a built-in area for TV
- 9' ceilings on main living areas with extensive moulding and finishing carpentry throughout
- Oversized low-E windows paired with 2 inch faux wood blinds
- Custom-designed wood stair railing with stylish metal spindles
- Designer lighting fixtures and pot lights with custom chandelier in cathedral staircase

DECADENT KITCHENS

- Massive kitchen layouts with large island for extra cooking space or breakfast bar and spacious eating area
- Walk-in pantry efficiently designed to maximize storage
- Ceiling-height shaker cabinetry with glass displays, chrome hardware on soft-close doors and drawers plus convenient under cabinet task lighting
- Polished 3" quartz countertops and ceramic tile backsplash with elegant glass
- Double-bowl undermount sink, built-in waste disposal, single-lever Delta faucet and pullout vegetable spray with flex line
- Superior stainless steel appliance package:
 - Whirlpool Energy Star french door refrigerator with water dispenser and freezer
 - Whirlpool Slide In Range with large cooktop and self-cleaning convection oven
 - High-efficiency chimney hood fan
 - Ultra efficient Energy Star Whirlpool dishwasher

SPA-INSPIRED BATHROOMS

- Hand-set large format ceramic tile flooring in all bathrooms
- Luxurious powder room with quartz countertop and custom vanity
- Large master ensuite features oversized deluxe walk-in glass shower, his and hers vessel sinks and quartz countertops
- Soaker tub with ceramic tile surround and glass accents in main bath
- Stylish, contemporary faucets and framed vanity mirrors in all bathrooms

THOUGHTFUL EXTRAS

- Fully-finished lower level with options for 1 or 2 bedroom self-contained suite
- Wood shelving and organizers in master walk-in closets and entry
- Front and rear garden hose bibs for all your outdoor needs
- Backyard connection roughed-in for BBQ, outdoor fireplaces, and heaters
- Pre-wired security system
- Roughed-in for central vacuum and air conditioning
- Ample storage space in all homes
- SHAW Welcome Home Package with one year's free Fibre Optic Personal TV, High Speed 10 Internet and optional HDPVR, HD Box or Gateway

SAFE AND SECURE

- Hard-wired smoke and carbon monoxide detectors
- High performing TJI engineered silent floor construction
- Programmable thermostat for the combination high-efficiency heating system
- Cozy, warm and quiet with R-20 insulation in walls and R-40 insulation in ceiling
- Oversized 80 US gallon hot water tank

QUALITY ASSURANCE

- An established builder with over 35 years' construction experience and strong local roots
- Reputable in-house Customer Service department
- Backed by National Home Warranty 2/5/10 year coverage

UPGRADE FEATURES

- Speak with our dedicated sales team about the full list of customization options for your new home



HILLCREST
SULLIVAN RIDGE