



Southbrooke

1012 165th. Street , South Surrey

Builder & Source Guide

Builder: **Genex Development Corp.**

Info@southbrookeliving.com

www.Southbrookeliving.com

Exterior Colours:

Stone – Cultured Stone Echo Ridge Country LedgeStone

Siding – ICI Glidden 40YY38/107 Potter’s Clay

Wall Shingles – ICI Glidden 40YY20/081 Plateau Grey

Trim – General Paint CLW 1033W Forgetmenot

Front Door – ICI Glidden 95RR 07-271 Red Earth

Interior Paint Colours:

Doors & Trims – General Paint CLW 1042 Mistaya

Main Walls – General Paint CL 3243W Womb

Accent Walls - General Paint CL 3245D Piper

Cabinets: Sunwood Kitchen & Bath Design Inc.

- Maple 3” IP Bead – colour Nutmeg

Countertops: Pebo Stones Corp.

- Caesarstone 4120 Raven – Kitchen, Ensuite and Powder Room
- Caesarstone 6270 Atlantic – Kitchen Island
- Caesarstone 6270 Atlantic Salt – Other Bathrooms

Flooring & Tile: Friesen Floor & Window Fashions Ltd.

- Hardwood - CanTrust Engineered Oak – Charcoal
- Carpet – Beaulieu Bliss Soft Sense – Velvet – colour 0024 Metal
- Tiles – as specified

FEATURES

1012 165th Street, Surrey B.C.

2-storey home with full basement, built by the award-winning quality South Surrey builder, "Genex".
Lot size 6,087 square feet.

Home 3,972 square feet including fully finished basement.

LOCATION

- Family neighbourhood close to excellent schools
 - South Meridian Elementary
 - Earl Marriott Senior Secondary (French Immersion)
 - Southridge School (Private K-12)
- Walk to White Rock and South Surrey beaches
- 5 minutes to the US border
- 35 minutes to YVR (airport)
- 50 minutes to Downtown Vancouver

PEACE OF MIND

- Georgie Award-winning builder
- 2/5/10 Travelers Warranty
- Fully rainscreened
- Hardie Plank siding, cedar shingles and Cultured Stone exteriors
- Laminated algae-resistant fibreglass shingle roofing system with 40-year warranty
- 2" x 6" exterior wall construction insulated to R20
- ½" double glazed vinyl windows, maintenance free,
- Low-E, Argon-filled

DESIGN

- Distinctive open plan Great Room design
- Custom created by the award-winning Genex design team
- Finished basement with exterior access
- 9' ceilings on main floor
- Painted ceilings throughout main and upper floors
- Extensive crown moulding
- Engineered hardwood flooring
- Closet shelving in pre-finished melamine
- Built-in vacuum system
- Finished security system
- Rough-in for ceiling fan in Master Bedroom
- Switched soffit outlet for Christmas lights
- Exposed aggregate driveways and walkways
- Aggregate rear patios and/or vinyl covered decks

GOURMET KITCHENS

- Transitional cabinet style
- Engineered Quartz countertops
- Counter convenience lighting
- Double stainless steel under-mount sinks
- Delta faucet c/w sprayer and soap dispenser
- Faber Inca Smart built-in range hood (SS)
- Jenn-Air 30" Euro-Style built-in gas cooktop (SS)
- Jenn-Air combination wall oven and microwave with convection feature (SS)
- Jenn-Air 22 cubic foot French Door counter-depth fridge with ice and interior water dispensers (SS)
- Badger 5 ½ HP garburator

BATHS

- Engineered Quartz countertops
- Kohler under-mount sinks, Delta faucets
- Master En-Suite has soaker tub and walk-in shower combination with Scald Guard pressure balance shower
- Convenience lighting under Powder Room vanity

LAUNDRY ROOM

- Maytag front load Washer and Dryer
- Laundry with stainless steel sink and cabinetry

HEATING

- Gas-fired forced-air heat with Lennox 95% efficiency furnace
- Programmable thermostat
- 50 gal (US) hot water tank

EXTERIOR

- Landscaped and fenced yard
- Underground irrigation system