

FOX & AIKINS

SENSE OF PLACE

- A boutique community consisting of 42 exclusive townhomes by award-winning Park Ridge Homes
- Inspirational design combines natural coastal colour palettes and sophisticated details in a charming and desirable neighborhood
- Sweeping views of the sky capture stunning coastal sunsets
- Lush landscaping of mature trees, flowering shrubs, plants, and grasses kept beautiful by a built-in sprinkler system
- Spacious, thoughtfully positioned decks and patios offer private outdoor living space
- Double side-by-side garage (most homes) provides additional storage

INVITING INTERIORS

- Choice of two modern yet timeless designer colour schemes
- Expansive closet space throughout with solid shelving organizers keeps the living space clear and uncluttered
- Well-thought-out floor plans and open-concept living spaces meet your every need
- 9' ceilings on the main floor add to the spacious feel
- Oversized, high-performance, double-glazed windows throughout for maximum light and energy efficiency
- Durable laminate flooring on main floor and in entry for easy care and a modern feel
- Plush carpeting with thick 8lb underlay on stairs and upper floor adds luxurious comfort
- Polished chrome hardware on all doors, with contemporary flat-stock baseboards and door casings
- 2" faux-wood blinds throughout provide a stylish way to control light exposure and privacy
- iFLOW Hydronic forced-air furnace — at 98% efficient, it delivers some of the highest efficiencies of any heating equipment in North America
- Highly efficient tankless hot water provides an endless supply of hot water for busy families and offers energy cost savings
- Hard-wired carbon monoxide detectors on each floor and smoke detectors in each bedroom for safety and peace of mind

MODERN KITCHENS

- Samsung stainless steel appliance package, including:
 - 5 burner gas range with 5.8 cu.ft. capacity convection oven
 - French-door refrigerator with bottom-mount freezer drawer
 - 24" dishwasher with hidden control
 - Range hood by Broan
 - Panasonic built-in microwave with trim kit
- Polished quartz countertops pair beautifully with full-height tile backsplash
- Timeless soft close, shaker-style cabinetry with contrasting polished chrome hardware and plenty of storage space
- Deep, stainless steel, single-bowl undermount sink is both functional and sleek
- Stylish polished chrome, single-lever, high-arc faucet with integrated spray function by Moen

BATHROOMS

- Traditional shaker-style cabinets with soft-close doors to diminish possible sound disruptions
- Decorative framed mirrors and light fixtures add sophistication
- Elegant polished quartz countertops in all bathrooms
- Easy-care tile floors and tub/shower surround
- Sleek frameless 10mm glass showers
- Undermount sink in primary ensuite and powder room; top-mount sink in main bath
- Polished chrome plumbing fixtures by Moen
- Deep soaker tub in main bath for moments of rest and relaxation
- Modern elongated toilets with soft-close seats for added comfort
- Main floor powder room for your guests' convenience (select homes)

EXTERIORS

- Coastal modern architecture features low-maintenance fiber-cement siding with attractive stone accents, natural wood details, and black exterior metalwork
- Oversized decks with stylish black metal railings
- Rough-in for gas barbecue outlet on patio/deck expands possibilities for hosting and gathering
- Double-car parking in all homes
- Two exterior hose bibs for easy accessibility
- Sturdy 2" x 6" exterior wall construction, with R24 insulation in exterior walls and R50 in the attic
- Insulated garage and garage door ideal for workspace and cold winters

AMENITIES

- Two-storey clubhouse designed with indoor/outdoor entertaining features, including: a kitchen, large covered outdoor patio area, powder room, and upper games/movie room
- Dedicated visitor parking on site
- Stay connected and experience convenience with quick and easy access to local shopping centres: Morgan Crossing and Grandview Corners, featuring an array of retail, dining, fitness, and service options
- Desirable location boasts easy access for commuting and public transit, including convenient access to popular routes such as HWY 99 and the US border
- Short drive to the world-famous White Rock and Crescent Beaches
- Located close to South Surrey's newest elementary school, Ta'talu Elementary, with an opening scheduled for 2025
- Located within a 3-minute drive to Edgewood Elementary and a 6-minute drive to Earl Marriot Secondary

PEACE OF MIND

- Comprehensive 2-5-10 year warranty, including:
 - 2 years coverage for materials
 - 5 years coverage for building envelope
 - 10 years coverage for structural defects
- Comprehensive walk-through and new home orientation
- Dedicated, ongoing customer service team provided for Park Ridge homeowners
- Hardwired smoke, CO detectors, and sprinklers in all homes
- Custom upgrade options available

The developer reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices without prior notification. Decks, patios, stairs and windows may vary based on site conditions. All sizes and dimensions are approximate and based on architectural measurements. Reverse and/or mirror plans occur throughout the development. Please see disclosure statement for specific offering once available. E & O.E.