



ORCHARD PARK

GRANDVIEW HEIGHTS

FEATURES

OVERVIEW

- A boutique collection of just 80 design-forward townhomes in Grandview Heights, South Surrey
- Bold, modern, Scandinavian-inspired architecture by Taylor Kurtz Architecture & Design brings a fresh aesthetic to the neighbourhood
- Handy access to the very best of South Surrey and White Rock, with convenient driving routes to the rest of Metro Vancouver
- Healthier living made easy with many paths nearby, and Grandview Heights Recreation Centre and Pool within walking distance
- Developed by StreetSide Developments – a Qualico® company, recognized as the largest integrated real estate company in Western Canada with over 65 years of history

INTERIORS

- Choose from two timeless interior colour schemes by Interior Design Lab
- All homes have lofty 9-foot ceilings on main and upper floors
- All homes have powder rooms on the main floor
- Hard-wearing porcelain tile in entries and bathrooms, with laminate wood flooring throughout main living areas
- Distinctive, high-quality carpet in bedrooms, upper floors and stairs
- Room-by-room, electric baseboard heat for individually controlled comfort
- Two-inch faux wood blinds in every window
- Modern single-panel doors throughout the home
- Whirlpool™ front load washer and dryer with Smooth Wave stainless steel basket

KITCHENS

- Contemporary painted cabinets with vertical grooves and accent cabinetry
- Brushed nickel hardware and soft-close doors and drawers
- Solid slab, thick polished quartz countertops by Caesarstone™
- Elegant marble-style porcelain tile backsplash
- Gourmet, stainless steel appliance package including:
 - Blomberg™ 30" slide-in, four-burner gas range with baking drawer
 - Faber™ slide-out hood fan with three-speed touch controls
 - Blomberg™ counter depth Energy Star® refrigerator with bottom drawer freezer
 - Blomberg™ Energy Star® fingerprint-free stainless steel dishwasher
 - Panasonic™ Genius® microwave with trim kit
- Double bowl undermount stainless steel sink with Kohler™ deck-style double handle faucet
- Integrated under-cabinet lighting for precision kitchen tasks

BATHROOMS

- Modern painted cabinets with vertical grooves, brushed nickel hardware and soft-close drawers and doors
- Solid slab thick polished quartz countertops by Caesarstone™
- Kohler™ widespread double handle faucets and undermount sinks in main bathrooms
- Powder room with a raised sink on top of a wood-style counter
- Oversized porcelain floor and wall tiles
- Kohler™ two-piece elongated, dual flush toilets
- Deep, luxurious soaker tubs in the main bathrooms
- Ensuites with:
 - Frameless glass showers and porcelain tile surround
 - Kohler™ multifunction hand shower
 - His-and-hers raised counter sinks, with Kohler™ wall-mounted faucets

TECHNOLOGY, CONVENIENCE, SECURITY

- All homes are pre-wired for in-home security system, and built-in vacuum system of your choice
- Gas barbeque outlets included on decks or patios (plan dependent)
- Convenient multifunction media ports for telephone, data and cable
- Hardwired carbon monoxide and smoke detectors for added safety
- Home entertainment by Telus, including one-year prepaid Future Friendly Home Package:
 - Optik Internet
 - High-speed Internet at 15Mbps
 - Wireless Gateway
 - Optik TV
 - The Essentials Channels
 - 1 x PVR Anywhere
 - Choice of two theme packs
- Comprehensive warranty protection by Travelers Guarantee Company of Canada, providing coverage for:
 - Two-Year Material & Labour Warranty
 - FIRST 12 MONTHS coverage for any defect in materials and labour
 - FIRST 15 MONTHS coverage for any defects in materials and labour in the common property
 - FIRST 24 MONTHS coverage for any defect in materials and labour supplied for the electrical, plumbing and HVAC systems
 - Five-Year Building Envelope Warranty
 - Ten-Year Structural Defects Warranty