

DAWSON + SAWYER

ON THE COURSE

*Call Trevor
604-764-1380*

 **thetownhouseguy.ca**
...a fresh approach to real estate



ON THE COURSE

GOLF COURSE TOWNHOMES

Incredible South Surrey location! Bordered by the Peace Portal Golf Course, an old growth west coast park, and the quiet Summerfield residential neighbourhood.



ON THE COURSE

THOUGHTFUL INTERIORS

Entertainment sized and well-appointed kitchens come standard with stone countertops, a gas range, under cabinet lighting and a high-arc faucet. The main living level features laminate wood flooring throughout and spacious over-height ceilings.



FORM AND FUNCTION

ON THE COURSE

There is room for plenty in the Dawson + Sawyer A Plan. Careful space planning utilizes every inch, allowing for optimal placement of your gear. Vaulted master bedrooms are king-sized. Walk-thru closets lead to a large ensuite with stone countertops and his + hers sinks. The expansive main floor combines the dining room, centre island kitchen and sunken living room for contemporary open-concept living.



SPACIOUS KITCHENS

More Space. More Features. More Style. The Dawson + Sawyer E Plan features over 75 sq.ft. of counter space for the master chef or consummate host. A 36" KitchenAid cabinet depth refrigerator and a massive pantry lets you fully "stock up". Oversized windows with flower boxes complement the exterior proportions while providing plenty of natural light. This Kitchen is Awesome.

ON THE COURSE

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WHAT'S IN YOUR NEIGHBOURHOOD?

SHOP

- Morgan Crossing**
Thrifty Foods
Everything Wine *
London Drugs
Golf Town
- Grandview Corners Shopping**
Home Depot
Future Shop
WalMart
Kitchen Therapy *
H&M
Indigo Books
Pharmasave/Canada Post
- South Point Exchange**
Save-On-Foods
HomeSense
Urban Barn
Canadian Tire
Pier 1 Imports
Casbah Day Spa
Salon Cordeiro *
- South Point Annex**
7 Seas Fish Co.
Cobs Bread
Kin's Farm Market
Tisol Pet Store *
- Peninsula Village**
Safeway
Cora Breakfast & Lunch
London Drugs
BC Liquor Store
- Semiahmoo Mall**
PriceSmart Foods
Cobs Bread
BC Liquor Store
Browns Social House
Shoppers Drug Mart
- Choices Market
- Campbell River Store
- Duty Free Americas
- Hills Chevron
- PacCan Duty Free
- Ameri-Canadian Parcel
- Ace Hardware
- Cost Cutter

DINE

- Ocean Park Pub *
- Cactus Club
- The Keg
- Milestones
- Browns Social House
- White Spot
- Kappa Japanese Restaurant
- Onyx Steakhouse & Lounge
- Emilio Finatti Pizzeria *
- The Boathouse
- 5 Guys Burgers & Fries
- Pearl Bistro & Oyster Bar
- Charlie Don't Surf
- Giraffe
- The Turkey House & Deli
- Cielos
- Tap Restaurant *
- Starbucks
- Five Doors Down
- Washington Avenue Grill
- Ceili's Modern Irish Pub
- Micjac's Roadhouse Grille
- Townhall Public House
- Tudor Ale House
- Red Caboose Cafe

LEARN

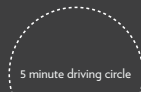
- Surrey Public Library
- Semiahmoo Secondary
- White Rock Christian
- White Rock Elementary
- Earl Marriott Secondary
- Halls Prairie Elementary
- Southridge School
- Sunnyside Elementary
- Montessori Country Pre-School

PLAY

- Sunnyside Outdoor Pool *
- Steve Nash Gym
- Surrey Parks & Recreation
- South Surrey Swimming Pool
- South Surrey Arena
- Crescent Beach Marina
- White Rock Beach & Pier
- Rainforest Reptile Refuge
- Darts Hills Garden Park

GOLF

- Morgan Creek Golf Course
- Meridian Golf Par 3
- Peace Portal Golf Course
- Loomis Trail Golf Club
- Semiahmoo Golf & Country Club
- Hazelmere Golf & Tennis Club



5 minute driving circle

Dawson + Sawyer Favourites *



SOUTH SURREY LOCATION

A Hidden Gem! Exclusively located right on the 3rd fairway of the Peace Portal Golf Course. Ideally situated just minutes to Hwy 99, South Surrey shopping, schools, restaurants, recreation, the US border crossing and everything "White Rock".

Site Plan

ON THE COURSE



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The developer reserves the right to make minor modifications or substitutions to building design, specifications or floorplans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Rendering's 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.

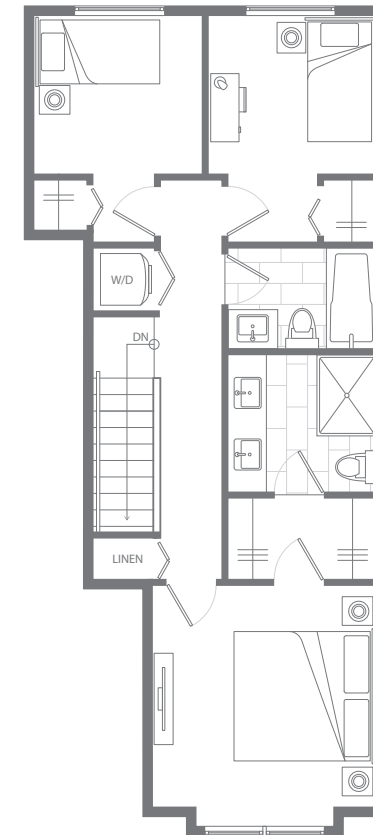
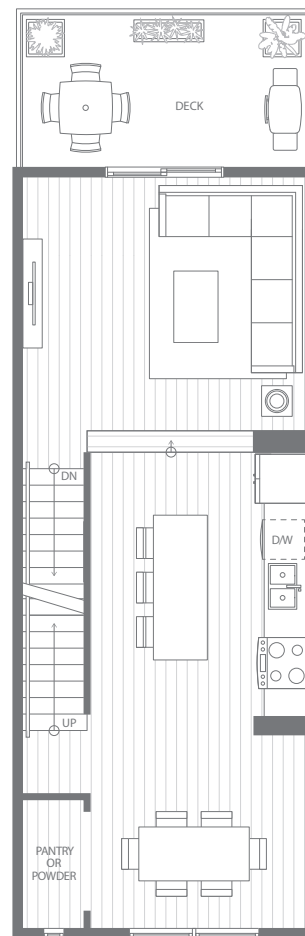
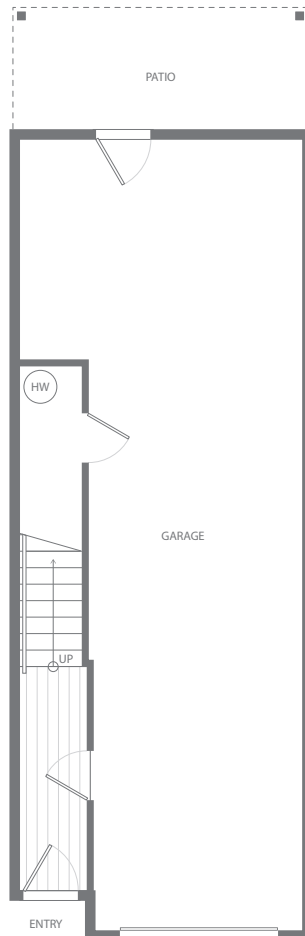
A/A1

Three Bedroom 1288 SF

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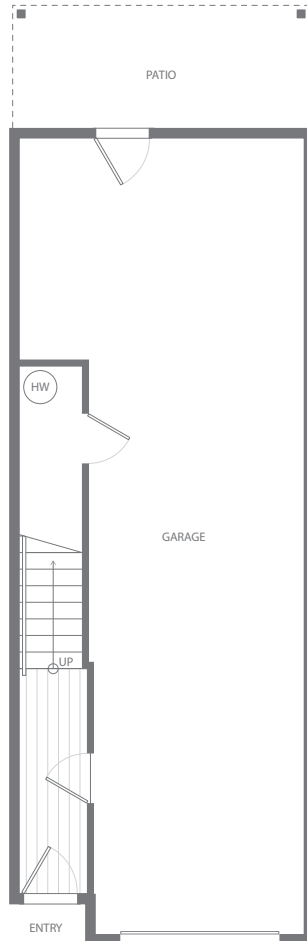
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Two Bedroom 1288 SF

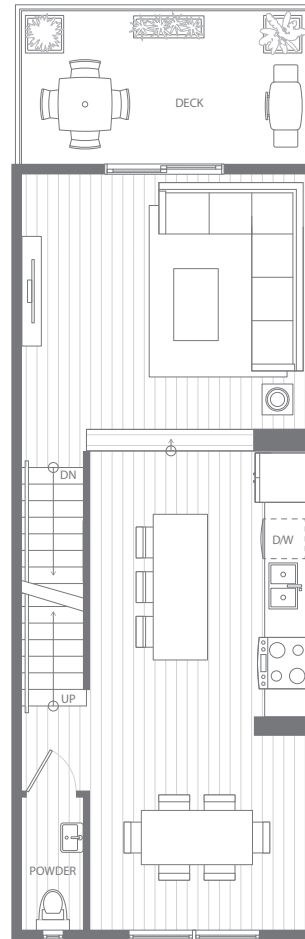
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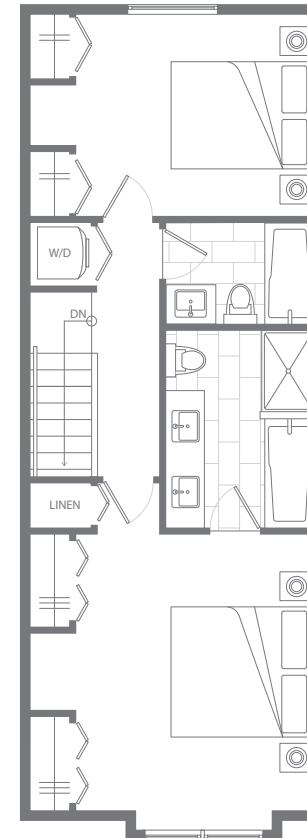
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GROUND



LIVING



SLEEPING

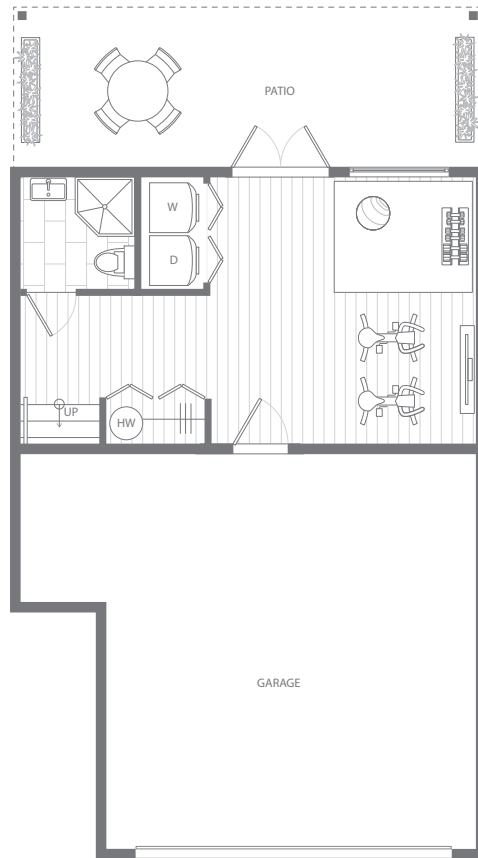
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Three Bedroom + Flex

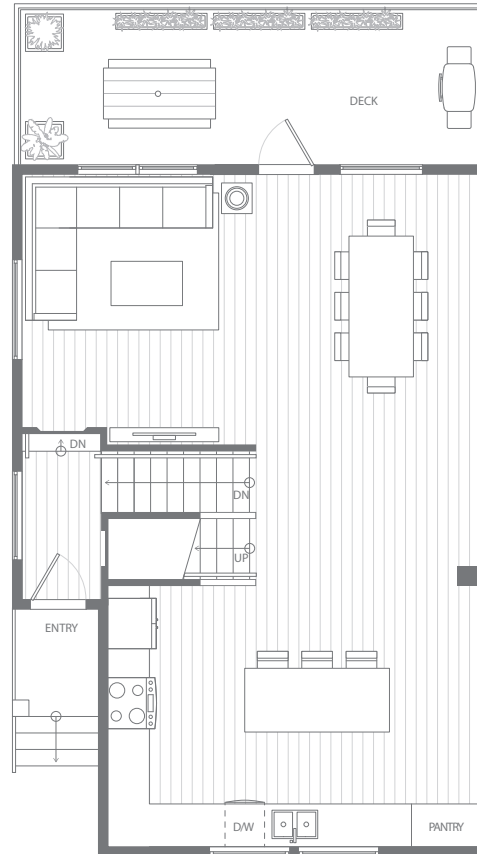
1943 SF

ON THE COURSE

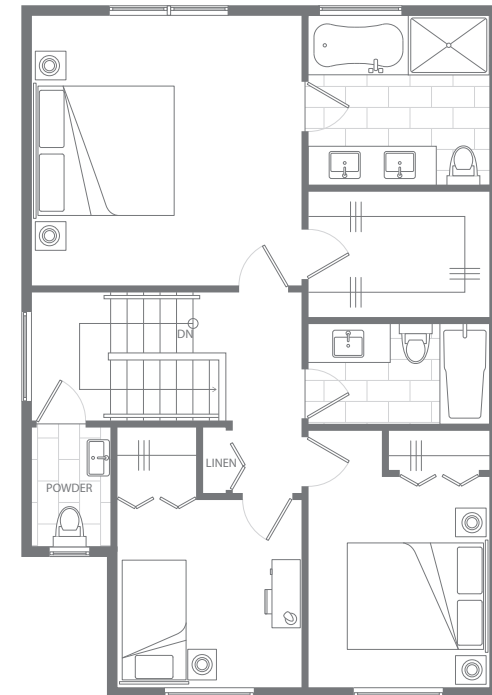
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GROUND



LIVING



SLEEPING

EE

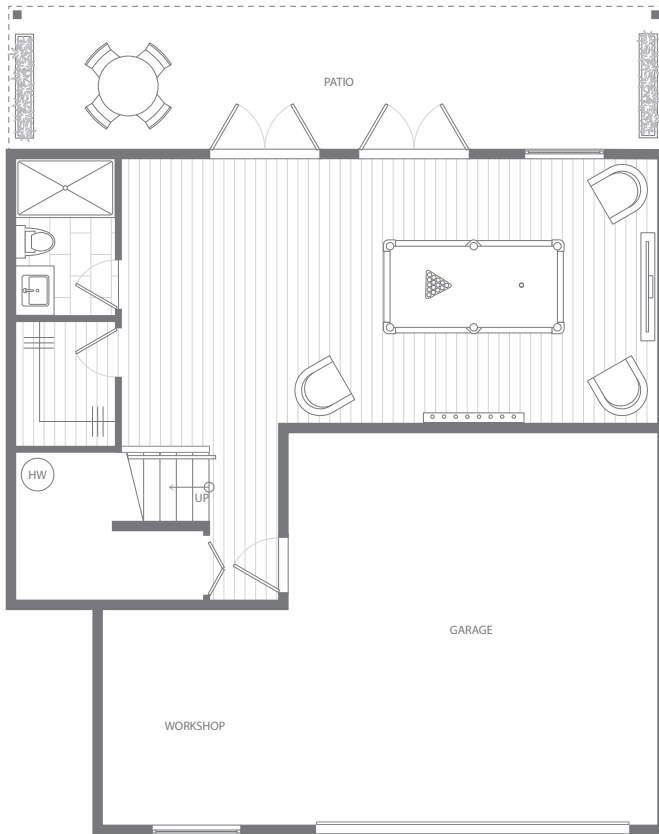
Three Bedroom + Flex

2877 SF

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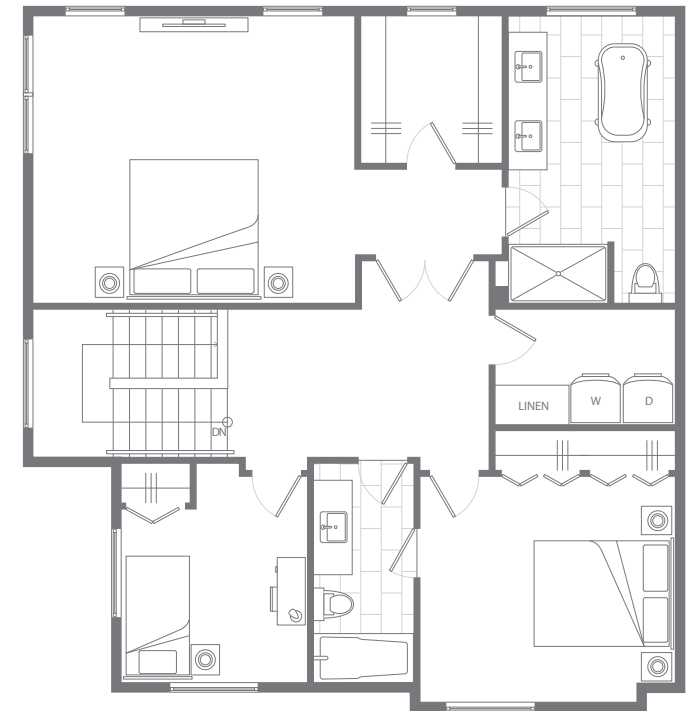
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GROUND



LIVING



SLEEPING

Awesome Features

ON THE COURSE

SOUTH SURREY LOCATION

Located on the 3rd fairway of the Peace Portal Golf Course and a natural west coast park

Situated in the quiet, family oriented Summerfield neighbourhood

Ideally located near major commuter routes

Minutes to White Rock Beach, shopping at Grandview Corners and the US border crossing

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

Paver stones accent walkways, driveways, and internal roads

Expansive deck with an optional natural gas barbeque connection

Privately fenced rear yard

Layered landscaping of grasses, flowering shrubs and trees

Community garden plots for herbs and vegetables

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

Oversized entry foyer and den (plan specific)

Large finished flex room (plan specific)

Tall 9' ceiling on main living level

Sunken living room with 10' ceiling (plan specific)

Custom drywall features to define & enhance space

Professionally designed lighting package including recessed pot lights and track lighting

Optional gas fireplace (plan specific)

Powder room on main living level (plan specific)

Contemporary wood baseboards and door casings

Electric baseboard heating with individual thermostat controls in all rooms

Vaulted 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 side-by-side or stacking washer and dryer

Entertainment centre wire management system

Side-by-side garage (plan specific)

Silent operation garage door

SPACIOUS KITCHENS

Convenient open-island, oversized kitchen

Contemporary, two-tone flat-panel or shaker cabinetry with designer stainless steel hardware and soft close doors

Integrated under cabinet task lighting

Modern ceramic tile backsplash

Imported stain and scratch resistant quartz countertop

Under mount, stainless steel double bowl sink

Polished chrome single lever faucet with integrated spray

Stainless steel high-end appliance package:

- KitchenAid gas range
- KitchenAid dishwasher with stainless steel interior
- KitchenAid or Samsung counter depth fridge
- KitchenAid microwave and hoodfan

BEAUTIFUL BATHROOMS

Contemporary, flat-panel or shaker cabinetry with designer stainless steel hardware and soft close doors

Imported stain and scratch resistant quartz countertop

Grohe single-lever faucets in polished chrome

Deep soaker tubs and oversized showers with ceramic tile surrounds

Master ensuite bathroom feature:

- Double 'his and hers' sinks
- Floating vanity with optional under-cabinet lighting

DAWSON + SAWYER 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