



No. Of Units: 100 • Height: 3 Levels

**Call for Price**

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### Find your home

Location:

No. Of Units:  Height:

Minimum Price:  Maximum Price:

Property Type:  [Search](#)

## Welcome to Emerald Heights

Emerald Heights is one of Surrey's newest condo developments located at [13883 Laurel Drive](#). Since the development backs on Fraser Highway about midway between 140th Street and East Whalley Ring Road it is very strategically located close to SkyTrain, Surrey Center Mall, Surrey Memorial Hospital, the new Outpatient Ward, new RCMP headquarters, local parks and schools. This 70 unit complex has a great road appeal with an amenity complex situated between the two 5 story buildings making up the development. Construction is scheduled to begin in January 2012 and completion slated for the spring of 2013. We are already accepting pre sale offers on the development at our sales office and showroom located at 13938 Fraser Highway. We are open 7 days a week from 12 noon to 5PM. Come on over to have a look at what we have to offer and you will agree that the prices are very competitive. A 10% down payment is all that is required to hold your suite until completion.

**Sales Manager: Heiko Hansen 604-760-6500**  
**Assistant Sales Manager: Romy Kapala 778-385-0537**  
**Email: [emeraldheights@gmail.com](mailto:emeraldheights@gmail.com)**

### Latest Listings



No. Of Units: 100 • Height: 3 Levels  
**Call for Price**

### Latest Posts

Emerald Heights

### Loan Calculator

Principal:

Interest:  %

Term:  yrs

Down:

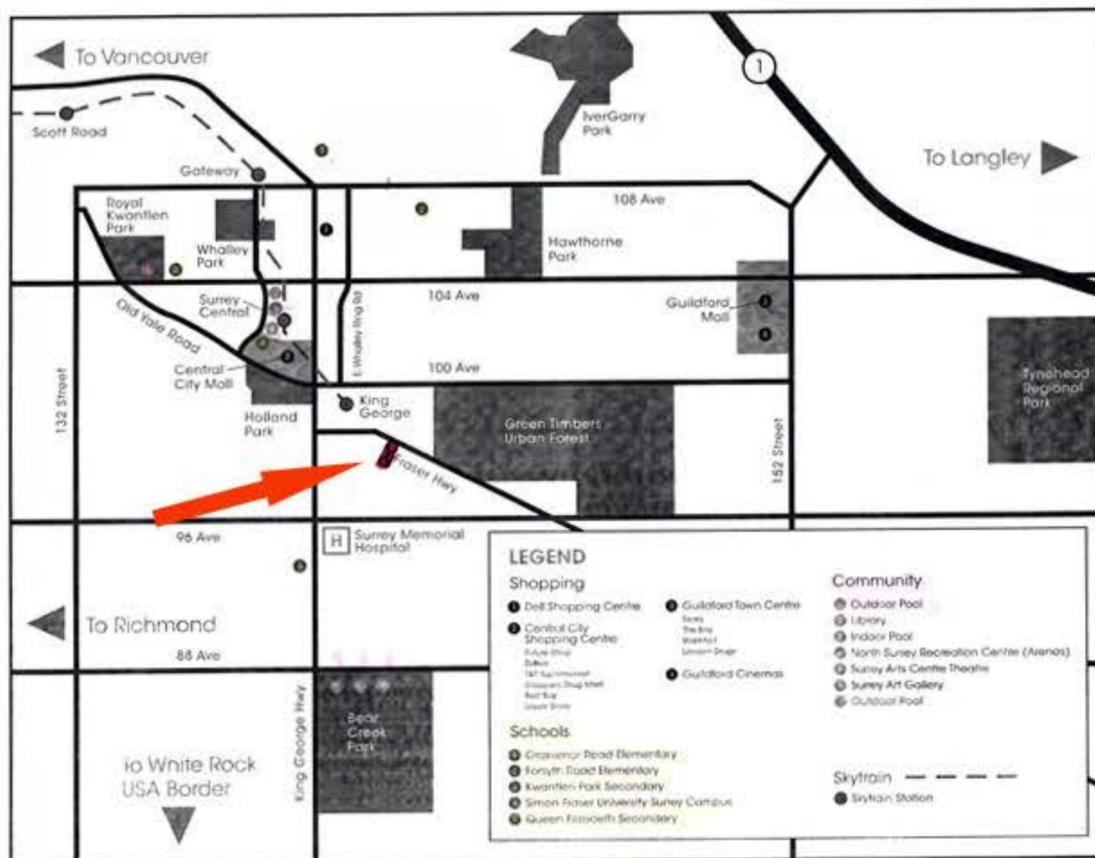
Taxes:  /yr

Insurance:  /yr

PMI:  /mo

Extra:  /mo

[Calculate](#)



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 Anywhere

No. Of Units  
 Any

Height  
 Any

Minimum Price  
 No Min

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 No Max

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 Any

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Down

Taxes  /yr

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Calculate

Emerald Heights

August 1st, 2011 \\ [Property](#)



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**Sleek and Stylish Interiors**

- Craftsman Style Doors and Mouldings
- French Door with built in blind to Patio
- Lever Door Hardware in brushed nickel
- 2" Horizontal Blinds
- Choose from 2 Desirable Color Schemes... Silver & Sleek
- Engineered Laminate in 5 1/2" wide planks in Open Concept Living & Kitchen area
- Soft High Quality Nylon Carpet in Bedrooms
- Clean lined Kitchen Cabinets with Contemporary Hardware
- Subway Style Kitchen Backsplash with Glass or Natural Stone accents
- Granite throughout Kitchen and Bathrooms
- Breakfast bars on Kitchen Peninsula plans
- Drop in Stainless Steel Double Sink with Pullout Spray Faucet
- Stainless Steel Kitchen Appliances including Over the Range Microwave Hood Fan
- Contemporary Light Fixtures throughout
- Decora Switches
- Bathroom Features Porcelain Floor Tile and Glass Tile Wall Accents
- Deep Soaker Style Bathtubs
- Rectangular Drop in Sinks
- Modern Bathroom Faucets
- Energy Efficient Front Load Washer and Dryer

CEILING HEIGHT? 8'



# Emerald Heights



Amentities

Price Listings

Blueprint

Floor Plan

Skytrain

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Height  
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Minimum Price  
 No Min

Maximum Price  
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Property Type  
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[Search](#)

## Loan Calculator

Principal

Interest  %

Term  yrs

Down

Taxes  /yr

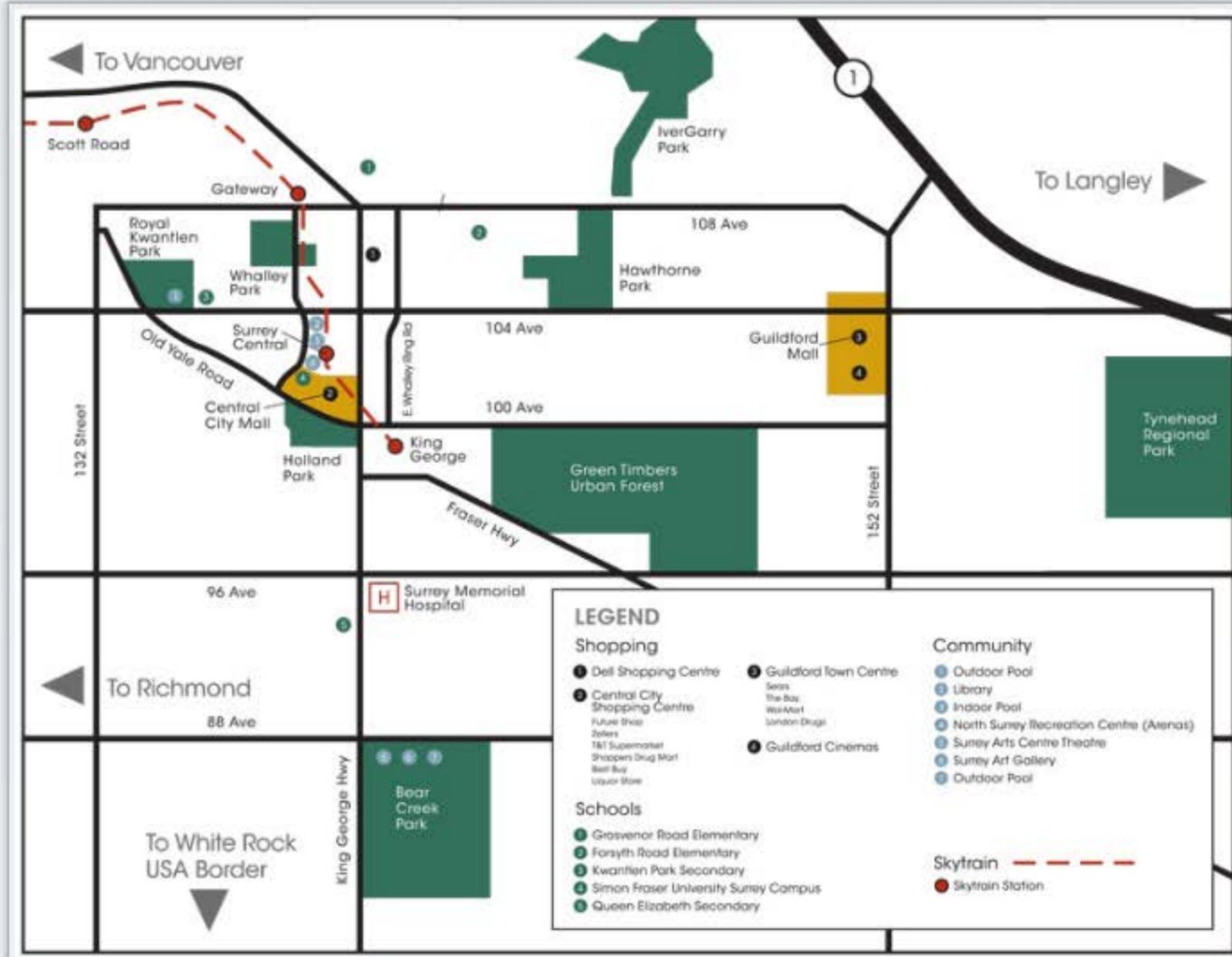
Insurance  /yr

PMI  /mo

Extra  /mo

[Calculate](#)

## Amentities



 Find your home

Location

No. Of Units:  Height:

Minimum Price:  Maximum Price:

Property Type:

 Loan Calculator

Principal:

Interest:  %

Term:  yrs

Down:

Taxes:  /yr

Insurance:  /yr

PMI:  /mo

Extra:  /mo

Price Listings



1 BEDROOM PRICED FROM \$179,900  
 2 BEDROOMS PRICED FROM \$239,900

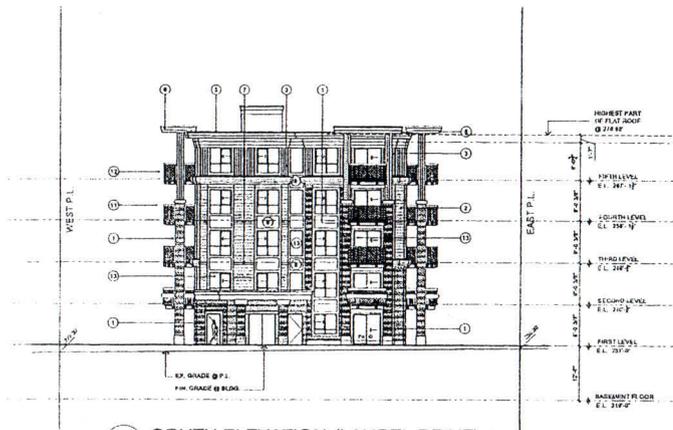
| PLAN | SUITE TYPE | ENCLOSED AREA | OUTDOOR | TOTAL    | PRICE FROM |
|------|------------|---------------|---------|----------|------------|
| A    | STUDIO     | 410 S.F.      | 56 S.F. | 466 S.F. | 149,900    |
| B    | 1 BR       | 553 S.F.      | 72 S.F. | 625 S.F. | 189,900    |
| C    | 1 BR       | 527 S.F.      | 54 S.F. | 581 S.F. | 179,900    |
| D    | 1 + DEN    | 625 S.F.      | 77 S.F. | 702 S.F. | 219,900    |
| E    | 2 BR       | 828 S.F.      | 72 S.F. | 900 S.F. | 279,900    |
| F    | 2 BR       | 691 S.F.      | 72 S.F. | 763 S.F. | 239,900    |
| G    | 2 + DEN    | 845 S.F.      | 81 S.F. | 926 S.F. | 289,900    |

- All homes come with: Stainless Steel appliances, European style cabinetry, Granite kitchen counters, high-quality carpet and wood floors.
- Amenities centre including: fitness gym, lounge, meeting room, party room, and guest suite.
- All homes covered by WBI New Home Guarantee 2-5-10 Home Warranty
- Proudly developed by Ansu Development, trusted builder for 30 years.

EMERALD HEIGHTS Sales Staff: 604-720-9886

Presentation Centre is open daily from 12PM to 5PM (7 Days a Week) 13938 Fraser Highway

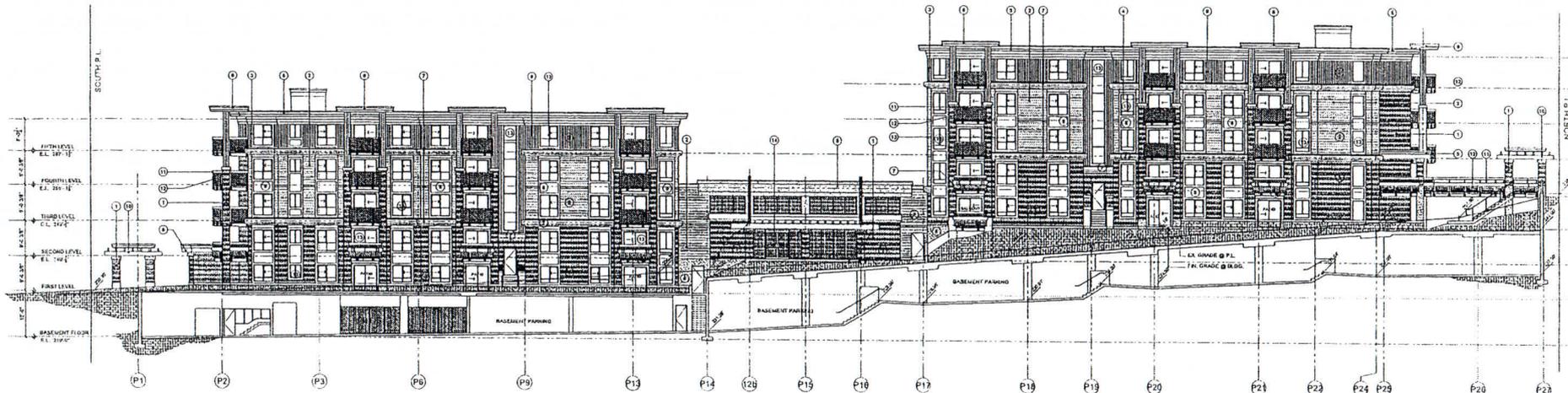




2 SOUTH ELEVATION (LAUREL DRIVE)  
SCALE 3/8" = 1'-0"

EXTERIOR COLOR SCHEDULE

| NO. | DESCRIPTION  | COLOR                                       |
|-----|--|---|
| 1   | BRICK  | UL MASONRY CHOCOLATE BROWN GRANITE          |
| 1   | HORIZONTAL SIDING  | HARDI PREFINISHED TIMBERMATE                |
| 1   | VERTICAL SIDING / BATTENS  | HARDI PREFINISHED KHAKI BROWN               |
| 1   | CONCRETE   | UNFINISHED                                  |
| 1   | ROOF PARAPET   | HARDI PREFINISHED CORN ESTONE BUTTED JOINTS |
| 1   | BALCONY PARAPET  | HARDI PREFINISHED CORN ESTONE BUTTED JOINTS |
| 7   | FIFTH FLOOR CORNICE<br>THIRD FLOOR CORNICE<br>FOURTH FLOOR FLASHING<br>BALCONY PANEL | HARDI PREFINISHED CORN ESTONE               |
| 1   | WINDOW PANELS  | HARDI PANELS PREFINISHED TIMBERMATE         |
| 1   | WINDOW / DOOR CASINGS  | HARDI BOARD PREFINISHED CORN ESTONE         |
| 10  | WOOD TRILLER   | CEDAR SOLID STAIN WHITE                     |
| 11  | BALCONY RAILING  | ALUMINUM CHARCOAL                           |
| 12  | BALCONY GLAZING  | CLEAR TEMPERED 6-433                        |
| 11  | SUITE WINDOWS / SLIDING DOORS  | VINYL WHITE                                 |
| 11  | AMENITY / LOBBY WINDOW FRAMES / DOOR   | ALUMINUM WHITE                              |



1 EAST ELEVATION  
SCALE 3/8" = 1'-0"

ERRY Blonsti  
ARCHITECT P.C. 1500  
1500 LAUREL DRIVE, SUITE 200  
LAUREL, MD 20646  
P: 301.284.1500  
F: 301.284.1501  
WWW.ERRYBLONSTI.COM

TO UNIT CONDOMINIUM  
1500 LAUREL DRIVE, SUITE 200, B.C.  
BUILDING ELEVATIONS  
DATE: APRIL 2011

A7



## Find your home

Location

Anywhere

No. Of Units

Any

Height

Any

Minimum Price

No Min

Maximum Price

No Max

Property Type

Any

Search



## Loan Calculator

Principal

Interest

 %

Term

 yrs

Down

Taxes

 /yr

Insurance

 /yr

PMI

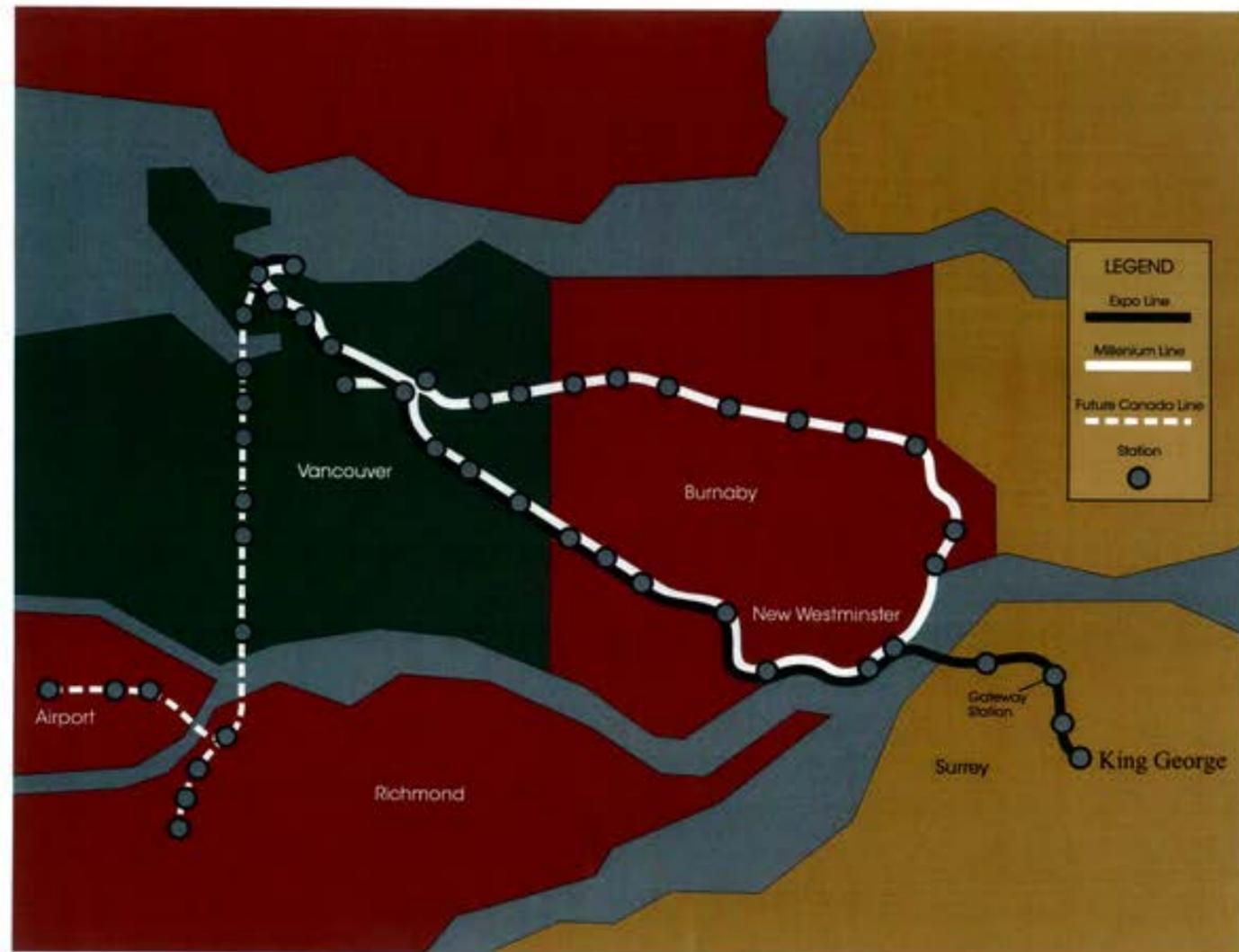
 /mo

Extra

 /mo

Calculate

## Skytrain



# AFFORDABLE Surrey Apartments at Emerald Heights Condos in the Exciting Surrey City Centre Community > Completion in Early 2013



Exterior render of the Emerald Heights Surrey apartment building

## The Surrey Emerald Heights Apartments for Sale

Situated in one of the fastest growing communities in the Fraser Valley/Lower Mainland, the Emerald Heights Surrey apartments for sale are located around East Whalley Ring Road and 140th Street where you will find a very close location near the new RCMP headquarters building, the Surrey Memorial Hospital and its new Outpatient Ward and the Surrey Center Mall. Within walking distance to the Surrey SkyTrain station, the new Surrey Emerald Heights apartment building will also be very close to top ranked schools for all ages, big box to boutique shops and a diverse array of international cuisine just a short walk away. Part of this booming neighbourhood close to City Centre, the Emerald Heights Surrey apartments for sale will also be within walking distance to many of Surrey's natural parkland and public green spaces, which is ideal for families and pets. The Emerald Heights Surrey apartment building will feature only 70 opportunities for homebuyers and will consist of the development and design of 2 five storey low-rise buildings that are flanked by an incredibly beautiful amenities complex. Already under construction, the preconstruction Surrey Emerald Heights apartments for sale will be complete in early 2013, so the wait is very short compared to other offerings on the market right now. The presentation sales office at Emerald Heights Apartments in Surrey is now open daily between 12 to 5pm. You can also visit [www.emeraldheights.ca](http://www.emeraldheights.ca) for additional information regarding the project including current listings.

1 Bedroom Suites priced from just \$179,900!

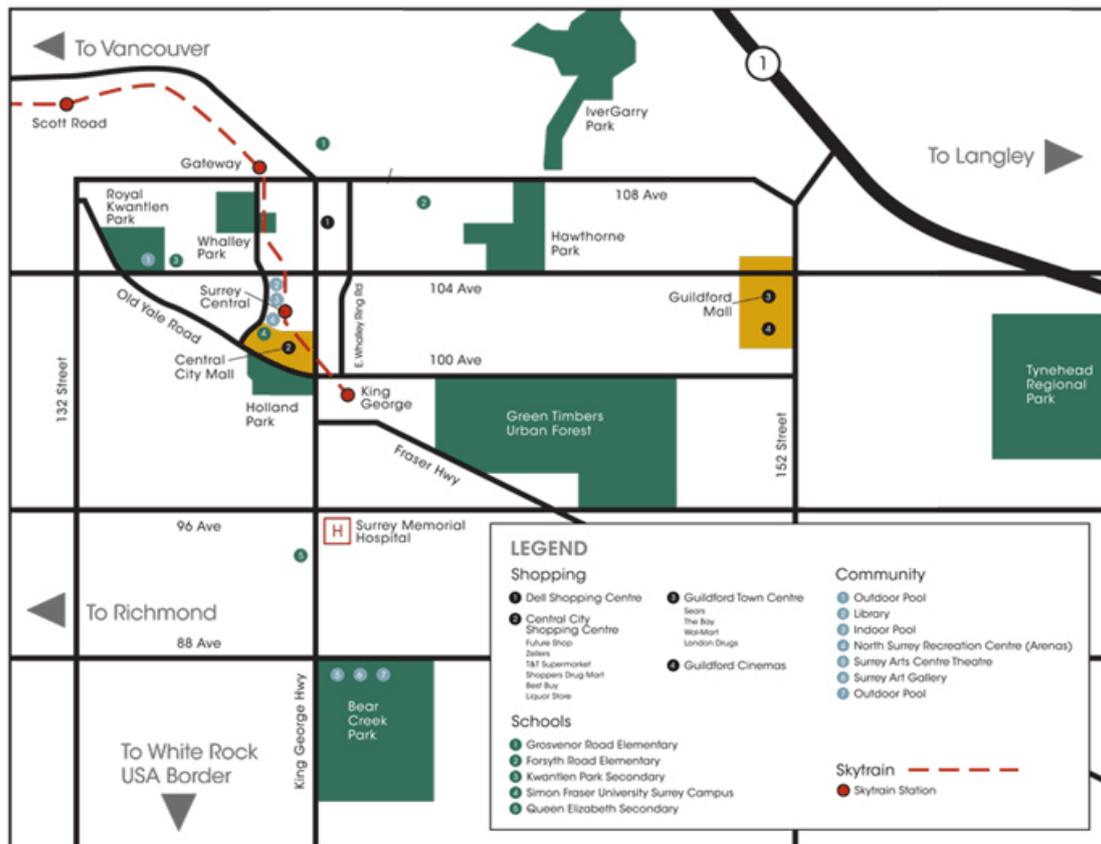
2 Bedroom Homes priced from \$239,900!

All of the new Surrey Emerald Heights condos will come with stainless steel appliances, European



style cabinets, granite kitchen counter tops, high quality carpets and wood floors. The amenities at the new Emerald Heights Surrey condos for sale will include a fitness gym, business centre, meeting room, party room and a guest suite. All homes at Emerald Heights Surrey City Centre real estate development will include a WBI New Home Guarantee Home Warranty covering 2-5-10 years (standard). The developer for the Emerald Heights Surrey condos is Ansu Developent, a trusted builder with over 30 years of experience.

The homes will have craftsman style doors and mouldings as well as a French Door with built in blind to patio. The Emerald Heights Surrey condos for sale will also feature lever door hardware in brushed nickel and 2 inch horizontal blinds. There is either a Sleek or Silver colour palette to choose from in addition to engineered laminate wide plank flooring in kitchen and open concept living spaces. The preconstruction Surrey Emerald Heights condos will feature soft high quality nylon carpeting in bedrooms and clean lined kitchen backsplashes with glass or natural stone accents. Other interior features include eight foot ceiling heights, energy efficient front loading washer/dryer, modern bathroom faucets, rectangular drop in sinks and deep soaker style bath tubs. Other Emerald Heights Surrey condos for sale will also feature floor tile in porcelain and glass tiled wall accents in the bathroom, decora light switches, contemporary light fixtures and stainless steel appliance set for the kitchen. Both bathrooms and kitchens at Emerald Heights Condos in Surrey real estate market will have granite counters and some kitchens will have breakfast bars as per floor plan.



Surrey City Centre map

## Emerald Heights Surrey Apartments

Located at 13883 Laurel Drive Surrey real estate market, the Emerald Heights apartments for sale will feature a seventy unit residential complex that will include the construction of two five storey low-rise buildings. With completion at Emerald Heights Surrey apartment project scheduled for Spring 2013, homebuyers will be able to save lots of cash for their down payment, and not have to wait long to move into their brand new home. Already showcasing the project, the sales office is now open for previewing. Close to the Surrey Centre Mall as well as the SkyTrain station, the new Emerald Heights Surrey apartment complex is situated between 140th St and East Whalley Ring Road and will be very close to all the new offices, transit hubs, amenities and services in the prime Surrey City Centre district. The Surrey Central City Mall as well as Guildford Town Centre and Cinemas are also close by. The preconstruction Surrey Emerald Heights apartments are also close to five schools that include: Queen Elizabeth Secondary, Simon Fraser University Surrey Campus, Kwantlen Park Secondary School, Forsythe Road Elementary and Grosvenor Road Elementary. Also nearby the new Emerald Heights Surrey apartment buildings is Green Timbers Urban Forest, Tynehead Regional Park, Bear Creek Park, Holland Park, Royal Kwantlen Park, Whalley Park, Hawthorne Park and IverGarry Park.

## The Emerald Heights Price Ranges

This new Surrey City Centre condo project will be very affordable for today's first time homebuyer as well as investors alike. There are seven featured floor plans and price ranges for the new Surrey Emerald Heights condo project that includes the following:

- > Plan A > Studio Layout at 410 square feet with 56 sf outdoor from \$149,900
- > Floorplan B > 1 Bedroom at 553 sqft plus 72 sf outdoor from \$189,900
- > Emerald Heights Floor Plan C > 1 Bed at 527 sf plus 54 sf outdoor space from \$179,900
- > Surrey City Centre Floorplan D > 1 Bed+Den at 625 sqft plus 77 sf outdoor price from \$219,900
- > Plan E > 2 Bedroom Floorplan at 828 square feet plus 72 sf outdoor priced from \$279,900
- > Floorplan F > 2 Bedroom Layout at 691 sf plus 72 sf outdoor priced from \$239,900
- > Emerald Heights Surrey Floor Plan G > 2 Bed+Den at 845 sf plus 81 sqft outdoor from \$289,900

