



# European Design With A West Coast Address

Due south of the Fraser River’s tranquil ribbon of water, a striking new development by the name of Notting Hill has found a home. An exclusive collection of 49 residences, Notting Hill offers four distinct styles of homes, **Grand Flats, Stacked Flats, Rooftop Townhomes, and Traditional Townhomes**. The handsome result of a partnership between Royale Properties and the creative minds at Robert Cicozzi architecture, Notting Hill was inspired by the timeless elegance of traditional British design and the natural west coast setting in South Surrey.



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Presentation Centre  
Open 12-5PM Daily,  
Closed Fridays



In our continuing effort to improve and maintain the high standard of the Notting Hill development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E.&O.E.







## Classic Exteriors Infused with European Elegance

If the homes at Notting Hill were to tell a story, it would begin with their beautifully detailed exteriors. A classically European inspired design; brick accents and distinctive exterior lighting are punctuated with a gorgeous outdoor courtyard, which lends space and light. Carefully manicured landscaping with both new and existing greenery adds a subtle but rich finish.

### Notting Hill offers four distinct styles of homes:

#### GRAND FLATS:

Walk up, single level residences similar to a condominium, however, with a street-facing, exterior front door and private outdoor courtyard entrance.

#### STACKED FLATS:

"Stacked" or elevated above a concrete parking and community foundation, these 2-level townhomes are accessed by an outdoor courtyard.

#### ROOFTOP TOWNHOMES:

Located above the Grand Flats, these 2-level townhomes include a private outdoor courtyard entrance and a rooftop patio suited to year round entertainment.

#### TRADITIONAL TOWNHOMES:

Spacious, traditional 3-storey townhome with garages.



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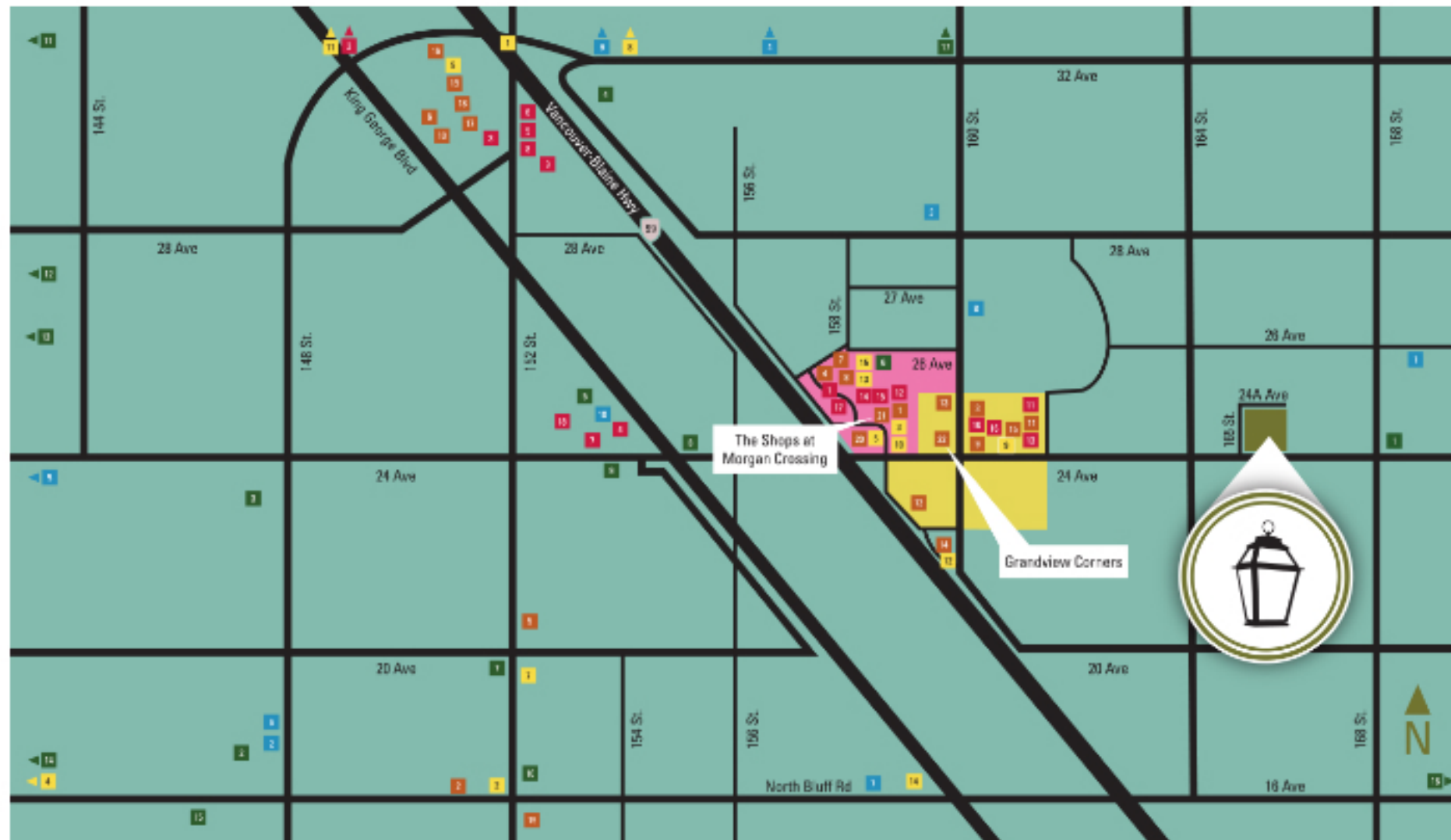
# Welcome to South Surrey

Welcome to Grandview Corners—a dynamic new neighbourhood located in picturesque South Surrey. Offering equal parts small town charm and vibrant urban energy, nearby shopping districts flaunt boutique shops, quaint cafés, and retail stores to explore on foot, with familiar retail outlets for everyday needs. A proud local culinary scene is also flourishing here; both fine dining establishments and their more casual counterparts offer up fresh, sustainable fare alongside flavours from around the world.

Families have a number of excellent options for both elementary and secondary schools. While active community members—both young and old—will enjoy the new Grandview Heights Aquatic Centre. Decidedly west coast, the area’s natural treasures include golf courses and numerous hiking and biking trails—Redwood Park with its wondrous Sequoias amongst them—with the misty surf of White Rock within easy reach.

Less than an hour from Vancouver, and easily accessible to the Peach Arch and Douglas border crossings, Grandview Corners is a neighbourhood for all seasons.

[Download Neighbourhood Map](#)



**ESSENTIALS**

1. London Drugs
2. Shoppers Drug Mart
3. Pharmasave with Canada Post

**Salons**

4. Pure Nail Bar
5. Aru Spa & Salon
6. Salon Cordeiro
7. Blo Dry Bar
8. Nair Lash Lounge
9. Chatters
10. Casbah Day Spa

**Clothing and Household Items**

11. Kitchen Therapy
12. Walmart
13. Home Depot
14. Best Buy
15. Indigo
16. Urban Barn
17. Staples
18. Home Sense
19. Pier 1 Imports
20. Restoration Hardware
21. The Shops @ Morgan Crossing (Winners, Town Shoes, Crocodile Kids, The Gap and many more)
22. Grandview Corners (Le Chateau, BCBG, H&M, Aldo and many more)

**GROCERY STORES, SPECIALTY FOOD AND BEVERAGE SHOPS**

1. Thrifty Foods
2. Choices Market
3. Save-on-Foods
4. Safeway

**Specialty Food**

5. Cobs Bread
6. Kins Market
7. Meridian Meats & Seafood
8. 7 Seas Fish Market
9. Clancy's
10. Cupcake
11. Jugo Juice

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**Coffee Shops**

12. Starbucks
13. Tim Horton's
14. Mink
15. David's Tea
16. Mocha House

**Beer and Liquor**

17. Everything Wine
18. BC Liquor Store
19. Swirl Wine Store

**DINING**

1. The Keg
2. Browns Social House
3. Famoso Neapolitan Pizzeria
4. Ocean Park Village Pub
5. Cactus Club
6. Sammy J's Grill & Bar
7. Boston Pizza
8. Tap Restaurant
9. Morgan's Public House
10. My Shanti
11. Rasoi
12. Kami Sushi
13. Sushi Castle
14. Roadhouse Eatery
15. Chopped Leaf

**STAYING ACTIVE AND ENJOYING THE OUTDOORS**

1. Grandview Heights Aquatic Centre
2. South Surrey Indoor Pool
3. Soft Ball City & Athletic Park

**Fitness Facilities**

4. Innovative Fitness
5. Orange Theory
6. Steve Nash Sports Club
7. She's Fit
8. 30 Minute Hit
9. Oxygen Yoga South Surrey /White Rock
10. Westcoast Hot Yoga

**Parks and Beaches**

11. Blackie Spit
12. Crescent Beach
13. Crescent Park
14. 1001 Steps
15. Centennial Park
16. Redwood Park & Trails

**Golf Courses**

17. Morgan Creek Golf Course

**EDUCATIONAL FACILITIES**

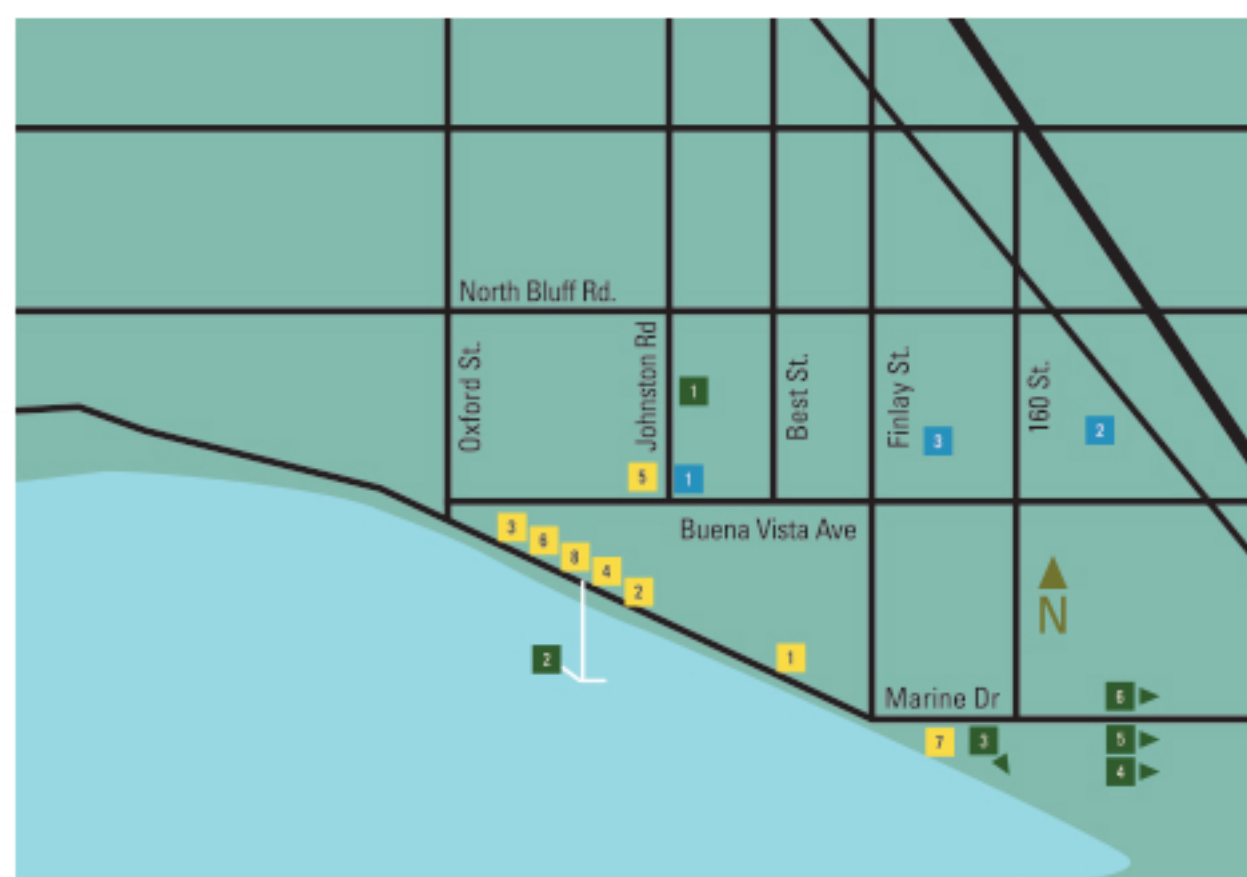
1. Pacific Heights Elementary
2. H.T. Thrift Elementary
3. Sunnyside Elementary
4. Morgan Elementary

**Secondary Schools**

5. Elgin Park Secondary
6. Semiahmoo Secondary
7. Earl Marriot Secondary

**Specialty Schools**

8. South Ridge Private School
9. Morgan Creek Montessori
10. CEFA



## Explore White Rock

[DINING](#)

[STAYING ACTIVE](#)

[EDUCATION](#)

**DINING OUT**

1. Moby Dick Restaurant
2. Cielo's Tapas + Oyster Bar
3. The Boathouse
4. Giraffe
5. Onyx Steak House
6. Pearl Bistro + Oyster Bar
7. Washington Avenue Grill
8. FIVE

**STAYING ACTIVE AND ENJOYING THE OUTDOORS**

1. Nourish Hot Yoga

**Parks and Beaches**

2. White Rock Beach and Pier
3. Peace Arch Provincial Park

**Golf Courses**

4. Peace Portal Golf Club
5. Hazelmere Golf Club
6. Meridian Golf Course

**EDUCATIONAL FACILITIES**

1. White Rock Elementary
2. South Meridian Elementary

**Specialty Schools**

3. Ecole Peace Arch Elementary





## F.A.Q.

### Why Notting Hill in South Surrey?

Notting Hill is a new South Surrey community designed for families, and consisting of a cohesive mix of 49 townhouses and condos for sale near White Rock, BC. We've created a limited collection of four distinctive home designs including: Grand Flats, Stacked Flats, Rooftop Townhouses and Traditional Townhouses. This variance in condominium and townhouse-style homes sets the bar far above what's typically offered with apartments and condos for sale. There really is something for everyone at Notting Hill, and at a price you can afford. Owners will benefit from upscale finishing's and top-quality construction by reputable, award winning builder, Royale Properties.

### Other than Notting Hill, what other communities has Royale Properties built?

Royale Properties has been in business for over three generations. Their creative team of architects, engineers and craftsmen carefully plan new homes and neighbourhoods to reflect the unique values of each community they design. Recent communities built by Royale Properties include: Brixton, Nature's Walk, Outlook and Ovation which are all townhome communities spread throughout Surrey and Langley. By supporting new homeowners long after handing over the keys, this passionate team remains true to their motto, "You deserve to be treated like a Royale!"

### Is there shopping and other services near Notting Hill?

Yes. Grandview Corners is just down the street from Notting Hill. It's a bustling new neighbourhood situated in scenic South Surrey. It offers the best of both worlds, with all the city amenities you could ask for, complimented by a friendly local feel. Larger retail outlets are just steps from specialized boutique shops and intimate cafés.

Fine dining and casual fare mix nicely here, as the local culinary scene in South Surrey thrives. Fresh, sustainable cuisine satisfies nearly every taste, with choices from around the world.

### How far is Notting Hill from the Grandview Aquatic Centre?

Active community members—both young and old—will enjoy the new Grandview Heights Aquatic Centre in South Surrey. The best part is that it's a 5 to 10-minute walk from Notting Hill.

### What schools are located within Notting Hill's catchment area?

There are many public and private schools throughout South Surrey. Notting Hill is located within the catchment for Pacific Heights Elementary and Earl Marriot Secondary. For those looking to enroll their children in private school, Southridge located in the Grandview area of South Surrey is 3-minutes from Notting Hill and offers education for grades K-12.

### How long is the commute from South Surrey to Downtown Vancouver?

Notting Hill, located in South Surrey, near White Rock, BC, is less than an hour drive from Vancouver, and is within close proximity to the US border crossing at Peace Arch and Douglas.

### Are internet, phone and TV packages available?

Yes, all new homeowners at Notting Hill will receive one free year of Shaw TV and high-speed Internet, with Wi-Fi and PVR rental included.

### Is there parking available?

Yes. All new homes at Notting Hill come with at least one parking stall included. Those purchasing a stacked flat or rooftop townhome will receive two parking stalls. Buyers of the traditional townhomes will have parking for at least two vehicles, with some have parking for up to four vehicles. Additional stalls are available for purchase on a first come, first serve basis. Contact a Notting Hill representative for more details.

### Are there storage lockers available if I need additional space?

Yes, a limited number of storage lockers are available for purchase on a first come, first serve basis.

### When can I move into my new townhouse?

Homes at Notting Hill in South Surrey will be available to move-in starting early April. For those looking for a longer timeline, our last phase of the community is expected to complete early 2017.

### What's on-site amenities does Notting Hill offer?

With more than 1,750 square feet of common indoor space, the Clubhouse at Notting Hill in South Surrey provides a retreat exclusively for residents. Overlooking thick brushstrokes of mature landscape, a children's play area sits adjacent to a relaxing patio—the perfect spot to while away an afternoon. Zoned for use as a daycare, the amenity building allows savvy residents to embark on a daycare business. Ask a Notting Hill representative for more details.

### Are there pet or rental restrictions at Notting Hill?

There are no rental restrictions at this time. Minimal pet restrictions apply. Contact a Notting Hill representative for more information on limitations regarding pets.

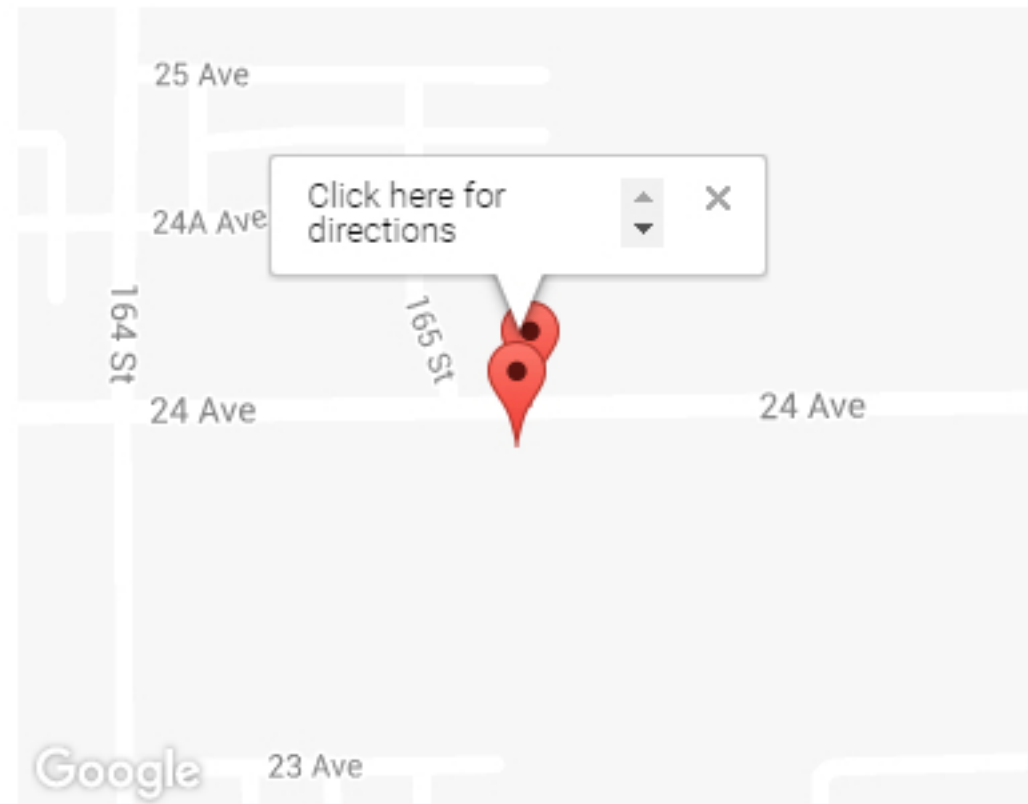
### Do the homes at Notting Hill offer natural gas?

Yes. All new homes at Notting Hill in South Surrey offer a gas barbecue outlet and 5-burner gas range for optimal cooking temperatures.





## COME VISIT US



# Contact

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