

# SOHO Features

## SOHO IN SOUTH SURREY - Many Unexpected Advantages

### ROOFTOP PATIOS

- Individual rooftop patio that's perfect for Barbecues. Ranging from 427 sq ft to 712 sq ft which is larger than many Vancouver condos!

### ARCHITECTURE

- SOHO exteriors are timeless. They are classic yet modern and you'll feel at home amongst our transitional contemporary architecture.

### PARK PROXIMITY

- Live beside the park at SOHO - Oak Meadows Park is 4.2 acres of lush green forest, gorgeous open meadows and even has a pond too!

### MAIN FLOOR BACKYARDS

- Be among the first to buy and you could own a SOHO home with a main-level walk-out backyard.

### GREEN SPACE

- Look at the SOHO site plan and you'll see we've strategically placed four green spaces within the community. Spot the future Grandview Ridge Trail along the south portion of the property which connects SOHO with Oak Meadows Park and the convenience of the retail shops and restaurants in Grandview Corners and Morgan Crossing.

### AMENITY BUILDING

- Spacious 5000 square foot amenity building featuring a huge outdoor terrace on upper level.
- Two Kitchens and two spacious lounge areas both fitted with cozy fireplaces and perfect for entertaining guests and hosting parties.
- Private Meeting Rooms, ready for all your business needs.

### SPACIOUS INTERIORS -

#### *Thoughtfully Designed Homes*

- Interiors lit by high-end pot lights.
- Floors shine with tough and durable wide-plank laminate flooring.
- Custom designed entertainment wall and fireplace (an \$8,000 value) equipped with convenient wire management systems and included at no extra cost.
- Entry foyer features easy-care porcelain floor tiles.
- Expansive Low-E windows with modern 2" blinds.
- Luxuriously plush carpeting on all upper floors, stairs, hallways and flex rooms.
- Optional server with quartz countertop.\*

### LAVISH BATHROOMS & ENSUITES -

#### *Style and Luxury*

- Seamless floor-to-ceiling Italian-style porcelain tiles in master ensuite.
- Spacious master ensuite, featuring double porcelain under-mount sinks\* and an abundance of storage.
- Modern shower complete with a sleek frameless glass door.
- Tastefully designed custom make-up vanity featuring mirror lighting.\*
- Floating flat panel cabinetry.
- Convenient powder room on the main floor, and a full bathroom on the lower level.\*
- Custom-built wood closet organizers - Optional.
- Luxury Kohler plumbing fixtures.

### SPECTACULAR SOUTH SURREY - *Walkable, Convenient, and Community-Centred*

- Perfectly located within minutes from the boutique retail stores and a plethora of restaurants in Morgan Crossing and Grandview Corners.
- Join a fitness program or swim in the Olympic-size pool at the Grandview Heights Aquatic Centre.
- Breathe in the fresh ocean air while hiking the trails along Crescent Beach.
- Play a round of golf at six nearby world-class golf courses.
- Live walking distance from some of the city's best Elementary and Secondary Schools including Southridge Private School.
- Shave time off your commute by living close to key commuter routes and the US border.

### DELIGHTFUL KITCHENS -

#### *Kitchens That Inspire You*

- Modern shaker-style or contemporary flat panel with an exquisite solid slab quartz backsplash.
- Designer hardware and soft-close doors and drawers.
- Dazzling solid surface quartz countertops.
- Sleek stainless steel appliances, 5-burner gas cooktop, built-in wall oven and microwave.\*
- All homes include spacious kitchen islands - perfect for dining and entertaining.
- Pendant lighting above the island.
- Gas barbecue hook-up for easy cooking.

### WARRANTY -

#### *Peace of Mind*

- When you buy a new home from Zenterra, you can rest assured as you are protected by the Travelers 2/5/10 Warranty Program which includes two years for materials and labour, five years for building envelope, and ten years for structural defects.

- SOHO has been built with durability and longevity in mind.
- Rainscreen technology building envelope protection.

### STANDARD AT SOHO -

#### *Technology and Convenience*

- Gas barbecue hook-ups.
- Cat5 wiring for internet, phone and TV.
- Smoke detectors on each floor.
- Pre-wiring for security system.
- Sturdy 2x6 exterior wall construction with R20 insulation.
- Finished garage.

### SLEEK APPLIANCES -

#### *Classic, Stylish, and Energy-Efficient*

### TANDEM AND FLEX HOMES (Galley Kitchens)

- KitchenAid® 30" French Door Refrigerator with Ice Maker and Interior Water Dispenser
- KitchenAid® 30" 5-Burner Gas Cooktop
- KitchenAid® 30" Wall Oven
- Broan® Custom Hood Power Pack
- KitchenAid® Built-In 30" Microwave
- KitchenAid® Stainless Steel Dishwasher
- Whirlpool® Duet Front Load Washer and Dryer

### DOUBLE HOMES (Galley Kitchen)

- KitchenAid® 36" French Door Bottom Freezer Refrigerator with Ice/Water Dispenser
- KitchenAid® 30" 5-Burner Gas Cooktop
- KitchenAid® 30" Wall Oven
- AEG® Perfekt Glide 30" Pull-out Range Hood
- KitchenAid® Built-In 30" Microwave
- KitchenAid® Stainless Steel Dishwasher
- Whirlpool® Duet Front Load Washer and Dryer

### DOUBLE HOMES (L-Shaped Kitchen)

- KitchenAid® 36" French Door Bottom Freezer Fridge with Ice/Water Dispenser
- KitchenAid® 30" 5-Burner Gas Range
- AEG® Perfekt Glide 30" Pull-out Range Hood
- KitchenAid® Built-In 30" Microwave
- KitchenAid® Stainless Steel Dishwasher
- Whirlpool® Duet Front Load Washer and Dryer

\* Certain floorplans apply. Please see sales staff for details.



**SOHO**

Intelligent living | BY ZENTERRA DEVELOPMENTS

IN A CONTINUED EFFORT TO IMPROVE OUR HOMES, WE RESERVE THE RIGHT TO MODIFY PLANS, SPECIFICATIONS AND PRICES WITHOUT NOTICE. ROOM SIZES, SQUARE FOOTAGE, FEATURES AND OUTDOOR SPACES MAY VARY WITHIN THIS COMMUNITY. FLOOR PLANS MAY BE REVERSED BASED UPON LOCATION. ALL DIMENSIONS AND SIZES ARE APPROXIMATE. BUYERS ARE RECOMMENDED TO READ THE SALES DISCLOSURE STATEMENT AND REVIEW THE ARCHITECTURAL PLANS PRIOR TO PURCHASE. E.&O.E.