

**SOLD OUT**

**THE HAMPTONS**

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**SOLD OUT**  
March 2016

16458 23 Avenue, South Surrey BC



### Introducing THE HAMPTONS: A Higher Level of Luxury Living in South Surrey

Nestled in the heart of the prestigious Morgan Heights neighbourhood, The Hamptons introduces a new concept of living in one of the most bustling, family-oriented and desirable communities in South Surrey. Here, you are conveniently situated a step away from everything, yet tucked away on an established residential street. Enjoy the close proximity of an array of highly rated schools, new shopping districts, beaches, golf courses and the ease of commuter routes to Vancouver or the USA.



At Essence, we've gone above and beyond to create homes that stand apart from the rest, in both form and function.

This intimate collection of 74 Upscale Townhomes feature the perfect complement of traditional suburban living and urban convenience and have been designed to harmonize with their surroundings. Our construction and designer teams have spent countless hours perfecting the site plan to make the most of our natural assets.

[VIEW TOWNHOME VIRTUAL TOUR](#)

### The Beach House

As a resident at Essence, enjoy membership to the private community clubhouse – The Beach House.

- Kick back and relax in the Legendary Lounge featuring a full kitchen, pool table and 60" tv perfect for watching the big game
- Watch the latest releases in the private screening room featuring amazing sound and a theatre like feel
- Brush up your 3-on-3 basketball skills on the half court
- Start your morning or end your day with a refreshing workout in the fitness room
- Unlock your inner "om" in the yoga studio
- Host your family/friends for a bar-be-que filled with stories and laughs in the outdoor bar-be-que area
- Get involved with your new community and meet new friends at the community garden while enjoying the outdoors

[VIEW BEACH HOUSE VIRTUAL TOUR](#)



Elevate at the Hamptons by LEGENDARY – a Private Reserve of 40 Duplex Style Row Homes situated in a quiet and serene neighbourhood, offering an enviable location that seamlessly blends soothing natural beauty and privileged urban living.

The Homes at Elevate are a long-awaited series of truly luxurious and affordable homes in South Surrey. Boasting Traditional Craftsman architecture featuring brick and Hardiplank facades on the exteriors, and refreshing open-plan layouts inside for great views, you will discover a new standard for stylish living.

Being a member of the Hamptons master planned community also adds unparalleled privileges as the list of current and future amenities such as White Rock Beach, new schools, parks, recreation, dining and shopping grows impressively.

### Freehold Ownership

Need more space? Dreaming of buying a single family home but it does not fit your budget?

Elevate may be exactly what you're looking for. Forget paying monthly strata-fees and build equity in your new home. Enjoy freedom and affordability with similar number of beds and baths, square feet and luxurious features without the high single family home cost.

[VIEW DUPLEX HOME VIRTUAL TOUR](#)

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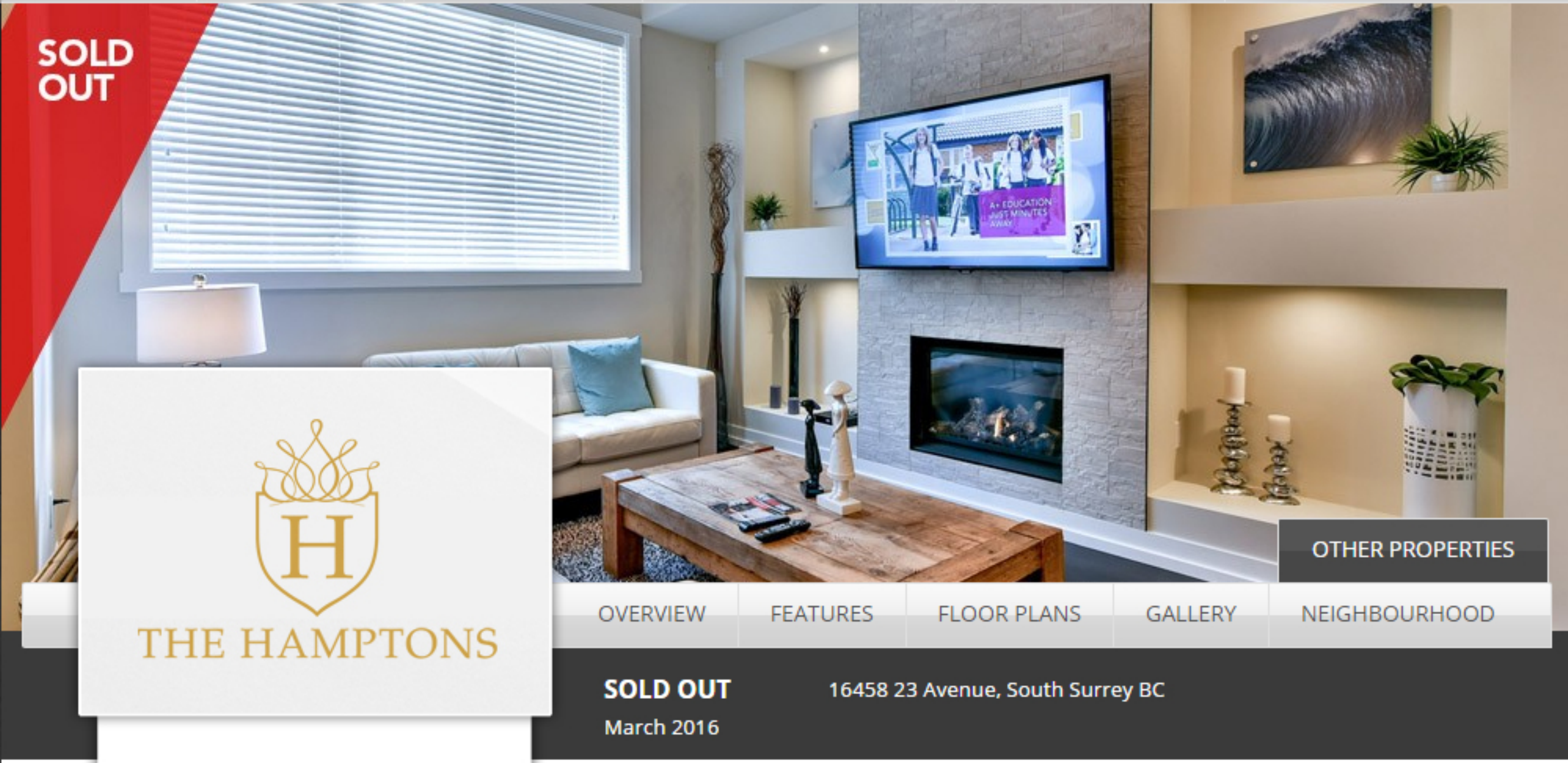
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**RICH EXTERIORS**

- American Colonial Style Architecture with a 'West Coast' feel designed by award-winning architect Robert Ciccozzi Architecture
- Features include timeless brick with board-and-batten accents, pitched rooflines, dormers (duplexes), decorative chimneys (townhomes) and energy saving multi-panel windows with shutters
- Designer selected heritage colours to harmonize with their natural surroundings
- HardiPlank siding to ensure years of strength, beauty and durability with ColorPlus Technology
- Every duplex home has the added convenience of a detached garage with an additional 3 parking spaces
- Every townhome features either an enclosed 2 car garage or an enclosed 1 car garage plus 1 covered carport

- Enjoy flat front, maple shaker style cabinetry with brushed nickel hardware and self closing drawer slides and cabinet hinges for that added touch
- Light up your work area with contemporary under cabinet lighting

**SPA-INSPIRED BATHROOMS**

- Retreat to bathrooms featuring maple shaker style vanities with chrome hardware, large vanity mirrors, quartz countertops with undermount sinks, elegant sconce lighting, sleek polished chrome faucets, porcelain tile flooring, and a luxurious tub or a spacious walk-in shower
- Master ensuite bathrooms also feature double 'his and hers' undermounted sinks
- Powder rooms on the main level feature maple shaker vanities with sleek polished chrome hardware

**COVETED OUTDOOR LIVING**

- Extensive landscaping has been carefully planned by award-winning landscape architect M2 Landscaping
- Enjoy entertaining and outdoor living in the warmer months on generous decks and your private, professionally landscaped yard featuring lush boxwood shrubs, emerald green cedars and 2' x 2' concrete pavers (available only in duplexes)

**NEW HOME PEACE OF MIND**

- All homes at Elevate and Essence come backed with National Home Warranty 2-5-10 New Home Warranty
- All homes outfitted with hard-wired smoke detectors and carbon monoxide monitors
- State-of-the-art rain screen protection for durability in our West Coast weather
- All homes are pre-wired for a alarm system
- Bollard and post lamp lighting accents paver pathways within Essence (townhomes), and overhead soffit lighting on your front porch brightens your arrival home
- All duplex feature a exterior gas outlet for your BBQ and are roughed-in for A/C and a Heat Pump

**STUNNING INTERIORS**

- Two types of duplex homes to choose from, "Parkside" or "Streetside"
- Choose from the following superbly designed townhome floorplans:
  - 2 Bedrooms plus Den with 3 or 4 Bathrooms
  - 3 Bedrooms plus Den with 3 or 4 Bathrooms
  - 4 Bedrooms with 4 Bathrooms
- Modern interiors with open-concept plans offer appealing details including wainscot paneling in the den (duplexes), dining room (townhomes) and the powder room tucked away on the main
- Two designer colour schemes, "Adra" and "Una", showcase timeless tones and finishes
- Sink your toes into soft yet tough Ansonylon carpeting, and pad over luxurious engineered hardwood flooring and elegant oversized porcelain floor tiles as you walk room to room
- Spacious 9' (townhomes) and 10' (duplexes) ceilings throughout the main level give you breathing room to live and entertain
- Kick back and watch the big game or the latest blockbuster at the built-in entertainment centre in the living room equipped with a radiant gas fireplace (duplexes) or electric fireplace (townhomes)
- Timeless crown moulding on the main, oversized baseboards throughout, interior window trims and contemporary door casing add that extra finishing touch
- Low-E glass windows improve energy efficiency and reduce harsh UV rays
- 2" faux white wood designer blinds for shade and privacy

**EVERYDAY CONVENIENCES**

- Cat5e wiring for Internet, phone and TV
- Forced Air Heating System with upgraded 95% high efficiency furnace (duplexes)
- Stay comfortable indoors with the ability to control electric baseboard heating from room to room individually (townhomes)
- Doing laundry will never be a chore with your 4.0 cu.ft. Whirlpool Duet front load washer and 6.7 cu.ft. Whirlpool Duet front load dryer
- Built-in wood closet organizers
- Two hose bibs: one in the front and one in the rear of the home
- Key fob access to The Beach House Clubhouse (townhome residents only)

**ENVIABLE KITCHENS**

- The kitchens at Elevate and Essence shine with stunning quartz countertops, Eco Compatible contemporary stone backsplashes, undermounted stainless steel double-basin sinks with single-lever pull-down Delta Trinsic faucets, 1/2 hp garburators and coordinating stainless steel appliances:
  - 19.8 cu.ft. KitchenAid refrigerator with FreshChill™ temperature management system, external ice & water dispenser, drawer freezer, filtration system, and FreshSeal™ humidity-controlled crispers
  - 30" KitchenAid frameless gas cooktop with full-width cast-iron grates, enhanced broil element that provides broad, even coverage, and variable time self-cleaning system for differing soil levels (available only in duplexes)
  - 30" KitchenAid self-cleaning electric range with True convection oven with T.H.E.™ Convection Oven Element and Even-Heat™ True Convection System (townhomes)
  - 24" KitchenAid dishwasher with hidden controls, stainless steel interior, AquaSense™ Fill System and hi temp scrub
  - 30" KitchenAid wall-mount canopy hoodfan (duplexes)
  - 1.6 cu.ft. KitchenAid countertop microwave (duplexes)
  - 30" KitchenAid Over-the-Range Microwave with up to 300 CFM motor exhausts and true 10-level power control (townhomes)

**PERSONALIZE YOUR HOME**

- Laminate or engineered hardwood flooring in basement level (duplexes only)
- Enjoy the ease of heating your home in the winter with a heat pump and cooling it in the summer with the addition of Air Conditioning (available in duplexes)
- Completing your new home with a custom-designed bar in the rec room finished in beautiful maple shaker style cabinetry with a quartz countertop, stainless steel bar sink and sleek single-lever faucet (duplexes)
- Enjoy the ease of vacuuming with the addition of a Central Vacuum System (townhomes)

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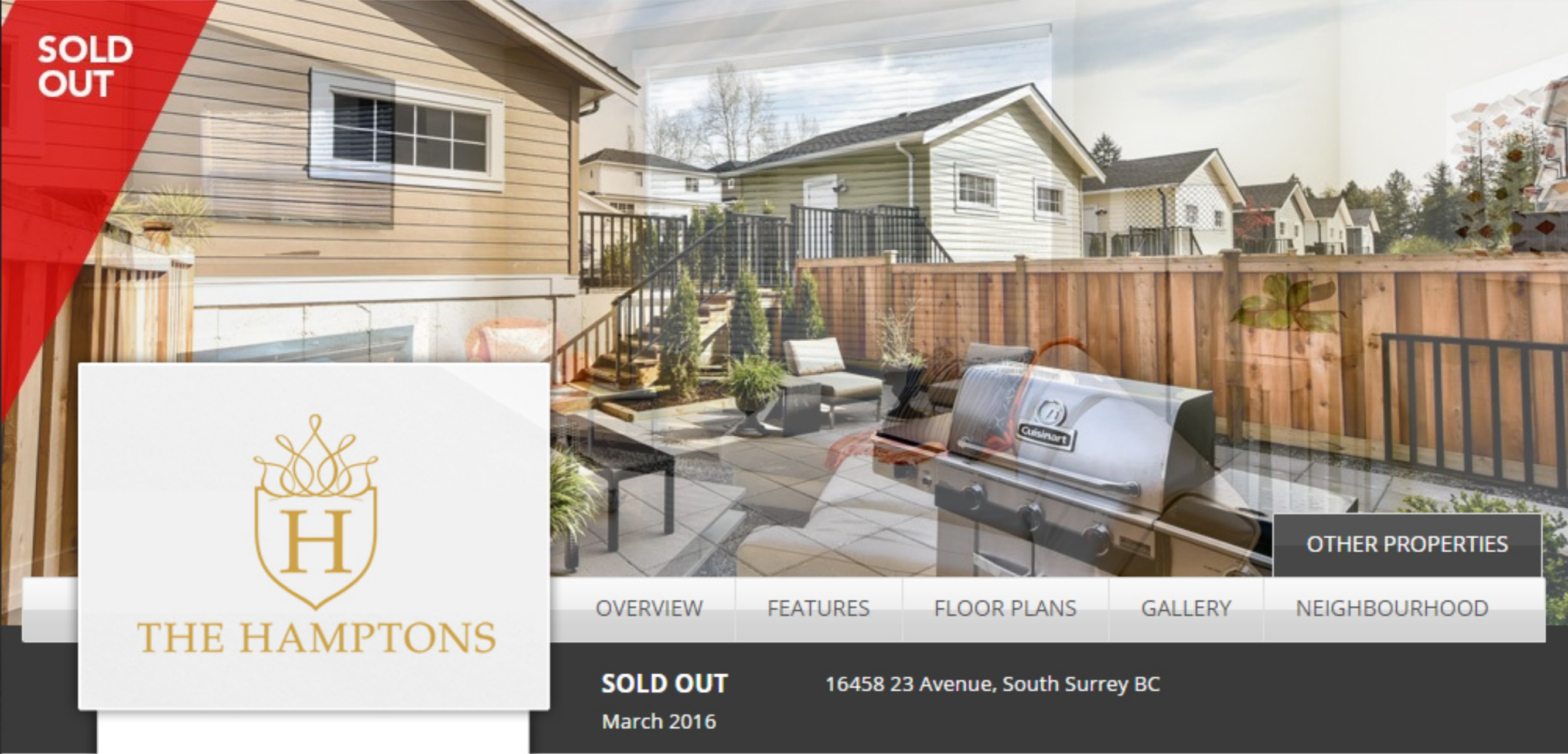
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**SITE PLAN**

**FLOOR PLANS**

- ELEVATE - Parkside Corner
- ELEVATE - Parkside Inside
- ELEVATE - Parkside Inside [Master Bedroom on Main]
- ELEVATE - Streetside Corner
- ELEVATE - Streetside Inside
- ELEVATE - Streetside Inside [Master Bedroom on Main]
- ESSENCE - A1 & G1
- ESSENCE - A2 & A3E
- ESSENCE - B1
- ESSENCE - B2 & B3
- ESSENCE - B4E & B5E
- ESSENCE - C1
- ESSENCE - D1
- ESSENCE - E1E & E2E
- ESSENCE - F1E
- ESSENCE - F2E

ZOOM IN | PRINT | SEND TO A FRIEND

**PARKSIDE CORNER | LOWER LEVEL WALKOUT** 2550 SQ.FT.  
**| DETACHED GARAGE** 241 SQ.FT.

**UPPER**  
859 SQ.FT.



**MAIN**  
850 SQ.FT.



**LOWER**  
841 SQ.FT.



THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, PROJECT DESIGN, MATERIALS AND SPECIFICATIONS TO MAINTAIN THE HIGH STANDARD OF THIS DEVELOPMENT. SEE SALES REPRESENTATIVE FOR SPECIFIC DETAILS.

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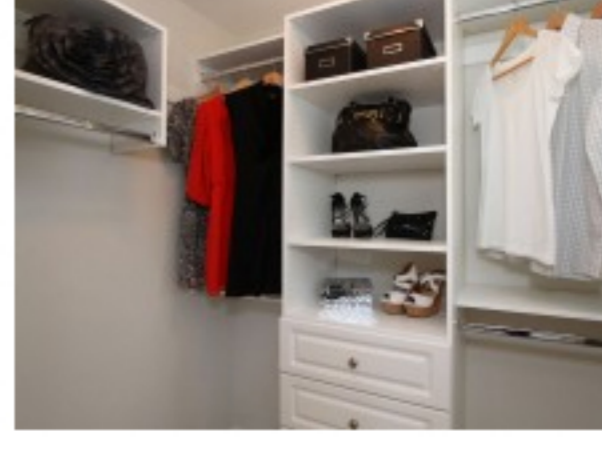
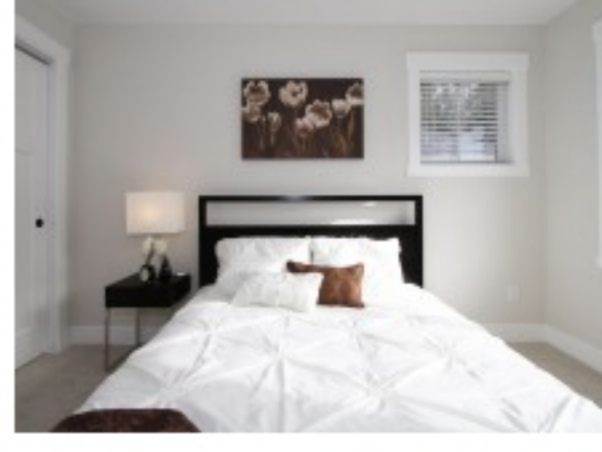
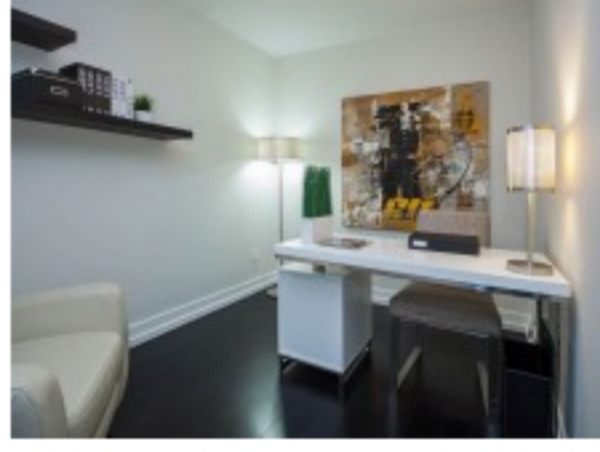
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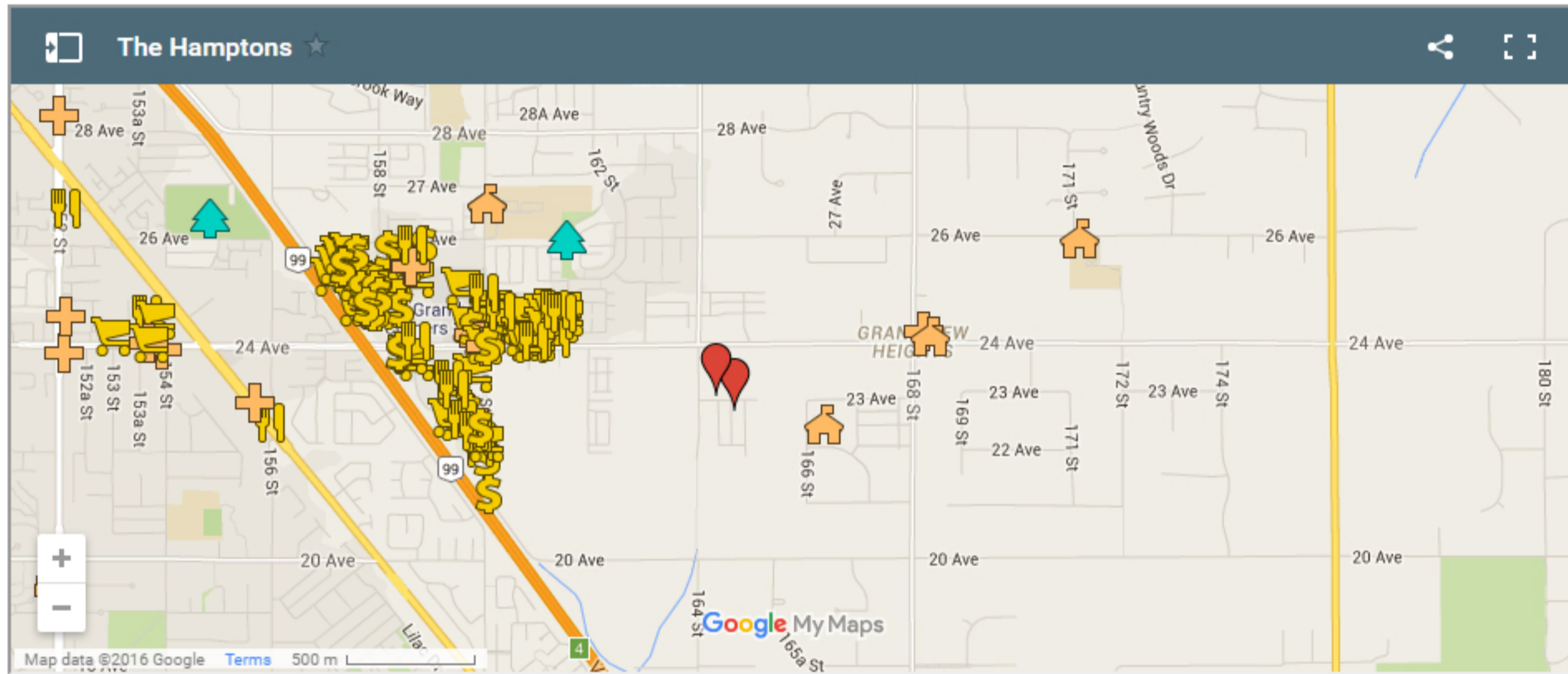
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Lifestyle opportunities abound in this bustling area, with everything from great schools like the prestigious co-ed private Southridge School to the vast array of shopping opportunities at The Shops at Morgan Crossing.

Take in an evening stroll at White Rock Beach. Enjoy dinner at a great local restaurant. Spend your morning enjoying a round of golf at Morgan Creek Golf Course or many neighbouring courses. Explore the abundance of natural attractions, just blocks away. Spend the afternoon shopping with your friends at the outlets at The Shops at Morgan Crossing. Take your little princess or prince to the White Rock Princess Party, one of many annual community events and festivities. Take a kayak tour at Natural West Coast Adventures in White Rock. Experience buying fresh fruits and vegetables from locally-grown farmers at the White Rock Farmers' Market. **The possibilities are endless.**

For the busy commuter, Greater Vancouver comes right to the neighbourhood, with highway 99 close at hand, travelling to downtown Vancouver, Richmond or even the USA has never been so simple.



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