



# sunset grove

## The Sunset Series Apartment Homes

## Features

### YOUR SUNSET GROVE HOME

- A unique 4 storey apartment building featuring striking Craftsman-style architecture, including special details such as warm brick and painted shingle accents
- A welcoming vaulted timber canopy over lobby entrance
- Over-sized windows to maximize natural light
- Generous sized balconies or patios spacious enough to fit a full patio set
- A convenient amenity lounge with kitchen and outdoor patio - perfect for private parties and family celebrations
- Lush landscaping featuring open green spaces, central courtyard, community gardens, and two large play areas for the enjoyment of residents and their children
- A dedicated greenway nestled along one side of the Sunset Grove community
- A short drive to an extensive, wide array of shops, stores, big box retailers and malls - Pier 1 Imports, Home Sense, Costco, Wal-Mart, Home Depot, Safeway, Save-on-Foods, and Willowbrook Mall to name just a few
- Close proximity to schools, recreational amenities and major transportation routes

### BEAUTIFULLY DESIGNED INTERIORS

- 40 ounce broadloom cut pile carpet
- Decorative wood baseboards and door moldings
- Warm natural gas fireplace with wood mantel and accent lighting
- "Carrara" style interior doors with smooth finish
- Lever style satin finish interior door hardware
- Unobtrusive horizontal mini-blinds on all exterior windows, 3 1/2" vertical fabric blinds on sliding glass doors
- Convenient built-in wire closet shelving
- Pre-wiring for dining room pendant light and master bedroom ceiling fan/light
- 9 foot ceilings on the 1st floor and raised living room ceilings on the 4th floor
- Two distinct designer colour schemes to choose from: Dawn and Dusk

### GOURMET KITCHENS

- Warm half wrap laminate cabinetry with contemporary horizontal grain and elegant brushed nickel pulls and handles
- Coordinating 1 1/4" granite kitchen countertops
- Handset, imported tile backsplash
- Contemporary, designer selected laminate flooring
- Single lever stainless steel faucet by Delta with pull out vegetable spray
- Double bowl stainless steel sink with 1/2 HP in-sink disposal
- Adjustable overhead brushed nickel halogen track lighting
- Convenient breakfast bar or island bar providing extra counter space and a perfect spot for those quick, early morning meals

- Name brand premium stainless steel appliance package by Frigidaire including:
  - 18 cubic foot frost free refrigerator
  - Slide-in range with coordinating glass cooktop
  - Ultra Quiet II, 5 level Precision, Energy Star Qualified dishwasher which uses 100% filtered water
  - 950 W Over-the-Range Microwave/hood fan unit

### LUXURIOUS BATHROOMS

- Handset, imported porcelain tile flooring
- Radiant heated floor in ensuite
- Warm half wrap laminate cabinetry with contemporary horizontal grain and elegant brushed nickel pulls
- Designer-selected laminate countertop with cove backsplash
- Relaxing 5 foot fiberglass soaker tub
- Designer-selected polished chrome, single lever, pressure balanced shower control with shower head by Kohler in ensuite and by Delta in main bath
- Lavish HYTEK Chrysalis Tub/Shower combination with contemporary chrome frame in 2 bedroom homes (excludes G2 plans)
- Handset ceramic tile shower and tub surrounds
- Glass mosaic tile accents in ensuite
- Vitreous china sink basins with polished chrome faucets by Kohler in ensuite and by Delta in main bath
- Designer-selected light fixture in ensuite
- Polished chrome towel bar

### THE COMFORT, THE CONVENIENCE

- Energy efficient double-glazed windows and sliding glass or single french doors
- Electric baseboard heating
- Telephone and cable outlets in each bedroom and 2 in the main living area
- CAT 5 wiring for high-speed internet access and ADSL
- Shaw cable connections for high-speed internet and digital cable access
- Laundry closet with stacking washer and dryer units
- Convenient visitor parking for your guests
- Secure storage locker included with every home as well as access to shared secure bike room

### THE PEACE OF MIND

- Private and secure underground parkade
- Hard-wired for smoke and CO<sub>2</sub> detectors
- Fiberglass laminated asphalt shingle roof with 30 year manufacturer warranty
- Third Party Warranty Insurance
  - Materials and Warranty Insurance: Two Years
  - Building Envelope: Five Years
  - Structural Defects: Ten Years

PRESENTATION CENTRE 6520 194th Street, Surrey, BC V4N 3G6 t 604 532 7711 [www.sunsetgrove.ca](http://www.sunsetgrove.ca)

In the interest of continuing improvements, the developer reserves the right to change features and specifications without notice. Actual dimensions and floor plans may vary. Location, size and form of outdoor space varies on a per home basis. Note that some homes will be laid out in a reverse plan. See architectural plans for detail. E.&O.E.



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03/26/10



# sunset grove

## The Garden Series Carriage-Style Townhomes

## Features

### YOUR SUNSET GROVE HOME

- Craftsman-style inspired architecture including large windows, covered individual entries, extensive wood trim and painted shingle accents
- Each home has conveniently sized covered decks/patios designed to fit a full patio set for outdoor living and entertainment at its best
- A convenient amenity lounge with kitchen and outdoor patio – perfect for private parties and family celebrations
- Lush landscaping featuring open green spaces, central courtyard, community gardens, and two large play areas for the enjoyment of residents and their children
- A neighbourhood greenway nestled alongside the Sunset Grove community
- A short drive to an extensive, wide array of shops, stores, big box retailers and malls – Liberty, Home Sense, Costco, Wal-Mart, Home Depot, Safeway, Save-on-Foods, and Willowbrook Mall to name a few
- Close proximity to schools, recreational amenities and major transportation routes

### BEAUTIFULLY DESIGNED INTERIORS

- Elegant, spacious 9' ceilings on main floor
- Handset, imported porcelain tile entrance foyer
- Warm natural gas fireplace with wood mantel and accent lighting
- 40 oz broadloom cut pile carpet
- Decorative wood baseboards and door moldings
- “Carrara” style interior doors with smooth finish
- Lever style satin stainless steel interior door hardware
- Unobtrusive horizontal mini-blinds on exterior windows
- Convenient built-in wire closet shelving
- Pre-wiring for dining room pendant light and master bedroom ceiling fan/light
- Decora-style rocker light switches throughout

### GOURMET FAMILY KITCHENS

- Warm half wrap laminate cabinetry with contemporary horizontal grain and elegant brushed nickel pulls and handles
  - Optional upgrade of wood shaker style doors in 2 designer colour schemes available
- Coordinating 1.5" granite kitchen countertops
- Convenient space saving features such as roll-out bank of drawers, including some pot drawers
- Handset, imported porcelain tile backsplash with mosaic tile accents
- Contemporary, designer selected laminate flooring
- Single lever stainless steel faucet by Delta with pull out vegetable spray
- Double bowl stainless steel sink with 1/2 HP in-sink disposal
- Name brand premium stainless steel appliance package by Frigidaire including:
  - 18 cubic foot frost free refrigerator
  - Slide-in range with coordinating glass cooktop
  - Ultra Quiet II, 5 level Precision, Energy Star Qualified dishwasher which uses 100% filtered water
  - 950 W Over-the-Range Microwave/hood fan
- Adjustable overhead brushed nickel halogen track lighting

- Convenient breakfast bar or island bar providing extra counter space and a perfect spot for those quick, early morning meals
- Kitchen islands in most plans providing extra storage and counter space

### LUXURIOUS BATHROOMS

- Handset imported porcelain tile flooring in all bathrooms
- Radiant heated floor in ensuite
- Warm half wrap cabinetry with contemporary horizontal grain and elegant brushed nickel pulls
- Designer-selected laminate countertop and cove backsplash
- Relaxing 5 foot fiberglass soaker tub
- Oversized walk-in shower with glass door in ensuite (2 bedroom homes only)
- Designer-selected polished chrome, single lever, pressure balanced shower control with shower head by American Standard in ensuite and by Delta in main bath
- Luxurious tile surrounds for both shower and/or bathtubs
- Glass mosaic tile accents in ensuite
- Vitreous china sink basins with polished chrome faucets by Kohler in ensuite and by Delta in main bath
- Designer selected light fixture in ensuite
- Polished chrome towel bar

### ENERGY-SAVING AND CONVENIENT FEATURES

- Thermostat controlled electric baseboards
- Energy-efficient double-glazed vinyl windows and single french doors
- 40 gallon (U.S.) electric hot water tank
- Telephone and cable outlets in each bedroom and two in the main living area
- Laundry closet with front-loading, stacking washer and dryer unit
- Convenient visitor parking for your guests
- Secure storage locker included with every home as well as access to shared secure bike room

### PEACE OF MIND

- New generation construction with rain screen vinyl and “fiber cement siding and backer board” siding protection
- Horizontal triple 3 and vertical board & batten vinyl siding patterns
- Fiberglass laminated asphalt shingle roof with 30 year manufacturer warranty
- Pre-finished 5" aluminum gutter and 2" X 3" downspouts
- Each home pre-wired for security system with contacts on exterior doors and windows on main floor
- Dead bolt lock on front entry door
- Private and secure underground parkade
- Hard-wired smoke and CO<sub>2</sub> detectors
- Third Party Warranty Insurance
  - Materials and Labour: Two Years
  - Building Envelope: Five Years
  - Structural Defects: Ten Years

### CUSTOMIZE YOUR HOME

- Two distinct designer colour schemes to choose from: Aurora and Twilight
- Numerous upgrade options available; please ask Sales Manager for further details

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01/1/08



# sunset grove

## The Grove Series Traditional Townhomes

## Features

### YOUR SUNSET GROVE HOME

- Craftsman-style inspired architecture including large windows, covered individual entries, extensive wood trim and painted shingle accents
- Each home has its own yard with traditional fencing for outdoor living at its best
- Attached 2 car garage with 2 automatic garage door openers
- A convenient amenity lounge with kitchen and outdoor patio - perfect for private parties and family celebrations
- Lush landscaping featuring open green spaces, central courtyard, community gardens, and two large play areas for the enjoyment of residents and their children
- A neighbourhood greenway nestled alongside the Sunset Grove community
- A short drive to an extensive, wide array of shops, stores, big box retailers and malls – Liberty, Home Sense, Costco, Wal-Mart, Home Depot, Safeway, Save-on-Foods, and Willowbrook Mall to name a few
- Close proximity to schools, recreational amenities and major transportation routes

### BEAUTIFULLY DESIGNED INTERIORS

- Elegant, spacious 9' ceilings on main floor
- Handset, imported porcelain tile entrance foyer
- Warm natural gas fireplace with wood mantel and accent lighting
- 40 oz broadloom cut pile carpet
- Decorative wood baseboards and door moldings
- "Carrara" style interior doors with smooth finish
- Lever style satin stainless steel interior door hardware
- Unobtrusive horizontal mini-blinds on exterior windows
- Convenient built-in wire closet shelving
- Pre-wiring for dining room pendant light and master bedroom ceiling fan/light
- Decora-style rocker light switches throughout

### GOURMET FAMILY KITCHENS

- Custom designed real wood shaker style cabinetry with elegant brushed nickel pulls and handles
- Coordinating 1.5" granite kitchen countertops
- Convenient space saving features such as roll-out bank of drawers, including some pot drawers
- Handset, imported porcelain tile backsplash with mosaic tile accents
- Contemporary, designer selected laminate flooring
- Single lever stainless steel faucet by Delta with pull out vegetable spray
- Double bowl stainless steel sink with 1/2 HP in-sink disposal
- Name brand premium stainless steel appliance package by Frigidaire including:
  - 18 cubic foot frost free refrigerator
  - Slide-in range with coordinating glass cooktop
  - Ultra Quiet II, 5 level Precision, Energy Star Qualified dishwasher which uses 100% filtered water
  - 950 W Over-the-Range Microwave/hood fan

- Adjustable overhead brushed nickel halogen track lighting
- Convenient breakfast bar or island bar providing extra counter space and a perfect spot for those quick, early morning meals
- Kitchen islands in some plans provide extra storage and counter space

### LUXURIOUS BATHROOMS

- Handset imported porcelain tile flooring in all bathrooms
- Radiant heated floor in ensuite
- Warm half wrap laminate cabinetry with contemporary horizontal grain and elegant brushed nickel pulls
- Designer-selected laminate countertop and cove backsplash
- Relaxing 5 foot acrylic soaker tub
- Oversized walk-in shower with glass door or tub/shower combo in ensuite
- Designer-selected polished chrome, single lever, pressure balanced shower control with shower head by American Standard in ensuite and by Delta in main bath
- Luxurious tile surrounds for both showers and bathtubs
- Glass mosaic tile accents in ensuite
- Vitreous china sink basins with polished chrome faucets by Kohler in ensuite and powder room, and by Delta in main bath
- Designer selected light fixture in ensuite
- Polished chrome towel bar

### ENERGY-SAVING AND CONVENIENT FEATURES

- Thermostat controlled energy-efficient forced air heating system supplemented with electric baseboards
- Energy-efficient double-glazed vinyl windows and single french doors
- 40 gallon (U.S.) electric hot water tank
- Telephone and cable outlets in each bedroom and two in the main living area
- Laundry closet with front-loading, stacking washer and dryer unit
- Convenient visitor parking for your guests
- Hose bib in each backyard and garage
- Extra storage or workshop in garage (most plans)

### PEACE OF MIND

- New generation construction with rain screen vinyl and "fiber cement siding and backer board" siding protection
- Horizontal triple 3 and vertical board & batten vinyl siding patterns
- Fiberglass reinforced asphalt shingle roof with 30 year manufacturer warranty
- Pre-finished aluminum gutter and 2" X 3" downspouts
- Dead bolt lock on front entry door
- Hard-wired smoke and CO<sub>2</sub> detectors
- Third Party Warranty Insurance
  - Materials and Labour: Two Years
  - Building Envelope: Five Years
  - Structural Defects: Ten Years

### CUSTOMIZE YOUR HOME

- Two distinct designer colour schemes to choose from: Aurora and Twilight
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