

**Boutique Toccata South Surrey Townhomes Now Previewing –  
Spacious 2 & 3 Bedroom Pre-Sale Surrey Toccata Townhouses Near  
Grandview Corners, South Point & White Rock**

**PROPERTY PREVIEW: Toccata South Surrey Townhomes**



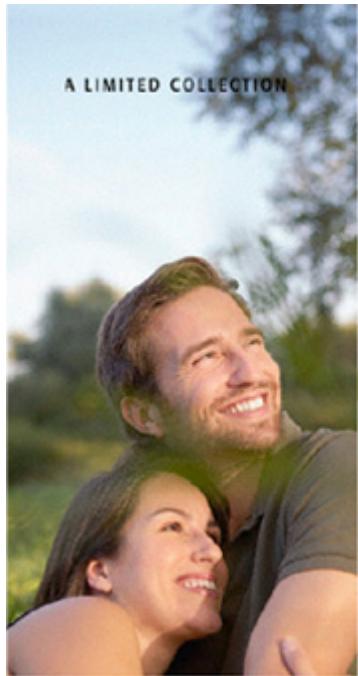
A boutique and exclusive collection of new Surrey

townhomes is coming to town. Named Toccata Surrey Townhomes, the collection offers only sixty two urban residences that stand unique from the rest of the South Surrey real estate market offerings. Peaceful, quiet, safe, low-maintenance and spacious living spaces make the new South Surrey Toccata Townhomes the destination for new homebuyers as well as growing families. Located just south of the Morgan Creek Golf Course in the master planned Morgan Heights South Surrey real estate market, the Toccata Townhomes for sale will be amongst beautiful green spaces, urban parks, tree lined streets with mature vegetation, services, recreational options, bike/walking trails and everyday conveniences in this awesome neighbourhood. The Morgan Creek Surrey Toccata Townhomes for sale features exceptional value in today's market place and the target market is for homebuyers who seek affordable yet spacious high-end living spaces in the beautiful South Surrey neighbourhood. The master planned and thoughtfully designed Toccata Surrey townhouses for sale are built by Westchester Grandview Properties Ltd and features that National Home Warranty on all new purchases. Presales are now beginning and you can visit the Toccata Townhome sales centre open at 2929 156 St, South Surrey BC. Or alternatively, you can either visit the live website at [www.toccatacollection.com](http://www.toccatacollection.com) or call 604.535.5088 to register your interest and to book a private viewing time.

**NOW SELLING – Toccata South Surrey Homes**

A limited collection of 2 bedroom and two bed plus den South Surrey townhomes is now available. The first release at Toccata Townhomes will have a bonus package available for a limited time offer only. Toccata South Surrey townhomes for sale embodies the art of living. Perfectly

situated just south of the Morgan Creek Golf Course in Morgan Heights South Surrey real estate district, the Toccata townhomes are surrounded by mature trees, bike paths and wide open green spaces. This is one of those rare places where stylish urban living exists in harmony with an active outdoor lifestyle. The pace is right, availability at the new South Surrey Toccata townhomes is very limited. Don't miss out. The presales pricing starts from \$329,900 and the presentation centre for the South Surrey Toccata townhomes is now open at 2929 156 Street, Surrey, BC and is open from 12 to 5pm except closed on Fridays.



## The Interior Finishes at Toccata Surrey Real Estate Development

The new Toccata Townhomes in South Surrey real estate market plays on your sense of style, inside and out. The stately West Coast heritage inspired exterior evokes an ambiance of quality and offers a warm welcome to you and your guests. Interiors at the pre-sale Surrey Toccata townhomes are casually elegant with open floor plans for entertaining, sleek contemporary kitchens with sophisticated cabinetry and stainless steel high-end appliance packages, beautiful laminate wood floors and classic over sized windows. Also, the pre-sale Surrey Toccata Townhomes will have private patios and large sundecks that expand your living space outwards. Imagine the joy of having no yard work and maintenance to worry about, or the convenience of an amenity centre for those social gatherings just steps away. Toccata South Surrey townhome community is definitely a place you will be proud to call your new home. The exterior features of the Toccata Townhouses in the South Surrey real estate market include professionally landscaped yards with privacy fencing, lush landscaping with an impressive stone entry and a variety of indigenous plants, three exterior colour schemes, durable hardi-plank siding with cedar shake shingles, great warranties, insulated party walls, energy

star double glazed windows, national home warranty and rainscreen exterior wall technology. The main features of the new Toccata Surrey townhomes for sale include superior 14mm laminate floors in the main living areas, nine foot ceilings, a great selection of floorplans include 3 bedroom layouts, open concept living spaces and 3 distinctive colour palettes. In addition, the pre-sale Surrey Tocatta townhomes will feature rough-ins for security system and central vacuum and all homes come with pre-wiring for home theatre, automatic and fully insulated overhead garage doors, concrete patios in some homes, spacious decks, lots of storage space 40 gallon hot water tank, cozy electric heating with individual room controls and decora light fixtures. The bathrooms at the pre-sale Surrey townhomes at Toccata include large showers with clear tempered glass doors, polished chrome fixtures, large porcelain floor tiles, full width vanity mirror, relaxing soaker tub, counter tops and backsplashes (high-end), sleek drop in vanity sinks and quality crafted solid wood shaker style cabinets. The kitchens at the new South Surrey real estate development at the Toccata Townhomes for sale will include a great ss appliance package, under cabinetry lighting, full height pantry, lots of cabinet spce, full height backsplashes, dual sinks and nook/breakfast bar areas. Some thoughtful options at the new South Surrey Toccata Townhomes will include ensuite in floor heating, hardwood floors, built in home office, frend door fridge, electric fireplace with mantle, complete surround sound/home theatre wiring package, security alarm system, central vacuum hardware package, washer/dryer and granite countertops.

## h2>Beautiful Appointments and Spacious Floorplans at the Pre-Sales Surrey Toccata Townhouses



The beautifully designed

and appointed family townhomes at Toccata Surrey real estate development features attractive West Coast heritage inspired exterior facades and architecture that welcomes you and your guests. The interiors at the pre-sales Surrey Toccata townhomes feature open concept floor plans that are bright and spacious, featuring entertainment style kitchens and living spaces in addition to contemporary kitchen finishes that include a high-end stainless steel appliance set and premium granite counters. In addition, the main living spaces at the pre-sales Surrey Toccata townhomes have premium hardwood floors and classic oversized windows that allow lots of natural light into your home in most rooms. The bathrooms and ensuites are spa inspired with large soaker tubs, quality fixtures and high-end finishes. The pre-sales Toccata Surrey townhomes also feature lots of spacious outdoor space that incluce private patio decks as well as sundecks for you to maximize your living and entertainment space throughout the year.

Low maintenance urban South Surrey living is what this development is all about, and plus, there is a guest suite for overnight guests as well. One of the featured layouts is South Surrey Toccata floorplan B which features 1200 square feet of living space on main and upper levels plus a garage. This is a large two bedroom and two bathroom unit with insuite laundry and large living spaces. The layouts include the following:

- Toccata Floor Plan A - 2 Bed and 2 Bath at 1214 sq ft
- South Surrey Floor Plan B - 2 Bed + Den and 2.5 Baths at 1268 sf
- Toccata Surrey Floorplan C - 2 Bed + Den and 2.5 Baths at 1344 sf
- Layout C1 at Toccata Surrey - 3 Bed and 2.5 Baths at 1434 square feet
- Floor Plan C2 at South Surrey - 3 Bed and 2.5 Baths at 1440 sqft
- Toccata Surrey Floorplan D - 2 Bed and 2 Bath at 1228 sq ft

Again, the pre-sales South Surrey Morgan Creek real estate development is ideally situated close to many urban conveniences and services. The Morgan Creek Golf Course is also within walking distance from your new Toccata Townhome and the area is bustling with activity. From fine dining to more casual eateries and from neighbourhood cafes to bistros, the pre-sales Surrey Toccata Townhomes are also within a short driving distance from the Grandview Corners shopping center with Superstore, Home Depot, Walmart and other big box retailers where you can save big. From nature trails to bike routes and from Crescent Beach in White Rock to major transportation routes, the pre-sales Surrey Toccata townhomes are ideally situated to everything for all age groups and lifestyles. Also, Highway 99 and the US border are just minutes away.

## A Beautiful Townhome Community Can Now Be Your New Surrey Home

Stylishly urban yet sophisticated traditional design meets active outdoor lifestyle choices and urban amenities. Right here in the South Surrey real estate market are the new Toccata Townhomes that feature only 62 thoughtfully designed homes that offer 2 bed, two bedroom plus den or three bedroom floor plans that are tucked away in a peaceful and quiet environment. Just minutes away from the burgeoning South Surrey real estate district city centre and to Grandview Corners and South Point shopping, amenities, dining, entertainment and services, the Toccata Surrey townhomes for sale seem so far away from it all, amongst beautiful parkland, green spaces, biking and walking trails just outside your door. It's kind of like a neighbourhood in between False Creek and Granville Island, with a sense of great character, safe surroundings and a walkable community. The west coast setting of the Toccata Surrey townhomes for sale is one of its greatest features. The others include spacious floor plans that have sundecks and patios for those sun drenching days in South Surrey. Also, there are three professionally selected and designed finishing packages to choose from. The new South Surrey Toccata Townhomes for sale will feature full wrap cabinetry with sleek angular lines in addition to high-end appliances, washer/dryer, large closet/storage spaces and oversized windows. Also, there is an on-site amenity centre. The Toccata South Surrey townhomes are located just south of the Morgan Creek Golf Course and the first phase starts from an affordable

pricing of \$329, 900. The sales centre available for viewing by priority registrants only right now is open at 2929 -156th Street in South Surrey real estate market.



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**Sales Centre**  
**2929 156th Street,**  
**South Surrey B.C.**  
**T 604.535.5088**  
**E info@toccatacollection.com**

**click here to register**

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thoughtfully designed

toccata embodies the art of living and is destined to bring great joy to those who choose to make it home. the limited collection of 62 townhomes stand apart from all the others and is perfectly situated just south of the morgan creek golf course in morgan heights, a much-coveted new community in south surrey. here you 'll be surrounded by mature trees, bike paths and wide open green space, serenaded by the beauty of nature, with everyday conveniences just minutes away. truly a home of exceptional value, toccata is one of those rare places where stylish urban living exists in harmony with an active outdoor lifestyle. the pace is right. availability is limited.

[Register Today](#)

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**Sutton**



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# feature sheet

## exterior features

- stately west coast heritage inspired architectural design
- engineer designed and inspected rainscreen exterior wall technology
- national warranty's acclaimed 2/5/10 year home coverage
- each home is registered in the maintenance operation program for added protection
- energy star double glazed windows throughout optimizing thermal performance
- insulated party walls with 1 inch air space and staggered studs for soundproofing
- laminated asphalt "cedar tone" shingles with a 25 year warranty
- durable hardy panel siding with cedar shake shingles that compliment the exterior finishes
- three exterior color schemes selected from the early pacific northwest homes palette
- lush landscaping with an impressive stone entry and a variety of indigenous plant material that enhance the natural setting
- each yard professionally landscaped and complete with privacy fencing

## main features

- choice of three distinctive interior color schemes
- a selection of floor plans to choose from including two bedroom, two bedroom and den and three bedroom
- spacious 9'ft ceilings on the main floor
- superior quality 14mm laminate flooring on the main living area
- 32 oz. shaw "green label plus" stain resistant carpet on the upper floors
- polished chrome deadbolt door hardware on entry and patio doors
- polished chrome lever style door handles
- two panel interior doors through out
- decora style light switches
- cozy electric heating with individual room climate control thermostats
- shutter style 2" window blinds
- 40 gallon hot water tank
- smoke and heat detectors throughout
- spacious decks off the kitchen area
- concrete patios in some plans
- separate storage in the garage area
- automatic and fully insulated overhead garage doors with two remotes
- pre-wiring for surround sound home theatre
- rough-in for security system
- rough-in for central vacuum

## tasteful kitchens

- quality crafted solid wood shaker style or contemporary full wrap style cabinetry
- work space island for casual seating and counter space or a full height pantry for additional storage
- contemporary ceiling recessed pot lighting
- under cabinet task lighting
- full height designer coordinated backsplashes
- dual compartment stainless steel sink, stylish single lever chrome faucet, pull-out vegetable spray and in-sink waste disposal
- stainless steel energy efficient appliance package includes:
- whirlpool energy star integrated bottom freezer frost free refrigerator or alternate cabinet depth refrigerator
- whirlpool slide in gas range with electronic controls
- whirlpool energy star tall tub "Quiet Partner II" dishwasher
- whirlpool built-in over the range microwave hood fan combination
- each kitchen offers an opportunity to personalize with a nook suitable for casual dining, computing or simply relaxation

## beautiful bathrooms

- quality crafted solid wood shaker style or contemporary full wrap style cabinetry
- sleek drop-in vanity sinks with single lever polished chrome faucets
- coordinating counter tops with backsplashes
- distinctive cabinet door hardware
- full width vanity mirror with designer lighting
- eco-friendly dual flush toilets
- relaxing soaker tubs with arm rests and impressive tile surround
- polished chrome single lever pressure balance shower controls with energy efficient "rain" style shower heads
- sophisticated polished chrome fixtures by sterling
- elegant large scale porcelain floors
- generous size showers with clear tempered glass doors

## thoughtful options

- granite countertops
- washer/dryer
- central vacuum complete with power head and attachments
- security alarm system
- complete surround sound/home theatre wiring package
- electric fireplace with mantle
- french door fridge
- built-in home office
- hardwood flooring
- ensuite in-floor heating





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*beautifully composed*

toccata plays on your sense of style, inside and out. the stately west coast heritage inspired exterior evokes an ambiance of quality and offers a warm welcome. interiors are casually elegant with open floor plans for entertaining, sleek contemporary kitchens with sophisticated cabinetry and stainless steel appliances, beautiful laminate flooring and classic over sized windows. private patios and large sundecks expand your living space outdoors. imagine the joy of having no yard work and maintenance to worry about, or the convenience of an amenity centre for those social gatherings just steps away. toccata is definitely a place you'll be proud to call home.



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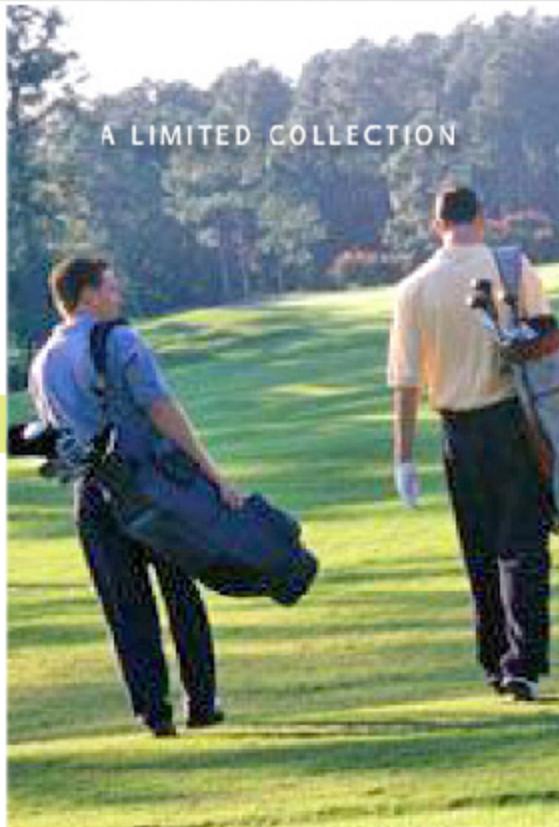


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location is key when buying a home, because it will affect everything about your life. toccata couldn't be better positioned for convenience, enjoyment or impromptu adventures. all your favorite hangouts- starbucks, milestones, the keg, cactus club and more- are in the neighbourhood, and you can shop for just about anything at grandview corners, which has a walmart superstore, home depot and lots of trendy boutiques. when it comes to leisure, there's an abundance of choice, including four amazing golf courses, miles of nature trails, as well as white rock and crescent beach all just minutes away. the ultimate convenience - for commuting to work or for weekend getaways- is having fast and easy access to the skytrain's park & ride, highway 99 and u.s. border.

[view area map](#)

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*responsibly built*

toccata was brought to life by a team of industry leaders. the principals and partners of westchester grandview properties ltd. have extensive experience and proven expertise in real estate construction that encompasses a wide spectrum of landmark residential and commercial projects. this proven track record of success continues at toccata, which is built with the same commitment to quality. peace of mind comes from knowing that every home is fully protected by a 2-5-10 year national home warranty in accordance with homeowners protection act of british columbia.

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toccata

a limited collection of thoughtfully designed  
2 bedroom, 2 bedroom & den  
& 3 bedroom townhomes

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NOON SATURDAY  
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bonus package available  
for a limited time only\*

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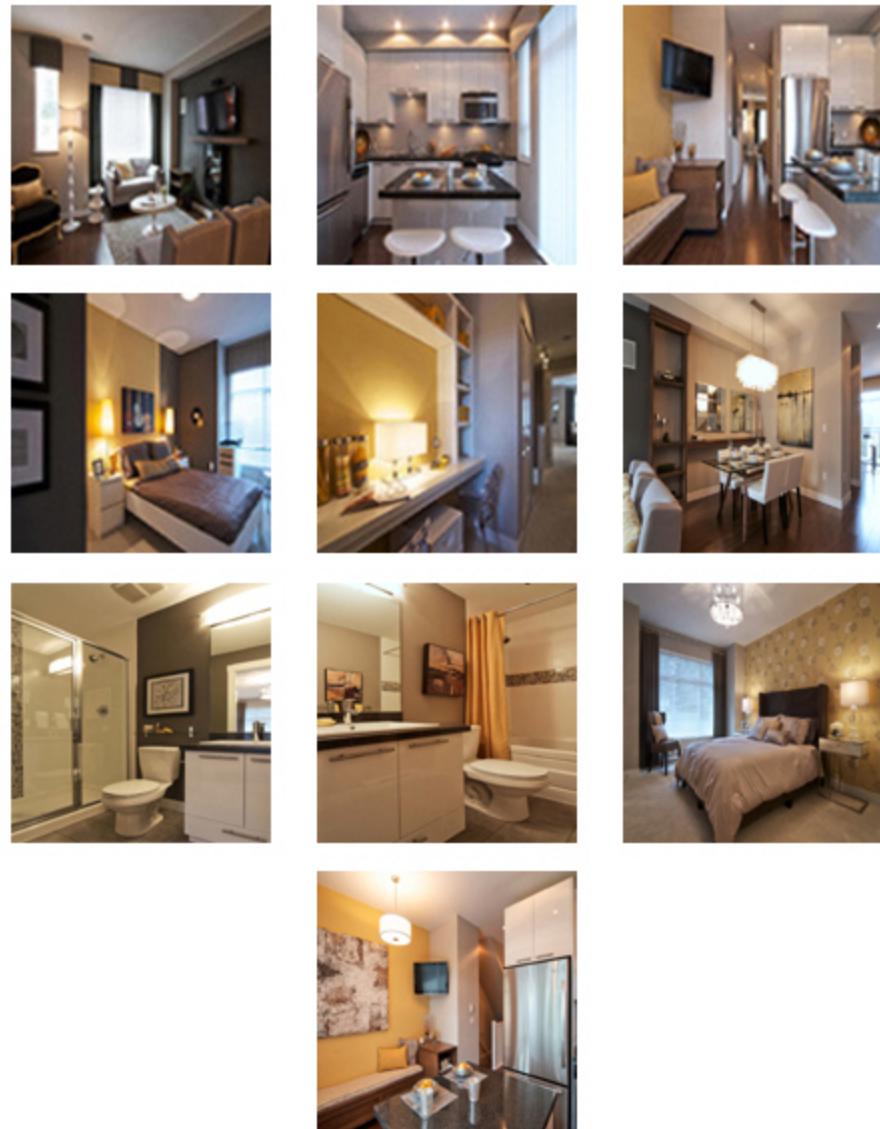


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