

BUILDING BROCHURE

GEMINI - 15336 17A BUILDING

15336 17A Ave. · Surrey, BC V4A 1V3 · Crescent Bch Ocean Pk.



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YEAR BUILT 2011	LEVELS 4	SUITES 80	CONSTRUCTION Frame - Wood
EXTERIOR Stone	TITLE TO LAND Freehold Strata	DEVELOPER Genex Development Corporation	ARCHITECT Barnett Dembek Architects
MANAGEMENT Crossroads Management Ltd.			

Overview

Gemini - 15336 17A Avenue Surrey, BC V4A 1V3, Canada. - Located in the desirable area of Crescent Beach in South Surrey on 17A Avenue and 152 Street. Gemini offers two buildings standing with 4 floors and 80 luxury homes built in 2011 by Genex that are connected by a common garden and patio area. These buildings are centrally located near all your amenities including transit, schools at all levels, Semiahmoo Centre, Shopper Drug Mart, golf courses, parks with trails, recreation, medical services, restaurants, pubs and much more! Just minutes away from the beaches and the seaside attractions of White Rock and direct access to highways that allows an easy commute to cities surrounding including downtown Vancouver. Also, your just a short drive away from the US border where you can venture off to Bellingham, outlet malls, Seattle and more!

Homes feature one and two bedrooms, designer color schemes, nine-foot ceilings, large windows that allow plenty of natural light, open plan kitchen-living-dining rooms and a modern, sleek interior design. Beautiful hardwood floors are in the main living areas, carpets in the bedrooms and elegant floor tiles in the bathrooms. Other features include crown mouldings, cozy electric fireplaces, lots of storage throughout and a Maytag front-load stacked washer and dryer. Gourmet kitchens include granite or quartz countertops, full ceramic tile backsplash, a convenient island or breakfast bar, stainless steel appliance package by Bosch and a double under-mount sink. Elegant bathrooms feature heated floors, dual sinks, Kohler shower base with integrated seat and a hand set tile tub with shower surround. The master bedroom features a huge closet space with melamine storage organizers. Residents can enjoy their spacious patio areas where beautiful views of the mountains can be seen from most homes.

Gemini is a quality built building with double glazed vinyl windows and doors, rainscreen technology, hardiplank siding and has a 2-5-Genex Development Corporation Travelers Guarantee warranty. Residents will feel safe and secure with video phone entry, security cameras throughout, key FOB entry for most doors and garage, deadbolt locks and rough-in for security systems in every home. Gemini offers two amenity rooms with an exercise and recreation centre, a guest suite for visitors, ample visitor parking, extra storage, manicured garden areas with patio and a 2 storey lobby with a cozy fireplace. These contemporary homes are situated in an area of South Surrey that offers condo living suited for every lifestyle - Live in luxury at Gemini!

Amenities & Features

- | | |
|-------------------|---------------------|
| ✓ Exercise Centre | ✓ Garden |
| ✓ Guest Suite | ✓ Recreation Center |
| ✓ Storage | ✓ Wheelchair Access |

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



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