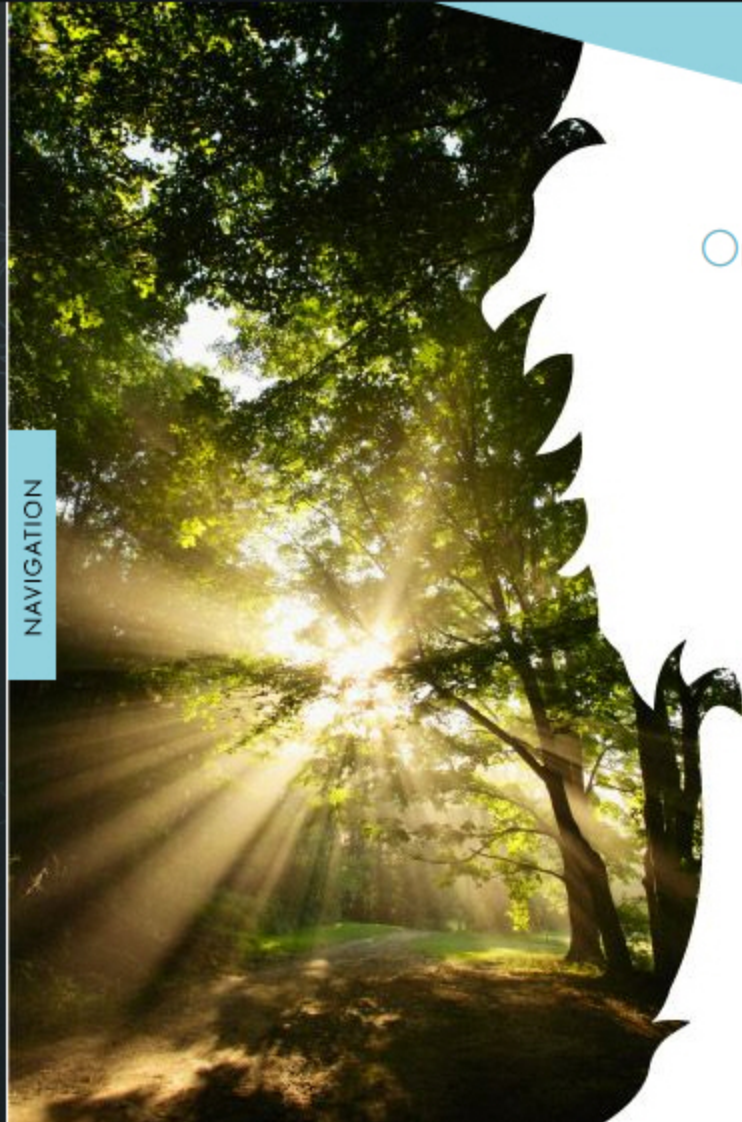


ENCLAVE
AT MORGAN HEIGHTS

NAVIGATION



Final phase now selling!
Less than 20 homes remaining. Some homes move in ready. Now priced from \$344,900 inc. net HST.

Only The Finest Ingredients

Introducing Enclave. An intimate collection of 129 townhomes set back on a quiet, tree lined road in a beautiful, natural setting.

These refined homes combine Classic West Coast Architecture with stylish appointments and natural finishes to compliment their surrounding beauty. Located in one of the Lower Mainland's most desirable communities, acres of parks and nature trails are nearby, with all the conveniences of a vibrant shopping community just a few minutes from your front door.

A beautiful life is waiting for you at Enclave.

PRESENTATION CENTRE AND THREE SHOWHOMES
OPEN DAILY 12-5 PM EXCEPT FRIDAYS



[VIEW NEW SHOWHOME PHOTOGRAPHY](#)





FEATURES

SPECTACULAR SETTING

- Quiet location on a no through street in the heart of the new master-planned Morgan Heights community with easy access to commuter routes, shopping, services, schools and parks.
- Close proximity to major new amenities including the Morgan Crossing lifestyle centre and the Grandview Corners big box stores, both of which are within easy walking distance.
- Quick access to Highway 99 for trips north to Vancouver and south to the U.S. border.
- Located only 10 minutes from the beaches and shopping of White Rock.
- Existing schools are nearby, with both a new elementary and high school in the planning stages.

OUTER BEAUTY

- Centrepiece is the Enclave Clubhouse which will include a gym, kitchen, lounge with fireplace and meeting space.
- Features a 35 foot wide linear greenway that not only runs through the centre of Enclave but will also ultimately travel in both directions through the Morgan Heights area. Perfect for a stroll or bike ride.
- Distinctive architecture that blends traditional heritage craftsman styling with modern touches. Extensive architectural detailing including bay windows, gables, brackets, rafters, trellis, and board and batten siding.
- Hardi siding, shingle and paneling used throughout the exterior complimented with generous use of wood and cultured stone accents.
- Three exterior heritage colour schemes that give building individuality and complement the architectural theme.
- Spacious porches, decks and patios that welcome outdoor living (configuration varies by home).
- Inviting landscaped open space at entrance featuring an elegant stone-faced Enclave entry monument with integral waterfall feature.
- Professionally designed and landscaped common grounds and private yards throughout.
- Two internal parking spaces per home plus conveniently located visitor parking.
- Door to door garbage pickup.

INNER BEAUTY

- 15 different floorplans to choose from ranging from affordable two bedroom interior homes to spacious family-sized four bedroom end homes.
- Choice of three designer interior colour schemes by Different Design Group - Hazelmere, Meridian and Morgan Creek.
- Modern floor plans that efficiently use space and maximize value.

- Overheight 9 foot ceilings throughout the main floor.
- Stylish and durable laminate wood and tile flooring throughout the main level (configuration varies by plan).
- 35 oz. 100% BCF nylon patterned berber carpet throughout upper floor, stairs and bedrooms.
- Cozy & efficient living room fireplace with a designer tile, millwork or ledgestone surround (style varies by colour scheme).
- Elegant swing closet doors in master bedroom (most plans).
- Cambridge two-panel interior doors with polished chrome finish ever door hardware.
- Decora-style rocker light switches.
- Custom 2" blinds on windows.
- Electric baseboard heat throughout for individual room temperature control.
- Handy built-in wire closet shelving in all closets and pantries.
- Automatic garage door opener with 2 remotes.
- Rough-in vacuum system (completed system optional).
- 50 gallon hot water tank.
- Built-in linen closets (most plans).
- Large storage / workshop areas in garage (select plans).

GOURMET KITCHENS

- Durable tile flooring through kitchen and adjacent family room or nook (varies by plan).
- Deluxe Whirlpool Energy-Star Gold stainless steel appliance package including:
 - 22 cu. ft. refrigerator with bottom freezer and built-in icemaker
 - Slide in gas range with electronic controls
 - Built-in 1.7 cu. ft. microwave & hood fan combination
 - Built-in tall-tub dishwasher.
- Solid wood shaker-style cabinets in choice of 3 stain colours (varies by colour scheme) with distinctive stainless steel finish pulls.
- Undermount kitchen cabinet task lighting.
- Luxurious and durable double edge granite countertops in choice of 3 colours (varies by colour scheme)
- Full height tile backsplash.
- Contemporary ceiling pot and pendant lighting (configuration varies by plan).
- Double basin stainless steel sink with single lever chrome faucet and pull-out vegetable spray by Kohler.





FEATURES

- Built-in garburator.
- Kitchen islands complete with granite countertops (All 3 & 4 bedroom plans).
- Outside decks or patios off all kitchens for ease of outdoor dining and relaxation.
- Family rooms or eating nooks off the kitchen for casual dining (varies by plan).

LUXURIOUS BATHROOMS

- All homes feature at least 2 full bathrooms. Many feature 2 full bathrooms and a powder room on the main floor, or even 3 full bathrooms.
- Convenient powder rooms with tile flooring, designer sink stand and framed mirror on main level of all 3 bedroom plans and select 4 bedroom plans.
- Private and well-appointed ensuites with tile flooring complete with Nuheat radiant in-floor heat, granite countertops and undermount sinks off all master bedrooms.
- Combination of handy soaker tubs in main bathroom and convenient shower stalls in ensuite bathroom.
- Durable and easy clean laminate cabinets with stainless steel finish pulls (all bathrooms) combined with laminate countertops (main bathroom) or granite countertops (ensuite bathroom).
- Tile flooring throughout all bathrooms combined with custom tile bathtub and shower surround (style and configuration varies by plan and colour scheme).
- Full width and height vanity mirror in ensuite bathroom.
- Stylish sinks by Kohler and Sterling.
- Polished chrome faucets and single lever pressure-balanced shower control by Kohler.

WIRED FOR ENTERTAINMENT

- Shaw Cable jacks in living rooms, family rooms and all bedrooms and dens for television and high speed internet.
- Built-in surround sound system in living room that includes base jack and remote speaker jacks (configuration varies by plan).
- Telus "future-friendly" wired for future Telus TV service (2 locations per home).
- Full height fireplace surrounds are pre-wired (cable, power and component cable conduit) for easy and sleek installation of flat screen TV's.

SAFE AND SECURE

- Industry-leading 2-5-10 Home Warranty by Travellers.
- Homeowner's maintenance manual.
- Low maintenance and durable exterior materials used throughout.
- Rainscreen building envelope system that maximizes resistance to water penetration.
- Building envelope inspections during construction (and 5 years thereafter) by Aqua-Coast, certified Building Envelope Engineers.
- Low-E double-glazed vinyl windows by Starline.
- Plywood sheathing used for exterior walls.
- Pre-wired for alarm system.
- Hard-wired smoke detectors.
- Perimeter fencing and well-lit common areas.

GREEN FEATURES

- Dual flush toilets
- Energy Star rated kitchen appliances
- Low flow showerheads
- Low VOC paints
- CRI Green Label carpeting
- Energy-saving lightbulbs throughout
- Exterior light fixtures that reduce light pollution

CUSTOM OPTIONS

- Washer & dryer.
- Completed alarm system.
- Completed built-in vacuum.



ENCLAVE

AT MORGAN HEIGHTS

NAVIGATION



DESIGNED BY INVISION



THIS IS NOT AN OFFERING FOR SALE. E. & O.E.



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DRIVING DIRECTIONS

LOCATION

Enclave
2979 156th Street
Surrey, BC

FROM VANCOUVER, RICHMOND, DELTA, NORTH VANCOUVER, WEST VANCOUVER

- Take Highway 99 southbound towards White Rock and then take Exit 8B toward 152 Street North/32 Avenue
- Keep left at the fork and turn onto 32 Avenue
- Turn right at Croydon Drive (which becomes 28 Avenue)
- Turn left at 156 Street and continue 300 metres
- Arrive at 2979 156 Street (on left side of street)

FROM WHITE ROCK

- Head north on 152 Street
- Turn right at 24 Avenue
- Turn left on Croydon Drive East
- Follow Croydon Drive (which becomes 156 Street) to 28 Avenue
- Continue straight ahead on 156 Street 300 metres
- Arrive at 2979 156 Street (on left side of street)

FROM LANGLEY

- Head west on Highway 10 (58 Avenue)
- Turn left at Cloverdale Bypass
- Turn left onto 176 Street
- Turn right at 32 Avenue

- Turn left at 160 Street
- Turn right at 28 Avenue
- Turn right at 156 Street and continue 300 metres
- Arrive at 2979 156 Street (on left side of street)

FROM NEW WESTMINSTER, BURNABY

- Take Highway 91 across the Alex Fraser Bridge
- Continue to follow Highway 91 to Highway 99
- Take Highway 99 southbound towards White Rock and then take Exit 8B toward 152 Street North/32 Avenue
- Keep left at the fork and turn onto 32 Avenue
- Turn right at Croydon Drive (which becomes 28 Avenue)
- Turn left at 156 Street and continue 300 metres
- Arrive at 2979 156 Street (on left side of street)

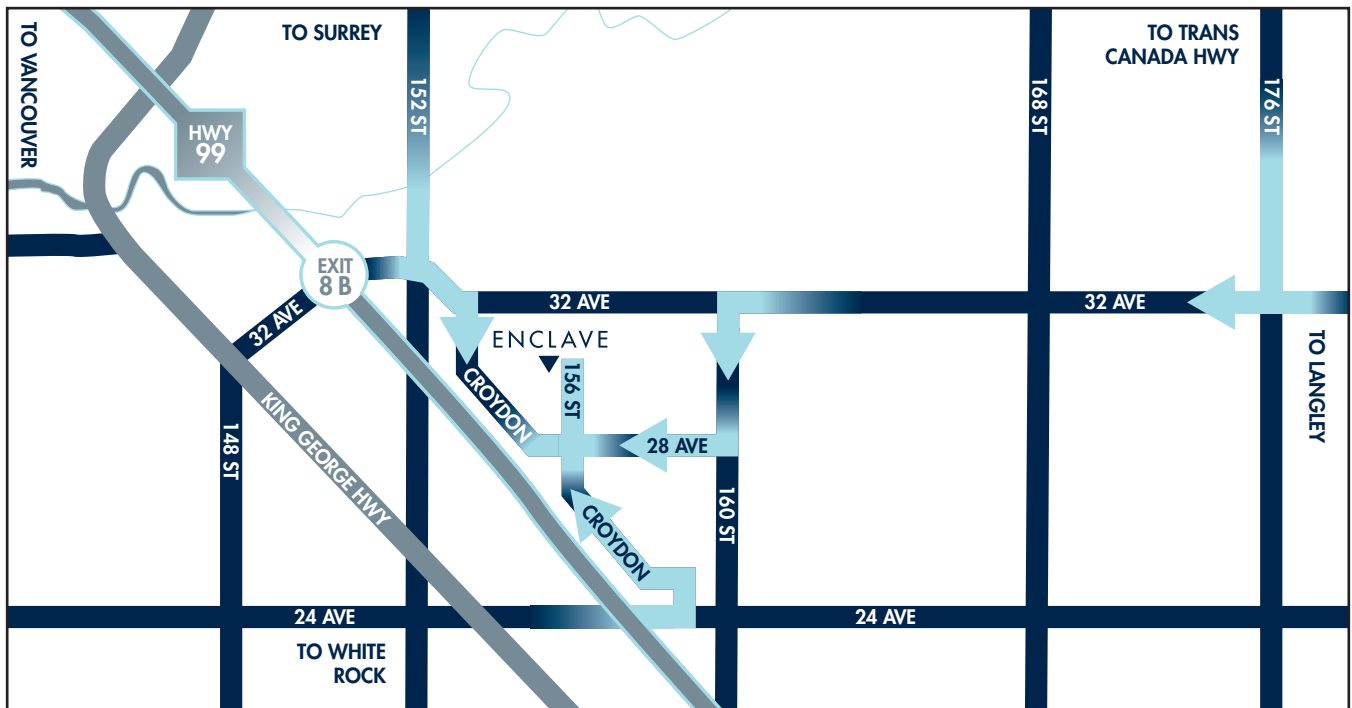
FROM THE TRI-CITIES, PITT MEADOWS

- Take Highway 1 eastbound across the Port Mann Bridge
- Take Exit 48 onto 152 Street
- Continue southbound down 152 Street
- Keep left onto 32 Avenue
- Turn right at Croydon Drive (which becomes 28 Avenue)
- Turn left at 156 Street and continue 300 metres
- Arrive at 2979 156 Street (on left side of street)





DRIVING DIRECTIONS

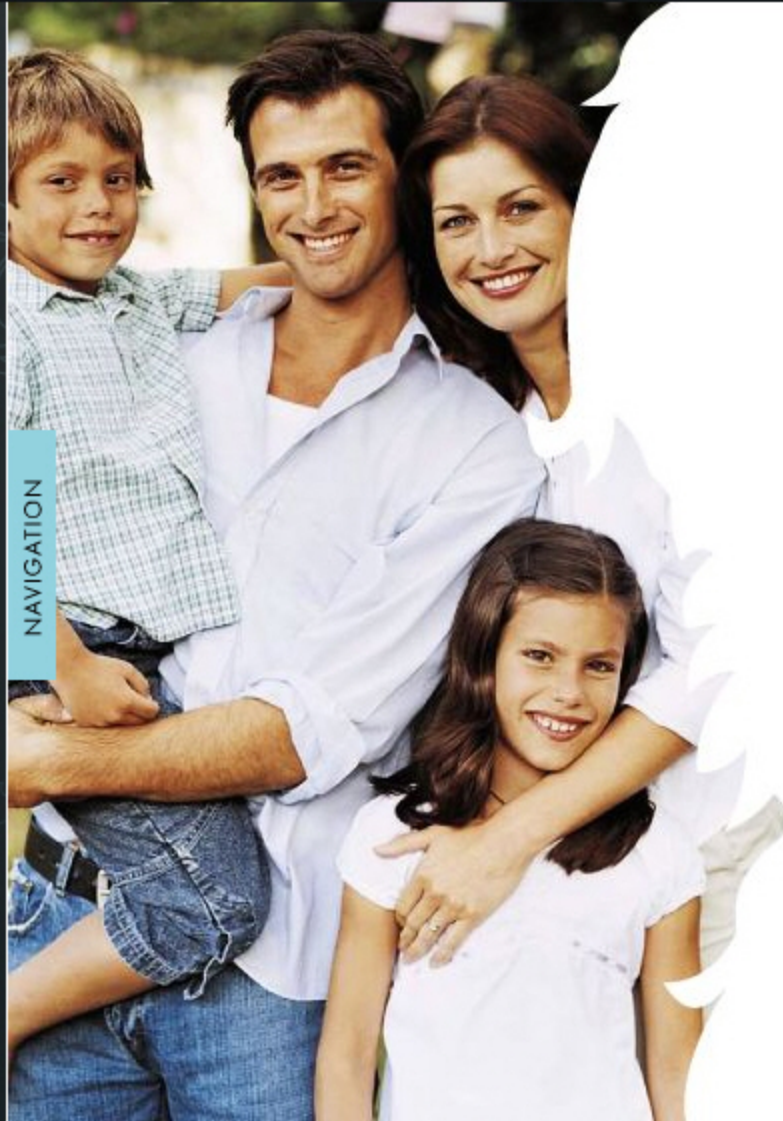




ENCLAVE

AT MORGAN HEIGHTS

NAVIGATION



SEE THE SHOWHOMES



Your Home. Your Style.

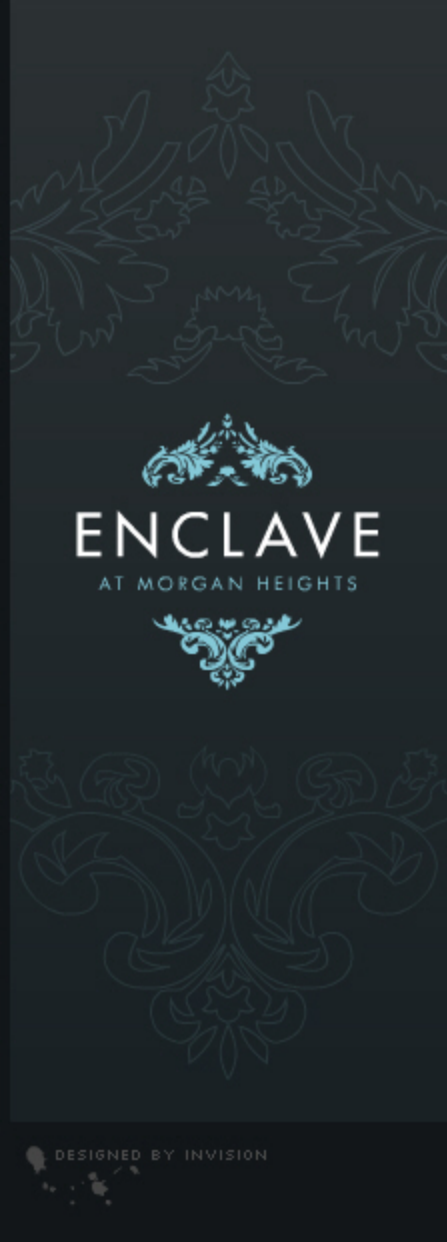
At the heart of the home, your gourmet kitchen with real wood cabinet doors, double-edge granite countertops, tile flooring and stainless steel Whirlpool Gold appliances are ready to inspire the family chef!

The spa-inspired bathrooms offer hand-laid tile flooring, polished chrome Kohler fixtures and luxurious in-floor radiant heat in your ensuite. Featuring beauty and functionality, large bathtubs pamper you in style while tile shower surrounds complete your soothing retreat.



DOWNLOAD FULL FEATURES LIST





ENCLAVE

AT MORGAN HEIGHTS



NAVIGATION



[VIEW VIRTUAL TOUR AND PHOTOGRAPHY](#)



Your Home. Your Style.

The homes at Enclave are thoughtfully designed to bring together style, comfort and quality. Sumptuously appointed and naturally finished, you'll find a wide selection of 2, 3 and 4 bedroom townhomes, each complete with an internal 2-car garage. Broad decks and patios open up to embrace the outdoors while spacious, free flowing floorplans are ready for your unique touches.



[VIEW EXTERIOR RENDERINGS & VIDEO](#)

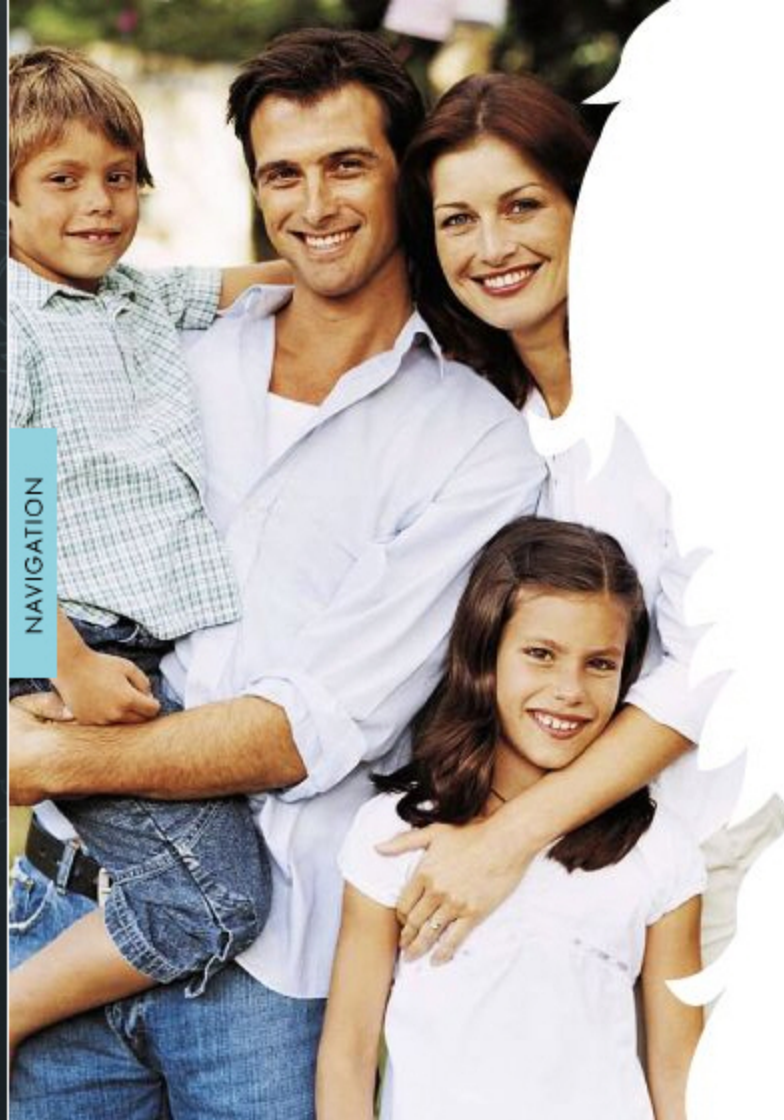




ENCLAVE

AT MORGAN HEIGHTS

NAVIGATION



SEE THE SHOWHOMES



Your Home. Your Style.

At the heart of the home, your gourmet kitchen with real wood cabinet doors, double-edge granite countertops, tile flooring and stainless steel Whirlpool Gold appliances are ready to inspire the family chef!

The spa-inspired bathrooms offer hand-laid tile flooring, polished chrome Kohler fixtures and luxurious in-floor radiant heat in your ensuite. Featuring beauty and functionality, large bathtubs pamper you in style while tile shower surrounds complete your soothing retreat.



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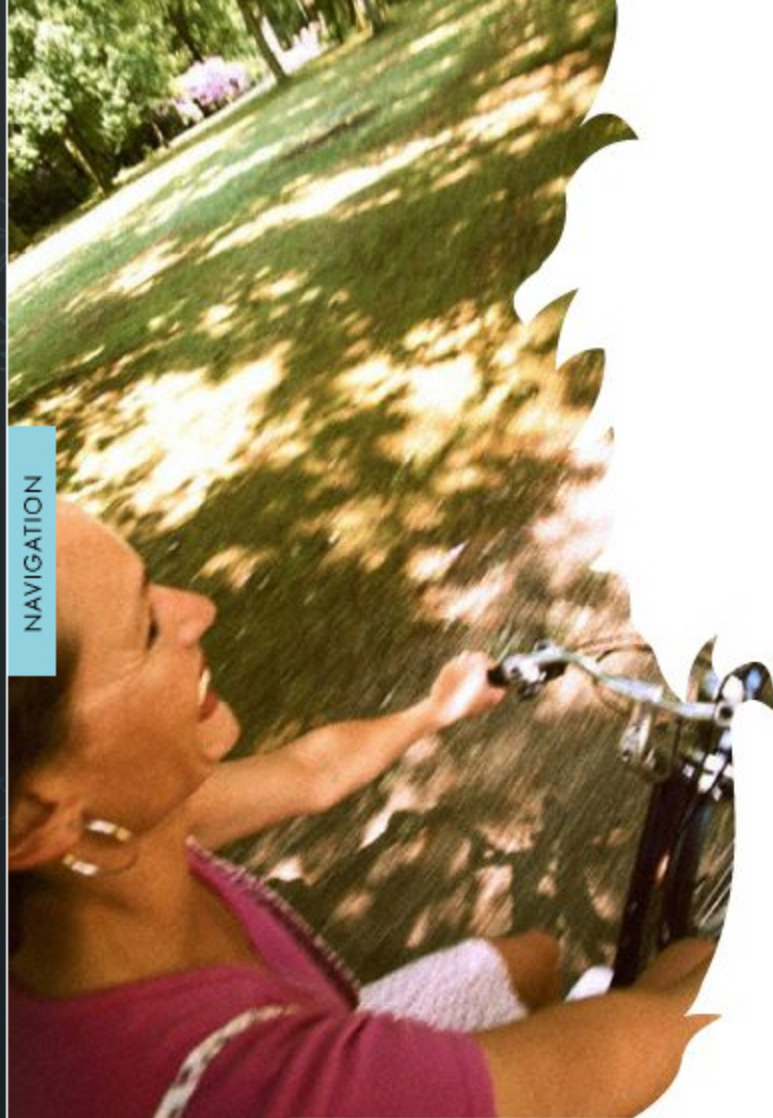


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ENCLAVE
AT MORGAN HEIGHTS

NAVIGATION



View Floorplans



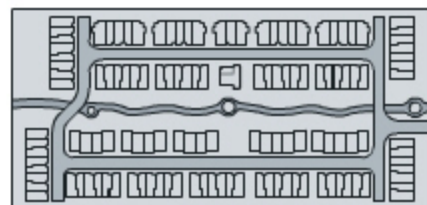
CHOOSE FROM THE LIST BELOW



A PLANS
2 BEDROOMS

B PLANS
3 BEDROOMS

C PLANS
4 BEDROOMS



* PHASE 6 & 7 PLANS SHOWN



ENCLAVE

AT MORGAN HEIGHTS

BACK TO FLOORPLANS



NAVIGATION

- A SERIES - 2 bedrooms
- B SERIES - 3 bedrooms
- C SERIES - 4 bedrooms
- 1 UNIT NUMBER
- B5 PLAN TYPE

Digital Illustration only. As such, yard sizes, fence and patio configurations, and landscaping may vary slightly from shown. Ask Sales Representative for details. E.&O.E.

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ENCLAVE

AT MORGAN HEIGHTS

NAVIGATION



The Citimark Difference

Citimark is a real estate development company that brings together a highly experienced team of professionals with decades of combined experience to design and build multi-family communities throughout Metro Vancouver and beyond. We are committed to quality and value and strive to make each and every development a place we ourselves would like to call home.



Warranty Info

The homes at Enclave are covered by the Travelers 2-5-10 home warranty. Travelers is among the largest and most respected insurers in British Columbia. Builders represented by Travellers stand behind the homes they build, providing you with comfort and security for years to come.





Directions

CUSTOM DRIVING DIRECTIONS VIA GOOGLE MAPS

Enter your address in the box below to get custom driving directions from Google Maps.

ENTER

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Download a PDF with driving directions from major communities within the Lower Mainland

DOWNLOAD DRIVING DIRECTIONS



ENCLAVE
AT MORGAN HEIGHTS

NAVIGATION



Contact us

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MARK MANUEL
Sales Manager
T 604.657.7500



sales@enclaveliving.ca



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SUNDAY, DECEMBER 9, 2007

South Surrey Morgan Heights Fine Single Family Homes

SOUTH SURREY ENCLAVE TOWNHOMES JANUARY 2010 UPDATE

As we wish you Happy New Year we have exciting news for all of you who have lately expressed interest in our new 2 & 3 bedroom presale Surrey Enclave and Morgan Heights townhomes. As of tomorrow, January 16th at noon, we are releasing for sale two more blocks of presale Surrey homes in our Phase 4 Enclave Townhouses which include a limited selection of: 2 bedroom Enclave Morgan Heights homes (A4 & A5 plans, 1,236-1,288 sq. ft.) starting at \$344,900, 3 bedroom pre-construction Surrey homes (B3 & B4 plans, 1,461-1,491 sq. ft.) starting from \$394,900 and 4 bedroom Morgan Heights homes (C3 plan, 1,814 sq. ft.) starting from \$469,900. These presale South Surrey Morgan Heights homes already under construction and are scheduled for move-in this summer. The A5 and C3 plans here at the Enclave Townhomes at Morgan Heights South Surrey real estate



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market place have not been previously offered so now is your chance to come in and find out what makes them special! The A5 is our largest 2 bedroom presale Surrey homes for sale and similarly the C3 is our largest 4 bedroom home. We also have a small selection of 4 bedroom homes in Phase 3 Enclave Morgan Heights community available from \$439,900 that will be ready for move-in mid May. All of the South Surrey townhome floorplans can be easily viewed at our full-information website at: www.enclaveliving.ca. The pre-construction Surrey Enclave Community is already home to nearly 40 families and more are moving in each month. We have now "turned the corner" in terms of both construction and sales. We are now over 50% sold and are well into construction of Phase 4 of the Morgan Heights Enclave Townhome community which is our first phase on the north side of the central greenway. Just to remind you our presentation centre and 3 showhomes are open daily except Fridays from 12-5 PM at 2979 156th Street in South Surrey real estate market. For more information about the new Morgan Heights townhouses at Enclave Surrey development, please visit us or call Mark, Sales Manager, at (604) 657-7500. We look forward to seeing you this weekend!

ENCLAVE AT MORGAN HEIGHTS SURREY DEVELOPMENT -
NOVEMBER 2009 UPDATE

Dear Enclave registrants and visitors, We are pleased to announce that this coming Saturday, November 7th, at noon we are releasing additional 2 & 3 bedroom Surrey Enclave townhomes for sale! Due to strong sales all summer and fall we have almost completely sold out of our smaller A & B Enclave at Morgan Heights townhouse floor plans and have decided to release more of these homes in one of the best locations at Enclave Surrey real estate development. So now is your chance to purchase a deluxe new 2 or 3 bedroom South Surrey townhome in a private residential setting only minutes from a wealth of new shopping and services at Morgan Heights in South Surrey real estate district. The new Surrey Enclave homes just released are in the northwest corner of Enclave (units 99-106) and have a private backyard looking out onto the Morgan Creek protected greenbelt. There are only 8 Morgan Heights homes for sale in this limited release so do not miss out! We have four 2 bed homes (A2 & A3), one 2 bed & den (A7) and three 3 bed homes (B2) now available. Prices start from \$334,900. Also we would like to let you know that we have several almost completed Morgan Heights Enclave homes still available in prior phases, including a four bedroom C2 plan (#56) that is priced at \$439,900 and will be ready to move into by this January. For more information, please call us at the Enclave South

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Surrey presentation centre at (604) 542-6200 or Mark, Sales Manager, direct at (604) 657-7500. Of course our full information website is available for viewing any time at www.enclaveliving.ca. The South Surrey Enclave at Morgan Heights presentation centre and 3 showhomes are open daily from 12-5pm except Fridays at 2979 156th Street in South Surrey. We look forward to seeing you this weekend!

SOUTH SURREY ENCLAVE MORGAN HEIGHTS TOWNHOMES FOR SALE - SEPTEMBER UPDATE

As summer draws to a close we wanted to send you an update on construction and sales at Enclave South Surrey real estate development. Construction is coming along nicely with our Phase 1 South Surrey Morgan Heights homes for sale already fully occupied and our first Phase 2 homeowners about to move in. Phase 3 of the Enclave South Surrey townhomes for sale is well under construction meaning that the southern half of Enclave community will be fully built out within months. We are very pleased with how Morgan Heights Enclave Townhouses in South Surrey real estate market place is progressing and feel that it is the best looking new townhome project anywhere in Surrey! Visit us once again and then shop around and you will see the difference quality makes, both inside and out. Sales here at the South Surrey Enclave Townhouses for sale have been strong all spring and summer. Since releasing Phase 3 we have already sold 12 new Enclave Surrey townhomes! As a result our remaining inventory of available Morgan Heights South Surrey homes for sale is becoming limited and we encourage you to act if you are thinking about living at Enclave Townhouses. The 4 remaining presale South Surrey homes for sale currently available for sale are: Morgan Heights Unit # 51 C1 plan (4 bed, 3 bath, 1,698 sq. ft.) for \$429,900, Unit # 56 C1 plan (4 bed, 3 bath, 1,698 sq. ft.) for \$429,900, Unit # 35 B2 plan (3 bed, 2.5 bath, 1,461 sq. ft.) for \$394,900 and Morgan Heights Unit # 43 A2 plan (2 bed, 2 bath, 1,231 sq. ft.) for \$339,900. To see the location of these Surrey homes for sale as well as the Enclave Townhouse floorplans, please go to www.enclaveliving.ca. You can find the Enclave South Surrey townhome site plan and floorplans listed above by clicking on the floorplans link on the left-side navigation tab. If you have not been to Morgan Heights Enclave South Surrey real estate community for a while, be sure to view our 360 degree virtual tours and interior photography. The link is at the lower right corner of the main page. We would like to remind you that our 3 designer showhomes and South Surrey townhome presentation centre are open daily (except Fridays) from 12-5 pm. Enclave is located at 2979 156th Street in South Surrey. For more information, please call the Enclave

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presentation centre at (604) 542-6200 or Mark, Sales Manager, directly at (604) 657-7500. All of us at the Morgan Heights South Surrey Enclave real estate development sales team hope that you had a great summer and look forward to seeing you soon!

INTRODUCING A NEW 'CLASSIC-MODERN' ARCHITECTURAL STYLE. DISCOVER A VIBRANT NEW NEIGHBOURHOOD IN THE HEART OF SOUTH SURREY. SET IN THE NEWEST URBAN LIFESTYLE VILLAGE IN MORGAN HEIGHTS/GRANDVIEW SOUTH SURREY. RICH USE OF BRICK, STONE AND WEST COAST WOODS. 4 PREMIUM BUILDERS COMMITTED TO CUSTOMER SATISFACTION.



For more information about Morgan Heights in South Surrey, please visit

www.themorganheightsbuilders.com. 4 showhomes opening mid January and located at 26th Ave and 164 St. in South Surrey. Portfolio of fine homes built on family legacy and craftsmanship by Benchmark Homes Ltd., Park Ridge Homes, RAB, and Wallmark Homes.

July 2009 Update

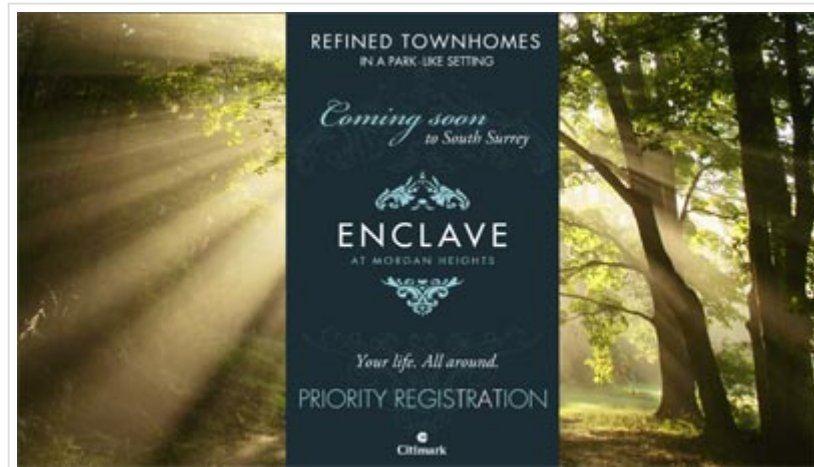
Dear Enclave registrants and past visitors, We are pleased to announce that due to fantastic sales this summer we are launching Phase 3 of Enclave at Morgan Heights South Surrey townhomes this Saturday, July 25th at noon. In addition to a new supply of our most popular South Surrey homes for sale from Phases 1 and 2 we are also offering for the first time three new townhouse plans - the A2, A7 and B2. These Morgan Heights Enclave Surrey homes are located at the far western edge of the development and offer a private, park-line yard backing onto a permanent greenbelt. The A7 is our only two bed & den end home and is sure to sell quickly. This is a limited release of 18 new Surrey Enclave townhomes (including 2, 3 & 4 bedrooms over 8 different plans) but the selection of each plan type is quite limited so we encourage you to visit us again very soon to ensure the best choice of plans and Morgan Heights Enclave community locations. Our Phase 3 presale Surrey townhouse prices start at a very competitive \$324,900 inc. Net GST. Enclave at Morgan Heights South Surrey real estate development has proven to be a very successful Morgan Heights project due to its quiet & park-like location on a no-through street in the master-planned Morgan Heights community of South Surrey real estate market. Despite its desirable residential location, Enclave townhouses for sale is located mere minutes from the wealth of new shopping & services now open



just a few blocks away. In addition to its location, Enclave's high level of interior finish and its beautiful & classic Craftsman architecture have also made it a popular choice. Full information about the South Surrey Enclave at Morgan Heights townhomes can be found on our website at www.enclaveliving.ca. The presale South Surrey Enclave townhouses is located at 2979 156th Street in South Surrey. Our presentation centre and 3 deluxe showhomes are open Daily from 12-5 PM except Fridays. For more information, please call Mark, Sales Manager, direct at (604) 657-7500 or the Presentation Centre at (604) 542-6200. We look forward to seeing you this weekend at Enclave at Morgan Heights South Surrey townhomes for sale.

Enclave at Morgan Heights. Your Life. All Around.

By Susan Boyce for New Homebuyers Guide, the most trusted source for information about new real estate development properties in the Lower Mainland. South Surrey. Blessed with more annual hours of sunshine than any other area in the Lower Mainland, South Surrey has long been a favourite place to live for homeowners who want the best of the city lifestyle combined with the friendliness of a more rural community. And now there's an outstanding new real estate opportunity to become part of this vibrant, much loved neighbourhood in South Surrey.



For more information about Morgan Heights in South Surrey, please visit www.themorganheightsbuilder.com Introducing Enclave at Morgan heights in South Surrey. Located near the end of a quiet, residential street lined with mature trees, this exclusive collection of South Surrey townhomes boasts a quality and level of finishing that's sure to attract the attention of savvy buyers.

Enclave at Morgan Heights Upscale by Design

Every Enclave South Surrey home in Morgan Heights feature is carefully chosen to represent a superior level of quality and refinement. Cabinetry is solid wood with luxurious natural stains,

soaker tubs are decadently deep, fixtures and faucets are a sophisticated reflection of the best in contemporary styling. Best of all, what you see is what you get – virtually all the features you'll fall in love with in the coming display home will be standard at the Morgan Heights Enclave townhomes and townhouses.

Outside, you'll find a welcoming West Coast architecture accented by stone and timbers. Hardiplank siding in rich, heritage colours will create a classic sense of arrival, of presence and solidity. Still, for many, the true piece de resistance is Enclave's South Surrey central linear park that runs through the middle of the entire length of the community at Morgan Heights. A full 50-feet wide, where residents of Morgan Heights Enclave townhomes will find a meandering pedestrian walking path, park benches, and lushly landscaped gardens, perfect for escaping the hustle and bustle of daily living.

MARCH 2009 - ENCLAVE AT MORGAN HEIGHTS UPDATE

We would like to let you know that we have just completed our Virtual Tours for the South Surrey Morgan Heights Enclave Townhomes and they are a great tool by which you can remember the project and also show your friends and family our great interiors and rich exteriors. There are 2 ways to get to the Virtual Tours: 1) Go to our main website www.enclaveliving.ca and click on the link at the lower right on the main page; or 2) Click here <http://www.seevirtual360.com/themes/1/theme01.aspx?listingID=16641> to go there directly. Once you are in the Virtual Tours page click LARGE VIEWER on the right (just below the Enclave logo) and you can see the large viewer window for these pre-construction South Surrey townhomes for sale at Enclave at Morgan Heights community. The 7 Virtual Tours (all 3 of our showhomes plus an exterior view are included) are accessed by the pull-down menu on the bottom right of the large viewer window. Pre-sales have been strong at Enclave Morgan Heights townhomes for sale in South Surrey real estate market of late and we are now running low on 2 & 3 bedroom homes. At this time we have only two 3 bedroom pre-sale South Surrey homes for sale and two 2 bedroom Enclave Morgan Heights homes available. All of these will be ready for move-ins in about a month or less. So the time to act is now. Once these are sold there will be a long wait for Phase 2 Enclave at Morgan Heights South Surrey real estate development occupancies, and when released for sale (likely late summer) we anticipate higher prices. The pre-sale Enclave townhome's current value pricing, in combination with very low interest rates and a dwindling selection of 2 & 3 bedroom South Surrey homes for sale means that now is the best time to consider



purchasing at Enclave at Morgan Heights community if you are in the market for a beautiful new & ready to move into your new South Surrey townhome. Enjoy the tours and we hope to see you soon at Enclave! The Enclave Sales Team - Mark, Janny and Grace. For information, please call Mark Manuel, Sales Manager, direct at (604) 657-7500 or visit the website at www.enclaveliving.ca. The South Surrey Enclave Townhomes at Morgan Heights real estate development is located at 2979 156th Street in South Surrey and is open for viewing daily 12-5pm (except Fridays). The Sales Centre phone number is (604) 542-6200.

Unbeatable Location of Morgan Heights

For sheer convenience, Enclave South Surrey townhomes is a winner too. Just a ten-minute walk or two-minute bike ride away is the brand new Morgan Crossing Centre where you'll find boutique style shopping, coffee bistros, and a quaint village ambiance. Venture a few minutes farther, and you can be browsing the big box retailers of Granview Corners or South Point Centre. Or, if you're ready for a day exploring the offerings of Bellis Fair or Seattle, it's just a two minute hop onto the freeway and you're US bound.

And don't forget the sandy beaches of White Rock and Crescent Beach are perfect for seaside walking in all four seasons near your Enclave townhome in Morgan Heights South Surrey. Plus there are schools, parks, recreational facilities and a host of restaurants ranging from grab-and-go snacks to and evening of romantic lingering with your significant other.

A Reputation for Quality and Innovation

Enclave townhomes in Morgan Heights also has a treat for cyber-savvy buyers. When the presentation centre opens, you'll be able to explore the homes and site itself via photo-realistic, 3D renderings and virtual tours. It's just another way Enclave Morgan Heights in South Surrey raises the bar on quality and service.

The Morgan Heights Enclave town home development offers a total of 129 townhomes in 15 different two, three and four bedroom floor plans that range from approximately 1200 to 1700 square feet. Prices are anticipated to start in the high \$300,000s. Enclave townhouses is located at 2979 – 156th Street in Surrey. To priority register, please visit www.enclaveliving.ca or call 604.542.6200. Morgan Heights Enclave townhomes sales are expected to begin early in the New Year.

ENCLAVE TOWNHOMES UPDATE FROM THE EMAIL DESK

Dear Enclave Registrants & Visitors, Great news! South Surrey's best



townhouse real estate release at Morgan Heights value just got better! Enclave Townhouses is holding a limited time only pre-construction pricing Summer Sales Event on all remaining unsold Phase 1 homes. This is your chance to purchase a new South Surrey home at Enclave, located in the master-planned new community of Morgan Heights in beautiful South Surrey real estate industry, for a great price. Without a doubt Morgan Heights Enclave new townhomes is the best new pre-sale home buy in the South Surrey market. We encourage you to compare as we are confident that Enclave town homes offers you unmatched value and quality: Great selection of 2, 3 & 4 bedroom preconstruction townhomes available ranging in size from 1,220 to 1,725 square feet. High end interior finishes including: granite countertops in kitchen & ensuite bathroom, tiled kitchens, Whirlpool stainless steel appliances including gas range and 22 cu. Ft. refrigerator, laminate flooring throughout the main floor, and three designer colour schemes to choose from. The Morgan Heights master planned South Surrey community release of Enclave townhomes provide striking craftsman-inspired, richly detailed architecture. Quiet residential location on tree-lined no-through road. Morgan Heights Central Greenway with the Enclave Clubhouse as its showpiece. Enclave townhouses provide close proximity to all the new shops and services at both Morgan Crossing and the Grandview Corners. Easy access to Highway 99 for commuting. The current south Surrey enclave townhome pricing sale includes: 2 bedroom between 1,222-1,308 sq. ft. from \$324,900, presale 3 bedroom between 1,459-1,498 sq. ft. from \$369,900 and Enclave 4 bedroom townhomes between 1,698-1,725 sq. ft from just \$424,900. We currently have a great selection of 2, 3 & 4 bedroom new South Surrey townhomes that will be ready for occupancy starting from this fall and throughout early 2009. Our website located at www.enclaveliving.ca has complete information including floorplans, site plan for Morgan Heights South Surrey real estate, feature sheet and much more. We encourage you to visit new Enclave townhouses very soon to take advantage of our Summer Sale event. Our Enclave Morgan Heights presentation centre is open daily (except Fridays) from 12-5 pm and is located at 2979 156th Street in South Surrey. For those of you who have not yet visited us, the Enclave website has a "directions" page which will help you to easily find us. We would like to thank you for your continuing interest in Enclave real estate in South Surrey and hope to see you soon!

PREVIEW APPOINTMENTS FOR THE PRESALES MORGAN CROSSING
SOUTH SURREY REAL ESTATE DEVELOPMENT

There is so much to tell you about the progress of our development,

Morgan Crossing! Our new building, Central at Morgan Crossing, has freshly designed display suites with unprecedented pricing for the South Surrey area (rumoured to start at \$244,900). We will be booking appointments to preview this fantastic urban centre mid-March, releasing the units for sale at the end of March.

With over 130 retail shops and restaurants (Steve Nash Fitness, Best Buy and Thrifty foods, to name a few) as well as numerous others within walking distance, this area will be the new pulse of activity for South Surrey. Additionally, you would have the opportunity to purchase a Morgan Heights South Surrey home before demand dictates prices to increase! The entire development is due to complete in the Spring of 2010!

I would like to call you at the beginning of March to book an appointment to preview the newly designed display suites at South Surrey's Morgan Crossing. Please let me know if you are interested. In the meantime, watch for our promotions that will give you more details. Thank you!

ENCLAVE AT MORGAN HEIGHTS PROPERTIES

Your Home and your style are here at the Enclave Townhomes in Surrey. Zac G wrote this article for the recent New Homebuyer's Guide. Deep in the heart of South Surrey, surrounded by an abundance of mature trees and parkland, is a charming new pre-construction real estate Surrey neighbourhood called Morgan Heights. This exclusive, master planned community has quickly become one of the most desirable destinations in the Lower Mainland and will soon welcome its latest real estate launch, Enclave at Morgan Heights neighbourhood. Phase 1 of Enclave townhomes opens mid-May, featuring refined pre-sales townhouses set against the lush backdrop of a tree-lined, no through road. A beautiful life is awaiting prospective home buyers at this Surrey Morgan heights neighbourhood of exclusive townhomes in Enclave neighbourhood. Complementing its serene surroundings, the architecture at Enclave townhouses is classic West Coast, blending traditional heritage styling with contemporary finishing. Nature plays a prominent role in the exteriors, where there's an extensive use of wood accented by cultured stone to complement the Hardi siding, shingle and panelling. There's also there exterior colour schemes for these homes at Enclave Townhomes at Morgan Heights, a new development in the Surrey real estate property market, adding a customized feel to architecture that already includes unique touches like bay windows, gables, rafters and trellises. With fifteen different Morgan Heights



Enclave townhome floor plans, ranging from two to four bedrooms and each with two car garages, along with three interior colour schemes to choose from, there's an abundance of options at Enclave town homes. The finishings are top notch, starting with the kitchens that feature solid wood shaker style cabinets, double edge granite counter tops, full height tile backsplashes, and a deluxe stainless steel appliance package. Along with a gas range and pull out veggie sprayer, this is an inspiring spot to prepare a gourmet meal at your private townhome at Morgan Heights Enclave homes. The efficient floorplans and oversized nine foot ceilings on the main floor maximize space and create an open feel. Each Morgan Heights home at Enclave Surrey real estate comes with at least two luxurious bathrooms, including the ensuites which have tile flooring, radiant in floor heat, granite countertops, and polished chrome faucets. Custom tile bathtub shower surrounds makes this great spot to relax. Large yards at the Enclave Townhomes Surrey property and spacious decks and patios embrace the outdoors. When not enjoying the outdoors, the Enclave Clubhouse will include a gym, kitchen, fireside lounge and meeting spot exclusive to residents.

CONVENIENTLY LOCATED IN SURREY MORGAN HEIGHTS

Despite the natural surroundings and relaxed lifestyle, residents at Enclave Townhomes will make no sacrifices when it comes to convenience. All major amenities are within walking distance, including the Morgan Crossing lifestyle centre and the big box stores of Grandview Corners. Pre-construction Surrey Enclave Townhomes is an ideal location for families, with existing schools nearby, new ones in the planning stages, and acres of parks and numerous trails around the corner. Whether planning a day in Vancouver or a shopping trip across the border, Enclave new construction town homes in Surrey's Morgan Heights is close to major commuting highways. Affordably priced from \$359,900, this is the first phase of Enclave townhome's collection which will eventually feature 129 Surrey pre-sales homes in Morgan Heights. The grand opening of Enclave is May 17th at noon and the real estate development is located at 2979 156th Street. For more details, please visit www.enclaveliving.ca or call Mark Manuel, Sales Manager at 604.657.7500.

Dear Enclave Registrant,

Enclave Surrey Town Homes is holding its Grand Opening on May 17th and will be thereafter open Daily from 12-5 PM except Fridays. We invite you to come down to view Enclave Townhomes in person and see why it's South Surrey's most sought after new townhome



community. For more information, email us at info@enclaveliving.ca or call the presentation centre at 604-542-6200. For immediate response please call Mark Manuel, Sales Manager, at 604-657-7500. Enclave is located at 2979 156th Street in South Surrey real estate. Thank you for your interest in Enclave and we look forward to seeing you soon!

Enclave townhouse at Morgan Heights Surrey Real Estate project update

Dear Enclave Registrants and Past Visitors, We are writing to let you know that the Enclave Morgan Heights Townhome presentation centre is now temporarily closed as we make the move over to our permanent Surrey sales centre and showhomes within our first completed building. We are targeting to have our Surrey Morgan Townhouse Grand Re-Opening in late October. We will let you know exact dates in advance so that you can be among the first people to see our wonderful new Morgan Heights showhomes. So far the response to our finishes and floorplans has been very positive and we are confident that our completed Enclave at Morgan Heights showhomes are going to be dressed to impress. Our current buyers already know that Enclave offers a great new Surrey real estate home at a great price and this will become even more obvious once our showhomes are open. We would also like to let you know that we have a good selection of end and interior homes that are available for occupancy as soon as November. Don't miss out on the chance to call Surrey's Enclave at Morgan Heights master planned community home this fall! During our temporary closure, the Surrey real estate development at the Enclave Townhouses at Morgan Heights community is open for private viewings by appointment. To arrange please call Mark Manuel, Sales Manager, at 604-657-7500. We look forward to seeing you soon at Enclave! The Enclave Sales Team

BEAUTIFUL TOWNHOMES IN SOUTH SURREY NOW SELLING!

The Enclave at Morgan Heights is launching their new grand re-opening November 1st, 2008. The designer Enclave townhome showhomes are now open in South Surrey real estate market. With two to four bedrooms townhouses for sale, these South Surrey Enclave homes are priced as one of the most affordable Surrey townhome developments ever. The two bedroom Enclave at Morgan Heights townhomes are priced from just \$324,900 while the three bed units are from \$369,900 and four bedroom large townhouses are from \$424,900 at this point. Superior floor plans, finishing and location at a great price in South Surrey. Only 129 pre-sale South Surrey townhomes are for sale at the Morgan Heights Enclave



community which features layouts between 1222 and 1498 square feet in size. In addition, with an ideal location just next to the Morgan Crossing Centre, you'll find tonnes of new boutiques, shopping, dining options just next to your Enclave townhome at Morgan Heights. Not only that, this new South Surrey townhome real estate development is next to South Point Centre or Granview Corners big box retailers in addition to tonnes of golf courses and the beaches of White Rock. Refreshing interiors that feature things like white cabinetry, master ensuites that are large and sumptuous, garages, professional landscaping, formal foyer and plywood construction are other added features that make the new South Surrey Enclave townhouses at Morgan Heights such a great investment. With mature trees outside, West Coast construction architecture with ledgestone, HardiPlank and rich colours, the Morgan Heights Enclave townhomes community is truly coming to form now with eventual completion and move-ins for first time homebuyers and owners before the end of the year, so there is simply no waiting to find that your new home has been cancelled or put on hold like many other developments this year.

We are pleased to announce that as of this Saturday, November 1st Morgan Heights Enclave's deluxe new showhomes will be open for viewing! We know that you have been awaiting this day and its finally here - your first chance to see first-hand Enclave's beautiful exteriors and richly finished interiors of the Enclave Townhomes in South Surrey real estate market. We are displaying our B5 3 bedroom end townhome and our A1 2 bedroom interior Enclave at Morgan Heights townhome. They feature two of our designer interior colour schemes - Hazelmere and Meridian. Its hard to choose which one is better, they are that good! We are quite sure that once you have seen Enclave at Morgan Heights South Surrey townhomes in person you will find that it offers the best combination of location, price and finish in the South Surrey area. We also want to let you know that we have 5 two and three bedroom new Surrey homes with occupancy this fall. So if you want to make your move soon, be sure to place Enclave high on your list. Prices at Enclave Morgan Heights townhouses start at \$314,900 for our 2 bedroom, 2 bath A1 plan that features 1,222 sq. ft. of well finished space. In case you are looking for more room we also have a good selection of 3 & 4 bedroom pre-sale Surrey townhomes as well. Enclave South Surrey townhomes is open Daily 12-5PM except Fridays and is located at 2979 156th Street in the Morgan Heights area of South Surrey. For more information please call us at (604) 542-6200 or (604) 657-7500 and also be sure to check our our website located at www.enclaveliving.ca. We hope to see you soon at Enclave!



Enclave Townhomes in a Snapshot 2009

Located in the neighbourhood of South Surrey's Morgan Heights community at 2979 – 156th Street, these luxurious townhomes present three levels of pure West Coast architecture accentuated with timber accents, ledgerstone, and covered front porches. Upscale elegance including solid wood cabinetry, Whirlpool appliances (Gold Series), art niches, main floor powder rooms are all standard features at the Morgan Heights Enclave townhomes for sale in the South Surrey real estate market. Fireplaces in a choice of traditional or playful mosaic glass tile in rich orange and burgundy are at the homeowners choice. Right now, the pre-construction Enclave at Morgan Heights townhomes offers a range of two three and four bedroom floor plans. The property perks of this South Surrey real estate development at Morgan Heights Enclave townhouses include: location on a quiet cul-de-sac but walking distance to Morgan Crossing Centre, and only a short ride to Granview Corners, South Point Centre, or the White Rock Promenade. Easy access to schools, parks, and recreational facilities make this an ideal setting for growing families. The price point of the Enclave Townhomes at Morgan Heights in South Surrey real estate starts from \$324,900.

Enclave Townhomes Features Only the Finest Ingredients – On Sale Now!

The Morgan Heights Enclave townhomes have just opened their two new showhomes. With so many new homes for sale throughout the Lower Mainland, we know that deciding which home to buy is difficult. Here are some of the special ingredients put into each pre-sale Morgan Heights Enclave homes that make Enclave the smart choice for you. The Very Best Location: Although Enclave at Morgan Heights is in the heart of this master planned community, it doesn't feel that way. WE're located on a quiet no through road surrounded by large trees and away from all the other real estate Surrey developments around Morgan Heights. But you are still just mere minutes from a wealth of new shopping and other amenities available to you. True West Coast Living: Enclave at Morgan Heights townhomes for sale in the South Surrey real estate market exteriors could easily fit in at Whistler Village with its striking craftsman style architecture and designer colours. Large Selection of Floor Plans: The pre-sale South Surrey Enclave townhomes at Morgan Heights features 15 different layouts ranging from 2 to 4 bedrooms, so here is a plan just right for almost every family. High End Interior Finishes: Enclave townhouses at Morgan Heights South Surrey real estate market interior finishing is second to none for the price. We are confident that you will see the difference that quality finishing makes!



At prices starting from an attractive \$314,900, the pre-sale Enclave South Surrey townhomes at Morgan Heights is the smart choice. But don't take our word for it. Come in and see for yourself.

604.542.6200 or www.enclaveliving.ca or 2979 156 Street in South Surrey (open 12 to 5 except Fridays). Two bedroom Enclave townhomes from \$314,900 while three bedroom pre-sale South Surrey townhouses start from \$359,900. Four bedroom Morgan Heights townhomes start from \$409,900.

Dear past Enclave visitor, for those of you who have not been to Enclave at Morgan Heights townhouses for sale lately you will be pleasantly surprised at the on-site construction progress. Phase One of the South Surrey townhome project is expected to be completed in April and the first residents have already started moving in. We would like you to know that we have a good selection of 2 & 4 bedroom pre-sale South Surrey homes for sale still available with occupancies starting as soon as March. Prices for our A4 Enclave Morgan Heights homes for sale (2 bed, 2 bath with private walk-out backyard) start at an affordable \$319,900. Prices for our C1 & C2 presale South Surrey homes for sale (4 bed, 3.5 bath facing the Enclave Greenway) start from \$409,900. And for a limited time only we are including net GST in the purchase price of these new Morgan Heights town homes. Take advantage of the 40 year low interest rates and move into your dream home within weeks! Many of you have already had the chance to view our first two South Surrey Morgan Heights Enclave townhome showhomes and we are confident that you were impressed by the quality and the high level of finish. We are pleased to announce that we are unveiling our deluxe C2 four bedroom showhome this weekend, February 21st & 22nd. This new Enclave at Morgan Heights showhome is dressed to impress in its subtle traditional colours and furnishings. We are extremely pleased with how good it looks! The double-height entry lobby and the open concept have been a big hit to those who have taken a sneak peak inside. Sales of these South Surrey houses have been brisk in the last two weeks with two more families choosing Enclave as their next home! We would like to invite you to come and see our new Morgan Heights Enclave showhome this weekend. You'll discover why Enclave is the best value in the South Surrey townhouse market, combining a very high level of finish, interior and exterior, with an unmatched location on a no-through road mere minutes from a wealth of new shopping and services. Sincerely, The Enclave Sales Team - Mark, Grace and Janny. For more information please call the South Surrey Enclave Sales Centre at 604-542-6200 or Mark, Sales Manager, direct at 604-657-7500. Enclave Townhomes Surrey houses



for sale is open Daily (except Fridays) from 12-5 PM and is located at 2979 156th Street in beautiful South Surrey.

Labels: [Morgan Heights](#), [South Surrey Real Estate](#)



POSTED BY MR REAL ESTATE AT 11:08 AM

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