

TOWNHOMES **WITH** ATTITUDE

STARTING FROM
THE LOW **\$300'S**

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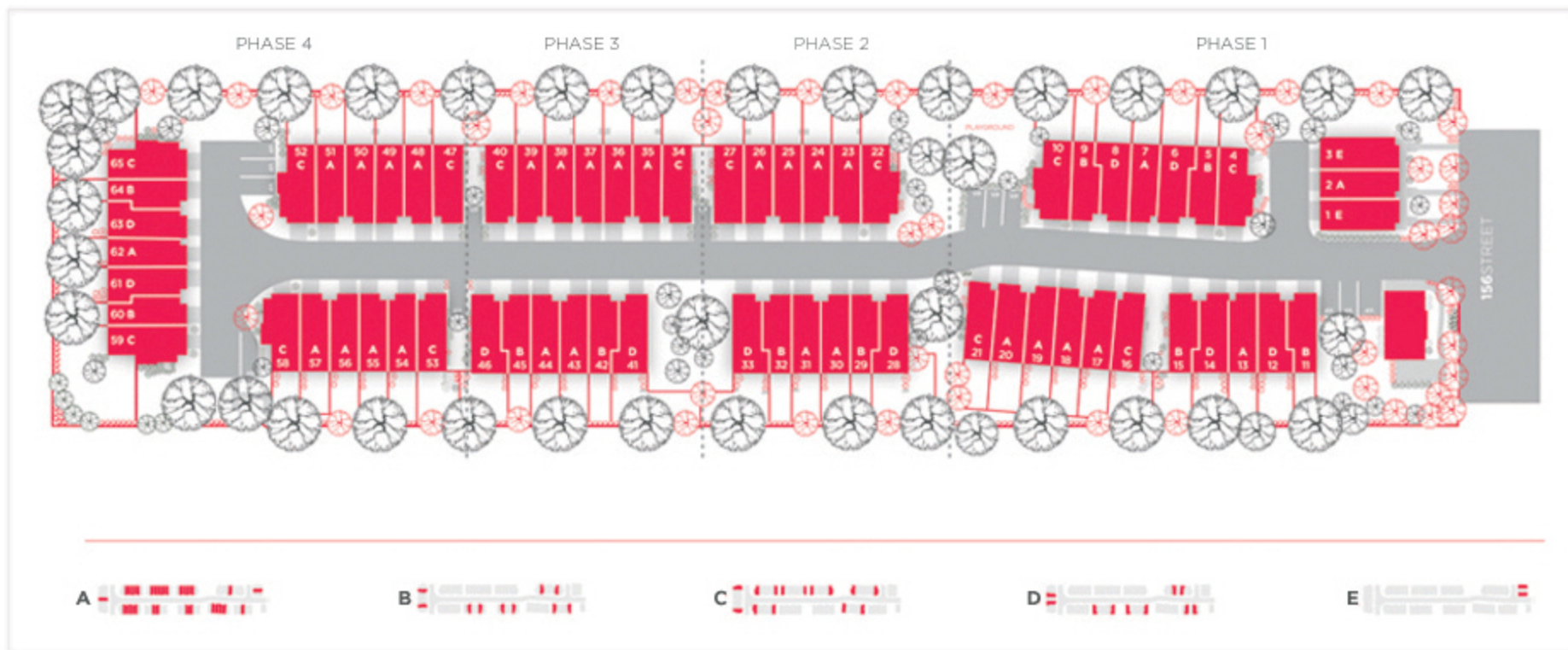
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FEATURES

YOUR NEIGHBOURHOOD

- Conveniently located on a quiet, no-thru road in the thriving and trendy residential neighbourhood of Morgan Heights
- Within minutes to shopping, parks, schools, dining, beautiful beaches and quick access to Highway 99
- Classic West Coast Architecture with eye catching roof lines, HardiPlank siding and richly landscaped yards
- An amenity center inclusive of a Guest Suite for your visitors

TREND SETTING STYLE

- Soaring 10 foot ceilings in the kitchen, living and dining rooms
- Free-flowing floor plans that are spacious, functional and exceptionally detailed
- Expansive windows maximizing natural light and offering bright interiors
- Stunning designer interiors by Kleen Design, including 2 designer selected colour schemes – Smoke or Sand
- Luxurious loop pile carpeting in bedrooms offers warmth and comfort
- Stylish Silver Oak or Dark Chocolate wide plank laminate flooring in kitchen, living and dining rooms

- Large sized patios and/or decks emphasize outdoor entertainment as well as relaxation
- Cozy napoleon electric fireplace set in a customdesigned mantle with back painted starfire glass tile surround
- Contemporary satin nickel handles for all passage doors
- 2 inch designer horizontal blinds
- Painted ceiling and pot lights
- Private fenced backyards in most homes

KITCHENS THAT SIZZLE

- Open concept kitchens with breakfast bar and pantries*
- Fashionable flat panel tight wrapped cabinets in Sandy Recon or Oak highlighted with sleek pulls
- Boutique inspired modern frosted glass accent cabinet with stainless steel frame
- Designer-selected granite countertops accented with ceramic tile backsplash
- Double basin stainless steel sink featuring a chrome American Standard single handle pull down faucet and in-sink waste disposal
- Streamlined Contemporary lighting throughout each home

- Full compliment of stainless steel designer appliances:

- Samsung 18 cubic foot Energy Star refrigerator with bottom mount freezer
- GE 30" electric self clean slide-in range with smooth ceramic glass cooking surface
- GE 4-level PowerScrub dishwasher
- Microwave oven with trim kit*, or GE 1000 watts over the range microwave with hidden vent*

BATHROOM INDULGENCE

- Master ensuite with deluxe walk-in glass shower accented by decorative porcelain tile
- Trompe l'oeil floating vanities with fashionable flat panel tight wrapped cabinets and pewter trimmed mirrors
- Granite countertops in all bathrooms
- Modern pewter and frosted glass vanity lighting
- 12 x 24 handset porcelain tile flooring
- Stunning glass tile accents in Ensuite
- Modern clean lined Acri-tec basins in main bath, ensuite and powder
- Soothing deep soaker tub in main bath
- Polished chrome American Standard faucets and TAYMOR bathroom accessories

YOUR PEACE OF MIND

- Premium 2/5/10 Warranty by National Home Warranty
- Rainscreen technology protection system
- 30 year manufacturer's warranty on reinforced asphalt shingle roof with R40 insulation
- Energy saving double glazed thermally broken vinyl windows and patio doors
- Sturdy 2x6 exterior wall construction with R20 insulation
- Double insulated party wall system staggered stud and 1 inch air space
- Hard wired in home smoke detectors
- Roughed-in home security
- Roughed-in central vacuum
- 40 gallon electric hot water tank
- Convenient electric baseboard heating throughout
- Decorative exterior lighting at entry porch

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*Featured in selected homes

SALES & MARKETING BY: FIFTH AVENUE REAL ESTATE MARKETING LTD.

In our continuing effort to improve and maintain the high standard of the Arista development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse plans occur throughout the development, see architectural plans for exact layouts. Please note due to the topography, yards, porches, decks and stairs may vary by location. Some homes have bay windows in either the living or master bedroom or both and some do not. Please see architectural plans for all details. Illustrations are an artist's cor



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16

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2011

Launching: Arista at Morgan Heights Surrey Townhome Development by Hayer Homes featuring Spacious/Affordable Surrey Arista Townhouses with 10 foot ceilings and 2 or 3 Bedroom Floor Plans



Arista Townhomes in Morgan Heights Surrey Real Estate Market

New Surrey townhouses with attitude are coming soon to the prestigious Morgan Heights neighbourhood. Called Arista at Morgan Heights, these new Surrey townhouses present inspired living in inspired spaces. Located on a quiet, no thru road in the trendy Morgan Heights neighbourhood, the Arista Surrey townhouses for sale are perfectly positioned within walking distance to shopping, dining, schools and parks. There are granite counter tops throughout in addition to soaring 10 foot ceilings in principal main floor living spaces. The presale Surrey Arista Morgan Heights townhouses will also feature stylish silver oak or dark chocolate wide plank flooring in addition to gorgeous, functional free flowing floorplans that are exceptionally detailed and designed for today's urban lifestyles. Also, the presale Surrey Arista Townhouses will offer gourmet kitchens with sleek stainless steel appliances in addition to over-sized windows that maximize your interior natural light throughout your home. The offering at Arista Surrey Morgan Heights real estate development will feature a fine collection of both two and three bedroom homes (in addition to a select number of two bedroom plus den floorplans). Located at 2955 156th Street Surrey BC, the Arista at Morgan Heights townhouses will start from the low \$300,000 price range. All homes will come with the National Home Warranty. Register today online at www.aristaliving.ca or you can call 604.536.9998 to become a V.I.P. Insider for advanced preview sales events and selection of the best suites on the property. The Arista Surrey townhomes project will be developed over four phases and is brought to you by boutique and well established builder, Hayer Homes.



The Thoughtful Interiors at Arista Surrey Townhouses

Great value and superior interiors are distinct features at the Morgan Heights Surrey Arista Townhomes that feature overheight 10 foot ceilings on the main living level (much higher than traditional 7.5 to 8 foot ceiling heights!). In addition, the pre-sale Surrey Arista Townhomes will have Kleen Design interiors featuring two colour and finishing palettes that include Smoke or Sand. The large windows featured in these homes make for

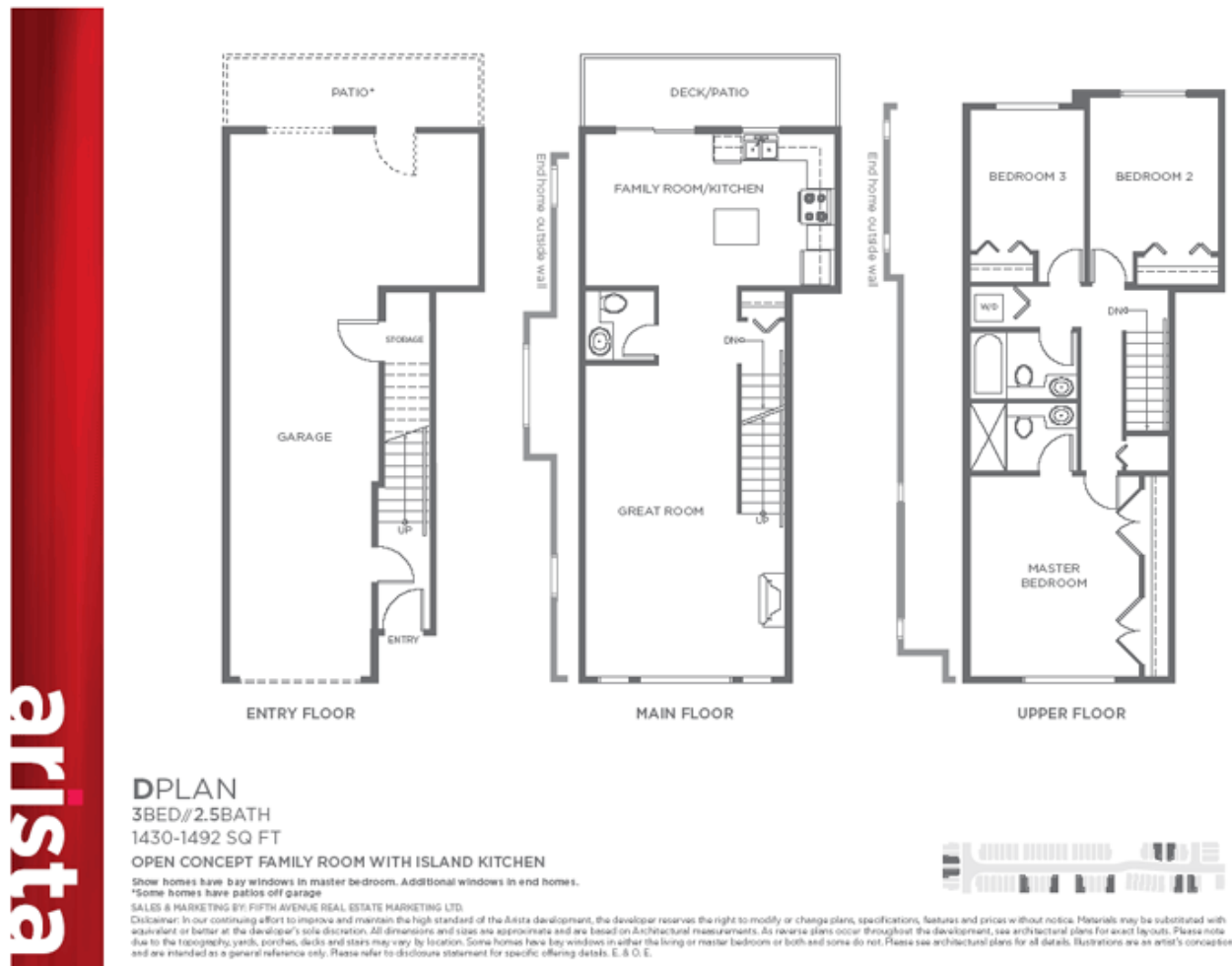
bright and airy living spaces and the free flowing floorplans are both functional as well as spacious. The Arista Surrey townhomes in Morgan Heights neighbourhood are also luxuriously finished throughout with stunning loop pil carpets in the bedrooms and wide plank laminate floors in the main living and dining areas as well as the kitchen. There is a choice between either dark chocolate brown or silver oak finishing colours. In addition, the Arista Morgan Heights townhomes feature large patios and decks in addition to two inch horizontal blinds throughout as standard features. Pot lights and painted ceilings, private fenced backyards and electric fireplace by Napoleon are also included. The pre-sale Surrey Arista Morgan Heights townhouses also feature amazing kitchens that include contemporary lighting, task lights, double basin ss sinks, garburator, pull down faucet and granite counters. Also standard in every home are ceramic backsplashes and flat panel cabinetry with modern hardware. The kitchens at the new Surrey Arista Townhouses also feature open concept plans with pantries and/or breakfast bars in select floor plans. As expected, there is a full complement of stainless steel high-end appliances by Samsung and GE. The Arista Morgan Heights townhouses for sale will also feature rough ins for central vac systems and home security and will have hard wired smoke detectors. There is exterior lighting and 40 gallon electric hot water tank in addition to electric baseboard heating on all levels. The pre-sale Surrey Arista Townhomes for sale will also have exquisite master ensuite bathrooms with deluxe walk in glass showers with decorative porcelain tile in addition to Trompe l'oeil floating vanities and granite counters. The vanity lighting is superb and there is large format hand set porcelain tiled flooring and stunning glass tile accents. Deep soaker tubs and polished chrome faucets and Taymor bathroom accessories round out the significant finishes here at Arista Surrey townhomes.



The Morgan Heights Surrey Arista Townhomes

The neighbourhood itself is just stunning as the Arista at Morgan Heights Surrey townhomes are conveniently located on a quiet, no-thru road in a trendy residential neighbourhood. In addition, the architecture is classic West Coast and very striking with HardiPlank siding and roof lines. Also, the grounds are professionally landscaped and low maintenance and there is a guest suite and Arista amenity centre for residents. The location is ideal for families as well as the new Morgan Heights Surrey Arista townhomes are located close to top ranked schools, Highway 99, major bus transportation routes,

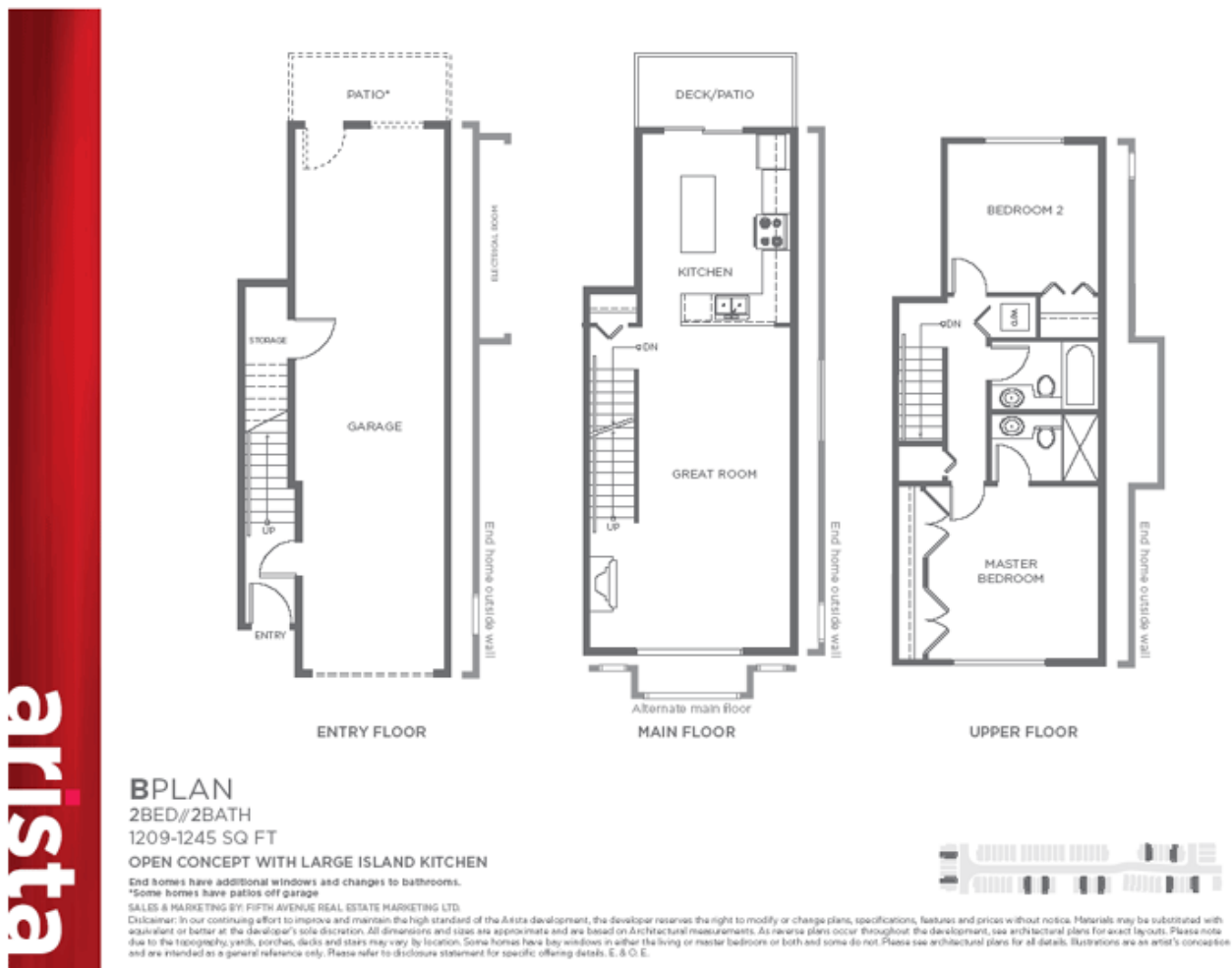
beautiful beaches, White Rock, the US Border, the airport and numerous shopping and dining options. Be one of the first homebuyers to view the Arista at Morgan Heights townhome development with a stylish display home and receipt special VIP pre-registrant bonuses and incentives. Walking distance to the trendy Morgan Heights Surrey real estate district neighbourhood and just up the road from the White Rock Beaches, the Arista Townhomes will feature soaring 10 foot ceilings on the main floor as well as airy floor plans that are open concept 2 and 3 bedroom homes. There is tonnes of flexible living space and outdoor living spaces right here at the new Surrey Arista Townhomes and prices are expected to be affordable and will start from the low \$300,000. The presentation centre once complete will be situated at 2955 – 156th Street South Surrey Arista Morgan Heights. Register today for more details as they are released.



The New Surrey Arista Floor Plans

There are 5 featured Arista floor plans in this new Morgan Heights Surrey real estate development. The first is Plan A which features 2 bedrooms and two bathrooms (all on the top floor) and a square footage of between 1287 to 1302 sf. The formal kitchen layout with galley kitchen, centre island and separate family room from great room with fireplace works well for couples and small families. There is a small deck/patio on the main floor as well as a patio (as per unit) on the lower level which has a tandem double garage with extra storage. The new Surrey Arista floor plan B is slightly smaller between 1209 to 1245 sqft with 2 beds and 2 baths again on the top floor. The open concept floorplan is slightly different on the main floor with a more traditional L-shaped kitchen with island opening onto a very functional and large great room. The lower level again has a tandem garage.

Arista Surrey floor plan C is 3 beds + den and 2.5 baths with 1380 sf of living space OR 3 Bed and 2.5 bath at 1430 sqft. The lower level has outdoor storage and double garage (tandem) and the top floor has the 2 full baths and three large bedrooms. The main floor has the kitchen/family room (with no kitchen), a powder room and a spacious great room. The Morgan Heights Surrey Arista Floorplan D is a 3 bed and 2.5 bath at 1436 to 1492 sqft with extra storage downstairs and a more spacious family room/kitchen area on the main floor. This is also a great room layout. Last but not least is Plan E at the Arista Surrey townhouse community which is 1464 to 1488 sf with 3 bedrooms and 2.5 bathrooms. The main floor has corner fireplace in the great room as well as a kitchen with island opening to a small family room and deck. The top floor has the master bedroom, 2 additional bedrooms and two full baths. All Arista floor plans are available for download online.



Everything You Deserve is at ARISTA Surrey Townhomes

Located in the Morgan Heights Surrey real estate market, the Arista Townhomes presents an awe inspiring new development that features a very quiet cul-de-sac community of three and two bedroom townhomes. The sun filled homes coupled with idyllic location make this Morgan Heights Surrey real estate project one of the best this year. From the 10 foot ceilings to the over height windows, the spacious floor plans feel airy, bright and open. Also, the twenty five foot fully landscaped backyards at the Arista Surrey townhome project has been a huge draw as it is a great selling featured compared to other

Morgan Heights real estate properties. The new Surrey townhomes feature a linear kitchen with very large eating areas and islands for added storage space. From full height pantries to full wrap laminate cabinetry and built in microwaves, the little details have been designed and incorporated into these new luxurious homes. In addition, the entertainment sized living rooms are perfect for families and friends and the neighbourhood at the Morgan Heights Surrey Arista townhomes is only a fifteen minute walk to the new Morgan Crossing shops and services centre. The north facing Arista Townhomes at Morgan Heights Surrey real estate development feature great views of the North Shore mountains while the south facing homes will get plenty of natural sunlight throughout the day. Also close by is Crescent Beach or White Rock Beach. And with prices starting in the low \$300's, it is no wonder why the grand opening at Arista Morgan Heights Surrey townhomes for sale was such a huge success. The prices also include HST for a limited time only.

Tags: [2955 156th Street Surrey](#), [Arista at Morgan Heights](#), [Arista Surrey Townhouses For Sale](#), [Hayer Homes](#), [Morgan Heights Neighbourhood](#), [Morgan Heights Real Estate for Sale](#), [Morgan Heights South Surrey](#), [Morgan Heights Surrey Property](#), [Pre-Construction Surrey Townhouses](#), [Presale Surrey Townhomes for Sale](#), [South Surrey Real Estate](#), [South Surrey Townhomes](#), [Spacious Surrey Floor Plans](#), [Surrey Arista Floor Plans](#), [Surrey Arista Morgan Heights](#), [Surrey Arista Townhomes](#), [Surrey Morgan Heights Homes](#), [Surrey Townhome Floor Plans](#), www.aristaliving.ca

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