

BELLA VITA



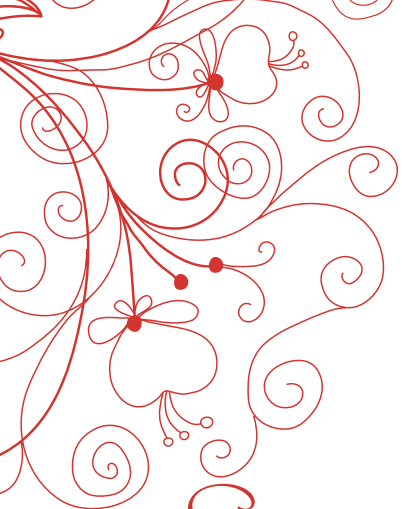
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Building with Purpose



B C C O N D O S . N E T





Siteplan

A - Two Bedroom 1195 - 1217 sq.ft

B - Three Bedroom + Flex 1854 sq.ft

B2 - Three Bedroom + Flex 1816 sq.ft

C1 - Three Bedroom 1432 - 1458 sq.ft

C/C2 - Three Bedroom 1406 - 1429 sq.ft

C5 - Two Bedroom 1512 sq.ft



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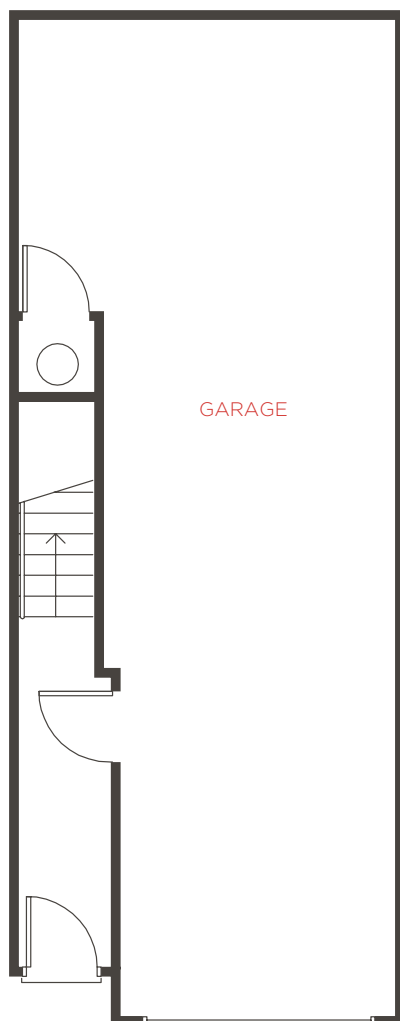


A

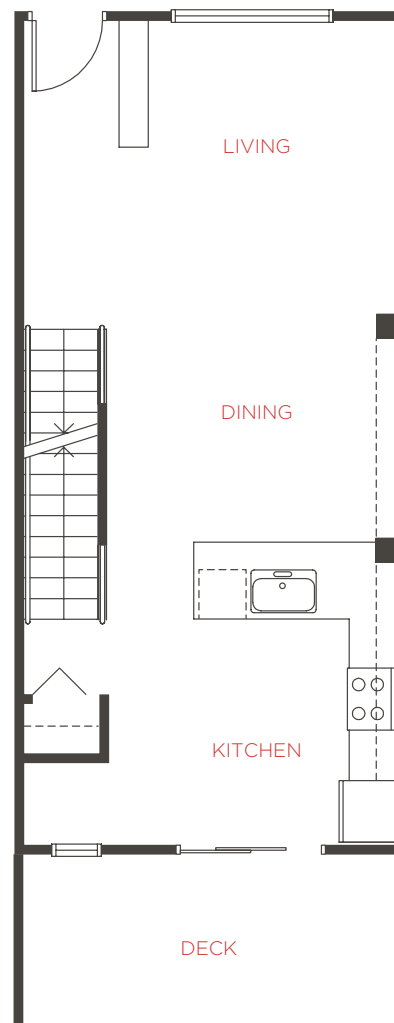
1,195 - 1,217 sq.ft.

2 Bedroom

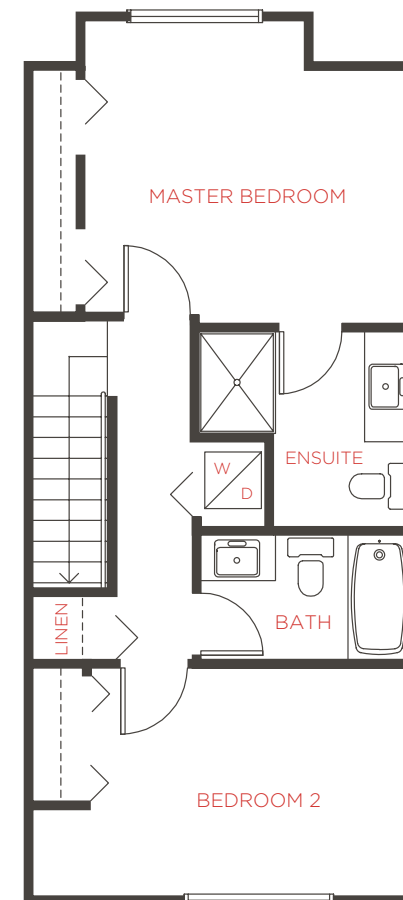
2 Bathroom



Level 1.0



Level 2.0



Level 3.0



B C C O N D O S . N E T

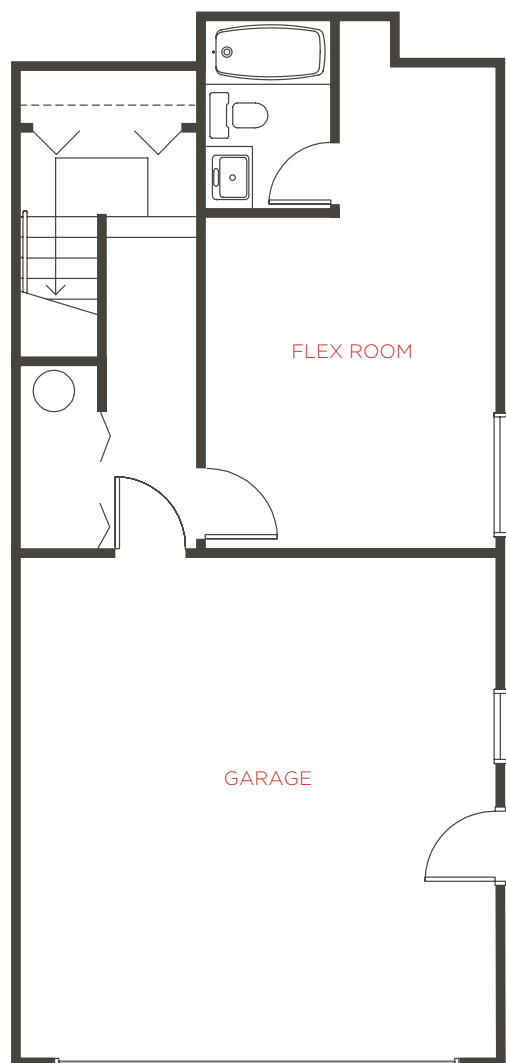


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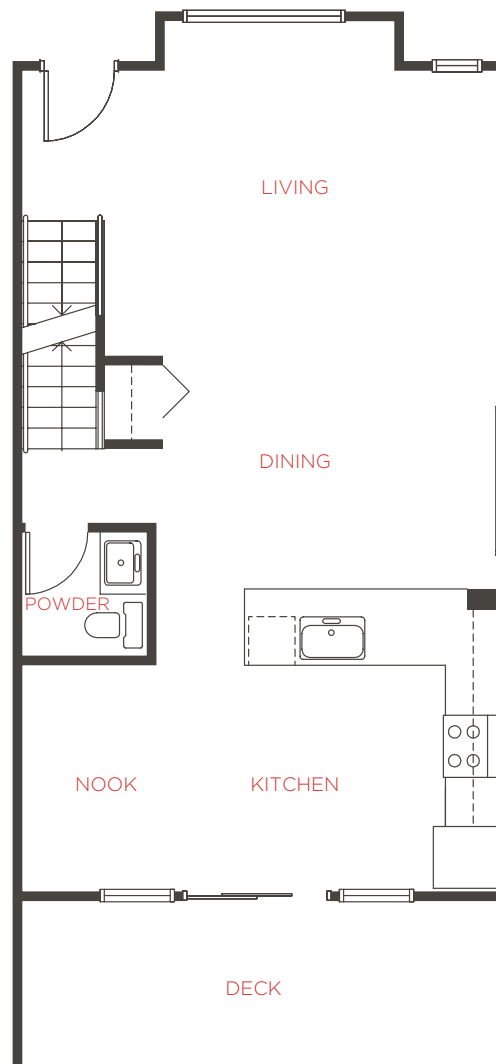


B

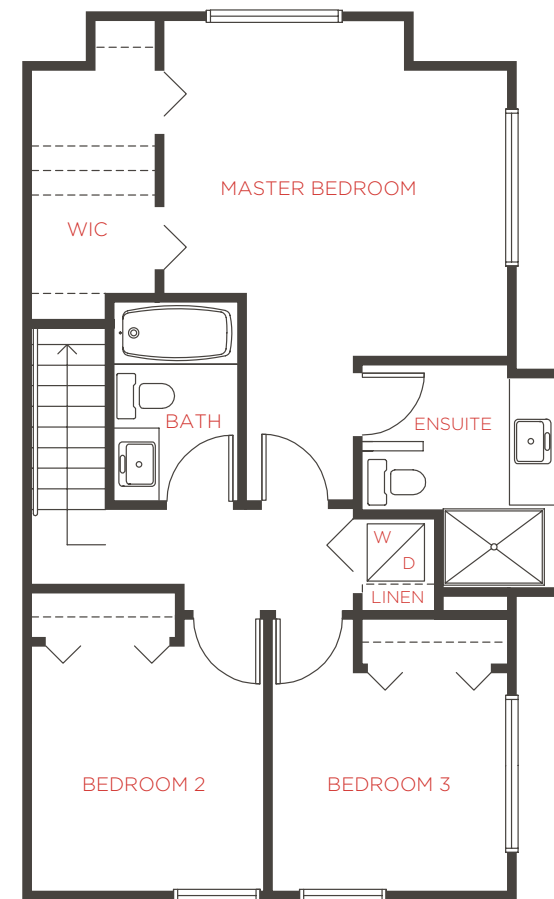
1,854 sq.ft.
3 Bedroom + Flex
4 Bathroom



Level 1.0



Level 2.0



Level 3.0



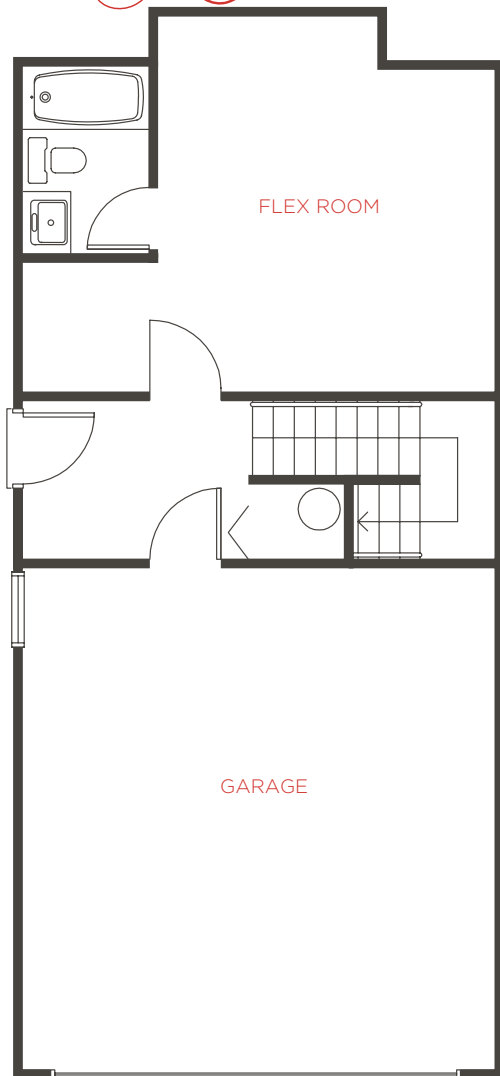
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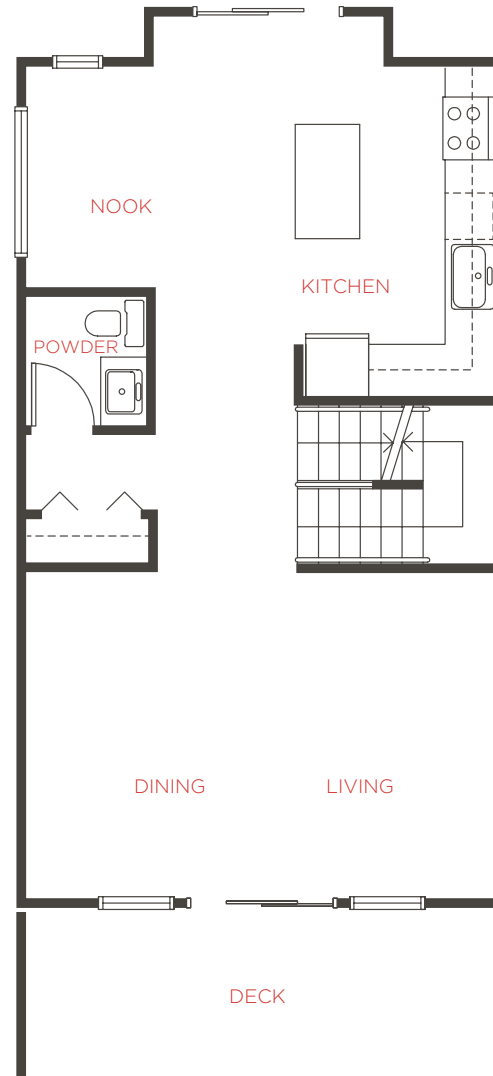
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B2

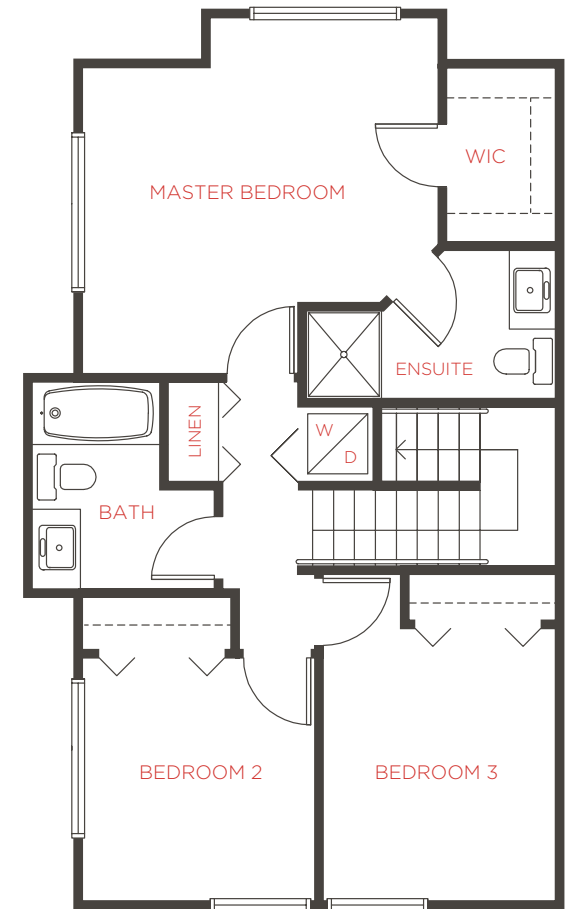
1,816 sq.ft.
3 Bedroom + Flex
4 Bathroom



Level 1.0



Level 2.0



Level 3.0



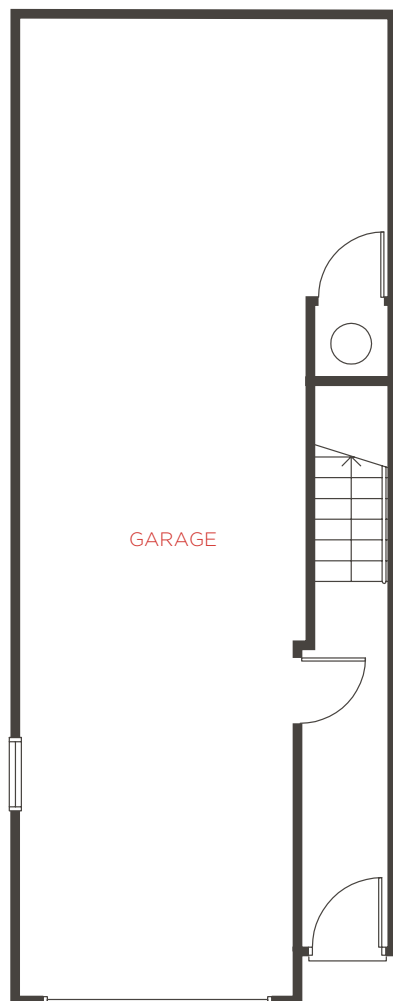


C1

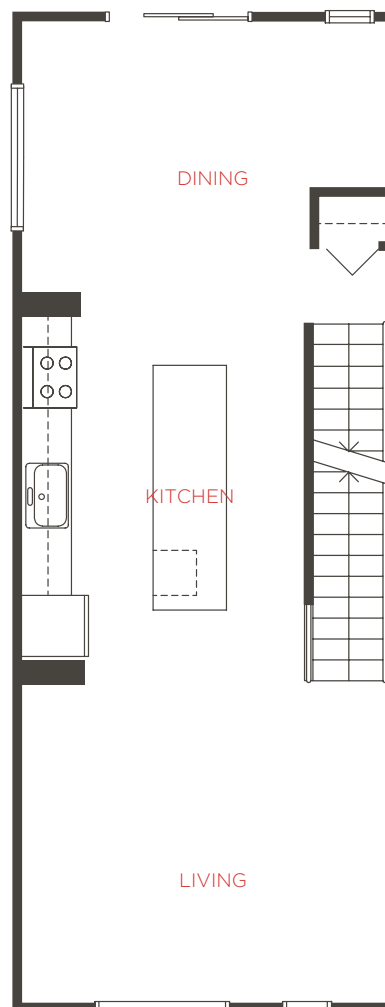
1432 - 1458 sq.ft.

3 Bedroom

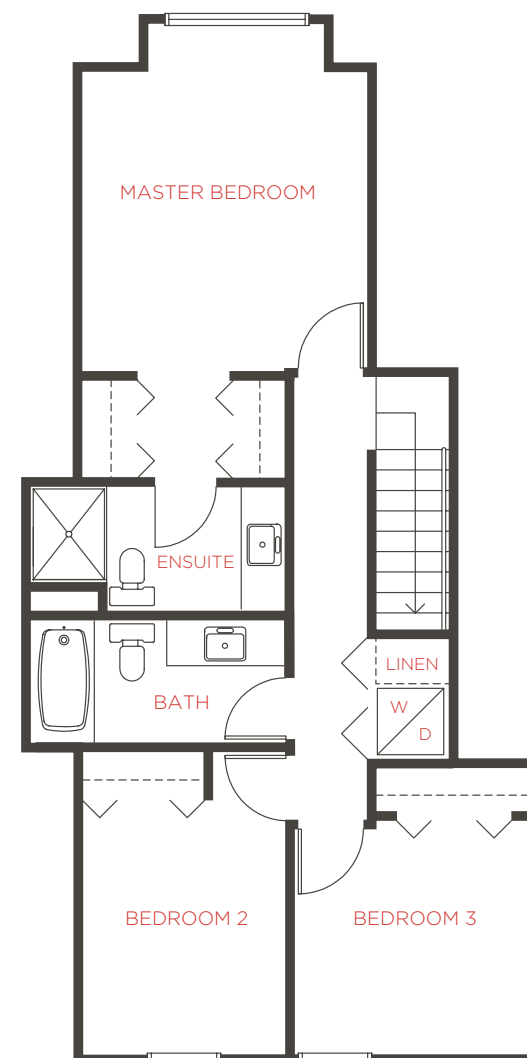
2 Bathroom



Level 1.0



Level 2.0



Level 3.0



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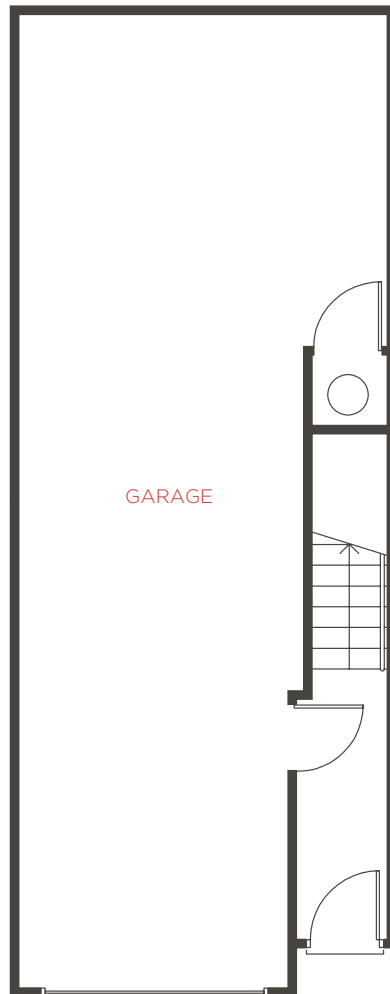


C/C2

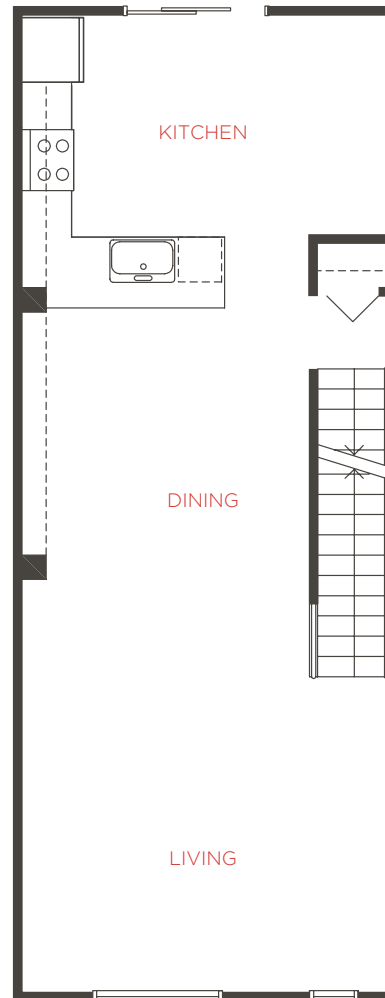
1,406 - 1,429 sq.ft.

3 Bedroom

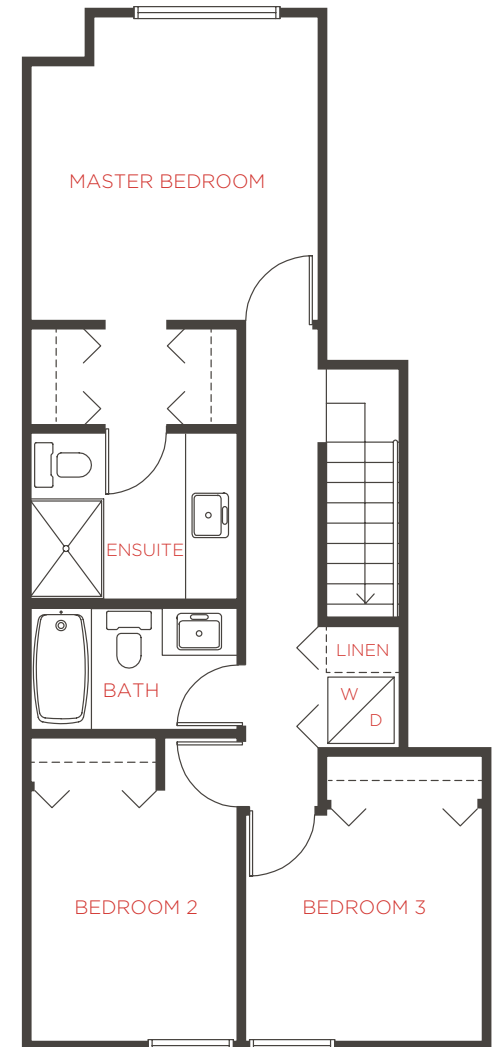
2 Bathroom



Level 1.0



Level 2.0



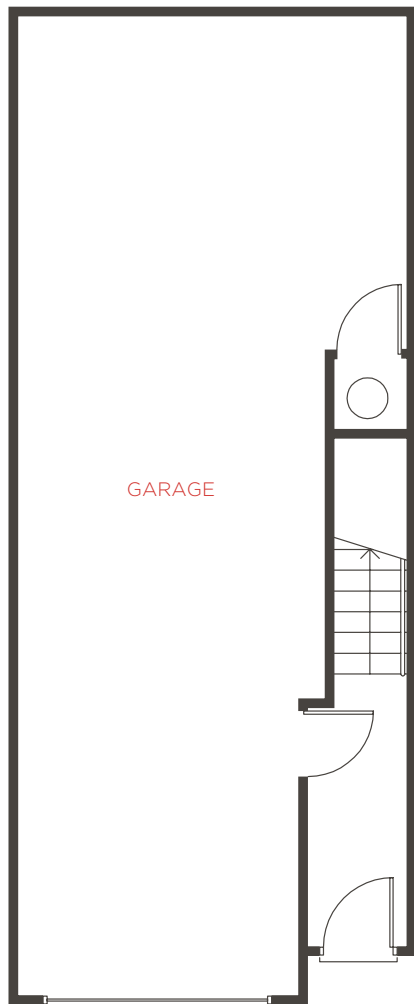
Level 3.0



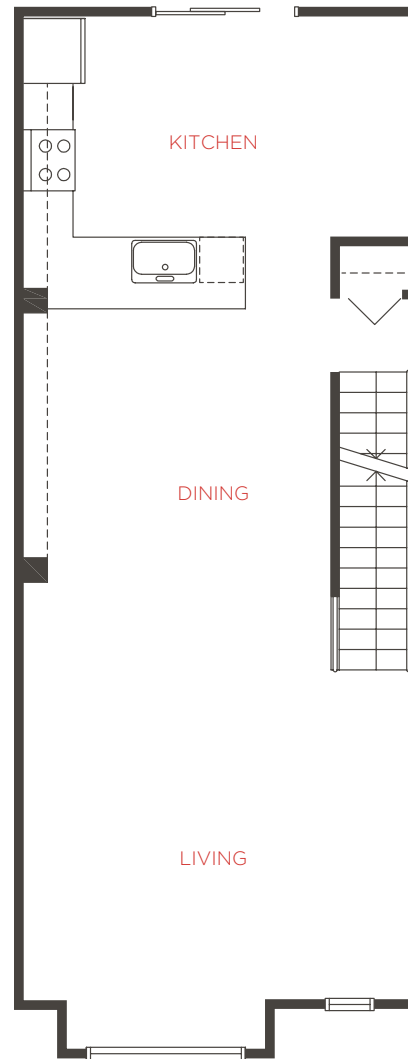


C5

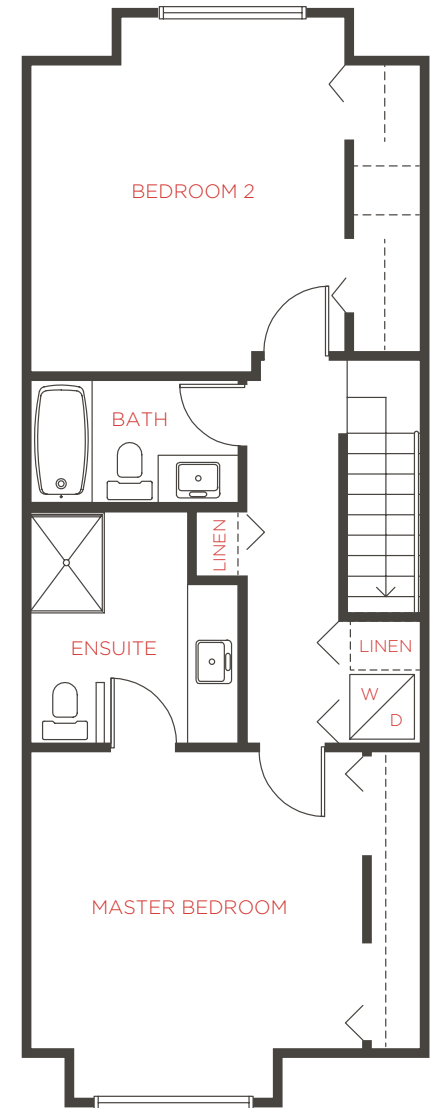
1,512 sq.ft.
2 Bedroom
2 Bathroom



Level 1.0



Level 2.0



Level 3.0



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Features

FIRST IMPRESSIONS

Classic exteriors with combinations of durable hardiplank, ledgerstone, traditional slop dash stucco, and easy care vinyl siding.

Individual entry gates with fenced yard (some homes).

Private fenced main floor backyards (some homes).

Professionally landscaped walkways and yards.

Oversized Energy Star low E glass windows for maximum light and ventilation.

Spacious decks with privacy screens (some homes).

Strategic entry and common area lighting.

SPACIOUS LIVING

Choose from two designer selected colour schemes.

Open contemporary living spaces.

Oversized nine-foot ceilings on the main living level.

High quality German engineered laminate flooring.

Custom fitted 2" horizontal blinds.

Classic 2 panel interior doors with brushed chrome lever style handles.

Contemporary wood baseboards and door casings.

Professionally designed recessed lighting package.

Electric baseboard heating with individual thermostat controls in all rooms.

Pre-wired in dining room or eating area for pendant light and master bedroom for ceiling light or fan.

All homes outfitted with smoke/carbon monoxide detectors on all floors.

GOURMET KITCHENS

Custom flat panel cabinetry in dark maple or shaker style in white finish with brushed chrome pulls.

Stain and scratch resistant quartz countertops.

Undermount single bowl stainless steel sink with disposal.

Polished chrome high arc faucet with integrated spray.

Gourmet Stainless Steel appliance package.

BEAUTIFUL BATHROOMS

Custom flat panel cabinetry in dark maple or shaker style in white finish with brushed chrome pulls.

Stylish over-sized porcelain tile flooring.

Elegant porcelain tile, tub and shower surround.

Polished chrome finish on bathroom fixtures.

Durable laminate countertops in ensuite and main bathroom.

Stain and scratch resistant quartz countertops in powder room and ensuite (some homes).

CSA approved low flow toilets.

Deep soaker tubs and oversized showers.

GRAMERCY BUILT

Comprehensive Travelers Guarantee of Canada insurance including:

- 2 years coverage for materials
- 5 years coverage for building envelope
- 10 years coverage for structural defects

Dimple membrane wrapped foundation walls with 50 year manufacturers warranty.

Exterior wall rainscreen system.

Truss Joist Silent Floor system for quieter living.

Sturdy 2 x 6 exterior wall construction with R20 insulation.

30 year manufacturer warranty on reinforced asphalt shingle roof with R40 insulation.

Telus Optik high-speed TV and internet package including 1 year free Optik TV and High speed internet service with wireless Gateway and Facebook, HD PVR rental with Smartphone remote programming capabilities.

Integrated "local area network" with central panel in garage with power source.

Cat 5 wiring for ethernet, telephone, and ADSL Internet throughout the home.

Convenient wire management conduit for entertainment system in living room.

Pre-wired for alarm.

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Building with Purpose

In an ideal location in Clayton Village, these 2 and 3 bedroom townhomes offer classic stucco and stone exteriors with modern open interiors.

Floorplans



Gallery



Clayton Location



6895 188th Street, Surrey 604.531.4483

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Clayton Heights

Family-friendly Clayton Village is one of the most popular new areas in Surrey, boasting schools, abundant shopping, services, parks and playing fields. Natural green space and roadside produce stands are as common as major retailers and gourmet restaurants. As well, Clayton is close to main commuter routes. A great place to live, learn and play everyday.



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Shop

- 1 Shoppers Drug Mart
- 2 Price Smart /Pharmasave /Canada Post
- 3 Esso
- 4 Home Depot
- 5 Wal-Mart /London Drugs /Save-on-Foods
- 6 Costco
- 7 Willowbrook Shopping Mall
- 8 Safeway
- 9 Pier 1 /Homesense /Mikasa /Chapters
- 10 Winners /Future Shop /Bowring / Bombay & Co.

Eat

- 11 Milestones Restaurant
- 12 Dublin Crossing Pub
- 13 Starbucks /Cobs Bread /Limelight Cafe / Taco del Mar /Subway
- 14 Clayton Gate Pizza /Denji Sushi
- 15 Tim Hortons /Quiznos / Village Sushi
- 16 Sea Food Junkie's /Jugo Juice

Play & Pamper

- 17 Northview Golf & Country Club
- 18 Clayton Community Hall /Clayton Park
- 19 Island Tan /Anytime Fitness
- 20 U & Me Hair and Nails /Day Spa
- 21 Fitness World
- 22 Spa Utopia

Learn

- 23 Guardian Angel Preschool
- 24 Clayton Elementary
- 25 East Clayton Elementary
- 26 Hazelgrove Elementary
- 27 Langley Meadow Elementary
- 28 Clayton Heights Secondary

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Siteplan and Floorplans

Download the **Siteplan**, or mouse over the list below to view **locations**, or click on the units to view the **floorplans**.

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B - 3 Bedroom + Flex 1854 sq.ft

B2 - 3 Bedroom + Flex 1816 sq.ft

C/C2 - 3 Bedroom 1406 - 1429 sq.ft

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C5 - 2 Bedroom 1512 sq.ft

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[Brochure PDF](#)



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HOME

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DOWNLOADS

[Feature Sheet PDF](#) [Bella Vita Brochure PDF](#)

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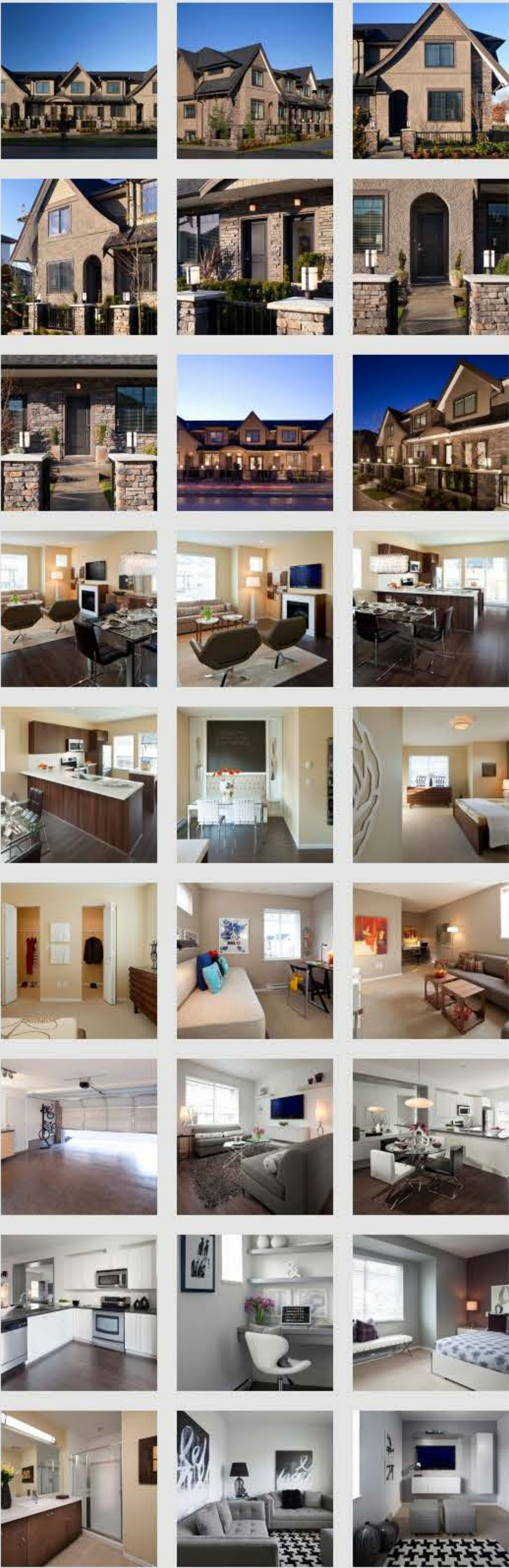

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Gallery

You'll be pleasantly surprised when you visit a Gramercy home. Step inside and you'll see the attention to finishing detail, the quality materials and well-designed plans that are both spacious and functional for today's busy lifestyles.



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Thanks for stopping by. Welcome to Gramercy.
No smoke. No mirrors. Just a passionate, thoughtful, family-run business dedicated to building innovative dwellings with customers' priorities in mind—instead of a company's. Real people building real neighbourhoods—that's it.

In addition to quality construction, thoughtful design, and excellent customer service, every Gramercy home is protected with a comprehensive 2-5-10 warranty by Travelers Guarantee of Canada. Your Gramercy Home will give you many years of enjoyment, fond memories, and peace of mind knowing you purchased from a trusted builder.



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“ This is the second home our family has purchased from Gramercy! Gramercy doesn't build the typical "cookie cutter" home that you see everywhere. Each project is uniquely designed inside and out. We love the high quality finishing and great attention to detail. The service has been great as well. The Gramercy team is very quick to respond to all of our needs. We are very happy with our new home!

ANDY CHANG

“ Gramercy Developments was recommended to us by a friend. We thoroughly enjoyed both the process of buying our Gramercy home and the service that has followed. Our new home suits our family size and lifestyle very well! Issues of quality control and any subsequent repairs were dealt with in a timely fashion after a simple email request. Communication with Stephan and his team has been simple and direct on the very few areas of concern we have had. Were we to purchase another new home in this area, we would certainly look to Gramercy Developments. We, too, have been pleased to recommend them to our friends.

JAMES CASWELL – SCHOOL TEACHER

“ We love our new home! Our experience right from the tour of the house to the move-in day was a great! We were treated so well, it made buying our new home that much more enjoyable. Gramercy can be very proud of a job well done!

KIM & GREG STANG

“ My client recently completed on one of Gramercy development homes and it couldn't have been better. The professionalism, due diligence, honesty and fair play displayed by you has been the best I have seen in the real estate business. Above all, I have a happy client who is ecstatic about the quality, style and follow-up of your fabulous house. Please let me know where your next project is so I can introduce new buyers. Thanks for a great job and a great house.

DANNY EVANS – HOMELIFE BENCHMARK REALTY CORP

“ We love our new Beacon Hill home! The Gramercy sales team made our purchase an enjoyable experience. They answered all of my questions and went above and beyond what I had expected. Thanks.

NANCY CARTER

“ My fiancée and I would like to take this opportunity to thank you for making our first home buying a wonderful experience. It was one of our greatest decisions to buy ourselves a brand new home after getting engaged. We could not have asked for a better company to buy from than Gramercy! Your company was professional in every step of the way, from start to completion with great staff that deeply cares for their clients such as us. We do know that not everything goes according to the plan when building homes but Gramercy managed to come up with suitable solutions for every problem and that is what sets Gramercy apart from other development companies! What also amazed us was how each individual staff from the show home to building to presenting cared for the smallest detail. Thank you and we hope to buy our next home from Gramercy in the future!

CATHRINA AND KAVEH

“ After looking around for several months, we came across Beacon Hill by Gramercy. It was obvious that a considerable amount of time had gone into the design and execution of the homes. The interiors are beautifully put together. Not only is the product terrific, the service we received from the staff was second to none. Buying a home can be a confusing and scary thing, but with Gramercy it couldn't have been easier. Thanks Gramercy!

SUNG KYU JEE



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Visit our showhome

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[Surrey, BC](#)

604.531.4483

info@BellaVitaTownhomes.ca



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BUILDING WITH PURPOSE

Bella Vita Townhomes

By [Gramercy](#)

188 St & 69 Ave [Surrey](#)

from \$299,900 to over \$409,900



Bella Vita Townhomes is a new townhouse project by [Gramercy](#) currently under construction at 188 St & 69 Ave in [Surrey](#). Available townhouses range in price from \$299,900 to over \$409,900. The project has a total of 53 units.

Project Details

DEVELOPMENT NAME Bella Vita Townhomes



DEVELOPER(S) [Gramercy](#)
PROJECT TYPE Townhouse
ADDRESS 188 St & 69 Ave
NEIGHBOURHOOD/CITY Surrey
STATE/PROVINCE British Columbia
POSTAL CODE V4N
SALES CENTRE PHONE # 604-531-4483
SALES CENTRE ADDRESS 6895 - 188th St., Surrey BC
SALES CENTRE HOURS Sat-Thurs: 12pm-5pm
Fri: Closed
CONSTRUCTION STATUS Construction
SELLING STATUS Registration Phase
TOTAL NUMBER OF UNITS 53 units
UNIT SIZES From 1195 to 1854 Square Feet

\$ Prices

PRICES(AVAILABLE UNITS) From \$299,900 To over \$409,900

Project Summary

In an ideal location in Clayton village these stunning 2 & 3 Bedroom townhomes offer modern open interiors with classic stone and stucco exteriors.



OUTSTANDING VALUE > Bella Vita Surrey Townhomes
by Gramercy Development in Clayton Village
Surrey Real Estate District > 2 & 3 Bedroom Home
Plans



The New Surrey Bella Vita Townhomes

Well Built and Well Priced > The new Clayton Village Surrey Bella Vita Townhomes presents a great opportunity for singles, couples and families looking for convenient and low maintenance living in this amazing locale. Featuring a wide range of 2 and 3 bedroom townhomes in Surrey Clayton Village, the Bella Vita Townhouses will have a distinct traditional stucco and stone exterior façade which contrasts with the ultimately modern and functional interiors. Located in the family friendly neighbourhood of Clayton Heights Surrey, the Bella Vita Clayton Village homes are in a very

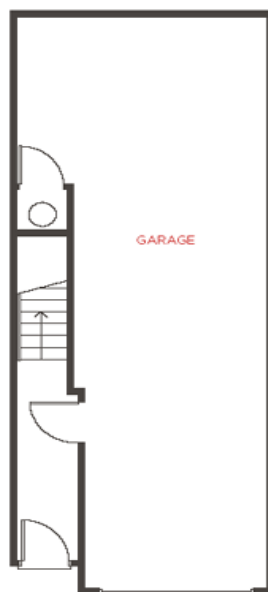


popular community that is full of outdoor recreational options, parks, sports fields, biking and walking paths and community centres. In addition, the new Surrey Bella Vita Townhomes are close to green spaces, services, shops and restaurants and boasts a wide range of schools including Guardian Angel Preschool, Langley Meadow, Hazelgrove, East Clayton and Clayton Elementary Schools as well as Clayton Heights Secondary School. The new Clayton Surrey real estate neighbourhood is booming with large infrastructure and transportation projects, making it easily accessible from anywhere in the Lower Mainland. As well, for both play and pampering, residents at the Clayton Surrey Bella Vita Townhomes will be within minutes of Fitness World, Spa Utopia, Island Tan/Anywhere Fitness, Clayton Community Hall/Clayton Park and Northview Golf and Country Club. The Bella Vita Surrey Clayton Village townhomes is located at 188 Street between 69 Ave and Fraser Highway. Brought to you by Gramercy Developments, the new Bella Vita Surrey townhome project is offering 53 two and three bedroom townhouses to the popular East Clayton Surrey real estate market. Designed to bring a new sense of affordable urban style and comfort to East Clayton, the new Bella Vita Surrey townhomes are now previewing, so please visit www.bellavitatownhomes.ca for more details as they are made available by the developer. The Bella Vita showhome is located at 6895 188th Street Surrey BC.

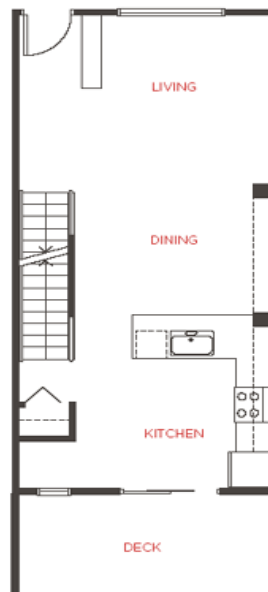


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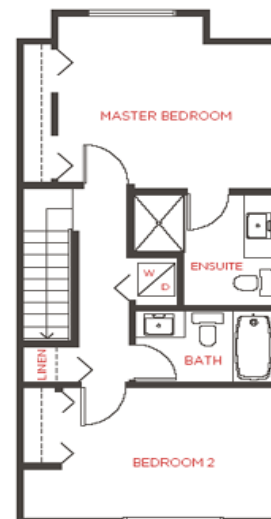
1,195 - 1,217 sq.ft.
2 Bedroom
2 Bathroom



Level 1.0



Level 2.0



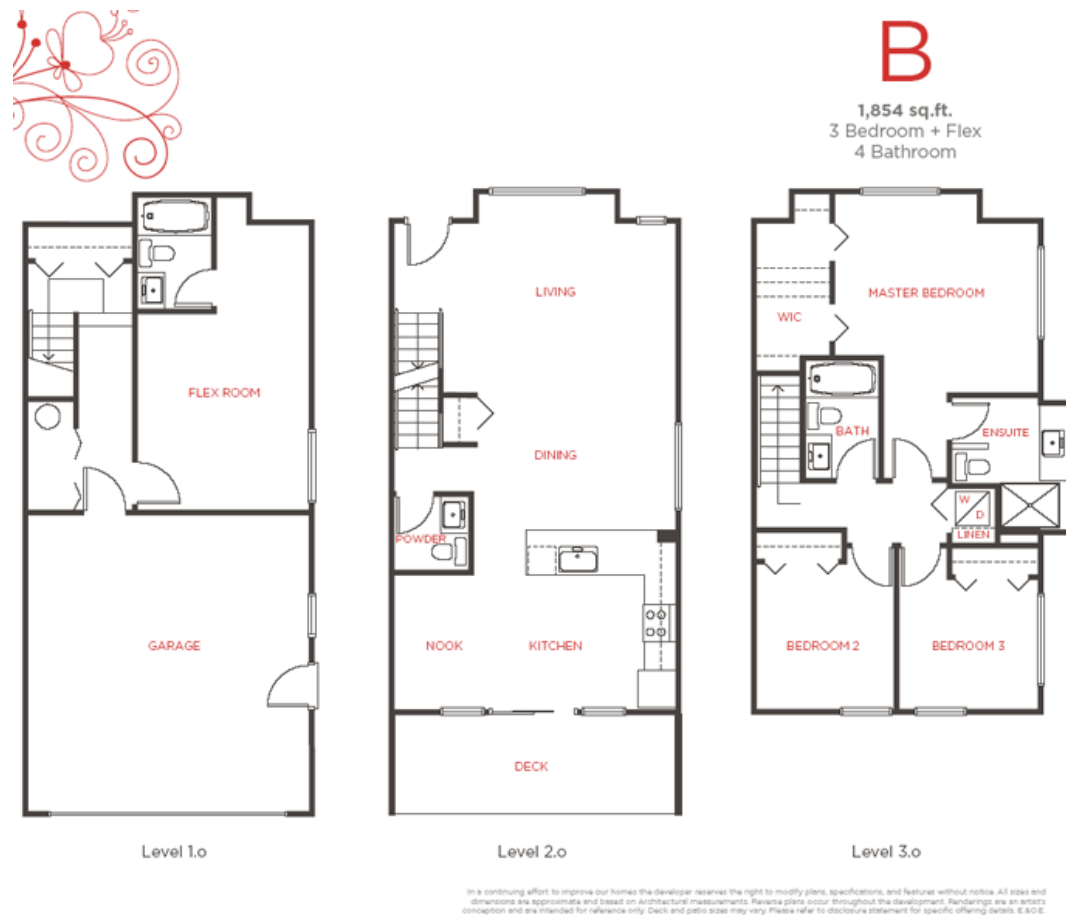
Level 3.0

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The Bella Vita Surrey Home Plans

As mentioned above, there are a total of fifty three townhouses in 2 and 3 bedroom configurations available at the new Clayton Surrey real estate development. These include the following:



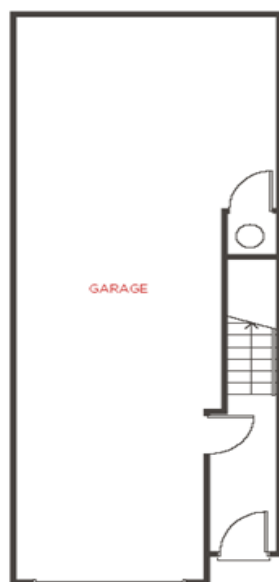
- > Floor Plan A > 1195 to 1217 square feet - 2 Bed/2 Bath with tandem garage
- > Layout B at Bella Vita Surrey > 1854 square feet - 3 Bed+Flex Room and 4 Bathroom Unit with double side-by-side garage
- > Floorplan B2 > 1816 square footage > 3 Bedroom and Flex and 4 Bath with double garage
- > Surrey Bella Vita Floorplan C/C2 is 1406 to 1429 square feet > 3 Bedroom and 2 Bath Unit
- > C5 Layout > 3 Bed and 2 Bathroom Plan with 1512 square feet over 2 levels.



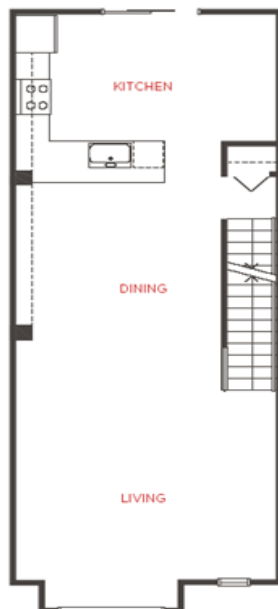


C5

1,512 sq.ft.
3 Bedroom
2 Bathroom



Level 1.0



Level 2.0



Level 3.0

In a continuing effort to improve our homes the developer reserves the right to modify plans, specifications, and features without notice. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. S.B.O.B.

The Exterior Highlights of the Gramercy Bella Vita Townhouses in Surrey Clayton

The classic exterior façade of the new Surrey Bella Vita Townhouses is very unique and will include the combination of durable hardie plank siding, ledgerstone, traditional slop dash stucco and easy care vinyl siding, all designed and implemented with care. In addition, the Clayton Surrey Bella Vita townhouses will have professionally landscaped walkways and yards in addition to private fenced main floor back yards in most homes. Also available in the community are individual entry gates with fenced front yards as per home, in addition to oversized Energy Star low E glass windows for year round comfort and light. There is common area lighting for added security in addition to spacious decks. All of the homes at the Bella Vita Townhouses in Surrey Clayton neighbourhood will come with the 2-5-10 Year comprehensive Travelers Guarantee of Canada warranty in addition to 50 year manufacturers warranty on the membrane wrapped foundation walls. The homes are built with very sturdy 2×6 exterior wall construction and R20 insulation and the reinforced asphalt shingle



roofing has R40 insulation and a thirty year manufacturers warranty. All homes are pre-wired for Telus Optik high speed internet and TV and CAT5 wiring. All Bella Vita townhouses in Surrey Clayton neighbourhood also come pre-wired with security alarm systems for added security in addition to exterior wall rainscreen system. The Gramercy Bella Vita townhouses in Surrey also come with the Truss Joist Silent Floor system for better sound buffering.



The Interiors at the Bella Vita Surrey Townhomes for Sale

The homes come with 2 different designer selected palettes. Also, there are contemporary interior living areas with oversized nine foot ceilings on the main level and German engineered hardwood floors. The new Bella Vita Surrey townhomes for sale will also have gourmet kitchens that include a stainless steel appliance package, polished chrome high arc faucet with integrated spray module, undermount single bowl ss sink with disposal unit and stain and scratch resistant quartz counters and custom flat panel cabinetry in dark maple or shaker style in white finish with contemporary hardware (chrome finish). Also, the new Bella Vita Surrey Townhomes in Clayton Village will also feature pre wired dining room or eating area pendant light and master bedroom ceiling light or fan, smoke/carbon monoxide detectors and electric baseboard heating with individual thermostat controls in all rooms. There is a professionally selected recessed lighting package included in addition to contemporary wood baseboards and door casings. All homes at the new Bella Vita Surrey



townhomes will come with privacy blinds throughout. The beautiful bathrooms have oversized showers and deep soaker tubs as per plan in addition to low flow toilets and stain/scratch resistant quartz counters in the homes with powder rooms and all the ensuites. Also, there is durable laminate wood cabinetry, oversized porcelain tiled floors, custom flat panel cabinetry (as in kitchen) and polished chrome fixtures.



An Introduction to the new Clayton Village Surrey Real Estate Development

Coming soon to Clayton Village! Bella Vita is being developed by Gramercy, recent builders of both Beacon Hill and Gramercy Park in Clayton Heights Surrey real estate market. The Gramercy team has been involved in the construction of several award winning developments and over a thousand new homes in the Surrey real estate market place. A boutique project in the heart of Clayton Village Bella Vita Surrey townhomes offers fifty three 2 and 3 bedroom townhouses. The Bella Vita Surrey Show home is located at 6905 188th Street Surrey and will be opening in the Fall of 2011. Stay tuned for more information about this incredible East Clayton townhouse opportunity for Surrey homebuyers.

