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35 ECO-FRIENDLY CRAFTSMAN STYLE

3 BEDROOM + FLEX TOWNHOMES

STARTING FROM THE LOW 400'S



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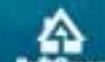


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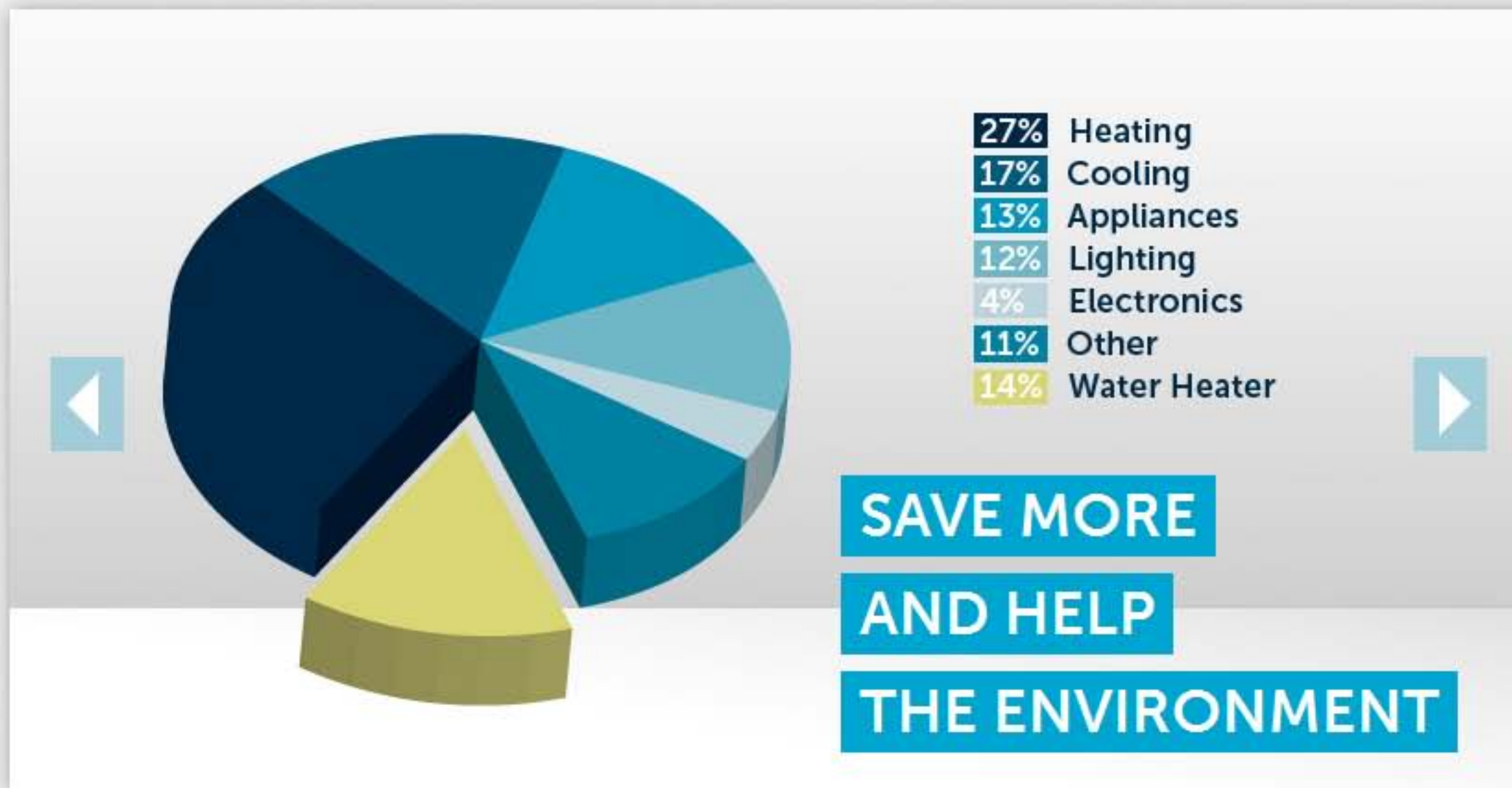
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Seamless Sustainability

Designed to minimize the impact on the environment without compromising quality.

- Built green certified
- Hybrid water heater
- Low emission windows
- Energy Star rated appliances
- Power Smart energy certified
- Water conserving plumbing fixtures
- Geo thermal systems
- Low VOC paint
- Energuide rated 81+

Elegant Interiors

Beautiful features, perfect in detail.

- Stunning interiors including 2 designer selected colour schemes – Vivid & Twilight
- Dramatic custom entry door complete with polished chrome hardware and address plaques
- Rich laminated low maintenance and durable flooring co-ordinated with cabinets on main floor
- Luxurious designer selected carpeting in stairways, hallway and bedrooms
- Stylish lighting fixtures and pot lights
- Soaring nine-foot ceiling on main level
- Craftsman style crown mouldings and finishing carpentry
- Relaxing and inviting electric fireplace with custom designed mantel to accommodate your entertainment system
- Roughed in surround sound in both living room & flex room

- Step lighting up staircase
- Fully finished lower level with flex room
- Elegant rope lighting in upstairs open study
- 2 inch vinyl blinds
- Walk-in closet features storage bench seating
- Silent floor system
- Two car side-by-side garage with automatic openers and keyless entry featuring electric vehicle charging station

Decadent Kitchens

Form and function neatly combined to bring an elegant and efficient designed kitchen.

- Custom designed cabinetry, efficiently designed to maximize storage featuring soft-stop closing system
- Large dual stainless steel sink with single lever faucet pull out sprayer with flex line
- Built-in recycling system
- Generous island and countertop finished with Quartz
- Full height subway tile with designer accent backsplash
- Full compliment of stainless steel appliances Professional Series

Luxurious Bathrooms

Luxurious, spa like bathrooms that are an oasis of relaxation and rejuvenation.

- Master ensuite features oversized deep soaker tub with separate deluxe walk-in glass shower, His and Hers zen like undermount sinks and Quartz countertops

- Large format porcelain tiled floors throughout
- Stylish bevelled vanity mirrors
- Dual flush toilets
- Main bathroom features large bathtub surrounded with ceramic tile, large undermount sink and Quartz countertop
- Powder room features stylish porcelain tiles, complete with chrome accessories, undermount sink, Quartz countertop and mirror with light

Craftsman Exteriors

Exteriors are designed to blend with the beauty of Lumina's surroundings.

- High performance HardiPlank siding all around accented with Hardishakes
- Energy efficient low emission vinyl windows
- Entertainment size patios or decks
- Aluminium railing with glass panels
- Lavish park inspired landscaping with pathways, gazebo & benches
- Designer selected exterior colours

Peace of Mind

Worry-free living.

- National Home Warranty, setting the standard of industry requirement, with their 2 year materials and workmanship, 5 year water penetration and 5 year structural protection
- Pre-wired security system
- Wired smoke detectors
- Pre-wired VAC system
- Maskeen Group new home manual

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FEATURES

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- Craftsman style crown mouldings and finishing carpentry
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- Stylish bevelled vanity mirrors
- Duel flush toilets
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- Wired smoke detectors
- Pre-wired VAC system
- Maskeen Group new home manual

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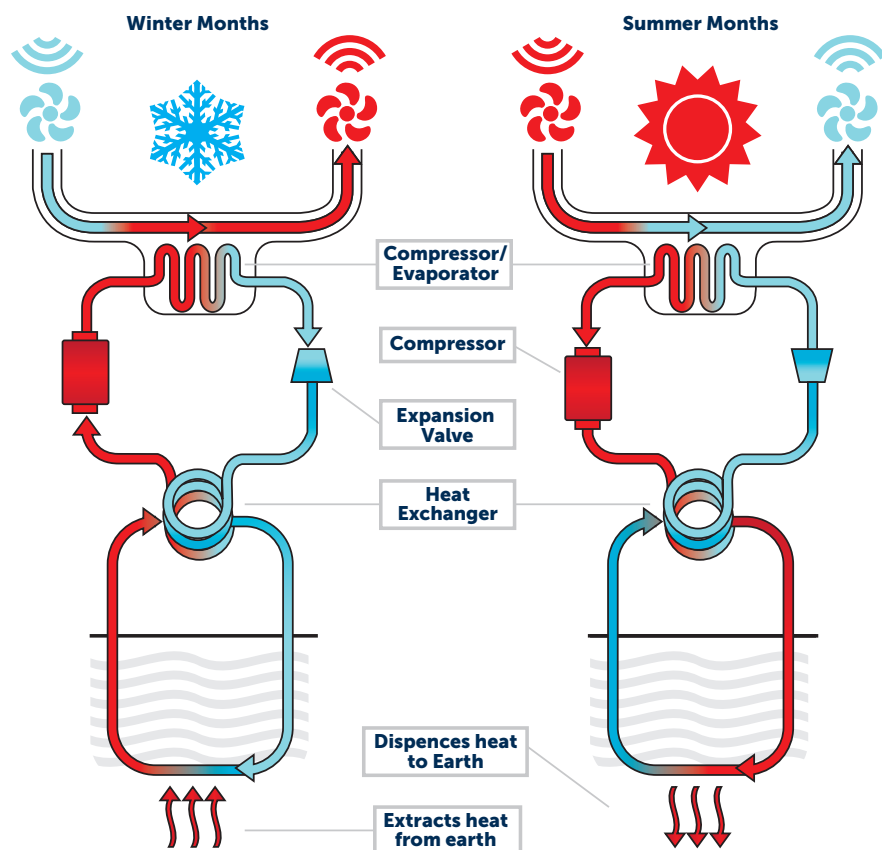
In our continuing effort to improve and maintain the high standard of the Lumina development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse plans occur throughout the development, please see architectural plans. Renderings are an artist's conception and are intended as a general



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THE ECONOMICAL GREEN SOLUTION



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Currently there are about 30,000 of these systems in homes across Canada. On average Canadians who use Geothermal energy with a heat pump save 60% or more compared to other conventional systems. Heating domestic water can take up to 25% of your total energy cost. The heat pumps used at Lumina not only are energy efficient but also quiet.

Geothermal energy does little damage to the environment, it incurs less operational costs compared to any other type of heating system available in the market today. And since geothermal energy is a renewable resource we will never run out.

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FEATURES

Signature Residences

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Seamless Sustainability

Designed to minimize the impact on the environment without compromising quality.

- Built green certified 
- Insulated Energuide certified hot water tank
- Low emission windows
- Energy Star rated appliances
- Power Smart energy certified  
- Water conserving plumbing fixtures
- Split system heating and air conditioning
- Low VOC paint
- Energuide rated 80+ 

Elegant Interiors

Beautiful features, perfect in detail.

- Stunning interiors including 2 designer selected colour schemes — Vivid & Twilight
- Dramatic custom entry door complete with polished chrome hardware and address plaques
- Rich laminated low maintenance and durable flooring co-ordinated with cabinets on main floor
- Luxurious designer selected carpeting in bedrooms
- Stylish lighting fixtures and pot lights
- Soaring nine-foot ceiling on main level
- Craftsman style crown mouldings and finishing carpentry
- Relaxing and inviting electric fireplace with custom designed mantel to accommodate your entertainment system
- Roughed in surround sound in living room
- 2 inch vinyl blinds

- Walk-in closet features built-in wood cabinets
- Silent floor system
- Secured underground parking garage with remotes

Decadent Kitchens

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- Full height subway tile with designer accent backsplash
- Full compliment of stainless steel appliances Professional Series

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- Master ensuite features oversized deluxe walk-in 10mm glass frameless shower
- His and Hers zen like undermount sinks and Quartz countertops
- Large format porcelain tiled floors throughout
- Stylish stainless steel framed vanity mirrors
- Dual flush toilets
- Main bathroom features large bathtub surrounded with ceramic tile, large undermount sink and Quartz countertop

Craftsman Exteriors

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- High performance HardiPlank siding all around accented with Hardishakes
- Energy efficient low emission vinyl windows
- Large decks ideal for entertaining
- Aluminium railing with glass panels
- Lavish park inspired landscaping with pathways, gazebo & benches
- Designer selected exterior colours

Peace of Mind

Worry-free living.

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- Wired smoke detectors
- Maskeen Group new home manual

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Rendering



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



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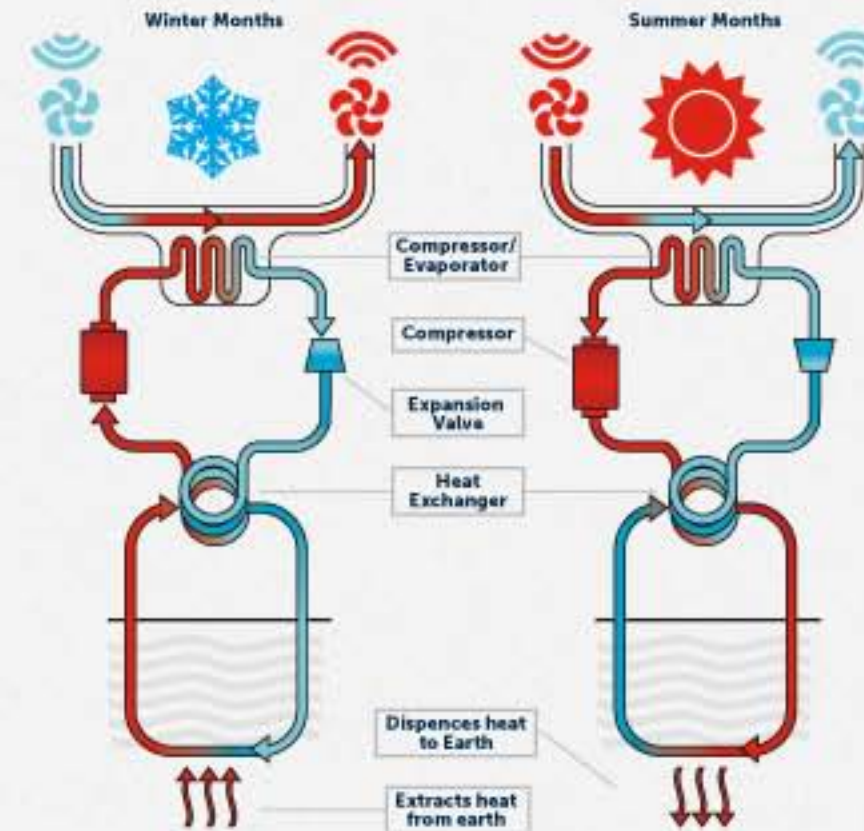
WHAT IS GEO-THERMAL ENERGY?

The Earth's crust contains a large amount of energy that is radiated from the Earth's core. This energy is available for use in a variety of ways, including recreational use (hot springs), direct use for heating and cooling, and for power generation. In Canada, geothermal energy has been tapped to heat homes and businesses for decades. In some cases, communities have taken advantage of naturally occurring hot springs and steam vents to gather hot water and steam for heating. Some commercial hot pools and resorts in Alberta and British Columbia continue to use geothermal energy in this way. The hot springs in Banff, Alberta, is a famous example of the direct use of geothermal heat at a resort.

Today there are other important emerging geothermal systems in Canada: including ground-source heat pumps. In most parts of Canada, the temperature of the earth at a depth of a metre or two is fairly constant, at between 5° and 12° C throughout the year. This means that the ground is warmer than the outside air in the middle of winter and cooler during mid-summer. Ground-source heat pumps take advantage of this difference. Using a series of buried pipes that circulate a liquid, they use the ground as a source of heat in the winter and as a "sink" to remove heat from the indoor air in the summer. Then using a small amount of electricity the warm/cool air is dispersed through the home.

Currently there are about 30,000 of these systems in homes across Canada. On average Canadians who use Geothermal energy with a heat pump save 60% or more compared to other conventional systems. Heating domestic water can take up to 25% of your total energy cost. The heat pumps used at Lumina not only are energy efficient but also quiet.

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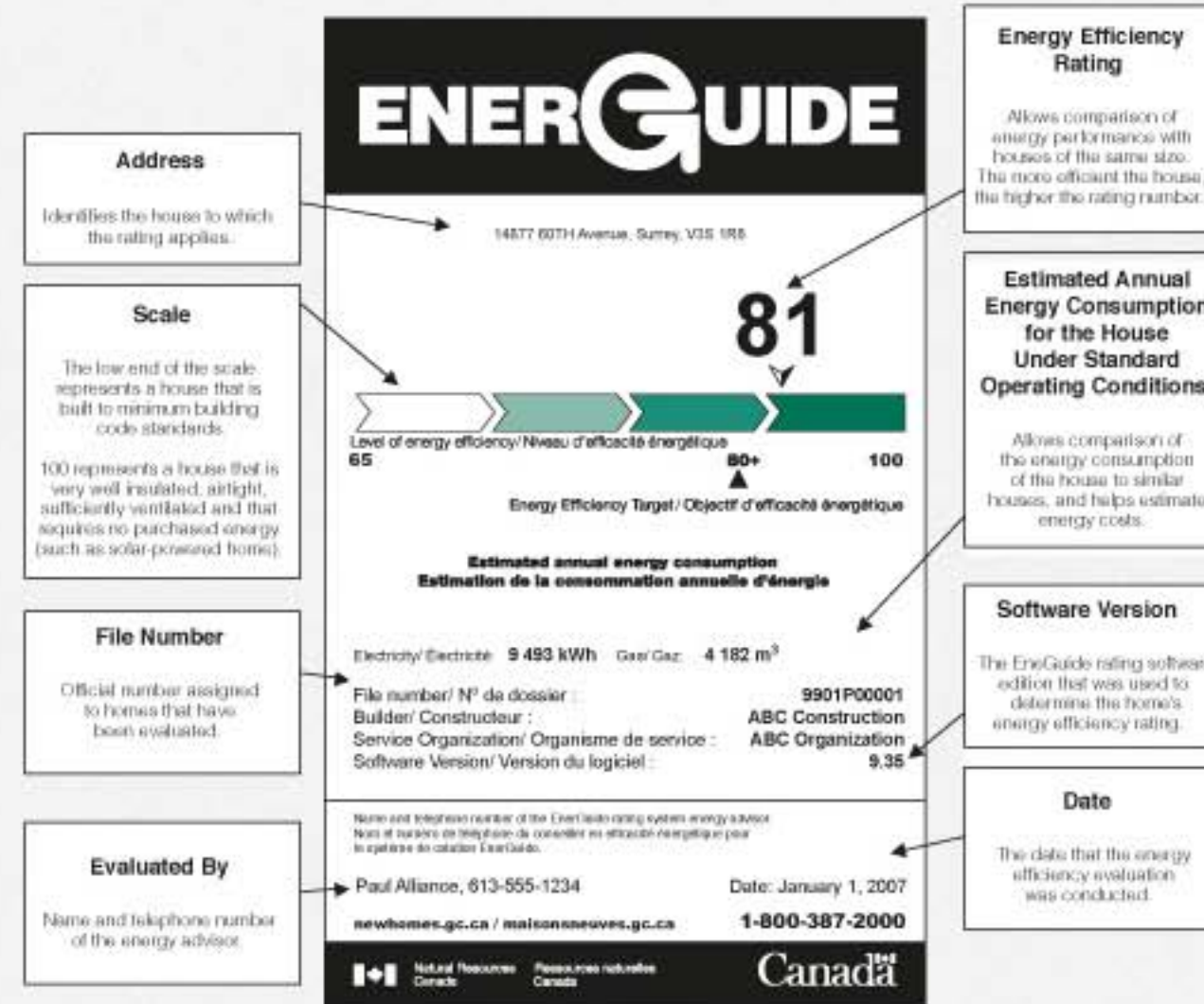


ENERGUIDE AND HOW IT WORKS

An EnerGuide rating shows a standard measure of your home's energy performance. It shows you (and future buyers) exactly how energy efficient your home is. The rating is calculated based on standard operation assumptions so that you can compare the energy performance of one house against another. The home's energy efficiency level is rated on a scale of 0 to 100. A rating of 0 represents a home with major air leakage, no insulation and extremely high energy consumption. A rating of 100 represents a house that is airtight, well insulated, sufficiently ventilated and requires no purchased energy on an annual basis. Lumina offers HIGH 81+ rating on all of their eco-friendly craftsman style townhomes.

TYPE OF HOUSE

New House built to building code standards	65-72
New house with some energy-efficiency improvements	73-79
Energy-efficient new house	80-90
House requiring little or no purchased energy	91-100


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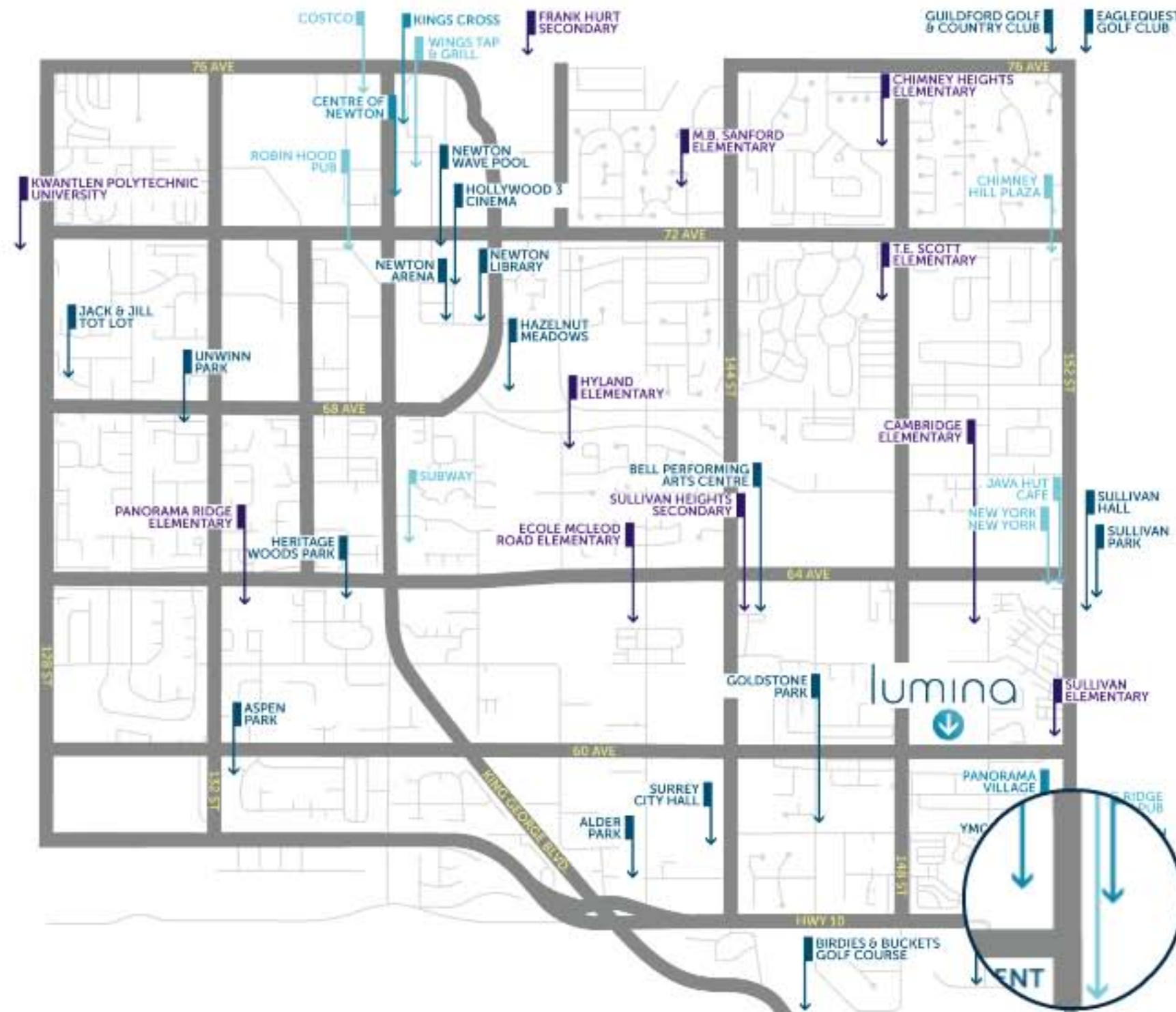
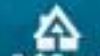


KINGS CROSS
 Real Canadian Super Store
 Office Depot
 Pet Centre
 BMO
 BC Liquor Store
 Boston Pizza
 Fitness Town
 Dollarama

CENTRE OF NEWTON
 Save-on-Foods
 Tim Hortons
 Vera's Burgers
 Pita Pit
 Panago
 Rogers
 Shoppers Drug Mart
 Kelly's Pub

SULLIVAN SQUARE
 Wired Monk
 TD Bank
 Dairy Queen
 Cyclone Taylor Sports
 Tim Hortons
 RBC
 Dominos Pizza
 Quiznos
 Ta Ke Sushi

PANORAMA VILLAGE
 IGA
 Starbucks
 Shoppers Drug Mart
 CIBC
 Liquor Store
 The Delta Bike Company
 Subway
 McDonalds
 CappuLattes
 Animal Hospital


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AMENITY MAP

KINGS CROSS

Real Canadian Super Store
Office Depot
Pet Centre
BMO
BC Liquor Store
Boston Pizza
Fitness Town
Dollarama

CENTRE OF NEWTON

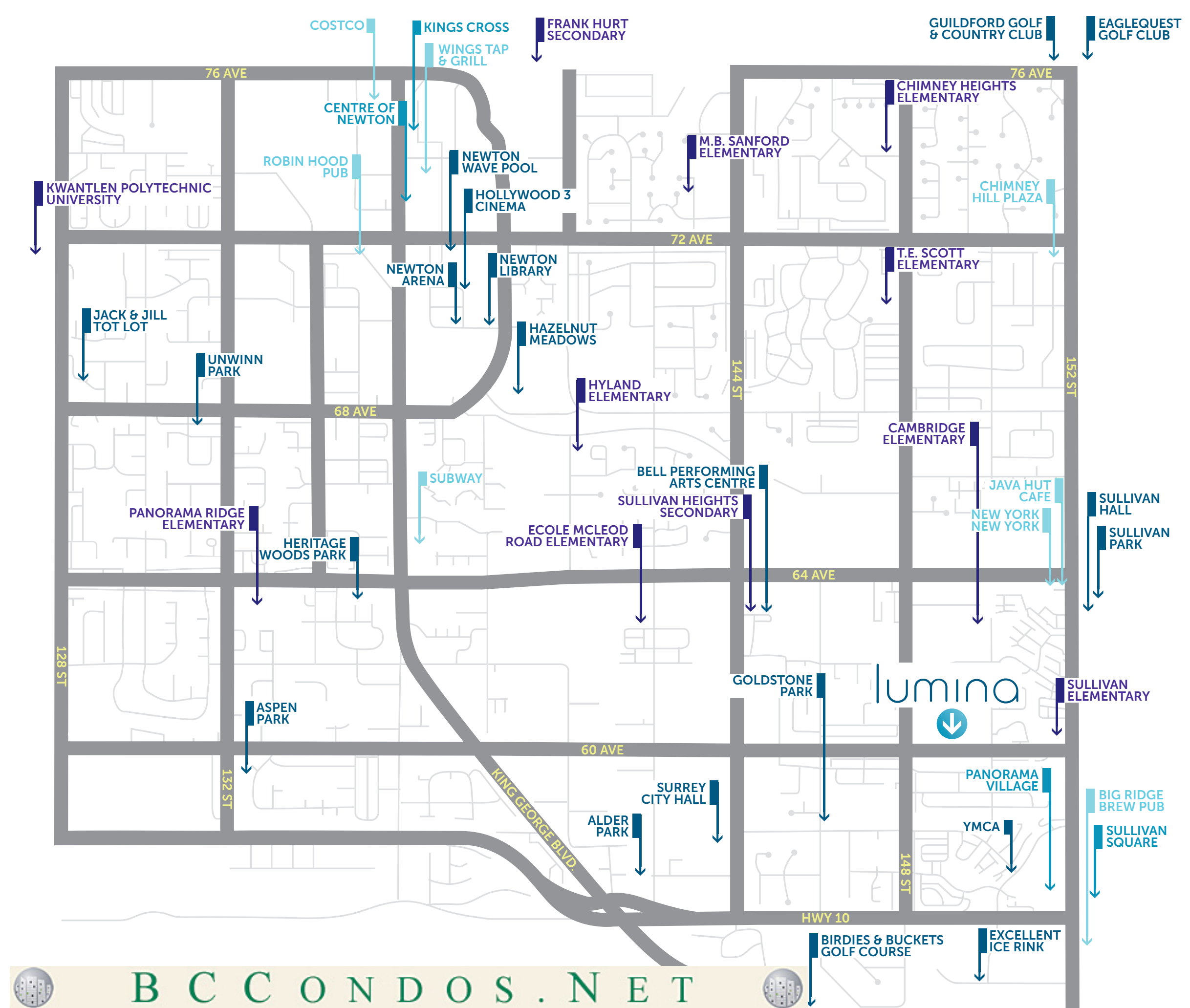
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IGA
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CIBC
Liquor Store
The Delta Bike Company
Subway
McDonalds
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Animal Hospital



SUPERIOR DESIGN & CRAFTSMANSHIP

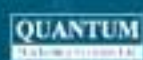


The Maskeen Group is a well recognized top-quality builder of custom single-family homes, townhomes and condominiums in the Lower Mainland. For over 20 years The Maskeen Group has built a solid reputation for their high quality homes, customer service & imaginative design. From decades of combined experience they understand the importance of having a home that enhances & compliments your lifestyle.

The Maskeen Group prides itself in providing building practices that reduce the impact that construction can have on the environment and offers sustainable building options including geothermal heating & cooling in most projects. Maskeen Homes are designed for families who appreciated the rewards of owning quality, eco-friendly homes. At Maskeen, We are committed to enhancing the communities in which we build, and are dedicated to enhancing the lives of those who choose to own a Maskeen home.



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PRESENTATION CENTRE

Open 1-5pm

Monday – Sunday (Except Friday)

14877 60 Ave
Surrey, BC

PHONE

604.760.7672

FAX

604.502.9035



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AMAZING New Surrey Lumina Townhomes by Maskeen Group > Affordable Surrey Homes for Sale in Panorama Neighbourhood Starting from \$400' s (3 Bed+Flex, 2 Car Garages)



Lumina Surrey Real Estate Development

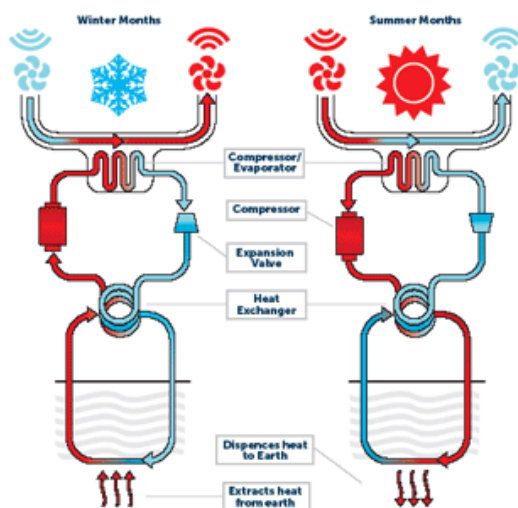
Save more and help the environment! Introducing the eco-friendly homes in Surrey real estate market now selling! Called Lumina Surrey townhomes, the project will include 35 four bedroom and 3 bed+ flex eco-friendly townhouses centrally located at 14877 - 60 Ave Surrey. They will be affordably priced from just the low \$400' s. From ground up, the new Surrey Lumina Townhomes will be environmentally sensitive without compromising on interior or exterior quality and some of the eco-friendly home features include Energuide rated 81+, low VOC paints throughout as well as geothermal heating and cooling systems where you use the heat and coolness of the ground for year round comfort. In addition, the new Lumina Surrey townhomes for sale will introduce water conserving plumbing fixtures in every bathroom and kitchen in addition to Energy Star rated appliances and Power Smart energy certified features. Other eco-friendly Surrey home



features at Lumina living includes low emission double glazed windows and hybrid water heater. All of these add up to a great Built Green Surrey real estate development in the Panorama neighbourhood. The craftsman exteriors at the affordable Surrey Lumina homes for sale include high performance HardiPlank siding (with a good warranty) in addition to Hardishake accents and energy efficient low E vinyl windows. Other exterior features at the Lumina Surrey homes for sale include designer selected paint colours, lavish park with professionally landscaped areas with benches, gazebo, pathways as well as entertainment sized outdoor living spaces for you to enjoy. The new Surrey Lumina Townhomes will also have aluminum railings with glass panels. The worry free, low maintenance living at the new Panorama Surrey real estate development at Lumina Townhouses also includes a comprehensive National Home Warranty in addition to pre wiring for VAC system and security alarm. There are hard wired smoke detectors and a home manual by Maskeen Group developers. The presentation centre for the new Lumina Townhomes is located at 14877 60 Ave Surrey and is open Monday through Sunday (except Fridays) from one to five. You can also visit www.luminaliving.com for more information about the affordable Surrey Lumina townhomes for sale.

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The Interiors at Lumina Townhomes in Surrey Panorama Neighbourhood



Ultimate luxury at affordable prices. This should be the catch phrase for this promising Panorama Surrey real estate development which features only 35 3 bed+flex or 4 bedroom homes. Two major features that we would like to point out about these eco-friendly Surrey homes is that there will be standard geothermal heating and cooling systems in each and every home in addition to a high Energuide rating of 81+. The luxury bathrooms at the new Surrey Lumina Townhomes in Panorama will feature a master ensuite with quartz counters (better than granite), under mounted sinks (with double vanities so no sharing allowed) in addition to deluxe walk in glass showers that are separate from the deep soaker tubs. These are standard features too! In addition, the new and affordable Lumina Townhomes in Surrey include large format porcelain tiling, powder rooms with porcelain tiled floors, chrome accessories, mirror, lighting, quartz counters and undermounted sinks. Other bathroom features at Lumina Panorama Surrey homes for sale include dual flush toilets for water conservation, bevelled vanity mirrors as well as main baths with bathtub/shower combos, quartz countertops, under mounted sinks and ceramic tiled surrounds. The stunning interiors will have two professionally selected colour palettes for homebuyers to salivate over. They include Vivid and Twilight, obviously one is a dark palette while the other is a lighter one. The new Panorama Surrey Lumina Townhomes also feature craftsman style crown mouldings and baseboards in addition to pot lights and elegant light fixtures throughout. The affordable Surrey homes will also have designer selected carpets in bedrooms and stairwells in addition to rich laminate wood floors on the main floor. Doors will have modern pulls and the living rooms will have electric fireplaces with custom mantel tops. There is surround sound rough-in as well as pre-wiring for telephone and high speed internet/cable throughout. The gourmet kitchens at the Lumina Townhomes in Surrey real estate market will feature custom designed cabinetry that have soft stop closing systems and lots of storage space in addition to stainless steel appliance set and full height subway tiled backsplash that is professionally selected. Also, the pre-construction Panorama Surrey Lumina homes will have quartz countertops that are durable and healthier than granite, in addition to built in recycling and dual stainless steel sink.





The New Surrey Lumina Home Plans

The floor plans at Lumina Surrey homes will be functional and spacious. There is lots of storage space and laundry closets as well as outdoor areas/patios for all to enjoy. The new Surrey Lumina home plans also afford two car side by side garages with automatic garage door openers and keyless entry featuring electric vehicle charging stations. The interior living space will have silent floor systems for good sound buffering in addition to walk in closets with storage bench seating and two inch vinyl blinds for added privacy. In addition, the affordable Lumina Townhomes in Surrey real estate market features elegant rope lighting in the upstairs areas, as well a fully finished lower level with flex rooms.

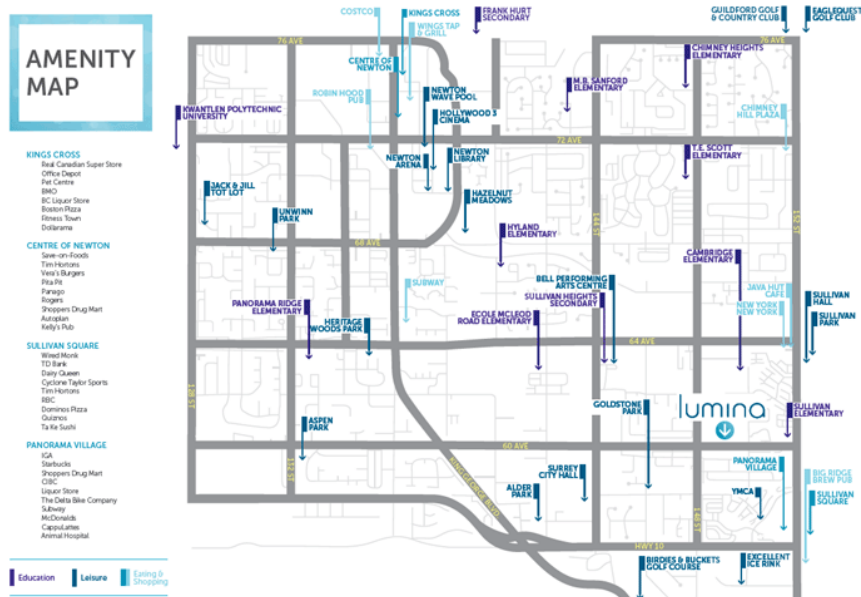
Lumina Surrey Home Plan A

The A layout is a 3 bedroom plus flex and 3 bathroom unit at 2,154 square feet in size over 3 levels. The lower level features a 2 car side by side garage plus a flex room and powder room plus extra storage space. The main level of this Lumina Surrey home plan features a large kitchen with centre island combined with a family room on the one end, separated by a powder room/pantry area and then a dining room and living room. The upper level of this new Panorama Surrey Lumina floorplan features three bedrooms and 2 bathrooms, one of which is the master ensuite with walk in closet, two vanities and separate shower from tub.



The B, C and D Layouts at Surrey Lumina Townhouses

The second floorplan at Lumina Surrey real estate development is the B layout which features a similar layout but smaller floor space of 2,054 square feet. The lower level, main floor and upper levels are very similar and it too has an outlet for an electric car. The 3rd layout at the new Surrey Lumina townhouses is Plan C which is 2,133 square feet while the 4th layout is 2,036 square footage. All are three level home plans with double garages (side by side) with laundry closets and 3 bedrooms up top plus powder rooms on the main floor. All of the new Lumina Surrey home plans also have a flex/fourth bedroom on the lower level with a powder room too.



The Panorama Surrey Community

One of the greatest advantages about living at Lumina Surrey townhomes is that they are located in the exclusive and developing neighbourhood of Panorama Surrey real estate district. Public transit, highways/freeways, big box retailers and stores are very close at hand. In addition, the Panorama Surrey Lumina Townhomes are also very close to top rated schools for all ages and numerous city parks. Here at Panorama Surrey, Lumina Townhome owners will be very close to Kings Cross where you will find Dollarama, Fitness Town, Boston Pizza, BC Liquor Store, BMO, Pet Centre, Office Depot and Real Canadian Super Store. The centre of Newton Surrey Panorama real estate district has lots of dining options and Save-on-Foods while Sullivan Square has banks, fast food and Cyclone Taylor Sports. The Lumina Surrey townhomes are even close to Panorama Village with its IGA, Starbucks, Shoppers Drug Mark, The Delta Bike Company, Subway, McDonalds, CappuLattes and a Liquor Store. The new Surrey Lumina Townhomes are situated in the ever expanding and exciting neighbourhood of Panorama. Lumina Surrey real estate development features a collection of city savvy eco friendly townhomes and there are only thirty five homes for sale in this project. Priced affordably from the low \$400' s, these four bedroom Surrey Lumina Townhomes for sale are designed with the latest technology for sustainable living including geothermal heating and cooling systems for significantly reduced carbon footprint and energy/water savings. For a special invite to the grand opening pre-sale launch at the new Surrey Lumina Townhomes, please register online at www.luminaliving.com today or you can call 604.760.7672.

