



Expect More

Gemini is an exclusive community of just 80 one- and two-bedroom homes. The two four-storey buildings are connected by a common patio and garden area, designed for outdoor relaxation, socializing, and soaking up the sun.

Ideally situated in South Surrey, Gemini offers that perfect balance of urban convenience and relaxing seaside strolls or forest walks. Live here and walk to a hot yoga class, then meet friends for dinner, or take in a movie at the Rialto Twin Theatre. Run through woodland trails, golf a championship course, or explore a wilderness park. Or drive down to White Rock's waterfront for an elegant brunch followed by a sunny walk on the beach.

Outside Gemini, discover one of Metro Vancouver's most beautiful landscapes. Inside Gemini, relax in contemporary homes featuring sleek, modern design. To live at Gemini means to live surrounded by all the elements of your ideal lifestyle.

- [View Rendering](#)
- [View Gallery](#)
- [Watch Virtual Tour](#)




GEMINI





Envy of the Lower Mainland

In South Surrey, the vast blue ocean hugs the shoreline of this seaside haven. The Serpentine River winds through marshlands, creating opportunities for viewing herons, eagles, falcons, seals and rabbits at the Serpentine Fens. Organic farms sell fresh produce direct from their farm shops, and restaurant chefs create sophisticated menus from the bounty of the fields and ocean.

This area enjoys more sunshine and less precipitation than most of Metro Vancouver. In warm weather, Crescent Beach makes an idyllic spot for a picnic and an ocean swim. The shops and cafés of Marine Drive have a beach resort vibe, and White Rock itself rises steeply up from the sea on dramatic cliffs, providing majestic ocean views.

Local shops offer almost everything your heart might desire, but if you long for the exotic attractions of Trader Joe's or Bellis Fair, remember that the US border is mere minutes from home, and Bellingham within about a half hour's drive. And, of course, you're never far from downtown Vancouver or YVR.

● Community Map




GEMINI



Shop ●

1. Semiahmoo Shopping Centre
 - Zellers
 - PriceSmart Foods
 - COBS Bread
 - Shoppers Drug Mart
2. Peninsula Village Mall
 - Safeway
 - Rogers Video
3. Morgan Crossing
 - Best Buy
 - Everything Wine
 - London Drugs
 - Thrifty Foods
 - Winners

4. Grandview Corners
 - The Home Depot
 - Wal-Mart Supercentre
 - Future Shop
 - H&M
5. South Point Exchange
 - Save-On-Foods
 - HomeSense
 - Canadian Tire
 - 7 Seas Fish Market
 - Kin's Farm Market
 - Tommy Hilfinger
 - Staples

6. Ocean Park Shopping Centre
 - Safeway
 - Pharmasave
 - BC Liquor Store
 - The Salt Cellar
7. Michael's Artisan Bakery & Cafe
8. Choices Market
9. RONA

Dine ●

1. Murchie's Coffee & Tea
2. Restaurant "The Keg"

3. Onyx Steakhouse & Lounge
4. Shochi Ku Sushi Restaurant
5. The Boathouse Restaurant
6. Charlie Don't Surf
7. Dolce Gelato
8. Giraffe Restaurant
9. Moby Dick Seafood Restaurant
10. Cactus Club Cafe
11. My Village Indian Cuisine
12. The Keg Steakhouse & Bar

Learn ●

1. Earl Marriot Secondary
2. Semiahmoo Secondary
3. H.T. Thrift Elementary
4. White Rock School of Music
5. Southridge Private School
6. Sunnyside Elementary
7. Pacific Heights Elementary
8. Chantrell Creek Elementary
9. Elgin Park Secondary

Explore ●

1. Coast Capital Playhouse
2. White Rock Museum & Archives
3. White Rock City Hall
4. Semiahmoo Library
5. Centennial Arena Halls
 - Tennis Club
 - Skating
 - Curling
6. Softball City
7. South Surrey Arena
8. South Surrey Recreation Centre
 - Gymnasium
 - Fitness Studio
 - Community Lounge
9. Crescent Beach Yacht Club



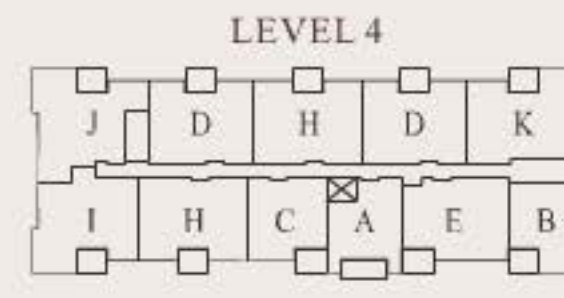
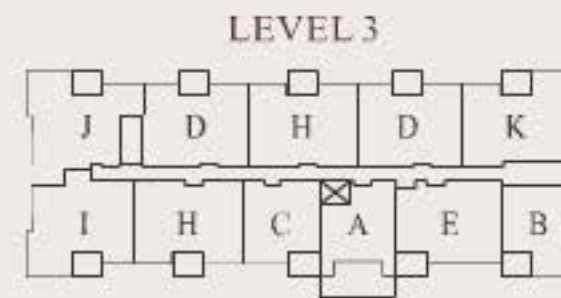
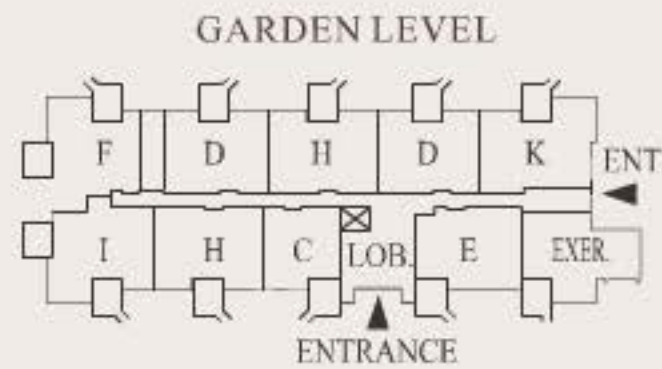
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Map not drawn to scale.



Floorplan Levels



[Download Floorplans](#)



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GEMINI



Maximum Livability

Gemini floorplans are designed to offer maximum livability and flexibility, with features such as extra-spacious sundecks; open-plan kitchen-living-dining rooms; or patio space on two sides to catch more sun throughout the day.

Our designers have thoughtfully included a lot of little extras that will make a big difference to your everyday life. Nine-foot ceilings create spacious, light-filled rooms. Quality hardwood floors say "elegance" in the main living areas, while carpet provides a soft touch for bare feet in the bedrooms, and ceramic tiles grace the bathroom floors.

These kitchens are designed for serious cooks, with granite or quartz countertops, gorgeous stainless steel Bosch appliances, and a double under-mount sink. A gourmet island and breakfast bar make intelligent use of space—convenient both for entertaining and for quick family meals. Spacious closets, heated floors in the master bath, and dual sinks are luxurious touches you'll love waking up to. Security cameras and video entry phone systems provide the security that allows you to breathe easy.

● [View Features List](#)

● [View Gallery](#)




GEMINI

Gemini

RESIDENCES

Exceptional Features – Designed to Enhance Your Life

An Enduring First Impression

- Contemporary West Coast architecture
- Two storey glazed Entrance
- Dramatic exterior lighting on building and bollards
- Lavishly landscaped gardens
- Plentiful visitor and street parking

Exterior Features

- Elegant ledgestone facade
- Low maintenance, "ColorPlus" Hardiplank and Hardipanel exterior
- Laminated fibreglass shingle roof with 30-year warranty
- Perimeter concrete pier and metal fencing
- Private entries and gated sidewalks for ground floor units
- Partly covered outdoor amenity area, with built-in BBQ and outdoor furnishings
- Elevated garden with specimen tree, water features

For Your Convenience

- Underground irrigation system
- Wash-down bay in underground parking area
- Central domestic hot water heating system with hi-efficiency condensing boilers
- Secured storage locker c/w hasp for each unit

Indoor Amenities (Phase 1)

- Fireside Lounge area in vaulted Entry
- Lobby highlighted by two storey ledgestone feature wall
- Exercise Room with aerobic machines, free weights, wired for TVs
- Meeting Room complete with kitchen

Comfortable, Stylish Interiors

- Three designer colour schemes
- 9' ceilings on each floor, some penthouses with raised ceiling features
- Satin chrome lever-door hardware

- Crown mouldings in great room, dining room and bedrooms*
- 5 ¼" colonial-style baseboards throughout
- High quality hardwood flooring and designer carpet
- Ceramic tile flooring in bathrooms and laundry
- Convenient storage and linen closets* with melamine shelving
- Low maintenance electric fireplace with wood mantel
- Decora electrical plugs & switches throughout with dining room dimmer
- Complete light fixture package including dining room fixture
- 2" horizontal faux wood off-white Venetian blinds*
- Maytag front-load stacked washer and dryer in white

TELUS Fibre Optic Network

- One year Pre-Paid Future Friendly Home Package per suite including:
 - Telus optic High Speed Internet (up to 25Mbps)
 - Wireless Gateway
 - Telus Optik TV with up to 118 channels (26 HD)
 - 1 HD PVR set top box rental free for one year
 - Up to 5 additional set top boxes available for a rental fee

Kitchens to Delight the Chef

- Stainless Steel high-end appliance package:
 - Bosch dual fuel range
 - Bosch dishwasher with stainless steel interior
 - Bosch over range microwave/hood fan
 - Fisher Paykel refrigerator with bottom freezer and water dispenser
- Granite or quartz counter tops
- Sterling under-mount double stainless steel sink
- Choice of three furniture finish custom cabinetry designs
- Soft close cabinet doors*
- Under-cabinet convenience lighting
- Full height ceramic tile back splash
- Gourmet island* and convenient breakfast bar
- Single lever Kohler faucet with pullout sprayer
- ½ HP waste disposal

Master Bedrooms and En-Suite Baths

- Spacious closets with melamine closet organizers
- "Nu-Heat" heated floors in master bathroom
- Dual* sinks with expansive vanity mirror
- Kohler shower base with integrated seat
- Hand-set tile tub and shower surround
- Scald guard pressure balance on shower control

Energy Efficient Features

- Fully insulated exterior walls (R20) and ceilings (R40)
- 1 ½" gypcrete between floors
- Maintenance-free double-glazed vinyl windows and exterior doors
- All windows "Low-E" and Argon filled
- Clean and simple electric heat

Safe & Secure

- Weather-tight state of the art rainscreen technology
- Industry leading 2-5-10 government approved Travelers Guarantee warranty
- Video entry phone systems with security camera at each entry
- Security cameras at prime locations
- Key FOB entry system for most exterior doors and garage entry
- Smoke detectors throughout with monitored fire alarm system
- Approved fire suppressant sprinkler system
- Rough-in for security system in each suite
- Deadbolt locks on all entry doors

Architectural Design: Barnett Dembek Architects Inc.

Interior Design: Different Designs Group Inc.

Building Envelope Consultant: Aqua-Coast Engineering Ltd.





Social Spaces

Gemini offers generous community space, both indoor and outdoor. The two buildings are connected by a garden terrace, where a waterfall tumbles over a low wall and into a shallow pool, reflecting light and providing the soothing sounds of running water. The shared patio area with an outdoor BBQ is perfect for a meal with friends and family, a game of chess, or socializing in the sun.

Indoor amenities include a fireside lounge in the lobby, an exercise room, and an entertainment room with a full kitchen, pool table and lounge. A comfortable guest suite provides welcoming accommodation for your out-of-town visitors.

● ● [View Rendering](#)




GEMINI



Award-Winning Professionals



0701226 B.C. Ltd. is the offspring of Genex Development Corp., a company that has been creating homes, townhomes and condominiums in the South Surrey area for

the last 16 years—and winning awards for their extra quality, exceptional service, and precise attention to detail.

Known for innovation in architectural and interior design, the company has been awarded numerous Georgies for their craftsmanship and ability to build homes with contemporary style, practical longevity, and enduring value.

www.genexdevelopment.ca




GEMINI



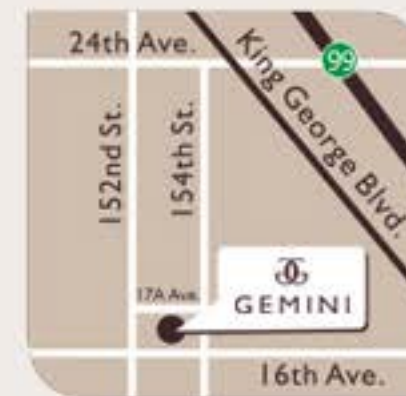


Explore What Gemini Has to Offer

Visit our showroom and sales centre to see what Gemini living is about.

Now Selling
Open Daily 12 - 5pm (except Fridays)

15336-17A Ave, South Surrey
Phone: 604.536.1663
Fax: 604.536.1673
Email: info@liveatgemini.com



Click [here](#) to get directions to our sales centre.

To receive updates on Gemini, please [register](#) with us.



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GEMINI

Shaping the Communities of Surrey

GEMINI in South Surrey

The sweet summer sun shines on South Surrey on more days than simply Sunday. OK, forgive the lame attempt at alliteration, but there's little doubt that White Rock and South Surrey boast a climate that other Lower Mainland communities envy. Vancouverites peering from under black storm clouds will almost always see a brightening in the sky as they drive south on Highway 99 towards the US border.

Centrally located between the beaches of White Rock, the Peace Arch border crossing, Peace Arch hospital, and the shops and malls on 152nd Street and 16th Avenue, Gemini is a small-scale new home development consisting of two four-storey buildings of 40 units each.

Gemini's sales and marketing manager Susan Vollmer reports that almost 70 percent of the first building – currently ready for occupancy – have been sold.

What's the secret, especially in a soft market?

"Quality," the long time South Surrey realtor says.

Vollmer continues: "I have been working with Genex (Gemini's builder/developer) for 16 years, they have developed a significant following as builders who are ahead of their time and highly detail oriented." Since its inception 20 years ago, Genex has captured ten Georgie Gold Awards for homebuilding excellence.

"Gemini appeals to buyers who are looking for something a bit different – a building with a story to tell," she says. Gemini utilizes the very best elements of West Coast Modern design – open, airy interiors all feature nine foot ceilings and there is plenty of deck and patio space to take advantage of south Surrey's wonderful climate. Low-E argon filled windows, and smooth operating roller blinds that let in as much – or as little – of the magical natural light as you want. Upon completion, the two buildings will be bridged by a stunning amenity area, with a water feature and elevated garden.

It's an appeal that cuts a wide demographic, Vollmer says. "We have young professionals who are first time home buyers, impressed by the recent developments in south Surrey over the past ten years. We have an elderly woman in her 90s who can still look after herself, but her daughters have both purchased homes here as well. Another woman has a husband who is at Peace Arch Memorial Hospital, and she appreciates the fact that she can walk from her home over to visit him."

At Gemini, there are homes available on all four floors ranging from 708 to 1095 square feet, starting at \$290,280. Visit the furnished show home today at 15336 – 17A Avenue in Surrey, open daily (except Fridays) noon to 5pm. For more

504-536-1663.



IF YOU LOVE QUALITY, LIVE QUALITY

Why reserve quality for special occasions when you can live it every day? At Gemini, you will find yourself surrounded by unbeatable high-end finishes and hand-selected custom fittings, the likes of which you have only ever dreamed of. Experience the good life as standard, and we can guarantee you will never look back.

Expect more, and Gemini will exceed your expectations.



MOVE IN READY!

15336-17A Ave,
South Surrey
Open daily 12 - 5pm
(except Fridays)

604.536.1663
LiveAtGemini.com

Developed by
0701 228 B.C. Ltd.



Sales & Marketing by
Susan Vollmer 604.54



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



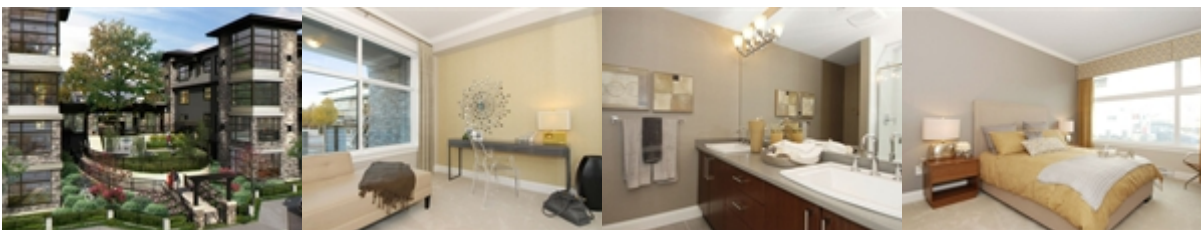
Gemini RESIDENCES

Gemini Residences

By [Genex](#)

15300 17A Ave [Surrey](#)

From CAD\$305,375 To CAD\$508,651



Gemini Residences is a new condo project by [Genex](#) at 15300 17A Ave in [Surrey](#). The project was completed in 2012. Available condos range in price from CAD\$305,375 to CAD\$508,651. The project has a total of 80 units.



Project Details

DEVELOPMENT NAME Gemini Residences
DEVELOPER(S) [Genex](#)
PROJECT TYPE Condominium
ADDRESS 15300 17A Ave
NEIGHBOURHOOD/CITY Surrey
STATE/PROVINCE British Columbia
POSTAL CODE V4A 4N4
SALES CENTRE PHONE # 604-536-1663
SALES CENTRE ADDRESS 15310-17A Ave, South Surrey
SALES CENTRE HOURS Sat-Thurs: 12-5pm
Fri: Closed
CONSTRUCTION STATUS Complete
SELLING STATUS Selling
TOTAL NUMBER OF UNITS 80 units
UNIT SIZES From 708 Sq. Ft. To 1095 Sq. Ft.
SALES COMPANY Remax

\$ Prices

PRICES(AVAILABLE UNITS) From CAD\$305,375 To CAD\$508,651
MONTHLY MAINTENANCE \$0.25 Per Square Foot Per Month

Project Summary

From Gemini Residences:

Gemini is an exclusive community of just 80 one- and two-bedroom homes. The two four-storey buildings are connected by a common patio and garden area, designed for outdoor relaxation, socializing, and soaking up the sun.

Ideally situated in South Surrey, Gemini offers that perfect balance of urban convenience and relaxing seaside strolls or forest walks. Live here and walk to a hot yoga class, then meet friends for dinner, or take in a movie at the Rialto Twin Theatre. Run through woodland trails, golf a championship course, or explore a wilderness park. Or drive down to White Rock's waterfront for an elegant brunch followed by a sunny walk on the beach. Outside Gemini, discover one of Metro Vancouver's most beautiful landscapes. Inside Gemini, relax in contemporary homes featuring sleek, modern design. To live at Gemini means to live surrounded by all the elements of your ideal lifestyle.



Project Amenities

Video Entry Phone Systems | Security Cameras | Entertainment Room with Full Kitchen
| Pool Table | Patio Area | Guest Suite | Fireside Lounge | Garden Terrace | Lounge
| Exercise Room

Features & Finishes

9 ft. ceilings, Hardwood flooring, Ceramic tiling, Granite or quartz countertops,
Stainless steel Bosch appliances, Double under-mount sink, Gourmet island and
breakfast bar, Spacious closets, Heated flooring in the master bathroom, Dual master
bathroom sinks



NOW SELLING - Gemini Residences in South Surrey Real Estate Market from \$305k - Luxury Surrey Gemini Condos by GENEX Developments



South Surrey Gemini Residences Now Selling

ENVY OF THE LOWER MAINLAND. Expect more from this exclusive collection of contemporary Gemini apartment homes in South Surrey real estate market. Well connected urban setting and close proximity to the seaside, these new Gemini Surrey condos feature an astonishing array of floorplans with sun soaked balconies, outdoor entertainment sized decks, open living spaces and all of the flexibility that you want and need. Explore Gemini Surrey apartment residences today for more information. NOW SELLING! One bedroom homes start from \$305,375 and two bedroom homes from \$408,120. The new South Surrey Gemini Residences are brought to you by Genex developers and you can visit www.liveatgemini.com today. Dramatic architecture with bold horizontal lines plus eye catching stone and timber accents make an immediate statement of quality and artistry, just what you would expect from well known local developer Genex for the South Surrey Gemini Residences located at 15310 - 17A Ave Surrey BC. Inside these pre-sale Surrey Gemini Residences are open concept functional floor plans that are lavishly appointed with Bosch and Fisher Paykel appliances, heated tiled flooring in the master ensuite bathrooms as well as standard nine foot ceilings. Also, there are lavish crown mouldings and baseboards throughout these Gemini Surrey condos for



sale right now. The display home is now open 12 to 5pm except for Fridays and you can call 604.536.1663 for additional information. The architectural designer for Gemini Surrey residences is Barnett Dembek Architects Inc and the interior designer is Different Designs Group Inc.



An Exclusive South Surrey Condo Community Presented at the Gemini Residences

Are you a Lower Mainland condo buyer seeking exclusivity, design and high-end features? Look no further as the new South Surrey condos at the Gemini Residences will give you everything and more. With only eighty stunning 1 and 2 bedroom homes for sale, the two four storey buildings that make up the presale Surrey Gemini condos are absolutely great value in today's market. The two residential buildings are connected by way of a courtyard/garden area which is great for socializing with your neighbours. The Gemini Surrey condos for sale also features a garden terrace with waterfall, a reflection pool and a shared patio deck with a BBQ area, which will certainly be a hot spot for summer parties. Inside, the South Surrey Gemini condo residences will have a fireside lounge, clubhouse with exercise room, entertainment space with catering kitchen, a lounge and a pool table. Also in the community is a guest suite. The exterior of the building has West Coast style architecture with a two storey glazed entrance lobby and lavish landscaping outside. There is plentiful visitor and resident parking. The low maintenance ColorPlus Hardiplank gives you quality and durability as do the laminated fibreglass shingle roof and ledgestone façade. The community itself has underground irrigation for low maintenance condominium living as well as a wash down underground parking area and secured storage lockers for Gemini Surrey condo owners. With a great location in the South Surrey



real estate market, the Gemini Residences are close to urban retreats like trails and green spaces/parks in addition to all the urban amenities that you like including world class restaurants, trendy bars/bistros as well as big box retailers to boutique stores. With championship golf courses and tonnes of recreational amenities and facilities nearby including the gorgeous beaches, it is no wonder that the new Gemini Surrey condos are such a hot commodity in today's market place. Close to the airport and to downtown Vancouver as well, the South Surrey real estate development is now underway and accepting registrations online. The blue ocean, crisp air, organic farmers, local shops and Crescent Beach make this a wonderful community for condo owners to call home. Also close by is the US border. The new Surrey Gemini condo residences are brought to you by GENEX Developments who have been awarded numerous Georgie awards for design excellence. Now selling, for more information, please visit www.liveatgemini.com today or you can visit their sales office at 15310-17A Avenue South Surrey BC.



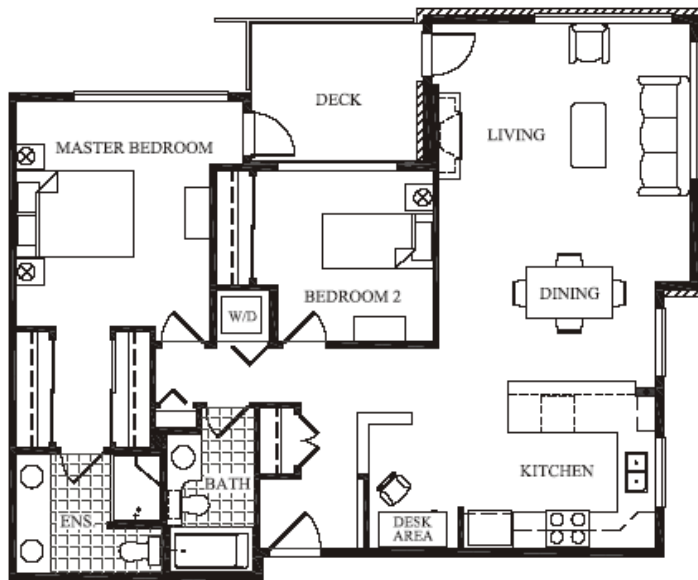
The Features & Floorplans at the Gemini Surrey Condo Residences

The interiors are also outstanding. The new South Surrey condos will present three designer colour schemes in Phase 1 in addition to nine foot ceilings on each floor



and some of the new Gemini penthouse residences will have raised ceilings too! There are crown mouldings in the great room, dining room and bedrooms in addition to colonial style baseboards throughout the homes. The new Surrey Gemini Residences will also feature high quality hardwood floors and designer carpeting, ceramic tiled floors in the bathrooms and laundry in addition to an electric fireplace and wood mantel. All pre-sale Surrey Gemini condos will also have two inch faux wood Venetian blinds in addition to a front loading Maytag washer and dryer (stacked). All new Surrey condo buyers will also receive 1 year pre-paid Future Friendly Home Package that includes Telus optic high speed internet, wireless gateway and Telus Optik TV with up to 118 channels including 26 HD channels. The kitchens at the pre-sale Surrey Gemini Condo residences will introduce full height ceramic backsplashes, single lever Kohler fixtures, HP waste garburator, gourmet island (in select floor plans) with convenient breakfast bar, three furniture finish custom cabinetry designs for condo buyers to choose from, under mounted double stainless steel sink, granite/quartz counters, soft closing cabinetry and stainless steel appliance set. The master ensuite baths at the new Gemini Surrey pre-sale condos will have spacious closet spaces with melamine closet organizers, Nu-Heat heated floor, double vanity sinks with expansive vanity mirror, Kohler shower base with integrated seat, hand set tiled tub and shower surround and scald guard pressure balanced shower controls. The energy efficient features at the pre-sale Surrey Gemini condo residences will have fully insulated exterior walls (R20) and ceilings (R40), gypcrete between floors for extra sound buffering, low-E windows, double glazed vinyl windows and exterior doors as well as electric heating. For security, these South Surrey pre-sale condos at Gemini will have key FOB access, security cameras in public spaces, video entry phone, rainscreen technology, 2-5-10 Traveler's Home Warranty and smoke detectors.





Here are the DRAFT Floorplans at Gemini Surrey:

- > Gemini Floorplan A - 1 Bedroom at 676 sf with large deck
- > Surrey Floor Plan B - 1 Bedroom at 697 sf (with small deck)
- > Surrey Gemini Plan C - 1 Bed + nook at 708 sf
- > Gemini Surrey Floorplan D - 2 Bed + nook/ 2 Bath at 960 square feet
- > Plan E at Gemini Surrey - 2 Bed + desk area/2 Bath at 964 sf (plus outdoor storage)
- > Layout F features 979 square footage with 2 beds/2 baths and 2 patios
- > Floorplan H is a 2 bedroom + desk area and 2 full bath unit from 1008-1013 sqft
- > Gemini Plan I is a 1059 sf 2 Bedroom and 2 Bathroom layout
- > South Surrey Floorplan J us a corner suite with 1067 sf (2 bed/2 bath plus desk area)
- > Plan K at Gemini is a 2 Bed + desk area and 2 Bath layout at 1095 sqft

