

Niche

INTIMATE TOWNHOMES ON THE PARK

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Come find your Niche 3039 156th St. Surrey • 604 535 5511

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Features

EXTERIORS

- Cape Cod-like architecture + detailing
- Extensive landscaping + green space
- Wooden gates, fences, + window boxes

INTERIORS

- Spacious floorplans, exquisitely designed for function
- Match your personal style + aesthetic with two designer colour schemes: **Crème** + **Cocoa**
- Spacious 9-foot ceilings on the main level
- Wood laminate flooring throughout entries + main level
- Large windows to maximize light
- Trackless nylon carpeting on stairs and upper level hallways + bedrooms
- Oversized wood baseboards throughout
- Classic flat two panel interior doors
- Ceramic tile flooring in laundry closets
- Rough-ins for washer + dryer
- 2" faux white wood designer blinds
- Large patios + decks made for entertaining, with optional natural gas barbeque connection

KITCHENS

- Stone Countertops
- Classic shaker style cabinets with crown moldings + polished nickel hardware
- Over-height upper cabinets + under-cabinet lighting
- Roll-out pot drawers* + Lazy Susan
- Breakfast bars and/or kitchen islands*
- Undermount stainless steel sink, with extra large single bowl, chrome single handle pull + in-sink waste disposal
- Pot lights
- Ceramic & glass tile backsplash
- Complete stainless steel appliance package including:
 - Samsung bottom freezer fridge
 - 30" Frigidaire gas, self-cleaning range
 - Frigidaire dishwasher
 - Frigidaire over the range microwave/hoodfan with hidden vent

EN SUITES

- Custom shaker style vanities + Stone countertops
- Oversized showers with semi-frameless glass door or separate tub & shower
- Soothing deep soaker tub in main bathroom
- Pressure + temperature balanced shower controls
- Ceramic tile surrounds
- His & hers square undermount sinks*
- Polished chrome single lever faucets
- Oversized glazed ceramic tile flooring
- Elongated water saver toilets
- Expansive vanity mirrors with solid wood frame

SECONDARY BATHROOMS

- Custom Vanities + Stone countertops
- Expansive vanity mirrors
- 5' soaker tubs with integrated skirt
- Designer tile surrounds
- One-piece showers with glass doors (3rd bathroom only)
- Oversized ceramic tile flooring
- Elongated water saver toilets
- Bath accessories in polished chrome

ADDITIONAL EXTRAS

- Lower level bedrooms plus full bathrooms*
- Decorated art niches, extra linen storage, pantries + closets*
- Ultra quiet automated openers for insulated garage doors
- Room for extra storage or workshop in the garage*
- Rough-in vacuum system
- Electric baseboard heaters

ENERGY EFFICIENCY

- R40 insulation in ceilings & R20 exterior wall insulation
- Heavy profile, laminated roof shingles, 30-yr warranty
- High-performance rain shield windows
- 40 US gallon electric hot water tanks

HIGH TECH FEATURES

- Cat5 (enhanced) wiring for Ethernet, phone + ADSL Internet
- Distributed quad-shield RG6 coaxial cables for TV, HDTV + Internet

QUALITY ASSURANCE

- Third party warranty insurance with 2/5/10yr coverage by Traveler's Guarantee
- Pre-wired security system
- Hard-wired smoke & CO2 detectors on each level
- Rain screen technology

OPTIONAL UPGRADES

- Front loading stackable washer + dryer
- Powder room on the main level with elongated toilet, pedestal sink, framed mirror & vanity light
- Central vacuum system
- Security system
- Built-in ceiling speakers on main living level
- Crown moldings on main living level
- Professional Series kitchen appliances
- Stone kitchen island with breakfast bar*
- Natural gas barbeque connection
- Stone countertops in secondary bathrooms

* Available on select floorplans

The Developer reserves the right to make any modifications and/or substitutions, without notice, should they be necessary. Final dimensions, square footage, specifications and floorplans may vary. See your sales rep for complete details.



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COMMUNITY

It's About Lifestyle

Come home to Niche and you'll find an ambiance that is friendly, caring and serene. Carefully constructed to nurture residents' privacy, Niche has a wide variety of thoughtful gathering places where a sense of community is easily established. There's a residents' lounge, where a full kitchen, barbecue and picnic areas are the perfect location for an al fresco meal with friends.

Home at Niche means natural living in a community surrounded by a secluded park like setting. Hone



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NEIGHBOURHOOD

Access In A Heartbeat

Access is crucial, and at Niche you're in the perfect position to enjoy a range of amenities that suit every lifestyle. With parks, bike trails, beaches and pedestrian green-ways close to home, residents at Niche can walk to an enviable selection of recreational amenities.

Morgan Heights commercial centre has shops, restaurants and boutiques that lend a chic Yaletown ambiance to South Surrey. Treat yourself to a pedicure at Pure Nail spa or a new hairdo at Blo. Pick up



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EXTERIOR

Lush Surroundings

With its fresh, Cape Cod-like architecture and exterior detailing, the homes at Niche have a charming, timeless appearance that makes them instantly attractive. Wood fences and gates lead to walking paths that pass large driveways and enclosed yards. A designated dog park just up the street means Niche is perfect for your canine family member too.

Beyond the aesthetics though, Niche homes are constructed with meticulous attention to detail. Laminated roof shingles are



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INTERIOR

Indulgences You Can Afford

Stylish and discerning, you want a home that reflects your good taste. The residences at Niche feature quality finishes and stylish touches that speak of refinement, sophistication and class.

Come home to spacious, innovative floorplans, individualized by your choice of two designer colour schemes. Wake up to breakfast in a kitchen with elegant stone countertops, classic shaker-style cabinets and an extra large single bowl undermount sink with polished



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TEAM

Building A Legacy

The principals of Woodbridge Homes have been involved with the development of over 5,000 homes throughout Metro Vancouver, Washington and California. All the while maintaining exacting standards of integrity, reliability and professionalism.

When the opportunity to develop in South Surrey arrived, Woodbridge turned to Avalon Homes for their hands-on expertise; Avalon is a local, family-owned company long known for building high-end, single family residences in the Morgan



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INTIMATE TOWNHOMES ON THE PARK

Imagine living in a home surrounded by a private natural setting with lush greenery, abundant bird-life, a serene creek and views that calm your spirit. This is Niche, an intimate collection of townhomes on the park that feature architecture reminiscent of the famous beach towns of the East coast.

A community of two, three and four bedroom townhomes in South Surrey. Niche is just minutes from the vibrancy of Morgan Heights, with all of its restaurants and retail store amenities. A natural setting and effortless convenience, Niche puts you in the perfect position to enjoy the best of both worlds.

► Visit Website



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GET IN TOUCH

Please Don't Hesitate To
Contact Us

PRESENTATION CENTRE:

3039 156th St. South Surrey
Open 12pm – 5pm (closed Friday)

P: 604 535 5511

E: info@liveatniche.ca

[Click Here for Directions](#)



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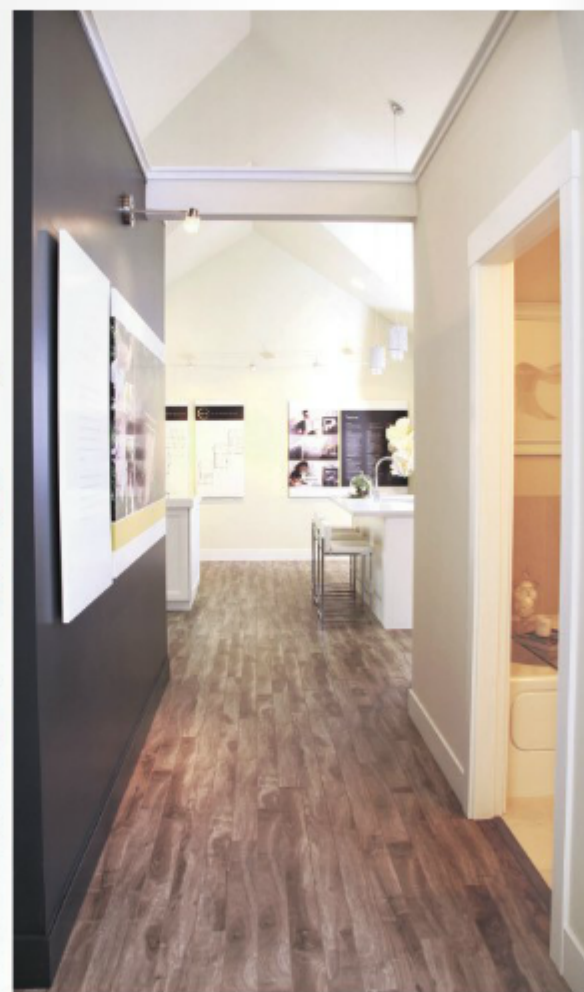
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YOUR NICHE IS WAITING IN SOUTH SURREY

Seven buyers purchased a three-bedroom townhome at Niche in South Surrey the first weekend it opened, an indication that Woodbridge Homes has created a "sweet spot" in the today's real estate market.

"Niche has everything for both young families and those downsizing," said Niche sales manager Tucker McClean.

Indeed, when high quality construction and finishing combine with an ideal location it is easy to understand why buyers from across Metro Vancouver have found their Niche home.

The Cape Cod styling of Niche, the lush landscaping and the wooden gates and fences create a classic architectural style, yet with contemporary homes.

The first phase of Niche features three and four bedroom townhomes. All homes come with nine-foot ceilings and laminate hard wood flooring on the main floor; stone countertops, stainless steel appliances and Shaker-style cabinetry.

and large showers, soaker tubs and stylish fixtures in the luxury bathrooms.

For a limited time, buyers are also offered \$10,000 in free upgrades such as a natural gas barbecue hookup on the deck, powder rooms on the main floor, crown mouldings, front-loading washer and dryer or other selections from an extensive menu of options. All homes come with large patios and landscaped and fenced yards.

The location is to live for. Niche is right beside a large environmental protection area with trails, streams, green space and birds, yet just a stroll to the shops and services of Morgan Crossing. Golf, beaches, recreation centres and the freeway to Vancouver are also close at hand.

And then there is what McClean calls "the awesome prices." Three bedroom homes at Niche start at just \$359,900 for 1,332 square feet, including the HST.

building with a gym, entertainment space and an outdoor patio with barbecue.

With its natural setting and effortless convenience, Niche puts buyers in the perfect position to enjoy the best of both worlds.

The Niche presentation centre is open noon to 5 p.m. daily, except Friday, at 3039, 156 Street, South Surrey. For complete information, phone 604-535-5511 or visit www.liveatniche.ca

\$10,000 in free upgrades.

Niche represents true value in sunny South Surrey. The Niche presentation centre is open noon to 5 p.m. daily, except Friday, at 3039, 156 Street, Surrey. For complete information, phone 604-535-5511

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.liveatniche.ca

The Grand Opening of Niche townhomes was a huge success!

October 5, 2012



Beautiful interiors at Niche townhomes in South Surrey

I wanted to let you know that our Grand Opening this past weekend was a huge success!

We were truly overwhelmed with the number of people who came out to view Niche - we had over 120 people through and many of them made the decision immediately to take advantage of our early purchasing incentives and decided to call Niche their next home!

Given the number of people who have continued to express interest in purchasing a home at Niche, I doubt our first Phase will last long! If you are still interested in taking advantage of our fantastic pricing and upgrade package I encourage you to visit us soon!

We encourage you to visit our website at www.liveatniche.ca to view our extensive features list and floor plans.

A community of two, three and four bedroom townhome residences in South Surrey, Niche features architecture reminiscent of the famous beach towns of the East coast.



I look forward to meeting with you soon to discuss all that Niche has to offer. If you are interested in scheduling an appointment or have any questions that I can answer, I can be reached anytime via email at tucker@liveatniche.ca or by phone at 604-535-5511.

I look forward to seeing you this weekend!

Sincerely,

Tucker McClean
Sales Manager, Niche
Phone: 604-535-5511
Email - tucker@liveatniche.ca
Sales Centre - [3039 156th Street, Surrey](#)
Website - www.liveatniche.ca

[First 20 buyers receive a \\$10,000 credit! Don' t miss the Grand Opening of Niche townhomes tomorrow](#)

September 28, 2012



Beautiful interiors in the new Niche townhomes in South Surrey

I wanted you to be the first to know that the official Grand Opening of the new Niche townhomes is this Saturday, September 29th at noon. The presentation centre is located at [3039 156th Street, Surrey](#).

Given the turn out we received last weekend, we anticipate a very busy weekend ahead and encourage you to come visit us early if you are interested in purchasing a home at Niche. Along with being among the first to have an opportunity to purchase, you will also enjoy a light lunch, provided by The Butler did it Catering Company.

INITIAL BUYER INCENTIVES

3 bedroom townhomes are priced from \$359,900 (including taxes), and our first 20 buyers will receive a \$10,000 credit toward the purchase of the custom upgrades being offered only at Niche! With our fantastic price points and sought-after intimate location, we do not expect this first phase of homes to last long!

We encourage you to visit our website at www.liveatniche.ca to view our extensive features list and floor plans.

A community of two, three and four bedroom townhome residences in South Surrey, Niche features architecture reminiscent of the famous beach towns of the East coast.

I look forward to meeting with you soon to discuss all that Niche has to offer. If you are interested in scheduling an appointment or have any questions that I can answer, I can be reached anytime via email at tucker@liveatniche.ca or by phone at 604-535-5511.

I look forward to seeing you this weekend!

Sincerely,

Tucker McClean
Sales Manager, Niche
Phone: 604-535-5511
Email - tucker@liveatniche.ca
Sales Centre - [3039 156th Street, Surrey](#)
Website - www.liveatniche.ca



Previews are starting for South Surrey' s exciting new townhomes at Niche

September 17, 2012



Schedule your preview of the new townhomes for sale in South Surrey at Niche

I wanted to take a moment to update you with some exciting news! If you have driven by lately, you would have noticed that our Presentation Centre is close to being finished, and I am happy to inform you that we will be ready to start previews next weekend!

Interest in Niche has been very overwhelming, and in order to give everyone the time and attention they deserve, we will be allowing you to make appointments to come and view Niche, prior to opening to the public later this month.

We will be adding our extensive feature list and floor plans to our website next week, but as a VIP insider for Niche, I have included them below:

[Niche Features List](#) [Plan C1 \(3 Bedroom, 2 Bath + Tandem Garage | approx. 1332 sq. ft\)](#)

A community of two, three and four-bedroom townhome residences in South Surrey, Niche features architecture reminiscent of the famous beach towns of the East coast.



Here, herons fish from the waters of the creek that runs through the property, offering a canvas of living poetry right outside your front door. It's the kind of intimate, unique setting where neighbours share meals at the outdoor barbecue on summer nights, enjoying the sunset with a glass of wine as the kids play nearby.

I look forward to meeting with you soon to discuss all that Niche has to offer. If you are interested in scheduling an appointment or have any questions that I can answer, I can be reached anytime via email at karey@liveatniche.ca or by phone at 604-535-5511.

I look forward to speaking with you soon!

Sincerely,

Karey Ireland
Sales Manager, Niche
Phone: 604-535-5511
Email - karey@liveatniche.ca
Sales Centre - [3039 156th St. Surrey](#)
Website - www.liveatniche.ca

[The West Beach Pumpkin Festival has so much going on!](#)

October 11, 2012



West Beach Pumpkin Festival is on October 27th

Pumpkin season in White Rock isn't complete without the Pumpkin Festival, set for Oct. 27th this year.

Hosted by the White Rock Business Improvement Association, the event has become a regular part of the season in the area. The festival will take place along West Beach and is offering up some really fun goodies this year.

Pumpkin Maze

This is for everyone to enjoy! Come and walk the Pumpkin Maze located in the parking lot next to the White Rock Museum

Wish Tree

Come and make your personal wish and hang it on our wish tree. These wishes will be sent to the Imagine Peace Tower in Iceland as part of Yoko Ono's dedication to John Lennon

Jack O Lantern Walk

Visit businesses along merchant and discover the professionally carved pumpkins. Bid on your favourite pumpkin starting October 20th for you chance to take one home! Proceeds to benefit Sources Food Bank

Merchant Pumpkin Carving Contest

Merchants battle merchants to earn the title of best carver on the Beach!! Vote for your favourite.

And so much more!

Facepainting
Spooky Craft Station
Scavenger Hunt
Entertainment
Ghost Hunters!

For more information contact (604) 536-4958 or see [West Beach Pumpkin Festival 2012](#).

[White Rock/South Surrey artists open their studios to the public](#)



October 2, 2012



Judy Jordison is one of the artists exhibiting at White Rock Art Tour

The White Rock Studio tour will return to the Peninsula with its latest edition, Something To Crow About, on Saturday, Oct. 20th and Sunday, Oct. 21st.

For the 19th year the popular, free-of-charge, free-form tour, offers the public the chance to visit the studios of 10 professional artists will be open from 11am to 5pm.

You are invited to tour the studios of 10 White Rock/South Surrey artists.

Take the opportunity to meet the artists in their own work spaces, see a variety of art and learn about the art making process. All work is for sale and there is something for everyone: painting in all medium, drawings, pottery, stone and wood sculpture and more.

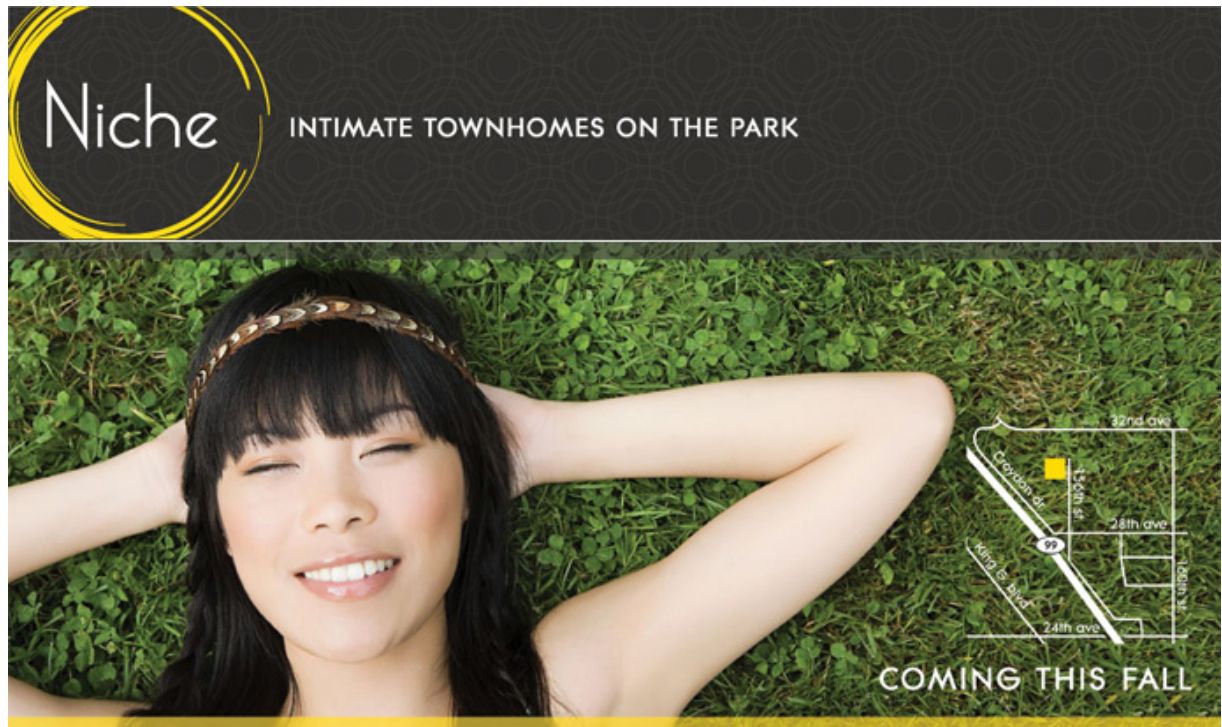
This is a free event and you plan your own tour route.

Have a fun, art-filled weekend!

For further information, please see [White Rock Studio tour 2012](#).



South Surrey NICHE Townhomes on the Park > 2 to 4 Bedroom Intimate Surrey Town Homes at the Woodbridge Homes Developer NICHE Townhouse Project from \$369,900 (including tax)



Intimate NICHE Surrey Townhomes on the Park

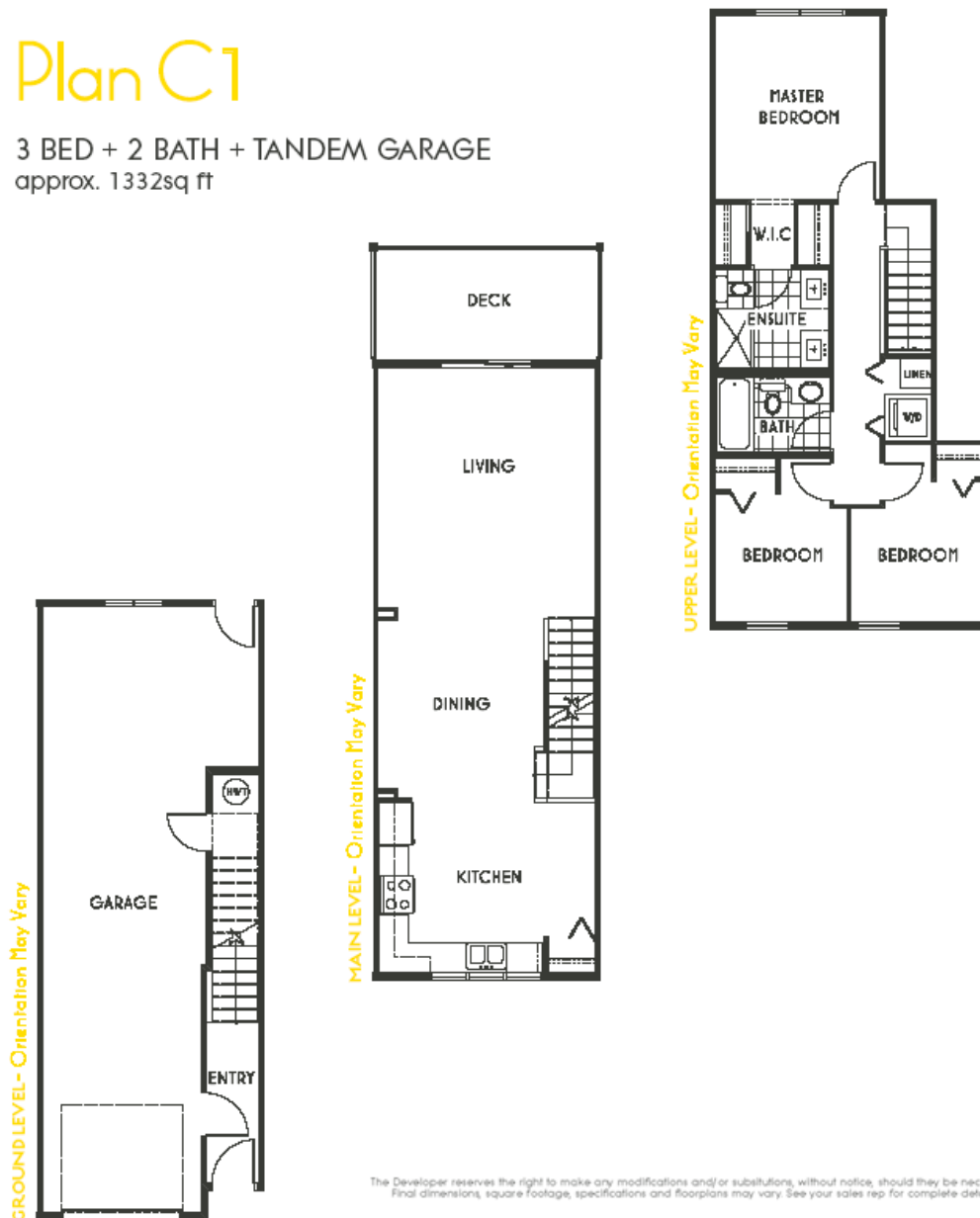
Come find your niche, right here at the pre-construction Surrey NICHE Townhome project. Offering intimate Surrey townhouse living on the park, these three bedroom homes from \$369,900 including tax is a remarkable development that homebuyers must see! Introducing Niche Surrey townhomes, an intimate community of boutique South Surrey townhouses ranging from 2 to 4 bedroom layouts that are surrounded by nature. The exteriors of this boutique townhouse neighbourhood will feature Cape Cod inspired architecture and fine detailing throughout in addition to lots of green space and extensive professionally designed and maintained landscaped grounds. There are window boxes, fences and wooden gates in the intimate Niche Surrey Townhomes on the Park project as well. All of the homes come with r40 insulation in the ceilings and r20 exterior wall insulation. Also, the presale Surrey NICHE Townhomes on the Park will come with heavy profile,



laminated roof shingle work with a manufacturer's 30 year warranty. Other inclusions are a 40 US gallon electric hot water tank per home and high performance rain shield windows. All of the presale Surrey NICHE Townhomes on the Park will come with Cat5 enhanced wiring for Ethernet, phone and ADSL internet access as well as distributed quad shield RG6 coaxial cables for television, HDTV and the Internet. Homebuyers at the new NICHE Surrey townhouses will get a third party warranty insurance by Traveler's Guarantee in addition to pre-wired security system, hard wired smoke and carbon monoxide detectors and building rainscreen construction and design. Find the home that was meant just for you and come find your niche very soon! Located at 3039 155th Street South Surrey BC and brought to you by Woodbridge Homes Ltd. More details about the NICE Townhomes in Surrey real estate market are online at www.liveatniche.ca.

Plan C1

3 BED + 2 BATH + TANDEM GARAGE
approx. 1332sq ft



South Surrey Niche Townhome Previews Opening Soon

Latest Updates from the email desk > Interest in Niche Townhomes in South Surrey real estate market has been very overwhelming, and in order to give everyone the time and attention they deserve, we will be allowing you to make appointments to come and view the presale Surrey Niche Townhomes on the Park, prior to opening to the public later this month. We will be adding our extensive feature list and floor plans to our website next week, but as a VIP insider for the new Surrey Niche Townhomes, some floor plans and the NICHE features list (draft) have been released (see below).

A community of two, three and four bedroom townhome residences in South Surrey real estate market place, Niche Townhouses on the Park features architecture reminiscent of the famous beach towns of the East coast. Here, herons fish from the waters of the creek that runs through the property, offering a canvas of living poetry right outside your front door. It's the kind of intimate, unique setting at NICHE Surrey townhomes where neighbours share meals at the outdoor barbecue on summer nights, enjoying the sunset with a glass of wine as the kids play nearby.

The Interiors of the Boutique Surrey NICHE Town Homes for Sale

The standard finishes at NICHE Surrey town homes is superb and better than other developments in the area. The homes will have spacious and well thought out plans in addition to Crème and Cocoa colour palettes for homebuyers to choose from. Also the main floors have nine foot ceilings in addition to wood laminate flooring. The large windows maximize light and there are trackless nylon carpets on stairs and the upper level hallways and bedrooms. The new Surrey NICH Town Homes will also feature two inch faux white wood designer blinds for extra privacy in addition to oversized wood baseboards, ceramic tiled floors in the laundry closets and rough in for the washer and dryer appliances. The kitchens at the presale Surrey NICHE Town Homes for sale include a complete stainless steel appliance package including a Samsung bottom freezer fridge, Frigidaire dishwasher, Frigidaire gas, self cleaning 30" range and Frigidaire over the range microwave and hood fan. Other kitchen features include pot lighting, undermount stainless steel sink, ceramic and glass tiled backsplash, roll out pot drawers as per plan, breakfast bars or



kitchens as per plan, over height upper cabinetry, under cabinet lighting, stone counters and classic shaker style cabinetry.

The ensuite bathrooms at the new NICHE Surrey Town Homes for sale include expansive vanity mirrors with a solid wooden frame, elongated water saver toilets, oversized glazed ceramic tiled floors, polished hardware, his/hers vanities, ceramic tiled surrounds, pressure and temperature balanced shower controls, deep soaker tub, oversized showers with semi-frameless glass doors and custom shaker style vanities with stone counters. The second bathrooms at the new NICHE Surrey Town Homes for sale will introduce custom vanities/stone counters, expansive mirrors, five foot soaker tubs with integrated skirts, designer tiled surrounds, bath accessories in chrome finishing, elongated toilets, oversized ceramic tiled floors and one piece showers with glass doors in the 3rd bathrooms at the presale Surrey NICHE town home development.



Additional Extras and Optional Upgrades

Some of the added standard features in many homes at the NICHE Townhomes in Surrey real estate market place includes electric baseboard heaters, rough in for an interior vacuum system, room for extra storage or workshop in the attached garages in addition to ultra quiet automated openers for the insulated garage doors. Other additional extras as the presale NICHE Surrey Townhomes include decorated art niches, extra linen storage closets and pantries in the kitchen as per plan. Also, some of the new Surrey NICHE townhouses will come with lower level bedrooms plus full bathrooms. Of course, these spaces can be used as home offices, storage or at home gyms. Some upgrade options at additional pricing includes stone counters in the 2nd bathrooms, natural gas BBQ connections on the outdoor



patios, stone kitchen islands with breakfast bars and a Professional Series kitchen appliance set. Also optional for the new NICHE Townhouses in the Surrey real estate market includes built in ceiling speakers on the main level, security system, central vacuum system (finished), crown moldings on the main level and a front loading stacked washer and dryer.

Floor Plan C1 at the New Surrey NICHE Townhouses

One of the first draft layouts published by the marketers at the Niche Surrey townhomes is Layout C1 which is a spacious 3 bedroom and 2 bathroom unit with a tandem double garage. The interior living space is approximately 1332 square feet over 3 levels. The bottom level of Floorplan C1 at the Niche Surrey townhome project features the garage level with storage space. The main level is an open layout plan with an L shaped kitchen, pantry closet, dining area, living area and an open deck. The upper level of this new presale Surrey Niche Townhome floor plans features 3 bedrooms, the laundry closet, linen closet and a 2nd bathroom. The master bedroom opens through a walk in closet and into a master ensuite with a large shower and double vanities.





Niche Townhomes

By [Woodbridge Homes Ltd.](#)

3039 156 St [Surrey](#)

From **CAD\$369,900**



Niche Townhomes is a new townhouse project by [Woodbridge Homes Ltd.](#) currently in preconstruction at 3039 156 St in [Surrey](#). Available townhouses start at CAD\$369,900.

Project Details

DEVELOPMENT NAME Niche Townhomes

DEVELOPER(S) [Woodbridge Homes Ltd.](#)



PROJECT TYPE Townhouse
ADDRESS 3039 156 St
NEIGHBOURHOOD/CITY Surrey
STATE/PROVINCE British Columbia
POSTAL CODE V3S 0C7
SALES CENTRE PHONE # 604-535-5511
SALES CENTRE ADDRESS 3039 156th St. South Surrey
SALES CENTRE HOURS Sat-Thurs: 12pm-5pm
CONSTRUCTION STATUS Preconstruction
SELLING STATUS Selling
UNIT SIZES From 1332 Sq. Ft. To 1840 Sq. Ft.

\$ Prices

PRICES(AVAILABLE UNITS) From CAD\$369,900

Project Summary

From Niche Townhomes:

Introducing Niche, an intimate community of South Surrey townhomes ranging from two to four bedrooms, surrounded by nature. Find the home that was meant just for you...Come find your Niche

