

# Clayton Rise in Cloverdale

DEVELOPMENT OFFERS GREAT LOCATION CLOSE TO  
RECREATIONAL FACILITIES, SCHOOLS AND STUNNING  
VIEWS OF MOUNT BAKER

Sun

*Saturday, November, 19, 2011*



The 5,000 square-foot clubhouse at Clayton Rise offers a fireside lounge with wet bar, party room, outdoor deck and pool, movie theatre and fitness centre.



Winter may be fast approaching, but at Clayton Rise, owners are taking advantage of these dry days to enjoy their outdoor amenities ... of which there are plenty. Residents are jogging on the network of footpaths that connect the community, playing with their dogs and kids at the picturesque park across the street and even riding their bikes to Willowbrook Mall. Except for the winter attire, this scene could easily pass for a bustling summer day.



Kitchen includes an island that is a great place to gather for meals.

No matter the season, life at Clayton Rise is beautiful and busy, attracting young families, as well as those looking for a fresh start. This past summer, over 20 homes were sold, and another 15 were snapped up this fall. Why so popular? These two-and three-bedroom town-homes are nestled in one of the most desirable neighbourhoods in Cloverdale - Clayton Heights - central to schools, recreational facilities and, according to homeowners, "the best pizza joint in town" (Clayton Rise is walking distance from Pizza Inn.)

But the greatest draw remains its stability - Clayton Rise is an established community. Just like the parks, boutique shops, restaurants, safe inner streets and stunning views of Mount Baker that surround it, the satisfied residents are here to stay. Some have been calling Clayton Rise home for almost two years now.

In addition to the fantastic neighbourhood amenities, the 5,000-square-foot clubhouse at Clayton Rise offers play space for little kids and 'big kids', too. This stunning common area is home to a fireside lounge with wet bar, party room, outdoor deck and pool, movie theatre and fitness centre. There's even a dog wash! Residents have been known to host large baby showers and birthday parties at the clubhouse; Christmas parties are surely in the works.

Homes at Clayton Rise maximize light, space and efficiency, each with their own yard, and they start at a very reasonable \$296,900 (net HST inclusive). The next eight purchasers will also be entitled to the "His/Hers/ Theirs Promotion," \$2,500 toward a home theatre system, HomeSense products or an interior design consultation and paint package.

Interested buyers are encouraged to visit the sales centre, located at #1 - 19505 68A Ave., Surrey. It's open Saturday to Wednesday, noon to 5 p.m.

For more information, call sales manager, Elise Sangster, at 778.278.0030. Join the Clayton Rise community online at [www.claytonrise.com](http://www.claytonrise.com), on Twitter or Facebook (@ClaytonRise, [Facebook.com/claytonrise](https://www.facebook.com/claytonrise)).

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# Clayton Rise in Cloverdale: Life is good at the Rise

DEVELOPMENT OFFERS GREAT LOCATION CLOSE TO RECREATIONAL FACILITIES, SCHOOLS AND STUNNING VIEWS OF MOUNT BAKER

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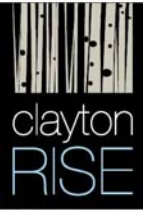
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## More than a beautiful townhome.

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No wonder we sold 20 homes this summer.

Residents adore the classic architecture, lush gardens, walking trails and massive, adjacent playground. The pool was definitely a big hit this summer. And now that fall is here, the gym and movie theatre are in full swing, too.

Make this life yours today.

**2 & 3 bedroom townhomes from \$296,900**  
(net HST included).



Sales Centre open noon to 5 pm Saturday to Wednesday  
1-19505 68a Avenue, Surrey 778.278.0030 [www.claytonrise.com](http://www.claytonrise.com)



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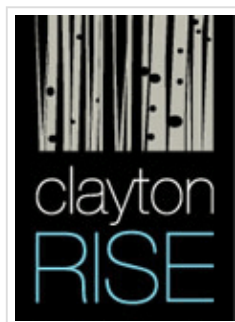
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SATURDAY, SEPTEMBER 12, 2009

## **The Presale Clayton Village Surrey Clayton Rise Townhomes Previewing - Surrey Real Estate Development by Townline - Townhouses Now Selling!**

A BEAUTIFUL STEP UP HERE AT THE NEW SURREY CLAYTON  
RISE TOWNHOMES FOR SALE



Townline Development introduces the new Surrey real estate development here at Clayton Rise townhouses for sale, a growing community of fabulous new homes, townhomes, retail, commercial and master planned amenities and services. The new Clayton Rise Surrey townhomes for sale evokes a type of contemporary country style that somehow just feels right in this truly

urban environment. With pitched roofs, cultivated professionally landscaped greens and light filled rooms, the new Surrey townhouses for sale at Clayton Rise by Townline Development features a relaxing community that is ideal for those who want the country style of living



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combined with all the urban services and amenities close by. Introducing the Townline Clayton Rise townhomes for sale in the Surrey real estate market. Built on a gentle slope in this master planned community, the site for Clayton Rise Surrey townhouses is surrounded by a beautiful public green way and boasts amazing views of Mount Baker looming before you. In addition, add to this award winning architecture of Rositch Hemphill & Associates and you have superb design and a perfect location according to the marketing director here at the Townline Development. Clayton Rise Surrey townhomes represents the newest Townline Development neighbourhood that is just minutes away from major retail stores, restaurants, services and also within easy access of the famous Surrey markets, fairs and festivals year round. Near the new presales Clayton Rise townhome community is also Townline Heritage Surrey homes for sale, which presents three bedroom Craftsman style houses in the heart of Clayton Village Surrey real estate development. Right now, the presales Surrey Clayton Rise sales centre and display suite is opening in February 2010. However, for pre-sales Surrey homebuyers here at the Clayton Rise townhomes, there is no need to wait, as contract sales are now available with pre-display home pricing! Get in early to purchase at a ground level opportunity and price point here at the pre-sale Surrey homes at Clayton Rise, part of the master planned Clayton Village Surrey real estate development by Townline Group of Companies. For more information regarding the new Townhouses at Clayton Rise Surrey, please do not hesitate to visit [www.claytonrise.com](http://www.claytonrise.com) or email [info@claytonrise.com](mailto:info@claytonrise.com). To make a private appointment or viewing, please call 604.276.8823 extension 255.



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#### MORE INFORMATION REGARDING THE PRE-SALE CLAYTON RISE SURREY HOMES



The Clayton Village townhome development will feature only one hundred and forty three luxury and family style

townhouses available in the new Surrey real estate market. With extension architectural detailing that Townline Development is well known for in addition to contemporary brick accents, and generous decks and patios (outdoor living space), these pre-sale Surrey Clayton Rise homes for sale will combine low maintenance living with no maintenance exterior finishes, ultimately saving Surrey homebuyers time and money. Interiors at the pre-sale Surrey Clayton Rise homes for sale will feature maximization of space, light and efficiency in a variety of floor plans that will cater to all lifestyles. In addition, the Surrey townhomes at Clayton Rise development will feature fenced yards for family play spaces in addition to private oversized garages that offer convenient direct access to individual homes in addition to more storage space for families. The development of close to 150 new Surrey townhouses for sale will feature floor plans that range from two to three bedrooms. The Clayton Rise Surrey home floor plans will be open concept and spacious and will have light filled rooms with low maintenance living. Lush landscaping is prepared throughout the exterior spaces of the homes and each Clayton Rise Surrey townhome will feel private and secure, much like a single family home. The new Surrey homes will start from a price point of \$279,000, representing great value and an awesome price.

#### Clayton Rise Coming Fall 2009

Brought to you by Townline Homes, one of our favourite boutique developers in the Greater Vancouver real estate market place, Clayton Rise Surrey townhomes along the border with Cloverdale is a highly anticipated, most sought after neighbourhood of 143 spacious townhomes for sale including eight duplex style homes in two as well as three bedroom configurations for you to choose from. These new Cloverdale Clayton Rise townhouses for sale will feature modern and open designs in addition to lush professional landscaping in all common areas and outdoor spaces as well as individual fenced yards that are perfect for pets and children. The presales Cloverdale Clayton Rise Surrey townhomes will also feature greenbelts on either

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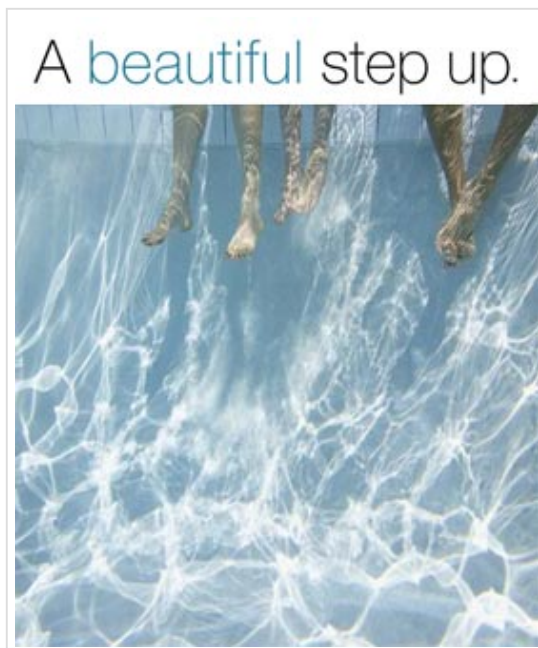
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side of the community that provides peacefulness and security. Most of the townhomes here at Clayton Rise Cloverdale real estate community will also have impressive panoramic views of mountain ranges and the Fraser Valley area. More information about Clayton Rise Surrey is online at [www.claytonrise.com](http://www.claytonrise.com) and the Townline Homes price point starts from \$279,000. The Cloverdale Clayton Rise Clubhouse will feature an outdoor pool, fitness gym and fire side lounge too.

#### THE SHARED AMENITIES AT CLAYTON RISE SURREY HOMES



But it's in the shared areas where Clayton Rise Surrey Townhome development will really impress new Surrey homebuyers in this hot market place. Small village greens connected by a network of beautiful foot paths will provide gathering spots for families, neighbours and friends of home

owners in this master planned community. A common playground and outdoor swimming pool offers children and adults a place to mingle, have fun and simply relax. And in the centre of the new pre-sale Surrey Clayton Rise home development will be a fabulous Clubhouse complete with almost five thousand square feet of common shared amenity spaces. The Clayton Rise Clubhouse will include such shared amenities as a movie room, fitness gym, party lounge room and much more. Construction of The Clubhouse at Clayton Rise Surrey real estate development and the first phase of the seven pre-sale townhomes already started back in June 2009 and is expected to be completed with occupancy available for early in 2010. The entire master planned Surrey Townline Clayton Rise community is expected to be completed by 2012.

#### Thanks for registering at Clayton Rise.

This is a test to make sure we got your email address right. Got it? Great! We have so much to tell you about Clayton Surrey real estate community, but for now, we'll just say these modern Clayton Rise family townhomes are a steal at this pre-construction pricing. Floor

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plans at Clayton Rise Surrey are modern, light-filled and low-maintenance (we'll do the gardening), with the private feeling of a single-family home. Individually fenced backyards, lush landscaping and a greenway on either side of the Clayton Village Surrey real estate community add to the sense of privacy and calm. All Clayton Rise residents also have access to The Clubhouse - complete with a fireside lounge, fitness room and outdoor pool. We'll be in touch with more details soon. Sincerely, The Clayton Rise Sales Team at e: [info@claytonrise.com](mailto:info@claytonrise.com) or t: 604.276.8823 x255 or [www.claytonrise.com](http://www.claytonrise.com).

#### AN UPDATE ON HERITANCE AT CLAYTON VILLAGE

The team at Townhome Homes has planned every detail to make your time at home at the Heritance Surrey Clayton Village homes for sale beautiful and easy on the planet. The craftsman Surrey homes for sale at Clayton Village's Heritance development will have energy efficient appliances and easy care quality finishes. The layouts and home floor plans are both spacious and open and will also have the ability to convert the basement area into a fully legal two bedroom rentable suite for a mortgage helper. Heritance Surrey homes for sale also benefits from a community that recalls its days as a farming area where people cared for their families and enjoyed their land. The shops are established, the elementary school is just two blocks away from your front door at the Clayton Village Heritance Surrey homes for sale and many local businesses are within walking distance, so you can leave your car at home. For commuters, easily accessible routes are everywhere. Not surprisingly, Heritance Surrey home owners are eager to get settled in. For more information, visit their marketing site or contact Paul at Royal LePage Wolstencroft Realty at 604.539.2313 today.

#### WELCOME TO CLAYTON RISE SURREY HOMES FOR SALE: A BEAUTIFUL STEP UP

Smart decisions on the rise in the Surrey real estate market here at the Clayton Rise townhomes for sale: These days, you want to think long and hard about where you invest your dollars in Greater Vancouver real estate. We certainly did when we were looking for the place to build our next Townline Homes townhome development in the Surrey real estate market place. We took into context all the little things that matter so much over time. A gently sloped Clayton Rise Surrey townhome building site to give better views, open areas in between Surrey Clayton Rise homes for sale for lawn-space and greenery, extra windows to let the light in, private garages, pitched roofs and much more. Oh, and we can't forget the pool. Close to the common playground, the outdoor pool is situated directly beside The

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Clayton Rise Clubhouse - a 5,000 sq ft amenity building containing a fitness room, movie lounge and party area. There's a real community in Clayton Surrey real estate market; young families, parks, retailers, restaurants, schools, and everything else you'd want in a place to live safely, quietly, and happily. Clayton Rise Surrey homes for sale start from just \$279,000 for two bedrooms... and much, much more! Sure, you could buy a used home, but we're not quite sure why. With Clayton Rise Surrey homes for sale, you get the choice of your interior design scheme, 2-5-10 years of solid warranty, and use of The Clubhouse - pool included. We've been building since June, and our first phase at the presales Surrey Clayton Rise townhomes will be ready for early 2010 move-in. Surrey real estate prices are on their way up; so don't wait too long. The price is right - come on down. The new Surrey Clayton Rise display home will be completed in February, but that doesn't mean you can't get on board with today's pre-display Surrey townhouse pricing. Pre-sales for Clayton Rise Surrey homes for sale are available now through Paul, Clayton Rise Sales Representative, of Royal LePage Wolstencroft Realty. For more information, register today at [www.claytonrise.com](http://www.claytonrise.com), and contact Paul at 604.862.4429, or [paul@claytonrise.com](mailto:paul@claytonrise.com). Want to have a peek at construction of the new Surrey homes for sale at Clayton Rise townhomes? Drop by the build site, at 195th and 68th Avenue, Surrey. Sincerely, Cathy, Vice President, Sales and Marketing at Townline Homes. SURREY CLAYTON RISE SALES - e: [info@claytonrise.com](mailto:info@claytonrise.com), t: 778.278.0030, c: 604.862.4429 (Paul) and [www.claytonrise.com](http://www.claytonrise.com).

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## INTRODUCTION

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These new, two- and three-bedroom townhomes in Clayton sit atop a gently sloping hill, with panoramic views of Mount Baker and the Fraser Valley.

Plans are modern, light-filled and low-maintenance (we'll do the gardening), with the private feeling of a single-family home. Individually fenced yards, lush landscaping and a greenway on either side of the community add to the sense of privacy and calm.

In the midst of it all, you'll find The Clubhouse, complete with a fireside lounge, games room, movie theatre, fitness centre and outdoor pool.

Don't wait to make your move, these low prices won't last. [Register now](#) - it's a beautiful step up!

Homes from 298,900.



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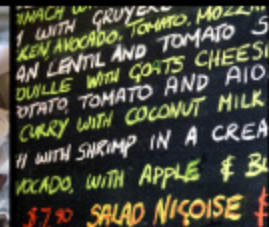
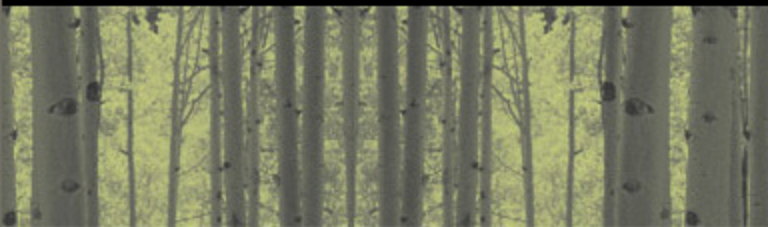
## OVERVIEW

## MAP

When we asked the architect what inspired his plans for Clayton Rise, he said, "The site - it reminds of a beautiful country estate." Indeed - on a gently sloping hill, surrounded by greenway on two sides, Clayton Rise has a uniquely private, rural feel.

Private, but definitely not remote.

Within blocks, you'll find the best parks, schools and shopping in the Surrey/Langley area. Options for the golf addict or clothes horse are plentiful, and eating out (or in) has never been easier.



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On a gently sloping hill, surrounded by greenway on two sides, Clayton Rise has a uniquely private, rural feel. See Mount Baker and the Fraser Valley from this grassy rise; explore the area via footpaths and internal streets which connect the site and neighbourhood.

Spend weekends at the 5,000 square foot Clubhouse, complete with outdoor pool, fireside lounge, meeting room, gym and movie theatre.

Or just relax at home – it's a beautiful step up. The architecture, by Rositch Hemphill and Associates, has been carefully designed to suit the site, and interiors by Gannon Ross Designs maximize light and openness, extending spaces outdoors via decks and patios.

Private, oversized garages (some two-car) connect directly to homes, and on-site visitor parking makes life so much easier.

Read on for details; Clayton Rise is packed with thoughtful features!

† Denotes Townline Down to Earth Solutions for Sustainable Living

## Exteriors

- A modern take on estate style architecture
- Two classic exterior colour schemes with brick accents (some homes)
- Durable, low maintenance vinyl siding with wood trim accents†
- Solid-core front doors with polished chrome lever handles
- Large, 'low-e', energy efficient windows†
- Durable, laminated fiberglass Shaker style shingle roof with 30 year warranty†
- Conveniently located GFI electronic outlets
- Under-soffit outlet for Christmas lights with independent on/off switch in entry
- Professionally landscaped front and rear yards; rear yard fenced for safety and privacy
- Strategic entry and common area lighting

## Interiors

- A wide selection of bright, open townhome and duplex floorplans
- Two contemporary, neutral interior colour schemes: Brown and Grey
- Lever-style, polished chrome interior door hardware
- Sleek, wide plank wood laminate flooring in kitchens
- Textured, Berber style carpet on upper floor and stairs (underlay made from 100% recycled materials†)
- Decorative, painted wood spindles and railings on stairways (some homes)
- Easy-clean, high quality paint throughout
- Contemporary ambient track, fixture and wall sconce lighting throughout
- Porcelain 12" x 12" tiled entry foyer
- Ceiling fan (duplexes only)
- 1" aluminum blinds on windows, plus vertical blinds on sliding doors

## Kitchens

- Over-height, sleek, flat-panel cabinetry with square edges and modern polished chrome pulls
- .75" quartz countertop in designer-selected colours, with hand laid porcelain 4" x 16" tile backsplash
- Sleek, wide plank wood laminate flooring
- Frigidaire Ceran top, electric slide-in range
- Samsung frost-free, counter depth refrigerator with bottom-mount freezer
- Frigidaire ultra-quiet, Energy Star, multi-cycle dishwasher with water and energy saving technology†
- Samsung microwave/ hood fan combination
- Under-cabinet puck lighting (duplexes only)
- Rectangular, stainless steel, double-bowl, kitchen sink
- Polished chrome, single-lever, low-flow faucet with pull-out vegetable sprayer by Moen†
- Accent pendant lighting

## Bathrooms

- Sleek, flat-panel cabinetry with square edges and modern polished chrome pulls
- Porcelain, 12" x 12" tile floors (most homes)
- Classic, white, his-and-hers sinks with polished chrome, wide-spread lever faucets (most homes)
- Soaker tub with polished chrome, adjustable shower head and pressure-balanced faucet†, accented with a modern, ceramic tile tub surround (main bath)
- Glass shower enclosure with a modern, ceramic tile surround and built-in pressure-balanced, single-lever chrome faucet† (most homes)
- 'Flow-wise' toilets with a classic skirt design†
- Full width, bevelled-edge vanity mirror with classic-style, polished chrome lighting
- Practical accent lighting

## Powder Rooms (some homes)

- Sleek, contemporary, flat-panel vanity cabinetry with modern polished chrome pulls
- Porcelain 12" x 12" tile flooring
- 'Flow-wise' toilets with classic skirt design†

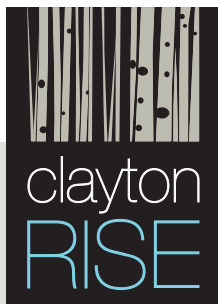
## Details

- Ground-level and main floor openings pre-wired for a security system – one keypad and two motion-detectors
- Equipped for a central vacuum system
- Two covered parking stalls and two remote garage doors openers
- Exterior keypad for garage door
- Cable outlets in principal rooms
- Sturdy wire shelving in closets
- Central media box connected to cable and CAT-5 telephone/data outlets
- Telephone jacks in all bedrooms and other central locations
- Equipped with electrical and plumbing for stacked washer/dryer on upper floor
- Electrical baseboard heating throughout
- Arc-fault circuits in bedrooms for added safety and security
- Interconnected smoke detector
- Hard-wired carbon monoxide detectors, outside main sleeping areas, for even more safety
- Warranty includes 10-year structural defects coverage, five-year envelope coverage, and two-year materials and labour coverage

## Shaw Cablesystems Package – \$1,100 Value

- Pre-wiring for up to five outlets per townhouse, including faceplates
- Free rental of HD PVR for 12 months
- Free 12 months of high speed internet
- Free high speed internet modem and wireless router
- Free classic and digital cable TV service for three months
- Free Shaw digital phone service for three months

**SHAW**



features

In a continuing effort to improve



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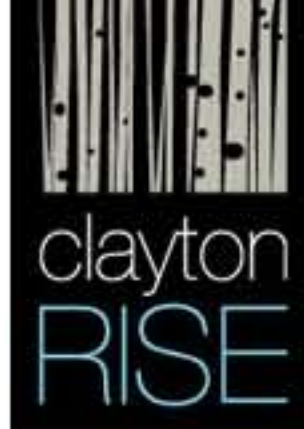


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T O W N L I N E





# A beautiful step up.

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## OVERVIEW

Pool party

Yogathon

Birthday bash

Super Bowl Sunday

Hockey night

Movie night

Girls' night

Meeting of the minds

Treadmill 10K

Cool dip on a hot summer day

Whatever your recreational needs, The Clubhouse at Clayton Rise is the epicentre of it all.

More details coming soon; [sign up and stay tuned.](#)



T O W N L I N E

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





[FEATURES](#)[FAQ](#)

## CLAYTON RISE

How many homes are at Clayton Rise?

There are 143 homes in total at Clayton Rise - 135 townhomes and 8 duplexes.

What stage of construction are we currently at? When will construction be completed?

Construction of the first phase of townhomes and The Clubhouse began in June 2009, and is expected to complete early in 2010. Clayton Rise will be totally complete in 2012.

To view recent construction photos, check out the Updates section where photos are updated on a monthly basis.

Townline is well known for its innovative and unique approach to building. What are some of the interesting aspects of construction at Clayton Rise?

The homes at Clayton Rise will offer extensive architectural detailing - contemporary brick accents and generous decks and patios - combined with low maintenance exterior finishes. Interiors will be planned to maximize light, space and efficiency. Fenced in yards provide each home with family playspace, while private oversized garages offer convenient direct access to individual homes.

But it's in its shared areas where Clayton Rise will really impress. Small village greens connected by a network of footpaths will provide gathering spots for friends, families and neighbours. In the centre of it all is The Clubhouse, with an outdoor pool and almost 5,000 square feet of party, fitness, and movie rooms. There's also a common playground to offer kids the grass-stain making, cannon-ball perfecting, memory-creating places of their dreams.

What kind of warranty coverage is provided at Clayton Rise? Each home is back by Canada's leading insurer, Travellers Guarantee Company of Canada, with a comprehensive 2-5-10 warranty. Visit [www.travelersguarantee.com](http://www.travelersguarantee.com) for more information.

Is there Guest and Visitor parking?

Yes, parking stalls for guests and visitors are located throughout Clayton Rise.

## HOMES AND FINISHES

Is there flexibility in the interior finishes at CLR?

Yes. You get to choose from two interior colour design schemes. Also, the homes come loaded with pretty much everything you want, but there are some additional upgrade options. Call a Sales Representative to find out more.

Can I rent my home at CLR?

You bet. There are no restrictions on renting out your home at this time.

Are appliances included?

Yes, yes and yes. Frigidaire ceran top electric slide-in range, Samsung frost free refrigerator with bottom-mount freezer, Frigidaire ultra quiet Energy Star multi cycle dishwasher, and Samsung microwave/ hood fan combination. Check out the Features List for more information.

Are pets allowed at CLR?

Cats, dogs, birds, fish and small mammals? You bet. Anything more exotic than that, you'll probably want to clear it with the strata council first.

Has CLR been wired for high speed internet access?

All the homes at Clayton Rise have been wired with a central media box connected to cable outlets and CAT-5 telephone/data outlets.

What are the amenities at CLR?

All Clayton Rise residents have access to The Clubhouse - featuring an outdoor swimming pool and almost 5,000 square feet of party, fitness, meeting, and media/theatre rooms.

## REALTOR INFORMATION

Can I use my realtor to buy a home at CLR?

Yes, of course. We love realtors.

Do I have to use a realtor to buy a home?

No. Clayton Rise's own professional staff can help you with every aspect of the purchase of your home.

Will using a realtor increase my costs when buying a home at CLR?

Not at all.

I'm a realtor, how do I register my clients?

Register your clients online and we will do the rest! Call our Sales Representative today to find out more about our commission structure.

## FINANCIAL

What is the deposit schedule at CLR?

If you choose to purchase a home at Clayton Rise, the deposit will be 15%, and the structure will be as follows:

- \$1,000 deposit at time of writing contract
- 5% of the purchase price less the \$1,000 within 7 days.
- 5% of the purchase price within 30 days
- 5% of the purchase price within 60 days

What happens to my deposit?

All deposits are held IN TRUST by a lawyer on behalf of the developer.

Is GST/HST included in the Purchase price?

No. The prices do not include GST/HST.

How much will my strata fees be and what do they include?

Strata fees vary with the size of your home. Your strata fees include things like insurance for the various buildings, cleaning and maintenance of the common areas and exteriors of Clayton Rise, landscape maintenance, window cleaning (you still need to take care of the inside), garbage removal, water and sewage. Our sales team can provide specific details pertaining to the specific home you are interested in.

How much are my property taxes estimated to be?

That sounds like a question for the sales team; they'll be able to give you a pretty good accurate estimate based on the value of the home you fall in love with. Usually, the annual gross property taxes, before deducting any homeowner grant, are estimated to be approximately 0.9% of the value of your home. Property taxes will be based on the City of Surrey's assessment once the complex is completed. Your property taxes will be outlined by the official Property Tax notice from the City of Surrey.

Is there a financing package provided for CLR Purchasers?

Of course! We have financing packages available for Clayton Rise Homeowners provided by a variety of banks. To find out exact details, contact our sales team, and they will put you in touch with a mortgage specialist.

Has Clayton Rise been approved for high ratio mortgage insurance by CHHC?

Yes. Premiums are based on the amount of mortgage as a percentage of value. You can always ask our sales team for more information and for current detailed rate sheets.

I'm not a resident of Canada. Is there any other information that I must consider?

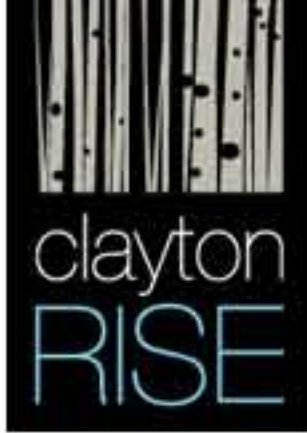
Please refer to <https://www.bcrea.bc.ca/buyers/non-residents.htm>.

What other costs should I consider when purchasing a home?

When purchasing a home, here are some items that you will want to budget for. Some of these items may include the deposits, GST/HST, BC Property Transfer Tax, and applicable legal fees. Upon closing you should also consider monthly mortgage payments, strata fees, city and

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Beautiful step up.

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SITEPLAN

On a gently sloping hill, surrounded by greenway on two sides, Clayton Rise has a uniquely private, rural feel. See Mount Baker and the Fraser Valley from this grassy rise; explore the area via footpaths and internal streets which connect the site and neighbourhood.

PRICELIST

PLAN A

PLAN B

PLAN B\*

PLAN C

PLAN D\*

PLAN E

PLAN F

PLAN G

PLAN H

PLAN J

PLAN J\*

PLAN K

FEATURES

VIRTUAL TOUR

Spend weekends at the 5,000 square foot Clubhouse, complete with outdoor pool, fireside lounge, games room, fitness centre and movie theatre.

Or just relax at home - it's a beautiful step up. The architecture, by Rositch Hemphill and Associates, has been carefully designed to suit the site, and interiors by Gannon Ross Designs maximize light and openness, extending spaces outdoors via decks and patios.

Private, oversized garages (some two-car) connect directly to homes, and on-site visitor parking makes life so much easier. Read on for details; Clayton Rise is packed with thoughtful features!

#### Exteriors

- A modern take on estate style architecture
- Two classic exterior colour schemes with brick accents (some homes)
- Durable, low maintenance vinyl siding with wood trim accents
- Solid-core front doors with polished chrome lever handles
- Large, 'low-e', energy efficient windows
- Durable, laminated fiberglass Shaker style shingle roof with 30 year warranty
- Conveniently located GFI electronic outlets
- Under-soffit outlet for Christmas lights with independent on/off switch in entry
- Professionally landscaped front or rear yards, fenced for safety and privacy
- Strategic entry and common area lighting

#### Interiors

- A wide selection of bright, open townhome and duplex floorplans
- Two contemporary, neutral interior colour schemes: Brown and Grey
- Lever-style, polished chrome interior door hardware
- Sleek, wide plank wood laminate flooring in kitchens
- Textured, Berber style carpet on upper floor and stairs (underlay made from 100% recycled materials)
- Decorative, painted wood spindles and railings on stairways (some homes)
- Easy-clean, high quality paint throughout
- Contemporary ambient track, fixture and wall sconce lighting throughout
- Porcelain 12" x 12" tiled entry foyer
- Ceiling fan (duplexes only)
- 1" aluminum blinds on windows, plus vertical blinds on sliding doors

#### Kitchens

- Over-height, sleek, flat-panel cabinetry with square eased edges and modern polished chrome pulls
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#### Details

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- Warranty includes 10-year structural defects coverage, five-year envelope coverage, and two-year materials and labour coverage

#### Shaw Cablesystems Package

- Pre-wiring for up to five outlets per townhouse, including faceplates
- Free rental of HD PVR for 12 months
- Free 12 months of high speed internet
- Free high speed internet modem and wireless router
- Free classic and digital cable TV service for three months
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Denotes Townline Down to Earth Solutions for



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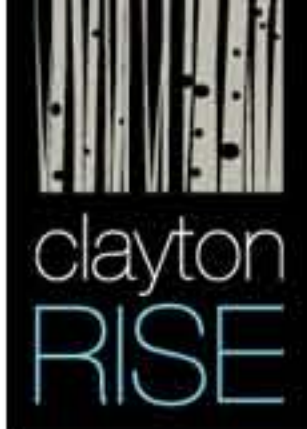
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FEATURES

FAQ

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- Free Shaw digital phone service for three months



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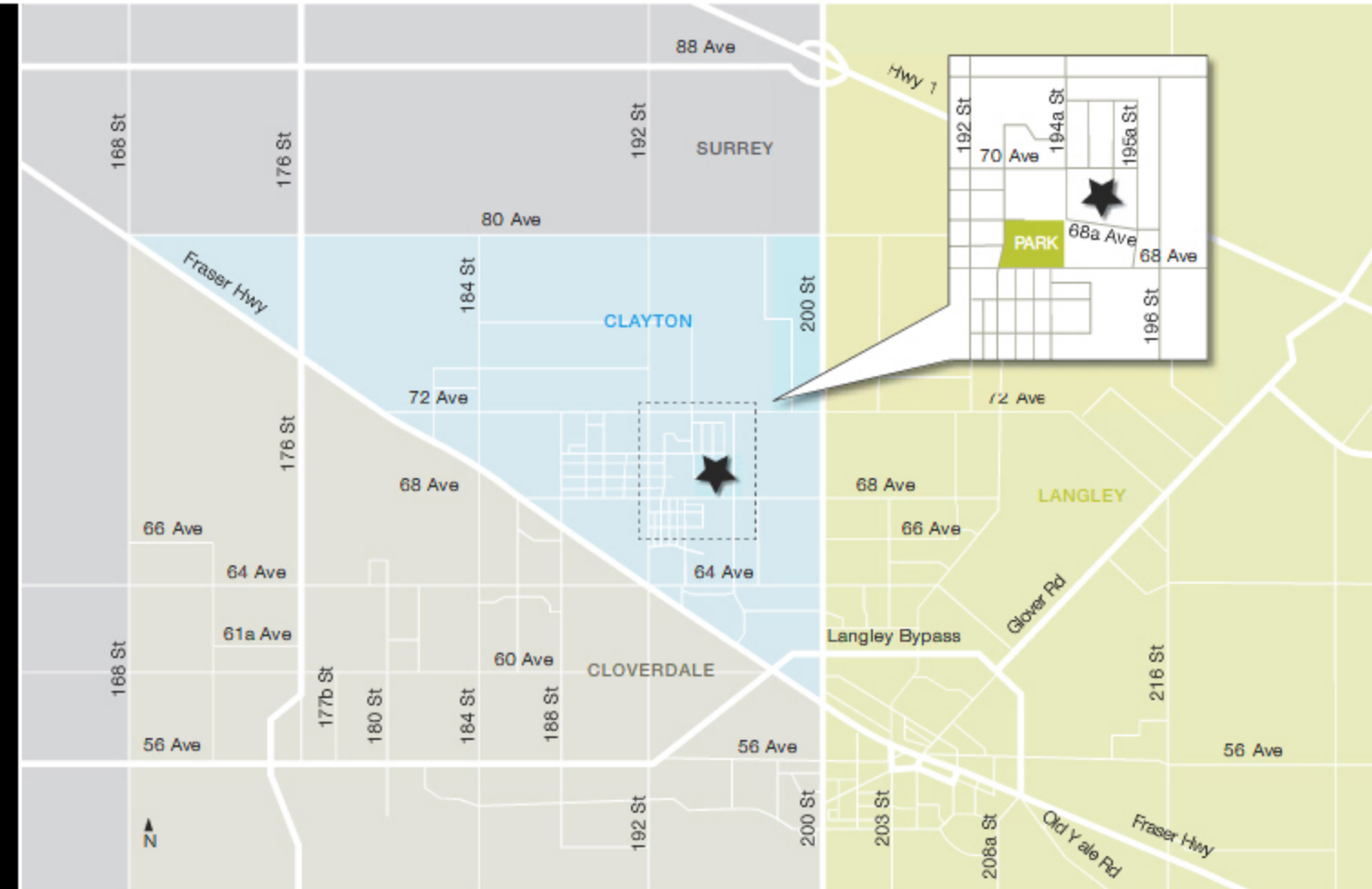




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[SITEPLAN](#)

[PRICELIST](#)

[PLAN A](#)

[PLAN B](#)

[PLAN B\\*](#)

[PLAN C](#)

[PLAN D\\*](#)

[PLAN E](#)

[PLAN F](#)

[PLAN G](#)

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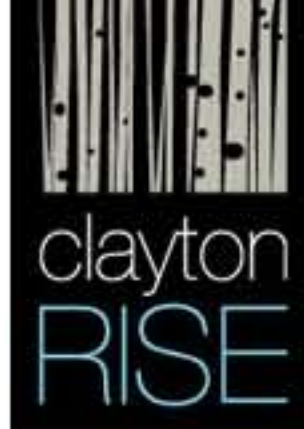
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## DEVELOPER

### TOWNLINE GROUP OF COMPANIES

## ARCHITECT

## INTERIOR DESIGNER

## GET TO KNOW US

## BETTER

Townline Group of Companies is a real estate development company focused primarily in the Lower Mainland and Vancouver Island in British Columbia, Canada. Our portfolio is diverse, including market and non-market multi-family housing, single-family homes, heritage restoration, mixed use, commercial and retail developments. Our proven team of Development, Finance, Construction, Sales, Marketing and Customer Service allow us to keep as much as possible under one roof, allowing for tighter control and efficiency. We've been in business since 1981 and believe that this strength and diversity is the cornerstone to our success and longevity.

[View other Townline homes in the area.](#)



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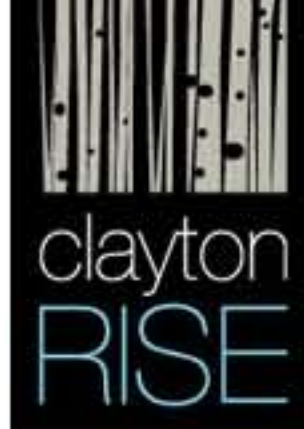
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DEVELOPER

[Rositch Hemphill Architects](#)

ARCHITECT

Rositch Hemphill Architects is an award-winning architectural firm that has been repeatedly recognized for its successful projects. The focus of the firm is on residential projects ranging from townhouse and apartment developments to mixed-use commercial/residential projects to resort developments. A key aspect of the firm is the creation of great living environments.

INTERIOR DESIGNER

GET TO KNOW US

BETTER

Bryce Rositch, the principal in charge of this development, got his architecture degree from UBC. He has served in many community roles including six years on the Board of Governors at the University of British Columbia and the president of the Architectural Institute of British Columbia. Recent projects include the newly-released Memento apartment project in Burnaby and the recently-completed Hawthorne Building in Walnut Grove.



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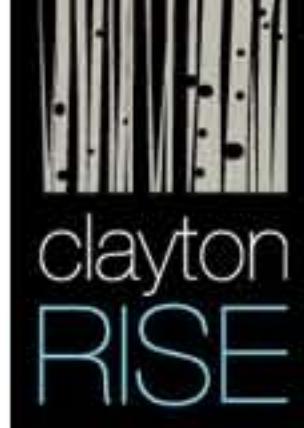
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[HOME](#) [LOCATION](#) [FLOORPLANS & PRICES](#) [FEATURES & FAQ](#) [BLOG](#) [THE CLUBHOUSE](#) [THE TEAM](#) [CONTACT](#) [REGISTER](#)

DEVELOPER

## GANNON ROSS DESIGN

ARCHITECT

INTERIOR DESIGNER

GET TO KNOW US

BETTER

Jen Gannon and Charyle Ross-Forai have been designing together in British Columbia and Alberta for nearly ten years. Since forming Gannon Ross Designs seven years ago, they have specialized in multi family and high end residential projects, working with some of the premier developers and architects in Vancouver.

Gannon Ross Designs aims to design spaces that are comfortable, functional and in keeping with the latest design trends. With an eye for perfection, a passion for detail we work closely with each client to ensure that their vision of an ideal environment becomes reality.

[Visit Gannon Ross' website.](#)



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





## SALE – SALE – SALE!!!

Hello Friends,

Ok so here is the scoop... Clayton Rise has over a dozen 2 and 3 bedroom homes ready to move into before March 18th, 2011. We all know that the **NEW FEDERAL MORTGAGE CHANGES** effective March 18th, 2011 will make it a lot more challenging to purchase your new home which is one more reason to **BUY NOW** along with these reasons...

1. 2 bedrooms starting at \$306,900
2. 3 bedrooms starting at \$329,900
3. \*\*Ultimate Promotion Package extended includes – No HST, Washer & Dryer, \$2,000 – \$3,000 Urban Barn Gift Card.
4. All homes currently available have a South or West exposed, none ubstructed view!
5. Huge Clubhouse included!

I could go on...and on...and on...but I want to keep it short and sweet, encouraging you to come in and have a look for yourself. You won't be buying *sight un seen* but rather having the advantage of stepping into anyone of these homes and getting a true sense of the space!

See you soon, Elise – Your Clayton Rise Expert!



\*\*The Ultimate Promotion Package is on selected homes, please see the Sales Centre for all the detail!

Share and Enjoy:



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Katie



Obaid



Olivia



Rossana



Deborah



Rose



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[Say "I do" at Clayton Rise](#)

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## THE ULTIMATE PROMOTION PACKAGE!

Hello Friends,

The Season of giving is not over yet! We have selected a dozen homes to receive the

**\*\*Ultimate Promotion Package...**

- Net HST included!
- All Appliances included even the Washer & Dryer!!
- \$2,000 – \$3,000 Urban Barn shopping spree!!!



So, if you didn't get that new master bedroom suite you were hoping for...GO GET IT FREE on us!

From Sarah and myself HAPPY NEW YEAR and we'll see you soon for your tour of these completed homes:)

**\*\*The Ultimate Promotion Package** will be applied if the home selected is part of the promotion and purchased prior to January 31st, 2011 with a move in date prior to March 1st, 2011. Please visit the site for more details!

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# Designed for Modern Living in Surrey

## CLAYTON RISE in South Surrey

Unless you attend Clayton Heights Secondary School, you can be forgiven if you don't know where Clayton is. Located on a triangle of land that is north of Cloverdale in the City of Surrey, Clayton is an established, planned community that has been developed since 2003.

Townline's Clayton Rise is a collection of 135 townhomes and eight duplexes that is conveniently located between Fraser Highway and the Trans Canada, but far enough

away from the freeways that they can't be seen nor heard by the homeowners. Vanessa Isler, Marketing Manager for Townline Homes, says "We've been involved in several housing developments since 2003 in the community and have a great reputation for responsive customer service and quality. When I'm walking the streets and trails nearby, I see people who we sold homes to five years ago and they're still here."

Clayton Rise itself boasts a stellar location. "The site... reminds of a beautiful country estate, enthuses Bryce Rositch of Hemphill Rositch Architects." Located on a gently sloping hill and surrounded by greenway on two sides, Clayton Rise has a uniquely private, rural feel.

Community ties run deep in Cloverdale, and most of the Clayton Rise homeowners grew up in the neighbourhood, "with their parents, in single family homes," Isler continues. "Our pricing makes it particularly affordable to young families starting out, and the neighbourhood will become even more attractive when Katzie Elementary School – located just across the street – opens next fall."

Townline has worked hard to create a community within Clayton Rise, by building a first class amenity centre that is a hub for post-work and weekend activities. In the centre of it all is The Clubhouse, with an outdoor pool and almost 5,000 square feet of party, fitness, and movie rooms. There's also a common playground to offer kids the kind of memories that last a lifetime. Small village greens are connected by a network of footpaths and will provide gathering spots for friends, families and neighbours.

And yes, rest assured young families, pets are welcome at Clayton Rise. There's even a dog wash station to clean up after those walks across the road to the duck ponds and natural parks in the neighborhood.

Clayton Rise continues Townline's tradition for innovative and unique building design. These homes feature extensive architectural detailing - contemporary brick accents and generous decks and patios - combined with low maintenance exterior finishes. Open interiors maximize light, space and efficiency. Fenced in yards or deck spaces provide each home with family play space, while private oversized garages offer convenient direct access to individual homes.

Or, as Vanessa Isler says, "there is plenty of room for guys to work on their trucks." Because, well, rural living is all about owning a truck..

Right now, Clayton Rise is in its final stages of construction and sale. "80 percent of the townhomes have been sold, and we only have three three bedroom units left. Two bedrooms start at \$276,900, three bedrooms at \$322,900,



## Wish you were here.

The Clayton Rise community is missing just one thing — it's you. Otherwise, we have it all: walking trails, parks, nearby schools and shopping, plus a deluxe clubhouse with a pool, gym and movie theatre. Did we mention the friendly neighbours? And the dog wash? Come and see why we're over 80% sold out.

**MOVE IN NOW! 2 BEDROOM TOWNHOMES**

**FROM \$276,900**

Sales Centre open noon to 5pm, Sat to Wed

**TOWNLINE**

\*See sales staff for details. Prices are exclusive of HST/GST and are subject to change without notice. E&O.E.

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





# Clayton Rise 19505 68A Avenue, Surrey 143 homes by Townline Homes

Traditional pieces and  
some old Hollywood style Michelle Hopkins

Province

Sunday, November, 13, 2011



Those involved in the outfitting of the show home for clayton Rise - a 143 unit new home project in Cloverdale - went for a look that integrated both traditional and contemporary elements.

## THE FACTS

Project: Clayton Rise

What: 143 homes (two-and threebedroom units, plus eight duplexes); half sold

Where: 19505 68A Avenue, Surrey



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





Developer: Townline Homes

Residence Sizes: 1,043 -1,318 sq. ft.

Prices: From \$296,900

Sales Centre: #1 - 19505 68A Avenue, Surrey

Hours: noon - 5 p.m., Sat - Wed

What does it take to create modern design? Interior designers will tell you it involves either clean, simple lines or furnishings and accessories that are current, new or innovative.

When you step into the dining room in Clayton Rise's show home, it's all about modern-day glitz and glam, says Charyle Ross, principal and interior designer at Gagnon Ross Designs.

"We also call it old Hollywood glamour," she adds.

"It's modern glamour without too much glitz, with some traditional pieces that have been modernized a bit.

"We were trying to achieve an urban eclectic feel that brought together traditional and contemporary elements."

The dining room is a showstopper with its translucent plastic dining room chairs and mirrored tabletop dining room table.

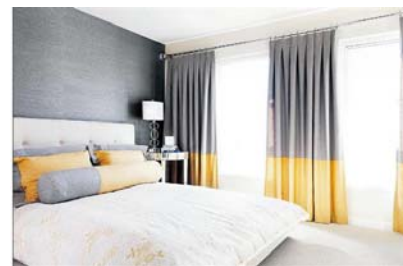
Clayton Rise is in the Clayton neighbourhood of Cloverdale. It is an established area surrounded by parks, greenways, and quiet onelane streets, with views of Mount Baker.

"The architect's vision was to create a country estate feel for Clayton Rise," says Leslie Bidlake, marketing manager for Townline Group of Companies, the project's developer. "Once you're in the community, it does feel as if you're on an estate - it's on a rise of a hill, and has greenways on both the north and west sides of the property."

The show home is decorated with inviting finishes. In the kitchen, Ross's design team went for a



The Clayton Rise project in Surrey is equipped with a clubhouse that has a common area, as well as a theatre, games room and gym. Photograph by: Submitted, For The Province



Throughout the show suite, the palette leans toward neutrals and whites with bright punches of colour to add depth and drama. Photograph by: Submitted, For The Province



Both the clubhouse and show home have a warm and welcoming feel. Photograph by: Submitted, For The Province





"warm grey palette with a clean crisp countertop and backsplash was great backdrop for our interior furnishing selections.

The punch of colour came from the use of navy blue, whether in the whimsical fabric that was used for the kitchen window treatment or the toss cushions and signature chair in the living room.

Furniture throughout the show home is a mix of contemporary and updated antique furniture.

"This combination made the space contemporary without feeling cold and unwelcoming," says Ross.

The added wow factor also comes from the two antique chairs in the cubbyhole office spaces, which Ross says were sprayed in a grey lacquer finish.

"We then had them upholstered in a white ostrich 'pleather', which makes them 'today' but also is an unexpected complement to the more contemporary straight lined furniture pieces," Ross says.

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## More than a beautiful townhome.

Clayton's hottest new community is thriving and it feels great! No wonder we sold 20 homes this summer.

Residents adore the classic architecture, lush gardens, walking trails and massive, adjacent playground. The pool was definitely a big hit this summer. And now that fall is here, the gym and movie theatre are in full swing, too.

Make this life yours today.

**2 & 3 bedroom townhomes  
from \$296,900 (net HST included).**



Sales Centre open noon to 5 pm Saturday to Wednesday 1-19505 68a Avenue, Surrey **778.278.0030** [www.claytonrise.com](http://www.claytonrise.com)

\*Off our previous standing inventory pricing. The developer reserves the right to make changes and modifications. Prices subject to change without notice. E & O.E. See Sales Rep for details.



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