

The Boardwalk

Elegant living

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[Developer](#)

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Open space, mature trees and a backdrop of the North Shore mountains. This is what you will find at The Boardwalk Townhomes.

Tucked away in a residential haven, the space allocation per home at The Boardwalk is far more generous than average, allowing for extra large back yards. Coupled with an abundance of mature trees, this extra space also gives a sense of privacy you won't find elsewhere.

The Boardwalk
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You are treading the path to
Elegant Living



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



Take a closer look at elegant living

Elegant touches include distinctive contemporary faucets and a modern fireplace. Gourmet-style kitchens will make cooking a breeze while a built-in entertainment center will keep the family occupied. Two elegant colour schemes provide your chance to set the mood, finished with designer-inspired carpeting and laminate hardwood flooring.

[▶ View Feature Sheet](#)

Exterior

Your first impression will be our elegant Brick façade homes, surrounded by picket fencing and set back from the beautifully landscaped 'Boardwalk' that gives us our name. Visitor parking makes it easy to welcome guests to your new home, and for your own vehicle a double or tandem garage. On-site facilities include a private lounge, an entertainment area and of course plenty of green space.



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First Impression

- Situated in the prestigious Provincetown Community, close to schools, shopping and community centres, with quick links to Vancouver and the US Border
- Each home features a deck, and either a spacious, privately fenced backyard, or a front yard with homely picket fencing
- 12,000 sq ft of green space, professional landscaping, and an abundance of visitor parking
- 2,200 sq ft amenity building for socializing with family, friends and neighbors
- Custom designed carriage-style garage doors

Interior

- Designer-inspired spacious open concept interiors, with a choice of two fresh and inviting color schemes: Calm Sophistication (Light) and Breezy Elegance (Dark)
- 9 ft ceilings on the main floor
- Extensive use of recessed lighting provides a bright and modern aspect to townhome living
- Modern elongated stone-finish fireplace
- 2" contemporary faux wood blinds (optional upgrade)
- ENERGY STAR Frigidaire washer and stacker dryer
- 7" wide plank laminate flooring on main floor, with plush American Mill carpeting throughout the upper level for that extra home comfort
- Exquisitely designed interior doors, with lever style brushed metal finish door handles
- Elegant Decora light switches for an added touch
- Ceiling-mounted chandelier and suspended crown moulding with mood lighting add a different ambiance to the master suite
- Large Low-E windows throughout reduce UV damage whilst allowing in maximum light
- Roughed in central vacuum and alarm system
- Porcelain tile entryways

Kitchen

- Gourmet kitchens with a large island for an informal family dining experience, also adding space for the creation of your culinary masterpieces*
- Custom made shaker style cabinetry with sleek brushed nickel handles and soft closing mechanism
- Elegantly designed scratch-resistant quartz countertops coupled with a modern glass backsplash
- Contemporary stainless steel pull-out faucets with a brushed metal finish
- Modern style single bowl undermount stainless steel sink
- Lazy Susan in corner cabinetry adds extra versatility and essential storage space
- Under-cabinet lighting adds ample illumination in the kitchen area
- Frigidaire stainless steel slide-in electric range
- Frigidaire stainless steel over-the-range microwave with hood fan
- Frigidaire stainless steel ENERGY STAR dishwasher
- Samsung ENERGY STAR bottom-mount fridge

Bathrooms

- Elegant porcelain tiles surround the oversized shower and soaker tub with coordinating accent tiles for added depth*
- Contemporary scratch-resistant quartz countertops and undermount sinks for a sophisticated vanity area
- Custom cabinetry incorporating a vanity drawer for discreet storage
- Modern light fixtures provide natural-looking light
- Soft under-cabinet lighting provides a more discreet lighting option
- Chrome bathroom accessories
- Contemporary Delta hand-held shower fixture in the main bathroom
- High Efficiency – American Standard dual flush toilets for a more efficient use of water

Peace of Mind

- Warranty protection by Travelers Guarantee Company
 - Materials and labour (2 Years)
 - Building envelope (5 Years)
 - Structural components (10 Years)
- Rainscreen technology protection system means your home is prepared for all weather conditions
- 30-year manufacturer warranty on your asphalt roof
- Hard-wired smoke detectors
- Electric baseboard heaters, with individual thermostats in all rooms for added energy efficiency and cost cutting

Zenterra Edge

- Extensive use of scratch-resistant quartz countertops in the kitchen and all the bathrooms, including lower ground bathrooms
- Custom built wooden server for essential storage*
- Stately walk-in closets in the master suite incorporating built-in wooden closet organizers (optional upgrade)*
- Keypad entry to garage for added convenience
- Crown moulding throughout the main floor
- Suspended crown moulding with mood lighting enhances the ambiance of the master suite
- 60-gallon electric hot water tank provides ample water for the whole family
- 1 year free TELUS Optik TV and internet helping you stay connected, including:
 - PVR rental
 - High speed Optik internet – 15 MBPS
 - Smartphone remote-programming capabilities
- Built-in entertainment center on the main floor accentuated by a modern elongated stone-finish fireplace
- Option to upgrade Plan A to include an additional built-in entertainment center in the lower ground flex room
- Integrated touch-screen television/computer in the kitchen to control light with the convenience of internet access, music or television viewing (optional upgrade)
- Control4 home automation system gives you ultimate control over the lighting in your home from anywhere in the world (optional upgrade)

Features

*Included in certain plans. The developer reserves the right to make changes to the prices, plans and specifications without notice in accordance with the purchase contract. Dimensions, square footage, and floorplans may vary with actual construction. Square footage shown on the plans is from the project architect and may be different than the size and form of outdoor space varies by home.



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The Boardwalk forms the final piece of an already established family oriented community of single family homes and Townhomes, allowing you to settle into your surroundings with piece of mind that the landscape will remain the same.

Our homes are ideally nestled within commutable reach of both Langley and Surrey, with amenities, schools and entertainment all on your doorstep. Living at Boardwalk, you will never have to go far for things you want and need.

[Schools & Education](#)

[Shopping & Essentials](#)

[Leisure & Entertainment](#)

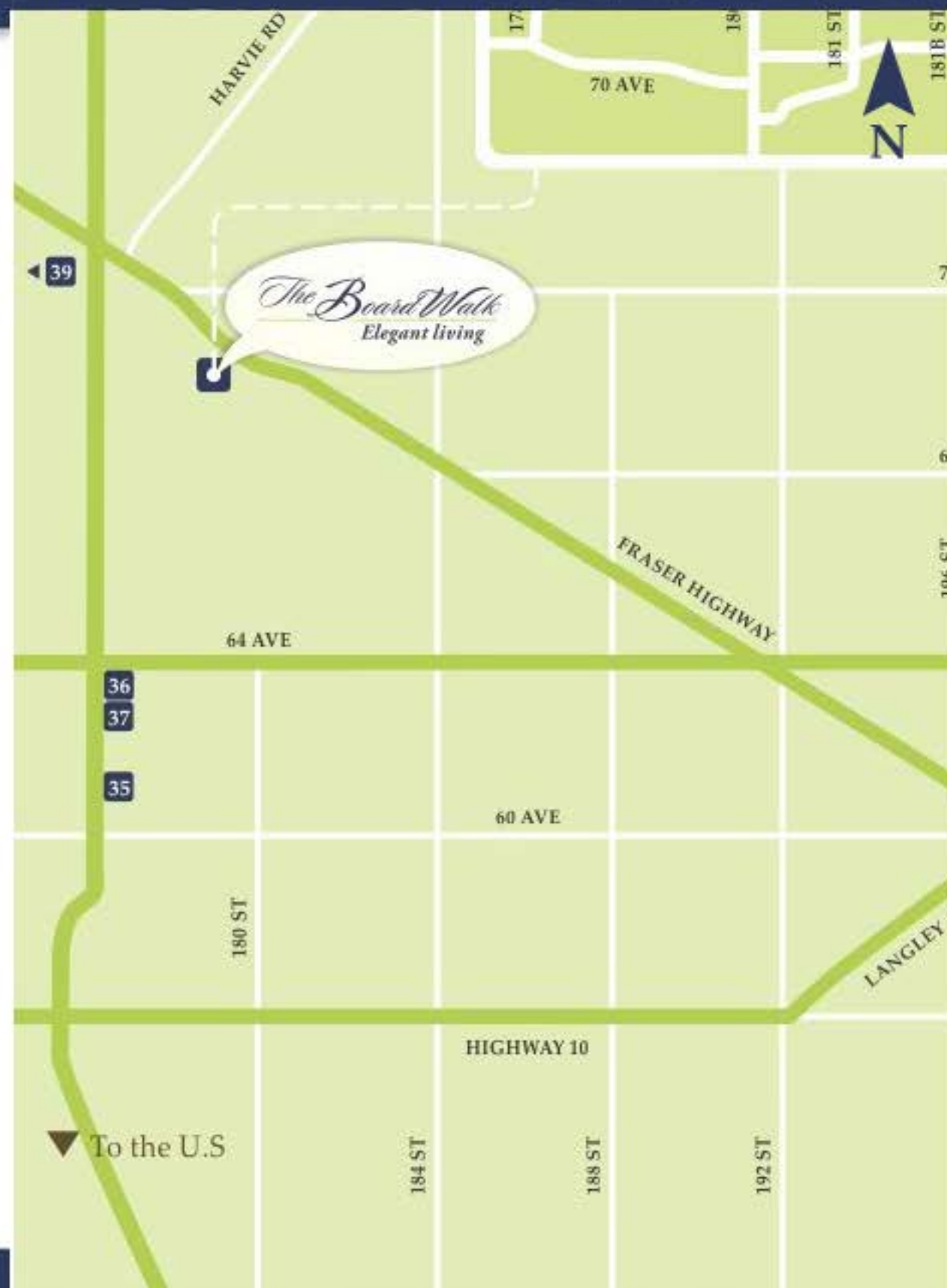
[Parks & Amenities](#)

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[▶ Getting Active](#)

Getting Active

- 35. Cloverdale Arena
- 36. Cloverdale Millennium Amphitheatre Park
- 37. Cloverdale Recreation Centre
- 38. Fitness World
- 39. Surrey Golf Club



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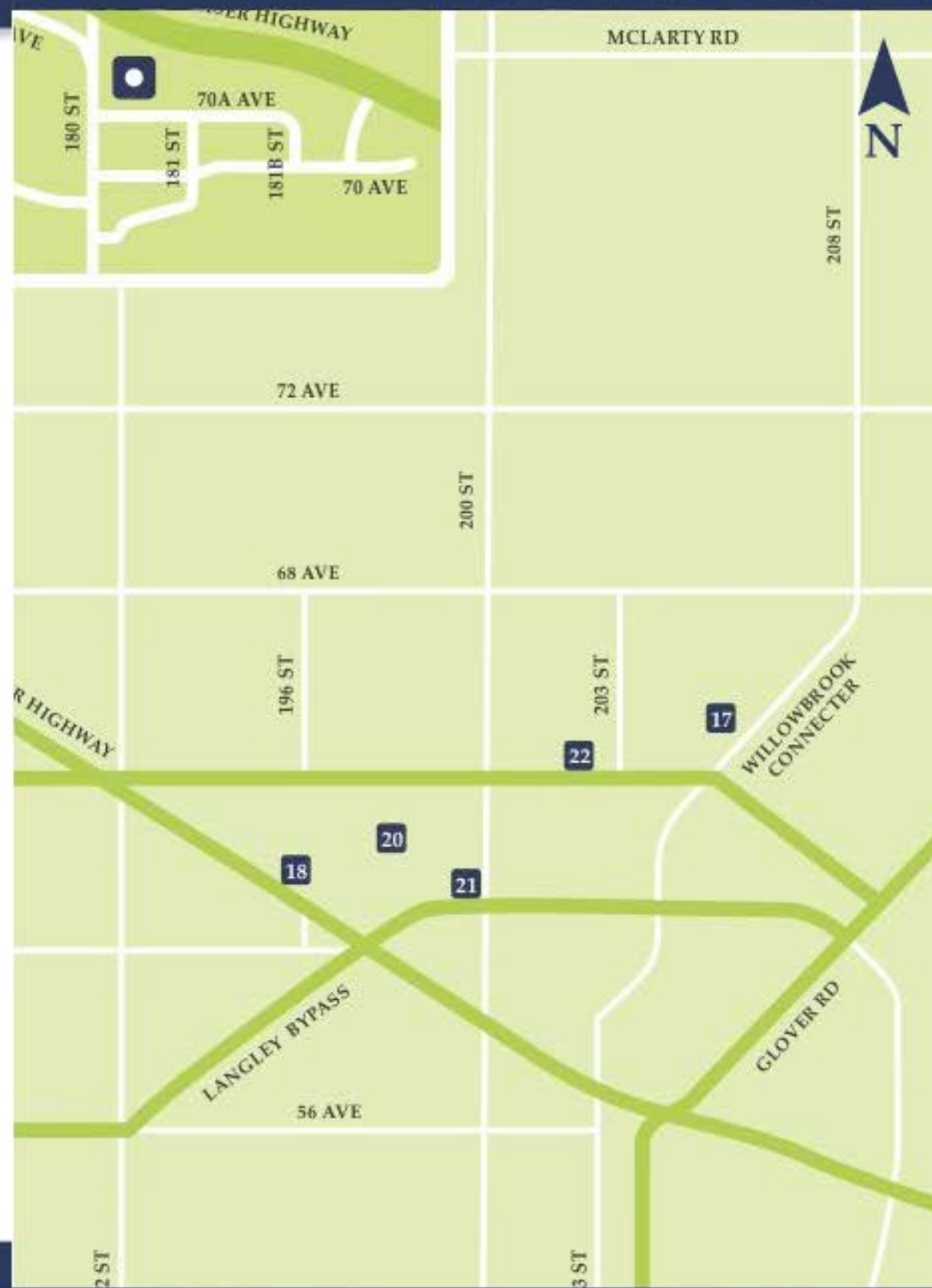
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Grocery Stores

- 17. Costco
- 18. H-Mart
- 19. IGA Marketplace
- 20. Real Canadian Superstore
- 21. Safeway
- 22. Save-On-Foods



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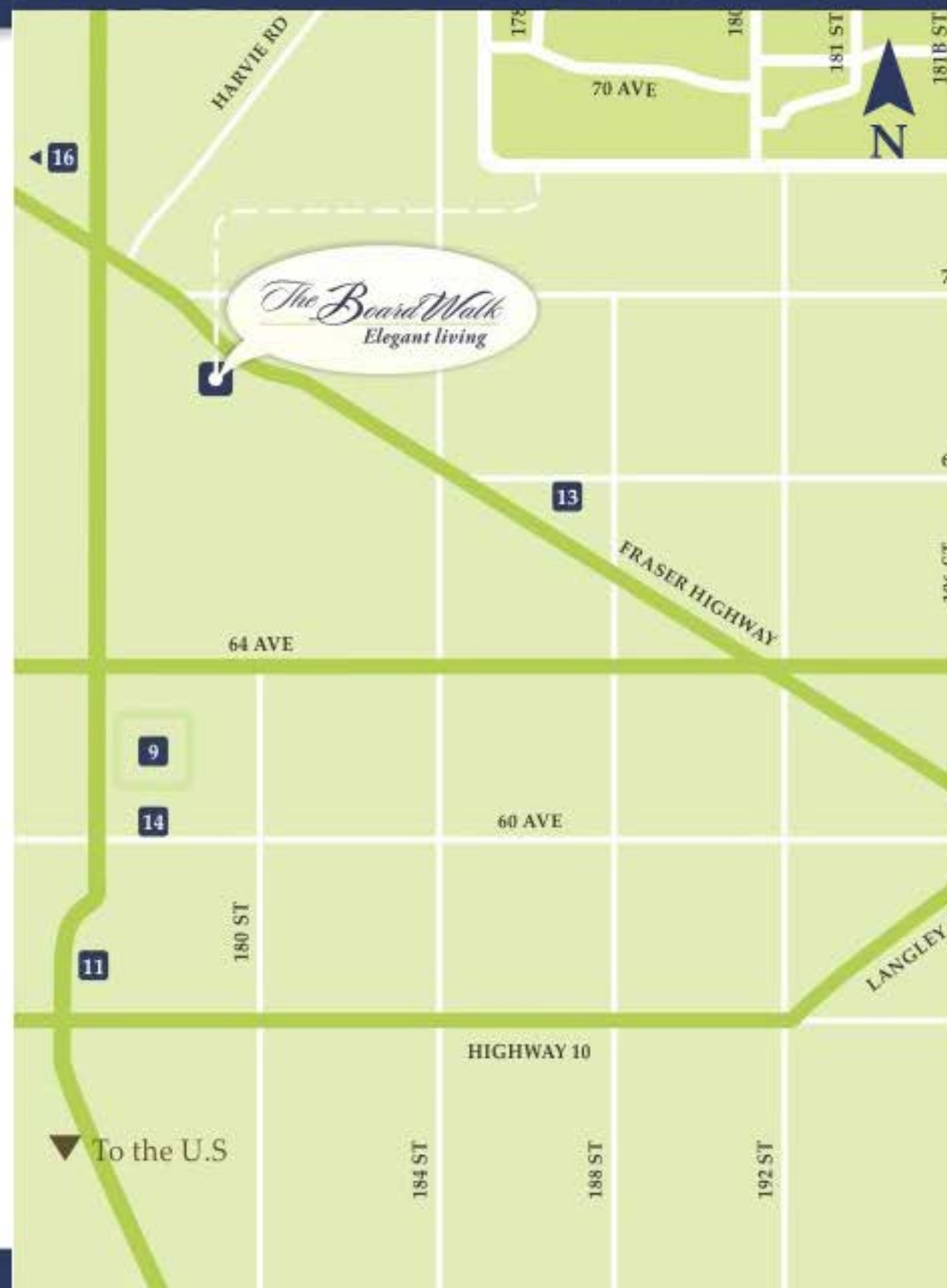
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Leisure & Entertainment

9. The Backstretch at Fraser Downs
10. Cascades Casino
11. Clover Lanes
12. Colossus Langley Cinemas
13. Dublin Crossing Irish Pub
14. Fraser Downs Racetrack & Casino
15. Langley Event Centre
16. Surrey Sport & Leisure Complex



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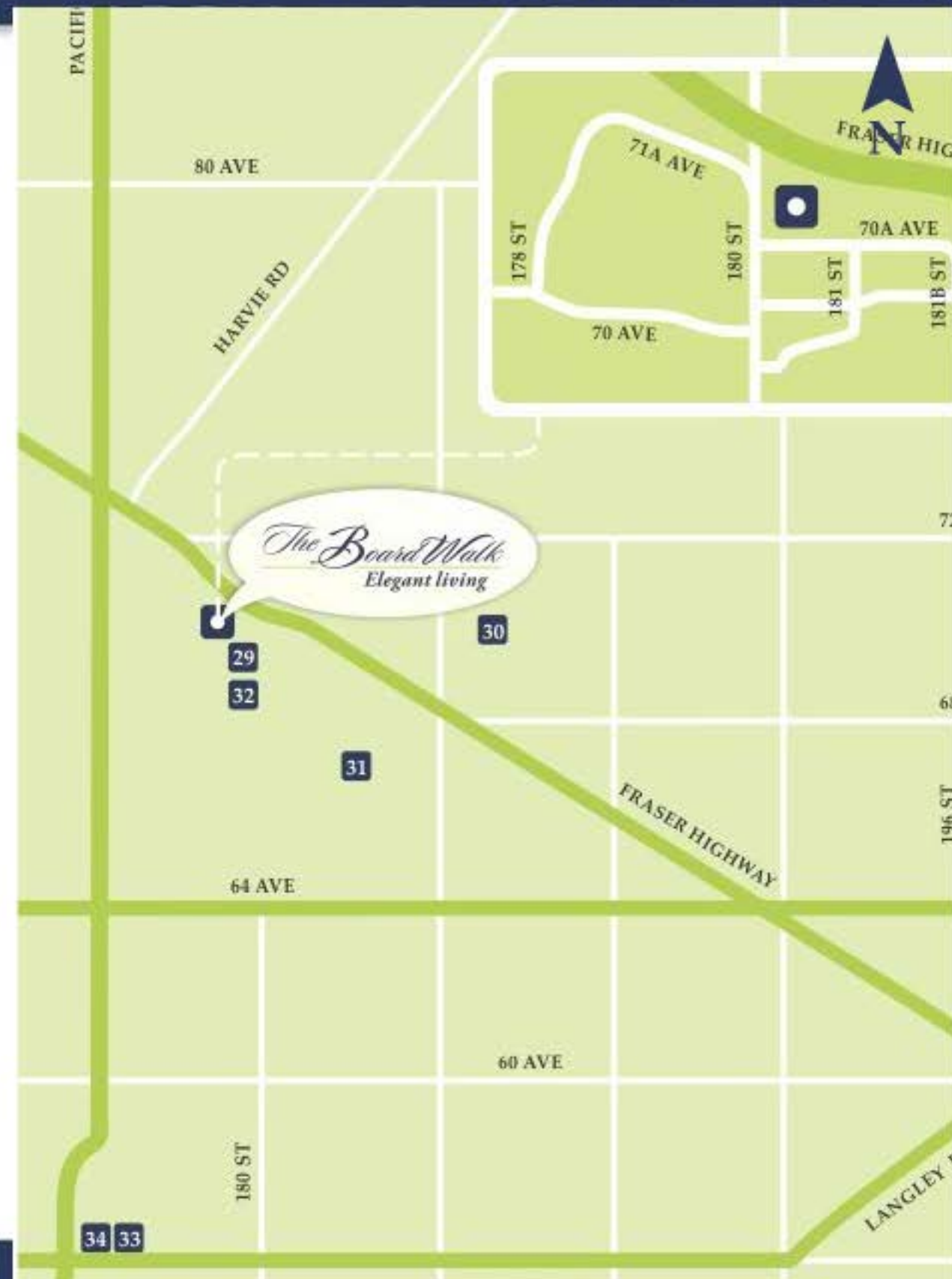
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Parks & Amenities

- 29. Children's Park & Play Area
- 30. Clayton Park
- 31. North Cloverdale West Park
- 32. North Creek Bridge
- 33. Surrey Museum & Archives
- 34. Surrey Public Library



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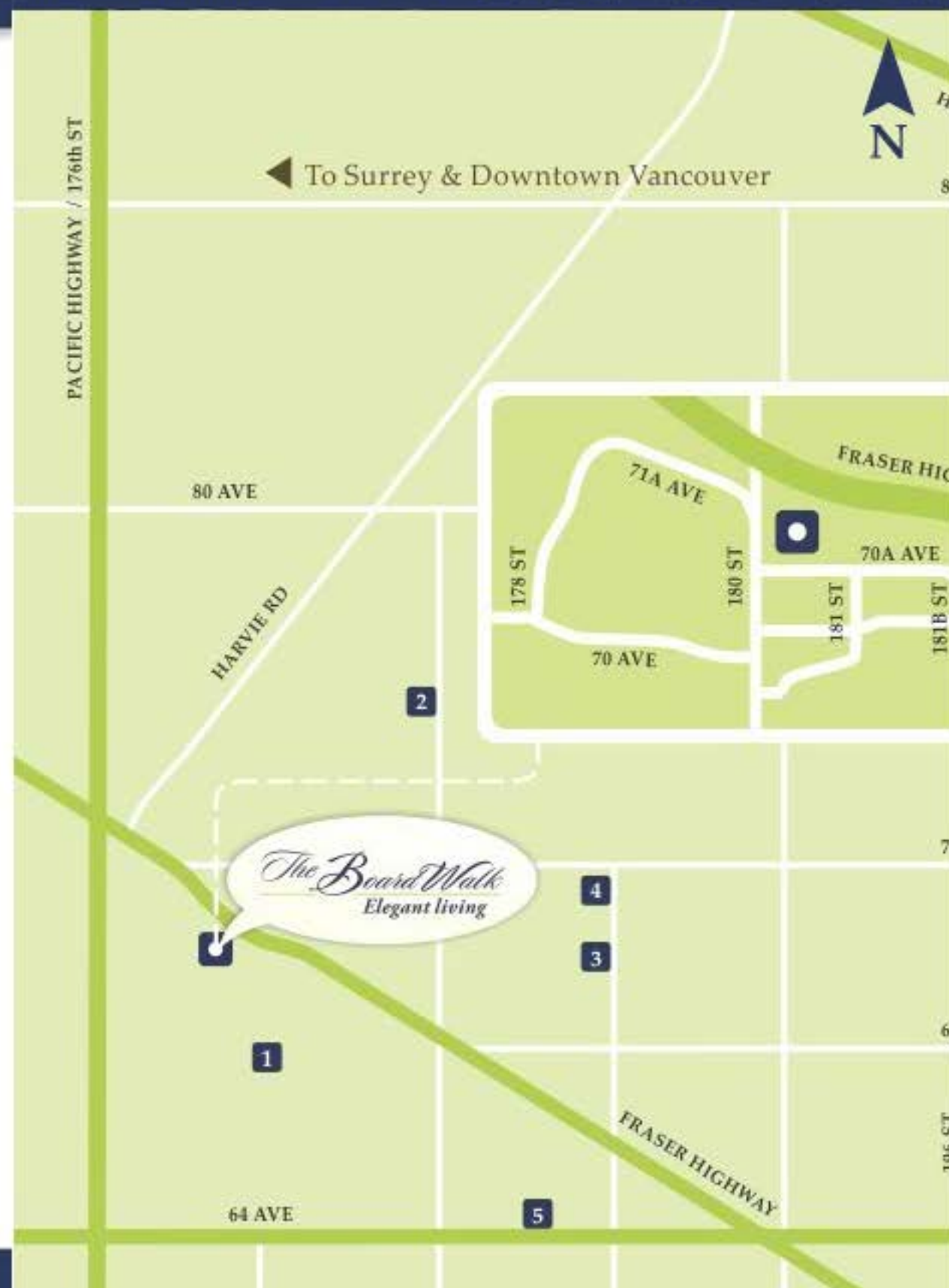
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Schools & Education

1. Adam's Road Elementary
2. Clayton Elementary
3. Clayton Heights Secondary
4. East Clayton Elementary
5. Hillcrest Elementary School
- 6a. Kwantlen Polytechnic University
- 6b. Kwantlen Polytechnic University
7. Lord Tweedsmuir Secondary
8. Trinity Western University



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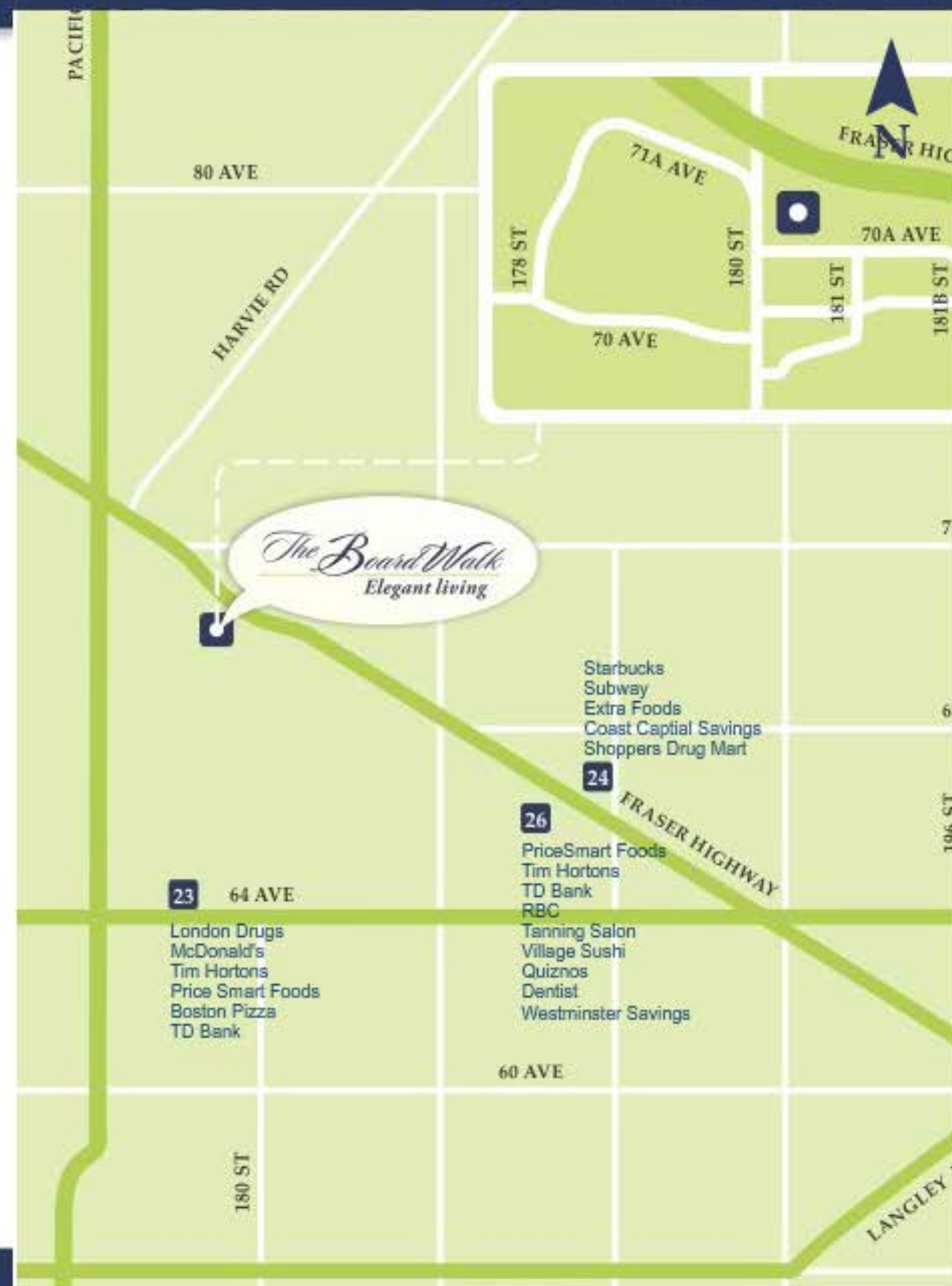
Parks & Amenities

Grocery Stores

Getting Active

Shopping & Essentials

- 23. Cloverdale Crossing
- 24. Clayton Crossing Shopping Centre
- 25. Langley Centre
- 26. Hillcrest Village
- 27. 64th Ave at 200 St
- 28. Willowbrook Shopping Centre



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The Boardwalk Townhomes have been developed by Zenterra Developments Ltd., proudly built by Kooney Homes Ltd. and marketed by Lux Marketing Ltd.

► Zenterra Developments

Kooney Homes

Lux Marketing



Zenterra Developments

Building Foundations on Honesty

Zenterra Developments answers the call of homebuyers searching for a company they can be sure will look after their interests, ensuring that only the best and most efficient protocols, materials and procedures are used, whatever that may take. With many years of diverse experience between them, the team at Zenterra has a proven track record for delivering a standard of service based on honesty and integrity, that developers across BC's Lower Mainland aspire to. As a specialist in multi-family homes, you can be assured that Zenterra Developments has the dedicated expertise and insight necessary to create homes that really are the best they can be.



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Zenterra Developments

▶ Kooney Homes

Lux Marketing



Kooney Homes

Building Homes for Life

With many years of experience in the construction industry across the Lower Mainland, Kooney has earned an outstanding reputation for building homes with due care and integrity. You can be assured that your new home will be of the highest quality and will provide value for years to come. Each member of the Kooney team is dedicated to providing an unparalleled customer home-buying experience. We pride ourselves on the long lasting relationships that we build with our customers.



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Zenterra Developments

Kooney Homes

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Lux Marketing

Lux Marketing is a professional real estate marketing company that uses innovative and modern techniques. Lux Marketing is committed to crafting and executing custom real estate marketing and sales solutions. Providing our clients with a unique edge over the competition we strive for success in every project. Having sold real estate in the Greater Vancouver area for over 10 years, the people at Lux Marketing offer marketing expertise and knowledge in any market.



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Take a minute to get in touch with any questions you have about elegant living. You can also contact us to request an appointment to visit The Boardwalk Townhomes, or [register](#) now for more information.

Contact Information:

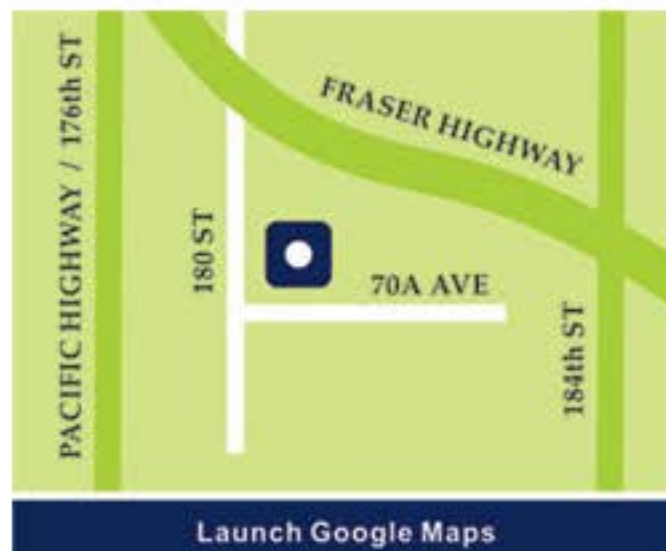
E: info@boardwalktownhomes.com

T: 604.506.1852

F: 604.247.2693

Address:

7090 180 Street
Surrey, BC



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3 UNITS LEFT IN PHASE 1:
The Boardwalk Townhome sales office
is located at 7090 180th Street,
Surrey. (Enter off of 176th Street or
Fraser Highway) and is open every day
except Friday from 12 p.m. to 5 p.m.
For complete information,
phone 604-506-1852.



Boardwalk TOWNHOMES: "THIS IS HOME"

"This is our new home," has become a common phrase this summer in Cloverdale as the stunning Boardwalk Townhome community has nearly sold out its first phase and five homes have already sold in Phase 2, which was released just three weeks ago.

"We only have three homes left, out of 18, in the first phase," said developer Rick Johal.

Boardwalk only began selling in June and its success not only reflects the true value these homes represent, but also that the Lower Mainland has the most sophisticated and savvy home buyers in Canada.

These buyers recognized early that Boardwalk Townhomes are a terrific buy. The tri-level homes are huge: two/three bedroom, 2.5 bath townhomes from 1,432 square feet; even larger 3 bedroom and den homes; and four bedrooms with

covering a house-sized 1,931 square feet.

Yet prices start at just \$335,900 incl net HST. Aware buyers realize that price pencils out to less than \$227 per square foot, which is outstanding value in today's new townhome market.

Boardwalk Townhomes are about more than price, though. Quality built in a traditional West Coast style, the homes blend beautifully into an established West Cloverdale neighbourhood of fine homes.

Boardwalk Townhome residents are surrounded by mature trees and have their own generous-sized yards, with ample parking.

Inside, all homes feature quartz countertops, soft-close cabinets, stainless steel appliances, high ceilings, extensive Crown mouldings, and wideplank hardwood laminate flooring, all standard. Also stan-



all in place for a home entertainment systems.

The central location is ideal, close to Willowbrook Mall and other shopping centres, good schools and top recreation centres, direct transit links to Skytrain. And just minutes from Highway 1 freeway access.

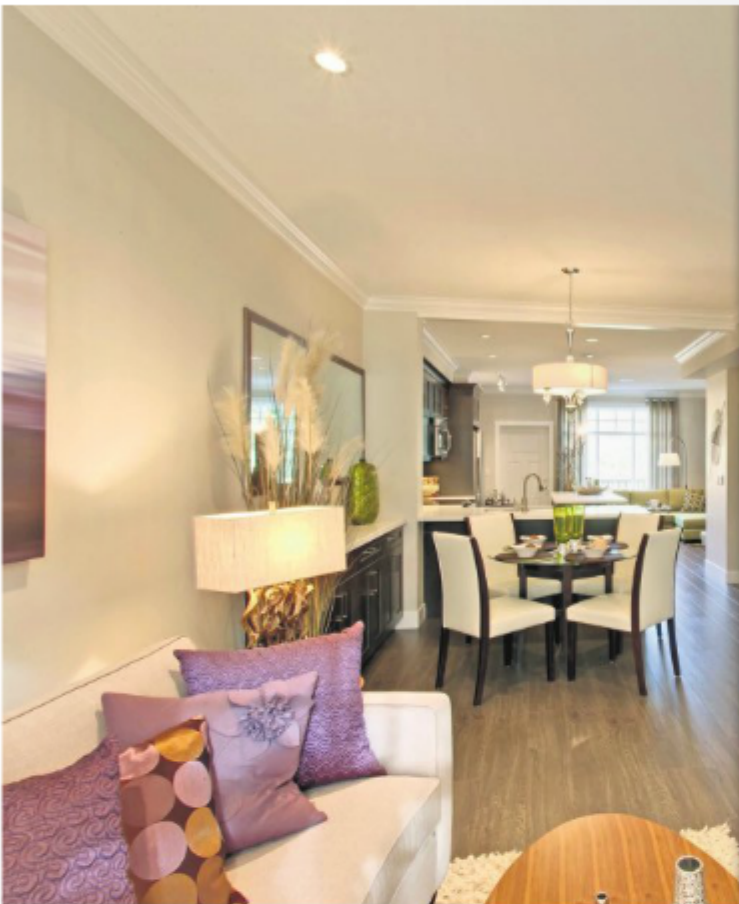
All Boardwalk Townhomes come with 2-5-10 year new home warranty protection.

"Buyers are coming from all over the Lower Mainland," said sales manager Donna Dalkie, as word of Boardwalk Townhomes spreads.

Best advice: come out and take your pick of the last homes in Phase 1 or make your choice in Phase 2 townhomes. The Boardwalk Townhome sales office is located at 7090 180th Street, Surrey. (Enter off of 176th Street or Fraser Highway) and is open every day except Friday from 12 p.m. to 5 p.m. For complete

604-506-1852.

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The Boardwalk

TOWNHOMES: "THIS IS HOME"

"This is our new home," has become a common phrase this year in Cloverdale as the stunning Boardwalk Townhomes have SOLD OUT of its first phase. Phase 2 and a limited number of homes in phase 3 have now been released for sale.

The Boardwalk opened its Sales Centre in June and its success not only reflects the true value these homes represent, but also that the Lower Mainland has the most sophisticated and savvy home buyers in Canada.

These buyers recognized early that Boardwalk Townhomes are a terrific buy. The tri-level homes are huge: three bedroom, 2.5 bath townhomes from 1,455 square feet; even larger 3 bedroom and den homes; and four bedrooms with 3.5 bath homes covering a house-sized 1,931 square feet.

Yet prices start at just \$341,900 incl net HST. Aware buyers realize this is outstanding value in today's new townhome market.

Quality built in a traditional West Coast style, the homes blend beautifully into an established West Cloverdale neighborhood of fine homes. Boardwalk Townhome residents are surrounded by mature trees and have their own generous-sized yards, with ample parking.

Inside, all homes feature quartz countertops, soft-close cabinets, stainless steel appliances, high ceilings, extensive Crown mouldings, and wideplank hardwood laminate flooring, all standard. Also standard is a built in fireplace and surround with space designed for a home entertainment system. The central location is ideal, close to shopping and restaurants, transit and highway links, good schools and recreation facilities.

All Boardwalk Townhomes come with 2-5-10 year new home warranty protection.

"Quality and design in our homes are unsurpassed" says Sales Manager Donna Dalkie

Best advice: come out and choose your home in Phase 2 or a limited release in phase 3. The Boardwalk Townhome sales office is located at 7090 180th Street, Surrey. (Enter off of 176th Street or Fraser Highway) and is open every day except Friday from 12 p.m. to 5 p.m. For complete information, phone 604-506-1852.

NOW SELLING PHASE 2: The Boardwalk Townhome sales office is located at 7090 180th Street, Surrey. (Enter off of 176th Street or Fraser Highway) and is open every day except Friday from 12 p.m. to 5 p.m. For complete information, phone 604-506-1852.



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



Find out what elegant living is like, on The Boardwalk!

Get out of the city and discover a place where you can stretch out, breathe in the fresh air and take in the beauty of natural surroundings! From spacious well-appointed interiors to ample green space to stretch out and relax, The Boardwalk truly has it all!

Boardwalk offers the best of both worlds. Be connected to a vibrant and safe community yet still find those quiet moments in your own

backyard, strolling along walking trails or relaxing among mature trees in your perfectly planned neighbourhood.

As specialists in single family and multi-family home construction, the Zenterra team understands what today's homeowners are looking for: well-designed floor plans which offer openness and good sight lines throughout the home, and create a feeling of flow and elegance from room to room.

From floor to ceiling, and throughout each expansive open-concept home, prospective buyers will be delighted with well-appointed features, functional floor plans and interiors and exteriors designed to meet the needs of a growing family. Large areas to entertain or to just relax in your own oasis are all part of the philosophy of The Boardwalk townhome living.

The Boardwalk designs are not only beautiful and functional, they help bring everyone together for life's great moments. Kitchens are for sharing, catching up and providing a focal point for stylish and casual entertaining year round. Discover luxury features including large islands, shaker style cabinetry, under-cabinet lighting and stainless steel appliances. Well-appointed interior touches including open concept designs, fresh colour schemes and recessed lighting come standard in The Boardwalk homes.

Phase One have already sold out and are currently occupied, according to Zenterra sales manager Donna Dalkie. Phase Two has been introduced and is already 40 percent sold.

Dalkie says, "Phase 2 will be mostly 3 and 4 bedroom homes, ranging in size from 1,455 to 1,931 square feet." Families and downsizers both prefer the larger homes.

The new homeowners come from all around the Lower Mainland and in almost all age groups, "It's a real mix of families attracted to the spacious back yards and good schools in the area, and retired downsizers from Vancouver, Richmond, and Burnaby."

These are homes that almost sell themselves. "Boardwalk really has set the bar when it comes to upgrades," Dalkie says. "When you look at the showhome, that is what you're going to get. Fireplaces, designer lighting, crown moulding, quartz counters in both the kitchen and bathroom, a powder room on the main floor. Boardwalk has a real 'wow factor' to it."

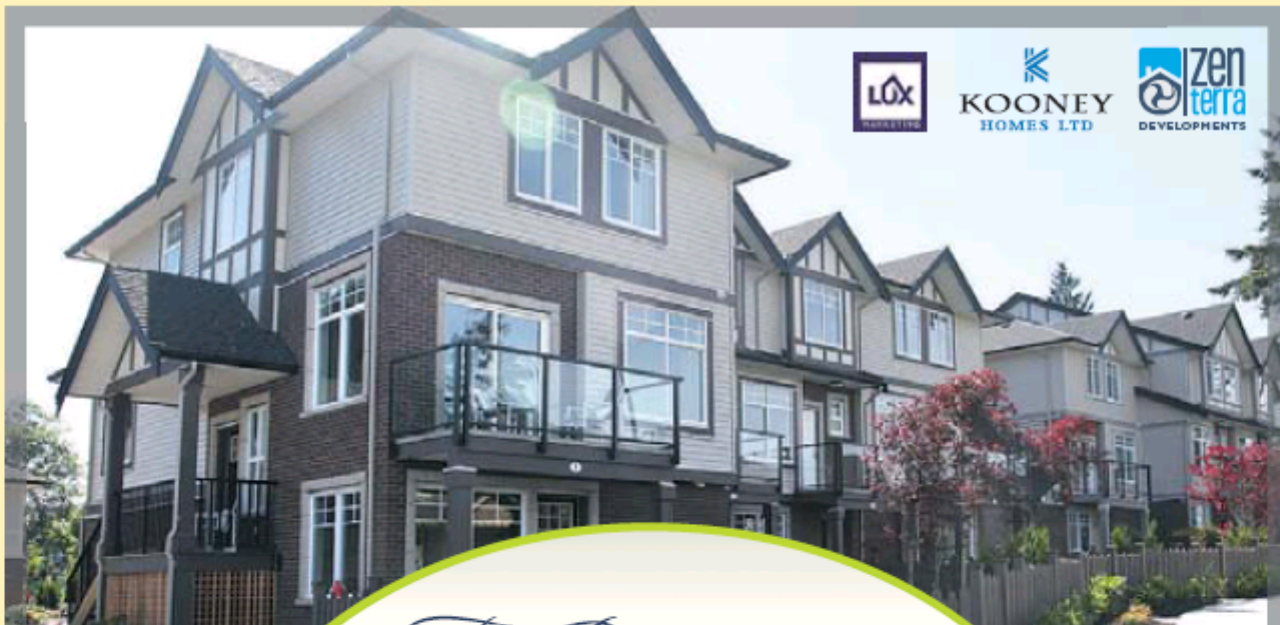
Visit our showhome at 7090 180 Street, Surrey, BC

Website: www.boardwalktownhomes.com

E-mail: info@boardwalktownhomes.com

Phone: [604.506.1852](tel:604.506.1852)

F: [604.247.2693](tel:604.247.2693)



The Boardwalk Elegant living

Located in the prestigious west Cloverdale community of Provincetown. The Boardwalk offers 69 elegantly designed 3 and 4 bedroom Townhomes. Homes feature a host of upgrades as standard, open floor plans and design touches, priced from the mid 300's

BoardwalkTownhomes.com

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



Affordable Surrey Townhouses Start from the \$300' s here at The West Clayton Surrey Boardwalk Townhomes in Provincetown Community (2 to 4 Bedroom Floorplans between 1455 to 1931 sqft)



Surrey Boardwalk Townhomes for Sale

Located in the boutique community of Provincetown in West Clayton Surrey real estate district, the new Boardwalk Townhomes will feature a variety of 2, 3 and 4 bedroom townhouses that have extra long backyards (private) as well as side by side garages. Priced from the \$300,000' s these truly affordable Surrey Boardwalk Townhomes for sale are all about great location and great pricing. In addition, the elegant living spaces at The Boardwalk Surrey townhomes features floor plans that range between 1,455 and 1,931 square feet, making them the largest in the area in the new market place right now. The grand opening for the new Boardwalk Surrey townhome project is June 17th, 2012 between 11am to 5pm. But don' t worry, if you miss the official grand opening presales event, the presentation centre will be open at 7090 180th Street Surrey BC for you to speak with a sales representative about these new townhomes. The West Clayton Surrey Boardwalk Townhomes in Provincetown features elegant living spaces that have contemporary finishes, gourmet kitchens, entertainment centers that are built in as well as 2 professionally chosen colour schemes. The flooring includes such things as laminate hardwood floors as well as designer inspired carpets that are plush and comfortable. As well, the new Provincetown Surrey Boardwalk townhomes in West Clayton neighbourhood will feature brick facades that are traditional yet contemporary as well as picket fences for added privacy and security. The Boardwalk is also professionally landscaped from front to back and there are double or tandem garages attached to each home. The on-site amenities at the new



West Clayton Surrey Townhomes at Boardwalk include a green spaces, entertainment areas, and a private lounge area. For more details, please visit www.boardwalktownhomes.com today. The project team for The Boardwalk includes Zenterra Developments Ltd, Kooney Homes Ltd and Lux Marketing Ltd. There are only 69 total townhouses for sale released in 3 phases. The first phase is now launching by Clayton Heights Boardwalk Townhome project.



Clayton Heights Surrey Boardwalk Townhomes

Situated in the prestigious Provincetown Community, close to schools, shopping and community centres, with quick links to Vancouver and the US Border, the new Boardwalk Townhomes in Surrey features decks, spacious private fenced yards with picket fencing as well as 12,000 square feet of green space that surrounds you with professionally landscaped grounds. From visitor parking to the 2,200 square foot amenity building, the Clayton Heights Surrey Provincetown Boardwalk townhomes will also feature custom designed carriage style garage doors and the Travelers Guarantee home warranty in addition to rainscreen technology and 30 year manufacturer's warranty for the asphalt roof. The Zenterra Developments project at the new Surrey Boardwalk Townhomes in Clayton Heights' Provincetown neighbourhood will also feature some premium finishes that are unique to this builder which includes extensive use of scratch resistant quartz counters in all bathrooms and the kitchen including the lower ground bathroom as well as custom built wood server for essential storage and stately walk in closets in the master suite that incorporates wood closet organizers as optional upgrades. Also, the Zenterra Boardwalk



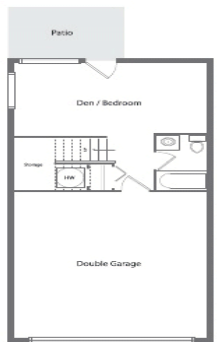
Townhomes in Surrey Clayton Heights will feature a Control4 home automation system for lighting and integrated touch screen television/computer in the kitchen to control lighting, TV and music as optional upgrades as well. There is a built in entertainment center on the main floor with a modern elongated stone finish fireplace as well as 1 year free TELUS Optik TV with internet. All Boardwalk Surrey townhomes come with a large 60 gallon electric hot water tank as well as suspended crown moulding with mood lighting in the master suite and keypad entry to the garage.

The Interior Features at the New Boardwalk Surrey Townhouses

The kitchens will have large islands for an informal family dining experience along with added space for working/cooking. The cabinetry will be shaker style and custom designed for your new home with sleek brushed nickel hardware and soft closing mechanisms so there is no banging of drawers in your new home! Also, the new Boardwalk Surrey townhouses for sale will include scratch resistant high-end quartz counters, contemporary stainless steel pull out faucet, large modern style single bowl undermounted sink and lazy Susan for versatility in the corner cabinets. The Surrey Boardwalk townhomes will also feature under cabinetry lighting and a sleek stainless steel appliance package by Frigidaire and Samsung. The interiors will have spacious open concept designs with 2 fresh and inviting colour schemes that include Breezy Elegance (the darker of the two) and Calm Sophistication (the lighter of the two). There are nine foot ceiling heights on the main floor as well as extensive use of recessed lighting and stone finished fireplace in the living room. The new Boardwalk Surrey townhouses for sale will also feature an Energy Star Frigidaire washer and stacked dryer in addition to two inch contemporary faux wood blinds as optional upgrades. Elegant Decora light switches, ceiling mounted chandelier and suspended crown moulding in addition to large low E windows and rough in for a central vacuum system come standard. The bathrooms at the new Surrey Boardwalk Townhomes for sale will feature elegant porcelain tiled surrounds for the oversized shower and soaker tub as well as contemporary quartz countertops (like in the kitchens). Also, the bathrooms have high efficient American Standard dual flush toilets, contemporary Delta hand held shower fixture in the main bath and chrome bathroom accessories. There is also soft under cabinetry lighting which are some added touches by Zenterra Developments.



The Boardwalk
Elegant living



LOWER FLOOR - lower floor area: 365 sq ft
(garage area: 624 sq ft)



MAIN FLOOR - 796 sq ft



UPPER FLOOR - 776 sq ft

Plan A 4 Bedroom, 3 Bathroom
1,931 sq ft excluding garage area

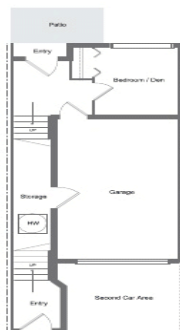
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The Boardwalk Floor Plans

Here is a quick look at the new Boardwalk Surrey Floor Plans (subject to change at any time):

- > Plan A - 4 Bedrooms and 3 Bathrooms at 1,931 sqft excluding garage
- > Plan B - 3 Beds and 3 Baths at 1,455 square feet
- > Plan C - 3 Bedrooms and 3 Baths at 1,483 square footage
- > Floorplan D - 3 Bed + 3 Baths at 1,644 sqft
- > Floor Plan E - 4 Bedrooms and 3 Baths at 1,671 square feet
- > Floor Plan F - 2 Beds and 3 Baths at 1,463 square footage

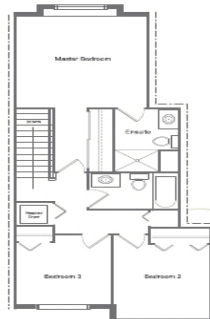
The Boardwalk
Elegant living



LOWER FLOOR - lower floor area: 288 sq ft
(garage area: 352 sq ft)



MAIN FLOOR - 663 sq ft



UPPER FLOOR - 695 sq ft

Plan D 3 Bedroom, 3 Bathroom
1,644 sq ft excluding garage area

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