



the grove
PARKHOMES IN CLAYTON

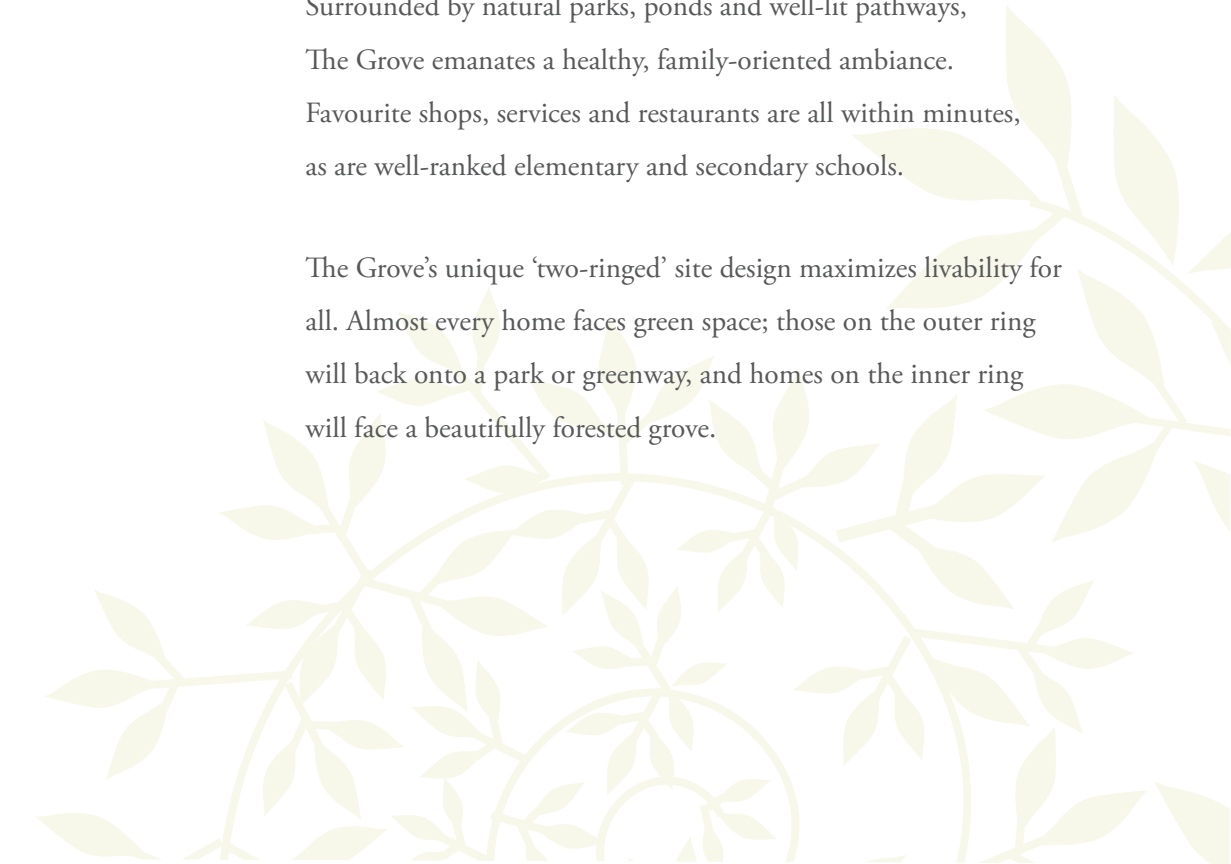


Green space for all

The Grove is a welcome addition to an already vibrant enclave in Clayton Heights — 141 roomy parkhomes nested around a forested inner courtyard. Families of all sizes will call this community home for years to come, thanks to its intelligent design, single-family feel, extraordinary amenities and easy walkability.

Surrounded by natural parks, ponds and well-lit pathways, The Grove emanates a healthy, family-oriented ambiance. Favourite shops, services and restaurants are all within minutes, as are well-ranked elementary and secondary schools.

The Grove's unique 'two-ringed' site design maximizes livability for all. Almost every home faces green space; those on the outer ring will back onto a park or greenway, and homes on the inner ring will face a beautifully forested grove.



New but established

The Grove sits at 194 A Street and 68 Avenue, a desirable address in Clayton Heights. The neighbourhood is new, but established — well-lit pathways meander throughout, perfect for biking, jogging or dog-walking year-round.

Shop

- 1 Willowbrook Mall
- 2 Clayton Crossing Shopping Centre
- 3 Langley Power Centre
(Future Shop, Winners, Michael's)
- 4 Home Depot
- 5 Walmart
- 6 London Drugs
- 7 BC Signature Liquor Store

Eat In

- 8 IGA Market Place
- 9 Save-on Foods
- 10 Safeway
- 11 Costco
- 12 The Real Canadian Superstore
- 13 Price Smart Foods
- 14 Extra Foods
- 15 Moreno's Market Deli

Eat Out

- 16 Earls
- 17 Olive Garden
- 18 The Keg Steakhouse & Bar
- 19 Dublin Crossing Irish Pub
- 20 Starbucks
- 21 Andreas Greek Restaurant
- 22 Montana's Cookhouse
- 23 Boston Pizza
- 24 White Spot
- 25 Viva Mexico

Fun & Entertainment

- 26 Colossus Movie Theatre
- 27 Fraser Downs Racetrack & Casino
- 28 Cascades Casino
- 29 Cloverdale Fairgrounds
- 30 Langley Events Centre
- 31 Go Bananas Kids Play Centre

Schools

- 32 Hillcrest Elementary
- 33 Hazelgrove Elementary School
- 34 Clayton Heights Secondary School
- 35 Kwantlen University
- 36 Trinity Western University

Parks & Library

- 37 Clayton Park
- 38 Cloverdale Athletic Park
- 39 Cloverdale Skate Park
- 40 Cloverdale Library
- 41 Clayton Off Leash Dog Park

Golf, Recreation & More

- 42 Newlands Golf & Country Club
- 43 Northview Golf & Country Club
- 44 Surrey Golf Course
- 45 Cloverdale Recreation Centre
- 46 Surrey Sport & Leisure Complex
- 47 Cloverdale Arena & Curling Rink
- 48 Surrey Museum
- 49 Langley Airport & Canadian Museum of Flight





CLAYTON RISE CLUBHOUSE



CLAYTON RISE POOL

Your very own country club

Surroundings are safe and green — The Grove is flanked on three sides by greenways and gorgeous public parks that include a playground and two scenic ponds. An even bigger indoor playground awaits you at The Clubhouse.



Swim all summer long. Host a BBQ for 20 of your closest friends. And when the weather turns cold, come into The Clubhouse for a private movie screening or a game of pick-up floor hockey. Boredom is not an option!

Home ownership at The Grove means access to its 4,300 square foot Clubhouse. This sleek space includes: a billiards table, a lounge with dramatic stone surround fireplace, a fitness room, a floor hockey rink and an eight-person movie theatre with 106" projection screen, full surround sound, Blu-ray player and touchpad controls. Enjoy the lush inner courtyard year-round from the comfort of the covered outdoor terrace, replete with oversized BBQ.

In addition to use of the Clubhouse at The Grove, take advantage of access to the Clubhouse at Clayton Rise with fitness centre, movie theatre and heated pool. In all, both Clubhouses add up to 9,100 square feet of good, clean fun.



RENDERING IS AN ARTIST'S CONCEPTION ONLY.



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Craftsman Contemporary

The Grove is a contemporary interpretation of the Craftsman style, featuring strong, earthy colours and entries enhanced with brackets and high, shed roofs.

Here, details matter — details that add up to irresistible design and maximum livability. Layouts are as efficient as they are open, flowing through to spacious patios and decks, with sleek wood laminate flooring throughout the main enhancing that sense of continuity.

The kitchen, the heart of the home, reveals all the extras you desire: stainless steel appliances, quartz countertops, flat panel, wood laminate cabinetry and ever-so-handly workstations and pantries. All bathrooms showcase elegant porcelain hand-laid tile and wood-framed vanity mirrors.

Individual outdoor space is carefully curated, too; homes with front and rear yards are professionally landscaped and fenced — your four-legged family members will love it as much as you!



The Grove offers two distinct home types: affordable two-bedroom parkhomes, designed for singles and young couples, and larger three- and four-bedroom parkhomes for growing and changing families.



An innovative collective

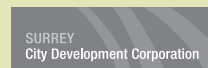
Townline has assembled the best in the business to create The Grove, bringing a new level of finesse to Clayton Heights.



PASSION. INTEGRITY.
INNOVATION. CREDIBILITY.

TOWNLINE

Like you, Townline has a story. Established by Rick Ilich in 1981, Townline began building single-family homes and roads in Northern BC and the US. Over the past 30 years, Townline has grown from one man into a fully integrated, diverse team of real estate professionals supporting an organization handling all aspects of construction, development, marketing and sales. With this growth, single-family home projects have evolved into larger scale multi-family and mixed-use communities. Townline has earned the reputation as a respected, creative and entrepreneurial company that prefers to set trends rather than follow them. With well over 1,100 homes built since inception, Townline is a true market leader – built on ideas, responsibility and integrity.



Surrey City Development Corporation is 100% owned by the City of Surrey and has been incorporated since 2007. Their role is to undertake real estate development that implements the City's visions for strategic areas of the City, benefitting the citizens and businesses in Surrey. The Corporation implements these objectives on their own or in partnership with private sector partners — such is the case at The Grove, a collaborative development with Townline.

Robert Ciccozzi Architecture Inc (RCA) was established in 1999 by Robert Ciccozzi. RCA is an award-winning Vancouver-based architectural firm, renowned for integrating creative solutions throughout the entire design process – from concept through production. The results stand out – quality projects that offer an elegant and innovative architectural expression and lasting value for their clients and communities.





1 – 19433 68th Avenue, Surrey, BC
t 604 533 6968 e info@thegroveatclayton.com www.thegroveatclayton.com



The developer reserves the right to make changes, modifications or substitutions to the building design, specifications, and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans as shown.
Square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. E.&O.E.



The Grove Parkhomes in Clayton

www.thegroveatclayton.com

By [Townline](#)

68 Ave & 194 St [Surrey](#)

Sales from **CAD\$275,900**



The Grove Parkhomes in Clayton is a new townhouse project by [Townline](#) currently under construction at 68 Ave & 194 St in [Surrey](#). The project is scheduled for completion in 2013. Sales for available townhouses start at CAD\$275,900. The project has a total of 141 units.

Project Details

DEVELOPMENT NAME The Grove Parkhomes in Clayton

DEVELOPER(S) [Townline](#)

BUILDING TYPE Townhouse

OWNERSHIP TYPE Condominium

ADDRESS 68 Ave & 194 St

NEIGHBOURHOOD/CITY Surrey
STATE/PROVINCE British Columbia
POSTAL CODE V4N
PROJECT WEBSITE www.thegroveatclayton.com
EMAIL info@claytonrise.com
SALES CENTER PHONE #604-533-6968
SALES CENTER ADDRESS 1-19433 68th Ave., Surrey BC
CONSTRUCTION STATUS Construction
ESTIMATED COMPLETION Winter/Spring 2013
STATUS Selling
TOTAL NUMBER OF UNITS 141 units
UNIT SIZES From 1045 Sq Ft To 1526 Sq Ft
ARCHITECT(S) [Robert Ciccozzi Architecture Inc.](#)

Prices

SALE PRICES(AVAILABLE UNITS) From CAD\$275,900

Project Summary

From The Grove Parkhomes in Clayton:

Coming soon, these 2, 3 and 4-bedroom parkhomes are just across the street from the established neighbourhood of Clayton Rise and will complete the transformation of this residential enclave. These forest-inspired homes are designed with woodsy elements of cedar shingle accents and timber struts, and situated in a unique community with green space galore and the Lower Mainland's most enviable amenities.

The thoughtfully designed community plan features two concentric rings of parkhomes. Homes in the inner circle cluster around a woodland grove, while homes in the outer circle back on to the greenways that border three sides of the property. As a result, 80% of the parkhomes will be directly on a park or greenspace.

Resort-style amenities will make The Grove the envy of the Lower Mainland. There's a combined 9,000 square feet of facility space, including a floor hockey court, fitness centre, cinema, and full entertainment lounge on site. In addition, residents will enjoy full access to the heated outdoor pool at Clayton Rise, just across the street.

Project Amenities

Clubhouse

Features & Finishes

WELL DESIGNED, NATURALLY

141 roomy parkhomes in Clayton, Surrey's most sought-after neighbourhood
Created by award-winning Townline Homes, and the Surrey City Development Corporation
Most parkhomes have green space exposure that borders The Grove on three sides
Parkhomes surround a lushly landscaped grove in two unique concentric circles
Situated on a gentle slope; some homes enjoy views of the Fraser Valley and Mount Baker
Unlimited access to the neighbouring Clayton Rise Clubhouse, an additional 4,800 square feet of amenity space with an outdoor pool
The Grove Clubhouse - 4,300 square feet of family friendly amenities which include:

an indoor floor hockey court
custom theatre screening room
a fitness room
a fireside social lounge with kitchenette
terrace with BBQ and lounge seating

A WELCOMING FIRST IMPRESSION

Timeless craftsman contemporary style architecture by Robert Ciccozzi Architecture

Prominent individual entries with solid wood brackets and high, shed roofs

Durable, low-maintenance vinyl siding and hardieplank shingle with timber struts

Single, tandem or double-car garages attached to every home

Solid core front doors with polished chrome lever handles

Large, "low-e" windows throughout, allowing for plenty of natural light

Long lasting laminated fibreglass shaker-style shingle roof

Professionally landscaped front and rear yards; rear yard fenced for safety and privacy (some homes)

Well-placed entry and common area lighting, for safety and convenience

THE INSIDE STORY

Interior design by Gannon Ross Designs

Two warm, sophisticated and distinctive colour palettes

Rich 5 1/2" wide wood laminate flooring in the kitchen, living and dining areas

Cut-pile nylon carpet in bedrooms, hallways and stairs

Hand-set 12" x 24" glazed porcelain entry tile

Country-inspired interior doors with v-groove detail

Contemporary lever-style polished chrome door handles

Easy clean, high quality low VOC paints used throughout

Decora-style light switches

Horizontal blinds on all windows and vertical blinds on sliding doors

Oversized 6" baseboards throughout

KITCHENS

Square edge flat panel wood laminate cabinetry with satin nickel pull hardware

Soft closing cabinet drawers and doors

Solid 3/4" thick eased square edge quartz countertops with full height oversized

2" x 19 1/2" ceramic tile backsplash

Gourmet appliance package:

Self-cleaning stainless steel Frigidaire™ 30" slide-in electric range with ceramic glass cooktop

Samsung™ stainless steel microwave/hood fan combination

Samsung™ stainless steel frost-free refrigerator with bottom-mount freezer

Ultra-quiet, Energy Star™, multi cycle stainless steel Frigidaire™ dishwasher

Blanco™ stainless steel double-bowl kitchen sink with polished chrome single-lever faucets and pull out spray head by Delta™

Tasteful pendant and track lighting

BATHROOMS

Square edge flat panel wood laminate cabinetry with satin nickel pull hardware

Solid 3/4" thick eased square edge quartz countertops and 7" high quartz backsplash

Elegant hand laid 12" x 24" porcelain floor tile and shower surround (ensuite only)

Deep soaker tubs with chrome rain shower head and faucet and large format 4" X 16" ceramic tile tub surround (main bath only)

Under-mount basin sinks with polished chrome, single-lever faucet in ensuites

Drop-in rectangular sinks with polished chrome, single-lever faucet in second bathrooms

Wood framed vanity mirrors

HIGH TECH THROUGHOUT

Ground levels wired for security system - one keypad and two motion-detectors

Secure FOB access to the Grove Clubhouse

Two remote garage door openers

Multifunction media ports in main rooms, including outlets for telephone, data and cable

Rough-in (plumbing/electrical) for a stacking washer and dryer on upper floors

Arc-fault circuits in bedrooms for added safety and security

Thermostat-controlled baseboard heating

Hardwired carbon monoxide and smoke detectors outside main sleeping areas for added safety

Comprehensive warranty protection by Travelers

Guarantee Company of Canada, providing coverage for:

2 Year Materials & Labour Warranty

First 12 months - coverage for any defect in materials and labour

First 15 months - coverage for any defects in materials and labour in the common property

First 24 months - coverage for any defect in materials and labour supplied for the electrical, plumbing and HVAC systems.

5 Year Building Envelope Warranty

10 Year Structural Defects Warranty