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# SILVERWOOD

**Sales Centre Info:**
Open 12-5pm daily, except Fridays
or by appointment
#15-8355 164th Street, Fleetwood, Surrey
604.953.0288
**Get Directions**



Site Plan
Floorplans
Features
Image Gallery

Please call the Sales Centre at 604.953.0288 for the latest pricing and availability.

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Nestled between two quiet residential streets, Silverwood is a limited collection of finely crafted townhomes designed by award-winning Robert Ciccozzi Architecture Inc.

Download Features PDF

### Value Behind the Walls

- You take pride in your home and so do we. Sleek countertops and shiny appliances are the exciting pieces of 'jewelry' that you see in a home. The beauty of a Fairborne home goes beyond what you can see. The added value of our homes is found below the floors and behind the walls. Download Value Behind the Walls pdf to read just a few examples of how our building practices exceed the norm.

### The Fleetwood Neighbourhood

- Walk to Two EE's Farm market, great schools, parks and playgrounds.
- Getting to the amenity-rich Surrey Sport and Leisure Centre is literally a walk in the park.
- Discover the golf courses nearby and the convenience of the Fleetwood Community Centre and Guildford Town Centre.
- 15 minutes on bus #502, #395 or #320 to Surrey Central SkyTrain station, King George SkyTrain station or Guildford.
- 25 minutes via 176th Street to USA Border.

### Interiors – Modern and Classic

- Two designer colour schemes showcasing modern design and classic charm.
- Airy 9' ceilings throughout the main level for elevated living and entertaining.
- Rich laminate flooring in dark brown or light grey oak throughout the main level.
- Optiflame electric fireplace with built-in Purifire™ Firebox and custom surround (some homes).
- Contemporary horizontal blinds on windows, vertical blinds on sliding doors and Decora light switches throughout – all included.

### Family Kitchens

- Designer flat-front square-lined cabinetry with beautiful brushed satin nickel pulls provides a warm backdrop in the heart of the home.
- Double thick granite countertops and porcelain subway tile backsplash accentuates this gourmet kitchen.
- Sleek stainless steel appliance package includes:
  - Samsung 18 cu.ft. counter-depth, bottom mount refrigerator with side swing freezer door.
  - Fridgidaire easy to clean, electric ceran-top, slide in range with extra-large oven window.
  - Fridgidaire built-in dishwasher with digital display and Effortless™ Dry System.
  - Fridgidaire Fits-More™ Capacity over-the-range microwave doubles as a hood with two fan speeds.
- Beautifully simple stainless steel double-basin sink paired with an American Standard single-lever pull down faucet makes cleaning up easy.
- Additional desk for extra counter space, cookbooks or a laptop (some homes).
- Multi-functional kitchen nook and island offers valuable casual dining areas (some homes).
- Ample storage with an efficient lazy-susan, dual pull-out recycling bins, kitchen island and pantry (most homes).

### Beautiful Bathrooms

- Convenient powder room with stylish pedestal sink and porcelain tile flooring on main level (select homes).
- Escape to the well-appointed master ensuite featuring full-width vanity mirror, brushed steel sconce lighting, his and her sinks and invigorating glass door shower with mosaic tile accents.
- Flat front square lined cabinetry with beautiful brushed satin nickel pulls and large format porcelain tile flooring in the ensuite and 2nd bathroom.
- Relaxing soaker tub in all 2nd bathrooms and some ensuites.

### Safety and New Home Peace of Mind

- All homes at Silverwood are backed with Travelers 2-5-10 New Home Warranty.
- New construction provides the latest and best practice in rain screen technology for our West Coast climate.
- All homes outfitted with hard wired smoke detectors, along with carbon monoxide detectors on bedroom floors.
- All pathways and outdoor spaces are lit within the Silverwood community.

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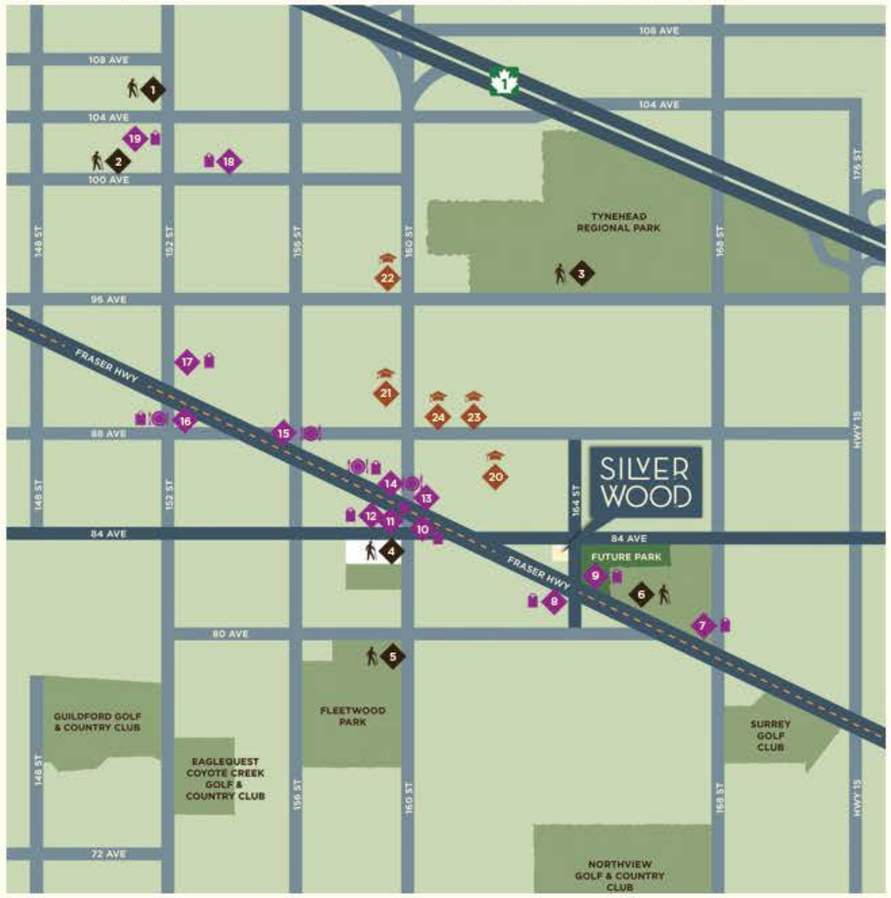
## Amenities

Life at Silverwood might be described as idyllic. Inspired by the picturesque silver maple tree centrally located in the community, the private grassed courtyard created around the tree will provide lush landscaping and outdoor seating.

The community is sheltered in the heart of a residential neighbourhood and yet close to so much. The Two EE's Farm market is literally across the street. You're also close to other shopping centres and amenities such as Surrey Sport & Leisure Centre, Evergreen Mall, Guildford Town Centre, a Rona Home Centre and major supermarkets. To get to King George SkyTrain Station, the #395 bus will get you there in less than 15 minutes.

RECREATION & LEISURE SHOPPING & RESTAURANTS LOCAL SCHOOLS

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At Silverwood, there are three styles of townhomes designed to suit the way you want to live.

The A series consists of 4-bedroom, 3 1/2 bath homes ranging from 1,735 sq. ft. to 2,070 sq. ft. The main floor features an island kitchen with breakfast bar, family/living/dining areas and powder room. Upstairs is the master bedroom with ensuite and walk-in closet. The A series also feature a side-by-side double garage.

The B series consists of 3-bedroom, 2-car garage homes ranging from 1,320 sq. ft. and 1,350 sq. ft. There are 3 bedrooms on the top floor and homeowners have a choice of having the deck extend from the kitchen or the living room.

The C series consists of 2-bedroom +den homes ranging in size from 1,425 sq. ft. and 1,440 sq. ft. The den is on the lower floor along with a single car garage and a covered outdoor parking pad.

### A1 Plan

### B Plan

### B7

### C-P Plan

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**Homebuilder**

**Home Warranty**

**Architect**

**Landscape Architect**

### Security of a New Home Warranty

Homes at Silverwood come with the assurance of the Travelers 2/5/10 New Home Warranty Program. Travelers Insurance Company of Canada is an industry leader in providing insurance products and financial and professional services in Canada since the late 1980s.

The Travelers 2/5/10 New Home Warranty Program includes:

- 2 Years Materials & Labour Warranty
- 5 Years Building Envelope Warranty
- 10 Years Structural Defects Warranty

TRAVELERS

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Home Warranty
Architect
Landscape Architect

**Welcome Home**
At Fairborne we're more than homebuilders. We're an experienced team in a dynamic company, creating vibrant living spaces and communities we would want to live in ourselves. From the moment you walk in, there's something different about a Fairborne residence – a special atmosphere we take pride in creating. From our passionate commitment to making details matter to our Complete Homecare guarantee, nothing feels quite as comfortable, quite as right, as a Fairborne home.

We work hard to be good neighbours. Like you, we invest in the communities where we put down roots—and it shows. As past winners of Urban Development Institute's Award for Excellence in Urban Development, we have created some of the Lower Mainland's most memorable homes, including Piermont, Sky, Q and Time. But awards aren't what drive us. Since 1996, we have devoted ourselves to creating living neighbourhoods that spark a vital feeling of home—one you will be pleased to call your own.

www.fairborne.com

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**M2 Landscape Architecture and Arboriculture**
The "M2" in "M2 Landscape Architecture and Arboriculture" stands for "Mitchell and Mitchell", the father daughter team of Dave and Meredith Mitchell. In the business for thirty-five years as a Landscape Architect, Dave has extensive project experience including multifamily, institutional, commercial, institutional, parks, civic facilities, single family residential and urban streetscapes.

Dave is a Fellow and a Past President of the Canadian Society of Landscape Architects (2000) and has held many positions within the British Columbia Society of Landscape Architects. Meredith has over a decade of experience as a Landscape Architect focusing primarily on multifamily residential and commercial developments. She is also a ISA Certified arborist and a hazard tree assessor.

www.m2la.com

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Homebuilder
Home Warranty
Architect
Landscape Architect

**Robert Ciccozzi Architecture Inc.**
Robert Ciccozzi Architecture Inc. is an award-winning Vancouver-based architectural firm renowned for integrating creative solutions throughout the entire design process – from concept through production to construction. Our emphasis is on strong rapport between architect and client; a cooperative and interactive design process coupled with effective project management. This results in an appropriate mix of aesthetics and function within the constraints of time and budget.

The intimate nature of our work environment fosters this approach and it enables us to provide an attentive, highly personalized service that is backed by a successful record. The results stand out – quality projects that offer an elegant and innovative architectural expression and lasting value for our clients and communities.

www.ciccozziarchitecture.com

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**Get on the list!**
Please take a few moments to fill out the information below so that we can help you learn more about Silverwood.

Title
First Name* Last Name*
Email* Phone*
Address
City Province
Postal Code*

I heard about SILVERWOOD through:*
I am looking for a:
I currently...
I am currently living in a(n)...
I would like to move-in...
I would like to stay within the price range of...
SILVERWOOD will be...
I was born in the...
I am a Realtor — Yes, I work for ____ Brokerage / No
I have a Realtor helping me look — Yes, and my Realtor is ____ / No
Comments

This is not an offering for sale. Any such offering can only be made with a disclosure statement. E. & O.E. By registering for SILVERWOOD information, I am permitting the Fairborne family of companies to use my contact information for marketing purposes. I consent to receive communication via email, post or telephone even if I am or may be registered on the National Do Not Call List.

SUBMIT

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SILVER WOOD

# *Site Plan*

Artist rendering. The builder reserves the right to make modifications or substitutions. E. & E.O.

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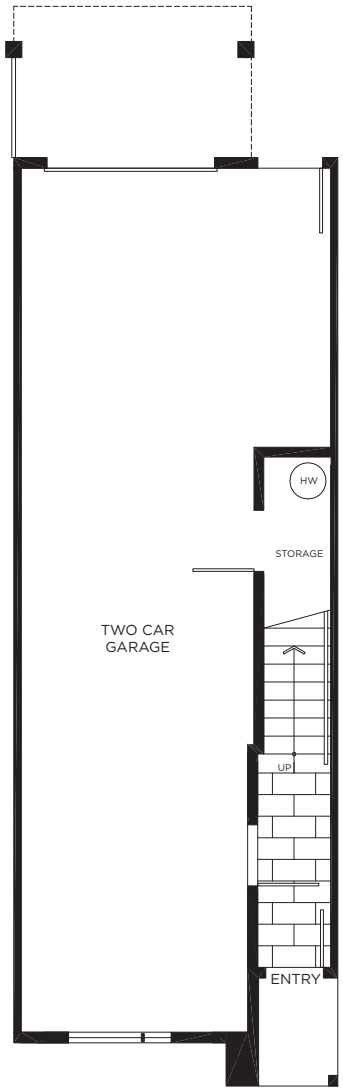
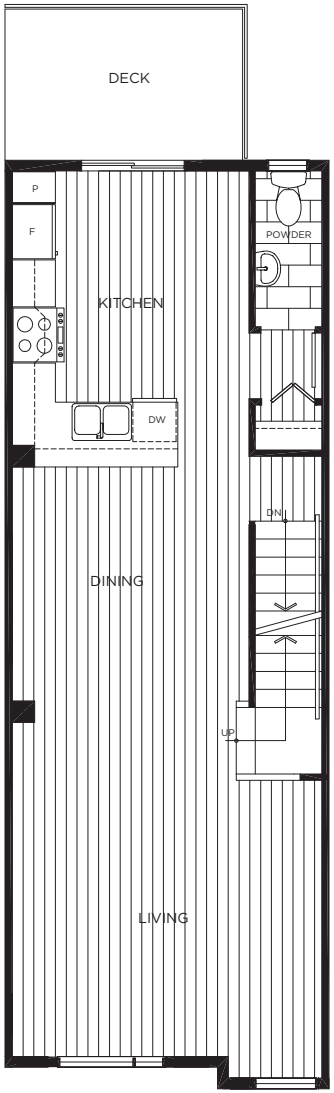
SILVER WOOD

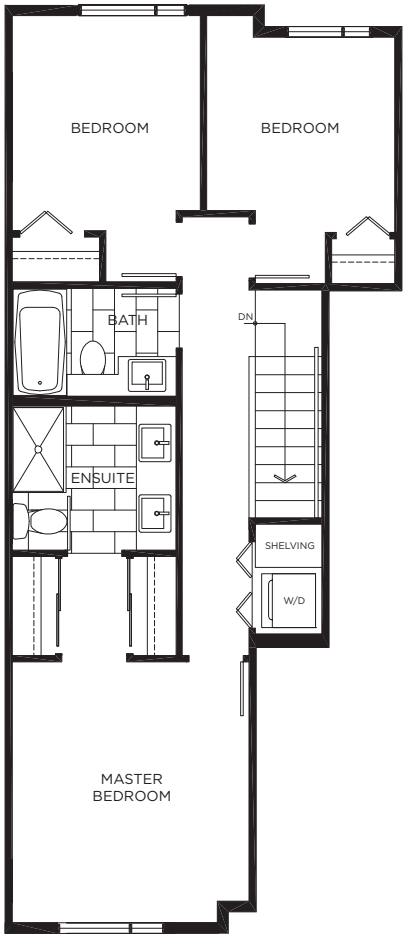
3 BEDROOM
*B3-P Plan*
*1,330 sq. ft.*




*Lower Floor*




*Main Floor*




*Upper Floor*

Dimensions, sizes, specifications, layouts and materials of all floorplans are approximate and subject to change without notice. E. & O.E.

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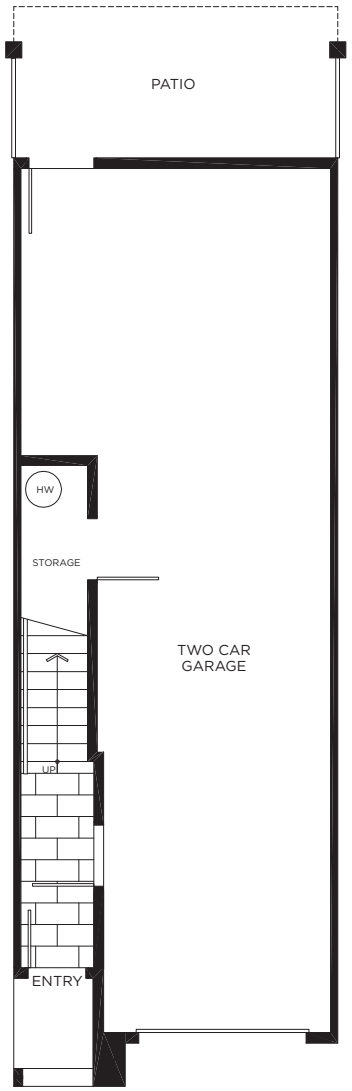
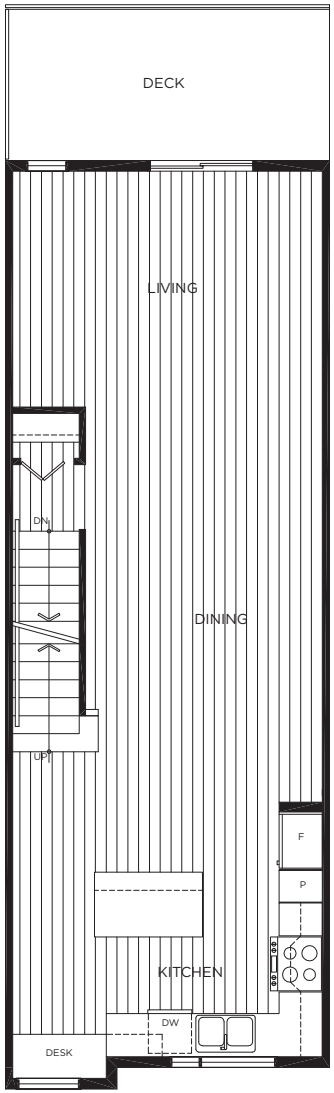
FAIRBURNE

SILVER WOOD

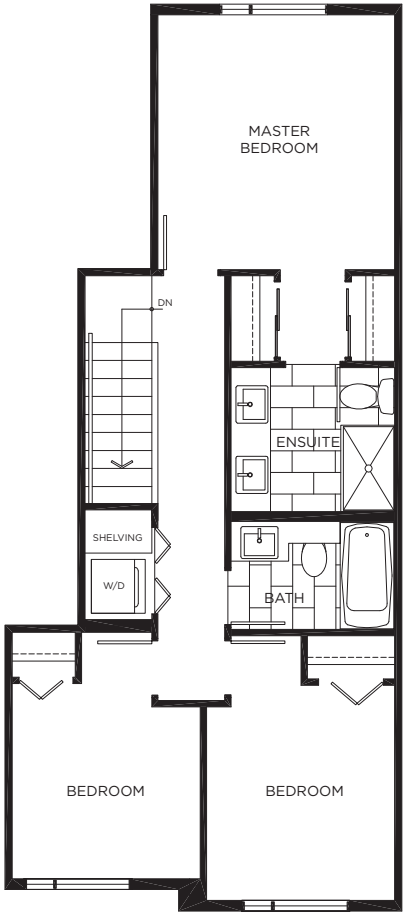
3 BEDROOM
*B Plan*
*1,325 sq. ft.*




*Lower Floor*




*Main Floor*




*Upper Floor*

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FAIRBORNE

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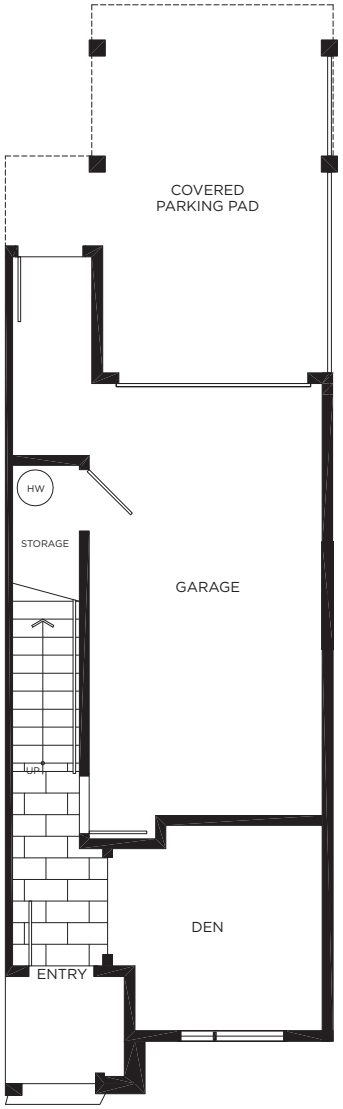
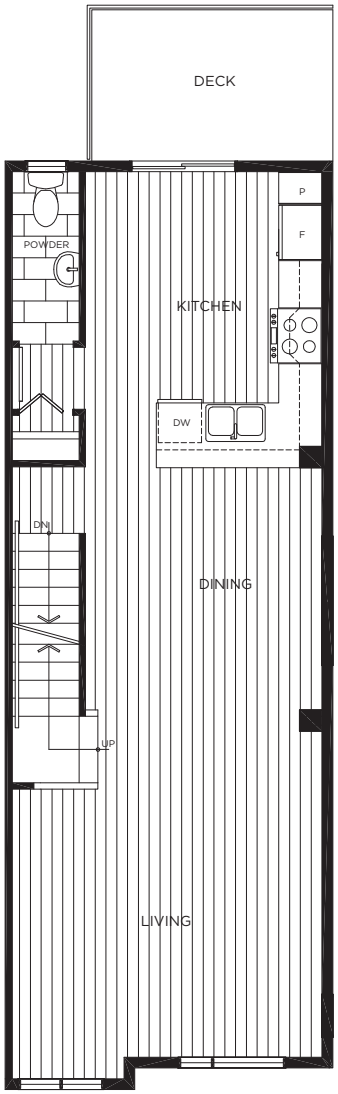
# 2 BEDROOM + DEN

*C-P Plan*

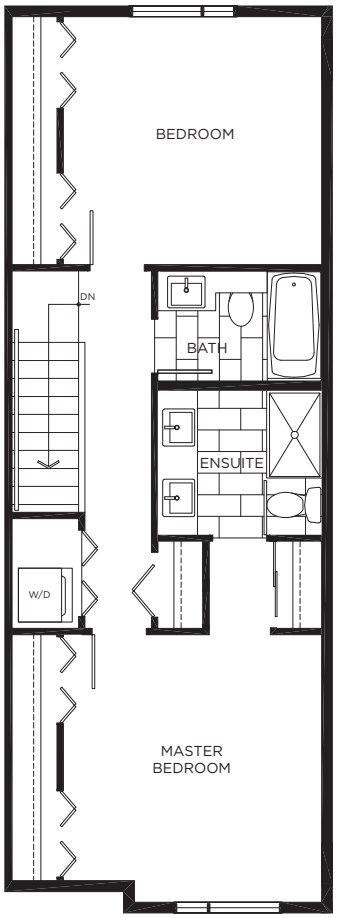
*1,425 sq. ft.*




*Lower Floor*




*Main Floor*




*Upper Floor*

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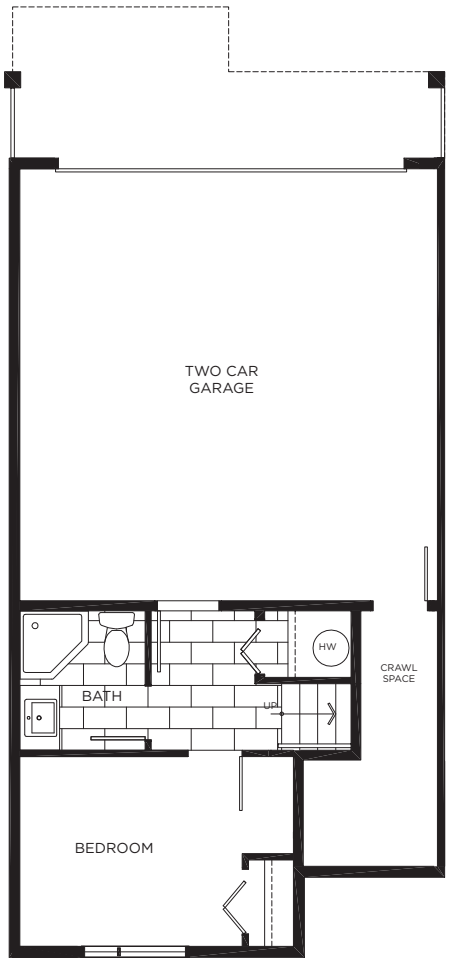
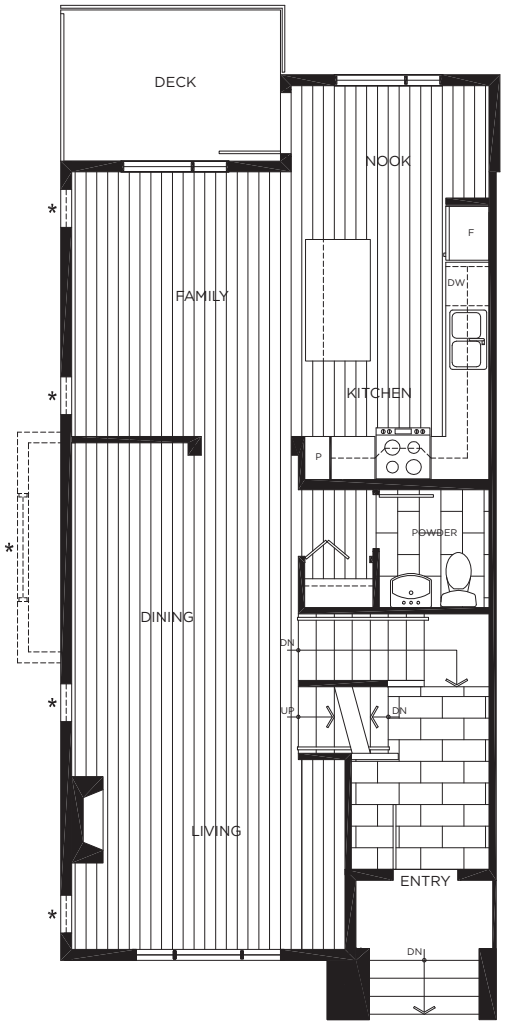
# 4 BEDROOM

*A1/A1e* Plan*

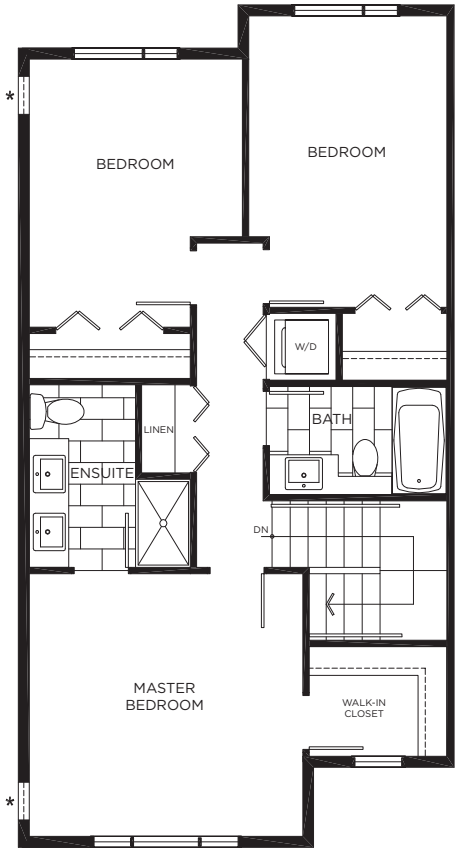
*1,795 sq. ft./1,830 sq. ft.**




*Lower Floor*




*Main Floor*




*Upper Floor*

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