



more than just a great address

Brixton will make you feel right at home. Upon entering, you are welcomed by thoughtful layouts that bring together a rare combination of contemporary elegance and cool practicality.

The open and spacious interiors allow for free-flowing movement through kitchens that are planned for ease of use, aesthetics and optimal storage. Then there is the dramatic kitchen island that brings it all stunningly together.

The beauty extends outdoors with eye-catching exteriors. Large bay windows, brick detailing, elegant charcoal doors and oversized corbels provide a modern take on Colonial architecture while privacy-enhancing landscaping offers the perfect finishing touch.

PRESENTATION CENTRE AND DISPLAY HOMES: 14433 60th Avenue Surrey, BC (map) | Open Daily 12PM – 5PM, Closed Fridays | T: (604)-503-0488 | info@brixtontownhomes.com

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



Home Warranty



FEATURES



X MARKS THE SPOT FOR YOUR NEW HOME

- Striking Modern Colonial Architecture features brick detailing, large bay windows and oversized corbels
- Lushly landscaped grounds with rich oversized yards and an abundance of quiet seating areas to relax and retreat
- Adjacent to a protected greenbelt with a creek bed and walking trail that creates a park-like setting
- Nestled on a gentle slope to maximize mountain views and privacy
- Enjoy access to the 1,500 square foot Brix House designed exclusively for residents of Brixton
- Located in the desirable neighbourhood of Panorama.Brixton puts you close to schools, parks, shopping, community centres, and easy access to major commuter routes including Hwy 10, King George and Hwy 99. It's easy to get everywhere you need to go from Brixton

COVETED INTERIORS

- Enter through elegant charcoal doors featuring polished chrome handles for a true sense of arrival
- Dutch modern inspired interiors feature thoughtful floorplan layouts that are functional and exquisitely detailed
- Choose from 2 designer colour schemes, Light or Dark; both showcase timeless tones and finishes that are easy to add your own personality to
- Stunning wide plank laminate hardwood flooring
- Luxurious imported porcelain tile
- Wake up to cozy loop carpeting in bedrooms
- Airy 9 foot ceilings on main floor give you breathing room to live and entertain
- Elegant vaulted master bedroom ceilings (most homes)
- 2" designer horizontal blinds
- Convenient main floor powder rooms
- Contemporary oversized baseboards and cased windows throughout
- Space saving Frigidaire stackable, front load washer and dryer with linen closet for added storage
- Beautiful outdoor living spaces with entertainment sized verandas or patios with patio slider access

KITCHENS FOR ENTERTAINING

- Open concept kitchens with some of the largest and most dramatic kitchen islands around, perfect for entertaining and homework
- Modern flat panel cabinetry in glossy white, accented by your choice of Teak or Brazilian Walnut
- Convenient under cabinet task lighting
- Luxurious quartz countertops with designer-coordinated, full height marble tile backsplash
- Under mount, double basin stainless steel sink with Grohe chrome, single handle pull down faucet and in-sink waste disposal make preparation and clean-up a snap
- Contemporary white Tom Dixon style pendant lighting over islands

- Complete energy star approved stainless steel Frigidaire appliance package including:
 - 23 Cu. Ft Side-by-Side Refrigerator with water and ice dispenser
 - 30" Slide-In Electric Range* with smoothtop ceramic glass cooking surface
 - 24" Built-In Dishwasher – tall tub design with four wash levels
- Touchpad microwave
- Sleek stainless steel, over the range hood fan by Broan

PRISTINE BATHROOMS

- Retreat to the luxurious master ensuite featuring a deluxe frameless glass enclosed shower, over-sized shower head and contemporary porcelain tile
- Modern flat panel cabinetry in Teak or Brazilian Walnut paired with quartz counters and under mount sink with a full width beveled edge mirror in all baths
- Elegant, large format 12 x 24 inch porcelain tile flooring
- Deep, relaxing soaker tub in main bathrooms
- Contemporary American Standard chrome faucets and bathroom accessories

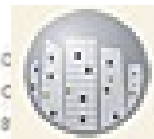
NEW HOME PEACE OF MIND

- Premium Warranty by WBI Home Warranty including:
 - 2 years coverage for materials, workmanship and major systems
 - 5 years coverage for building envelope, including water penetration
 - 10 years coverage for major structural defects
- Conasys Home Information Package
 - Comprehensive online library with interactive maintenance plan and e-mail based maintenance reminders
 - Printed homeowners guide with detailed product information as well as contact information for every company involved in the construction of Brixton
- 50 year manufacture warranty on durable vinyl siding with shingle accents Rainscreen technology protection system
- 30 year manufacture warranty on reinforced asphalt shingle roof with R40 insulation
- Energy saving triple glazed, thermally broken vinyl windows and patio doors featuring Low-E glass to reduce harsh UV-light damage while improving energy efficiency
- Sturdy 2 x 6 exterior wall construction Double 2 x 4 inch insulated party wall system with staggered stud and 1 inch air space to help reduce noise transfer

THOUGHTFUL CONVENIENCES

- Hard wired in-home smoke detectors
- Roughed-in home security
- Full rough-in central vacuum
- 50 USG hot water tank
- Only heat the rooms you need with convenient zoned electric baseboard heating throughout
- One free year of Telus Optik TV and high-speed internet

DOWNLOAD FEATURE SHEET



floorplans

Select a type

PLAN A

2 bed + 2.5 bath + recreation

PLAN B

3 bed + 2.5 bath

PLAN C

3 bed + 2.5 bath

PLAN D

3 bed + 2.5 bath

PLAN E

3 bed + 2.5 bath

PLAN F

3 bed + 2.5 bath

TYPE G

3 bed + 3 bath + recreation

TYPE G1

3 bed + 3 bath + recreation

PLAN H

3 bed + 3 bath + recreation

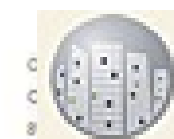
PLAN J

3 bed + 3 bath + recreation

■ = Future Release ■ = Now Selling



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measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E. & Q. E.

SALES AND MARKETING BY FIFTH AVENUE REAL ESTATE MARKETING LTD. TEL: 604.583.2212 | WWW.FIFTHAVECA



a place that has it all

Within walking distance you will find exceptional schools, local family gathering hot spots and numerous city parks and trails. Just around the corner you'll find a terrific shopping district with boutiques, larger retailers and malls, plus eclectic cafes and restaurants. Explore your new community to learn what it has to offer.

DOWNLOAD LOCATION MAP

Good Eats

- Brewsters Pub and Liquor Store
- Luna Loca Mexican Restaurant
- Browns Social house
- The Keg

Where To Play

- Wings Tap and Grill
- Wired Monk Coffee Bistro
- Bewitched Cafe
- Cactus Club Cafe

Everyday Services

- New York New York Greek
- Spice King Bistro
- Rivers Bend Winery
- Milestones Grill and Bar

Shop Till You Drop

Making The Grade

On The Move

- Mahek Restaurant And Lounge Ltd
- Big Ridge Brewing Co
- Tap Restaurant
- Ceilis Modern Irish Pub

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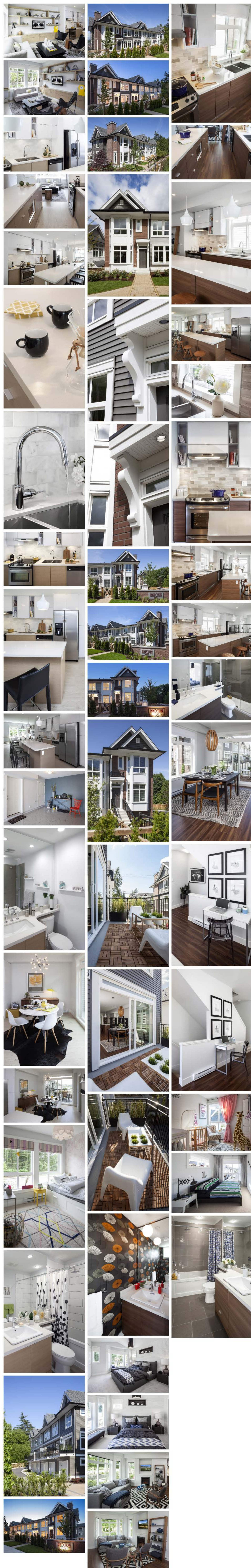


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GALLERY

Click on an image to view full size.





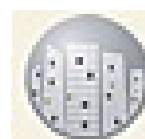
your home is your castle

You deserve to be treated like a Royale!

The award winning team behind Royale Properties is comprised of accomplished architects, engineers and master craftsmen dedicated to building exceptional residential communities throughout Metropolitan Vancouver. With three generations of experience, Royale Properties has garnered the reputation of top-notch quality and thoughtful design, not to mention their post-purchase customer service team that completes your Royale experience with the utmost professionalism and efficiency.



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Now Selling 2+3 Bedroom Townhomes.

Get in touch with us today!

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Not All Homes Are Created Equal

Well before you move into a house, even before its foundation is laid, a home begins to take shape. First a prime location is found. Then suppliers and tradespeople are chosen. Finally, the decision of materials that are going to be used in the construction of the new home is decided upon. The simple fact is you cannot build a quality home without using quality, long-lasting materials. And Brixton sets fresh and innovative standards for quality, construction techniques and efficiency. As they say, it's all in the details. Here are a few highlights:

INTERIORS:

- 5" thick baseboards help protect walls from abrasion while adding a decorative touch.
- At Brixton, the density of carpet is 6 lbs. (standard density is 4.5lbs), significantly reducing settlement.
- Taymor door handles offer beauty and uncompromised security.
- Convenient electric baseboard heaters allow you to set each room to the desired temperature.

EXTERIORS:

- OSB was used to build Brixton rather than Plywood due to its superior strength and environmentally friendly characteristics
- Real brick veneer accents were used, containing all the durability and strength you expect and need in exterior materials.
- Oversized Low-E glass windows, which not only reduce UV light damage but improve efficiency.

IMPORTANT EXTRAS

- R40 insulation at the attic level improves the energy efficiency of your home.
- Sound reducing wall insulation in all party walls.
- Shower waterproofing using DensShield, a product that scores a 10 for mold resistance. [Royale Properties](#) also used Redguard prior to installing tiles, which reduces cracks in tiles and provides additional waterproofing.
- Rather than the typical 40USG hot water tank, we've gone with a 50 USG. That's enough hot water for the whole family to take a shower while the washing machine and dishwasher do their magic.
- At [Royale Properties](#) we put a lot of care into the construction of each home. For example, plywood has been glued, nailed and then screwed to minimize the chance of squeaky floors.
- All exterior hinges are non-removable pin hinges, for added security. As well, all homes have also been pre-wired for an in home security system.

WARRANTY



- 50 year manufacture warranty on durable vinyl siding and shingle accents.
- 30 year manufacture warranty on reinforced asphalt shingle roof.

We have two quality control representatives that walk every home at Brixton at each major stage of construction, ensuring quality and consistency. We are confident you will like what you see. If you have any questions in regards to any of our materials or building techniques we are here to help. Feel free to give us a call at 604-503-0433.



We understand the importance of place at Brixton

You've heard the old saying – location, location, location. When deciding on a place to live, this makes a lot of sense. Where we live will influence all of the other elements in our life, not just what we do and whom we will marry, but the hobbies we pursue, the friendships we make, the skills we learn and how our children will grow up. It's a big decision, and we get that here at Brixton. There are numerous considerations to make such as:

1. The aesthetics of an area/green space
2. What kind of recreational offerings does the area offer?
3. Is there close proximity to schools/work/family?
4. What sets a place apart from the competition?
5. What about re-sale value in the future?

Brixton scores high on all of these points.

1. Brixton is located ON a protected greenbelt. You can't get closer to nature than that! Moreover, Panorama is a burgeoning area, with the city of Surrey focusing on keeping green space and park/forest areas included in their overall plan for the region.
2. From athletic parks, wave pools, nature trails, ice arenas and golf courses, Panorama is a place that has it all, and Brixton's superior location puts you within walking distance of many of these great venues.
3. A short stroll and you're at one of several excellent elementary schools, including a French immersion school. And depending on where you work and where your friends and family live, there are great, easy to access options for getting downtown, to the airport and across the US border.
4. Brixton is a boutique collection of only 80 townhomes. This allows for a more intimate feel, where you can get to know your neighbours. And Brixton was built using top-notch materials that will stand the test of time.
5. Surrey's continued population increase, transportation improvements (including the Port Mann and Golden Ears Bridge and extra lanes on Highway 1) and forward thinking political leadership make the area in and around Brixton a great investment for your future.

Why not come into our sales office today (14433 60th Avenue, Surrey) and see for yourself why Brixton is more than just a great address.

Keeping you in the know – here is a list of upcoming events in and around the Brixton neighbourhood!

October 30th Langley Rivermen vs. PG Spruce Kings
7pm *Langley Events Centre – 7888 200th Street*

Take the family and enjoy an evening of exciting Junior A hockey at the Langley Events Centre.



November 1st Fraser Valley Wine Festival

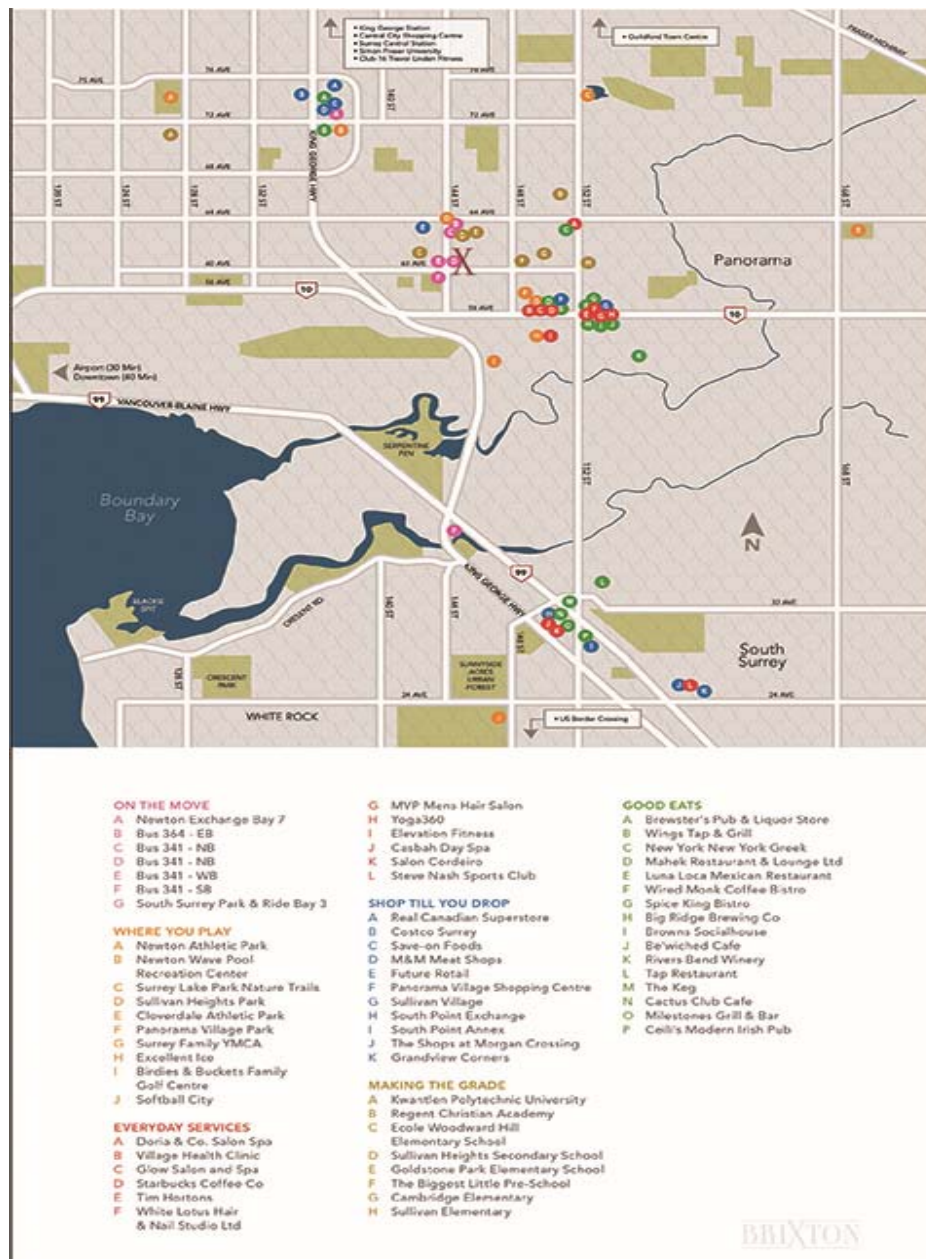
7pm – 9:30pm Willowbrook Mall – 19705 Fraser Highway

An elegant fundraiser showcasing over 200 wines will be held at the Willowbrook Mall after hours. Tickets must be purchased prior by calling 604 202 0364

November 3rd and November 17th Trace Your Family History

5:30pm – 8:30pm Cloverdale Library – 5642 176A Street

Discover your past at the Cloverdale Library, which has one of the largest Canadian family history collections in the country. For more information go to <http://www.surreylibraries.ca/programs-services/4815.aspx>



What's Cookin' at Brixton



Peeling, slicing and dicing while our favorite songs play in the background may be an idyllic afternoon for some. But not all of us have moments like this over a pot of simmering quinoa. For many, the kitchen can be a battleground of rushed minutes, lack of room and growing exasperation.

Kitchens have always been essential to home life, but these days we spend more time in them and use them for a wider range of activities. The best kitchens are efficient home bases for cooking, relaxing and entertaining, and the kitchens at Brixton are just that; a joy to come home to, an inspiring place to create and a place full of warmth.

Brixton offers:

- *Some of the largest and most dramatic kitchen islands around are found at Brixton, giving you plenty of room to create.*
- *Professionally designed space for ease of use and offering optimal storage.*
- *Stunning pure white Quartzite countertops and full-height marble tile backsplash are sure to impress.*
- *Complete energy star approved stainless steel Frigidaire appliance package – beautiful and smart!*



In an effort to bring an air of calm assurance to your kitchen and yummy flavors to your fall table, here is a one-dish meal that is as nourishing for your family as it is delicious:

Fried Rice with Kale and Onions

Ingredients

225g kale, stems discarded

1 ½ tbsp vegetable oil

2 cloves garlic, peeled and very finely chopped

3 large green onions, cut into thin diagonal slices

2 eggs

175g brown rice, cooked

1 ½ tbsp soy sauce

knob of butter

Method

1. Cut the kale leaves in half lengthways, and then cut crossways into very thin ribbons. Steam the kale for seven minutes.
2. Meanwhile, heat the vegetable oil in a large saucepan over medium-low heat. Add the garlic and cook, stirring, for two minutes, being careful not to brown the garlic.
3. Raise the heat to medium and add the steamed kale, eggs and green onions. Cook for four or five minutes and then add the rice and cook for another two minutes, stirring.
4. Add the soy sauce and a knob of butter and cook for 30 seconds more.
5. Enjoy!



Is Brixton the right choice for you?

At Brixton, we know that there are a lot of homes on the market in the Lower Mainland. Homes that come in a multitude of shapes, sizes, colours.... close to this, far from that! All of these factors make the decision of buying a home more complicated than it needs to be. Well fret no more. We're here to help you discover what it is that's most important to you in a home. Let's begin.

- **Is a convenient location important to you?**

Is green space and walking trails close by appealing? Would you like to be able to walk to shopping and schools? Is your morning commute something that concerns you?

- **Are you a social butterfly?**

Do you like to host gatherings where extra space, above and beyond what you need for day to day life would be great? Would a large, comfortable common area to host parties be something you'd utilize?

- **Is the builder's reputation important to you?**

Are they known for their quality trades and materials? Do they have an efficient move-in process? Would knowing these answers put you at ease about buying a new home?

- **Do you think about long term value?**

Does the present value exceed the price you would want should you decide to sell in the future? Do you want the assurance that your new home will hold its value?

If you answered yes to any or all of these questions, then we think Brixton hits the mark (and then some!). We invite you to call or stop by our sales centre today and speak to the super helpful sales staff and explore why Brixton is more than just a great address.

Help Brixton Give Thanks

On a personal note, it's that time of year again; days are getting shorter and soon we'll be setting our clocks back. It's also the time of year when families gather together for Thanksgiving – to reflect, share stories and give thanks for all that we have. It's in this spirit that the team at Brixton is giving back to the great community of Panorama.

For every person that comes into the Brixton Sale Centre before November 15th, we're donating \$1 to the Surrey Food Bank. If you'd like more information on this great charity, please visit: <http://www.surreyfoodbank.org>



Ready. Set. Learn.

It's hard to believe it's that time of year again! Fall is just around the corner – you can almost smell it in the air. Soon we'll be turning our clocks back (November 2nd) and kids will once again be back to school (we hope!).



The beautiful collection of 2 and 3 bedroom townhomes at Brixton, in the heart of Panorama, offer more than just a great address. Brixton puts you within walking distance of some really great schools. And with back-to-school usually meaning back to a routine



and structure, having the ability to walk your kids to school each morning is about as good as it gets!

Close by, Goldstone Park Elementary is a brand new school, and has incorporated a neighbourhood Learning Centre to support pre-school children in the area along with their caregivers. There's also the popular Ecole Woodward Hill Elementary which offers both English and French Immersion K- Grade 7 programs. For the older kids, Sullivan Heights Secondary is an excellent choice. They combine a strong academic focus with their outstanding Fine Arts, Performing Arts, Technical and Athletic Programs. And speaking of Fine Arts, Brixton is close to the Bell Performing Arts Centre. This world-class theatrical venue offers a variety of shows, from concerts, comedy acts and kids shows like Toopy and Binoo. Check out <http://bellperformingartscentre.com> for a full list of upcoming shows.

In honor of getting back to school, we've compiled a few tips on how to get organized for your kids return to the classroom.

- Set-up a school zone for backpacks, shoes and jackets. This will not only save you time in the morning, but also teach your kids to take responsibility for keeping their things organized.
- Create "activity bags" for each extracurricular activity, so your kids can just grab their stuff and go. A great way to stay organized and on-time.
- Make a lunch station in your fridge. Have a Tupperware container that has fresh fruit, veggies, cheese, lunch meats and dips. This way, you don't have to rummage through the fridge each morning to find ingredients.
- Most children thrive with a routine. Establish a *before bed*, *morning* and *after-school* routine. At first your kids may fight it, but after awhile, it will become second nature and lead to calm and order.

With getting organized for back-to-school, you'll probably be going through your kid's closets to straighten up and likely purge some items. Please consider recycling your clothes in support of Canuck Place Children's Hospice. There are many places to drop off donations, with a specially marked blue bin at the Real Canadian Super Store -7550 King George Highway near Brixton.

Your donations make a difference. For more donation locations please visit: [The Canuck Place Website](#)



