

WANDER INTO THE WOODS
FIND A PLACE WHERE GREAT
DESIGN IS ALL AROUND YOU.
A PLACE WHERE COOL IS
ALWAYS IN SEASON.

96 HIP TOWNHOMES PRICED
FROM THE LOW \$400's



Coordinates
92ND AVE & 156TH ST



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



45 YEARS BUILDING HOMES



OUR GOLDEN RULE, WE EXPECT INTELLIGENT DESIGN & CRAFTSMANSHIP IN OUR OWN HOMES & BELIEVE GRAMERCY HOMEOWNERS DESERVE THE SAME.

Founded in 2005, Gramercy is part of a family group that has spent the past 45 years building homes and neighbourhoods across British Columbia's Lower Mainland. Growing up among property developers gave partners Randy Klassen, Daphne Luking-Klassen and Stephan Luking an insider perspective on what homeowners value and the desire to forge their own path.

The team designs with creative and practical purpose, taking lessons learned from past projects and combining them with the needs of the next to create custom solutions. Instead of relying on templated designs and mindless repetition, Gramercy strives to build genuine communities one unique home at a time.



OUR TEAM



Architect

Bernard Decosse Architect Inc. is a Vancouver-based firm that provides architectural services for projects ranging from single-family dwellings and assisted living homes to mixed-use high-rises and office buildings. Founded on the experience of Bernard Decosse, principal and member of the Architectural Institute of British Columbia, the firm's collaborative approach and commitment to design excellence produce solutions that are embraced by users and the public alike.

THE MILL

Interior Design

The Mill Design Group Inc. is a North Vancouver-based interior design firm that specializes in multi-family residential dwellings. With more than 13 years of industry experience, owner Janine Wilson and her talented team work with developers to create indoor spaces that reflect the surrounding neighbourhood and embody the aesthetic values of future homeowners. The Mill believes home finishes should be timeless and easy to manage, without sacrificing style or comfort.
themill.ca



Sales & Marketing

Fifth Avenue Real Estate Marketing is a Surrey-based marketing firm with expertise in everything from site selection to advertising media. Thirty years ago, Fifth Ave partnered with local developers to pioneer an industry. Since then, the company has grown from a family firm in the Fraser Valley to a \$6 billion business with roots in 28 cities and municipalities. Fifth Ave believes that great sales and marketing require a hands-on approach that starts from the ground up.
fifthave.ca

Coordinates
22ND AVE & 150TH ST



BC CONDOS . NET



LIVE IN THE WOODS



FOLLOW THE WINDING ROAD ACROSS THE CREEK AND INTO THE WOODS.

Roll down your window, crank the tunes and feel the city fade away. Once you cross that bridge, you'll be surrounded by tall trees and open fields with room to move, space to breathe and the freedom to take it all in. Welcome to The Woods.

Step inside, slip off your shoes and shrug off the day. Beyond your back door is a whole other world. Chat with neighbours, unwind with a good read on a courtyard bench, or lace up your runners and hit the trails.

Even as the sun sets, the night is young in the Woods Lodge. Tucked away on the forest's edge, this secluded two-storey clubhouse is decked out with a luxe kitchen, a fireplace and a massive balcony—all the essential elements for a romantic date or an epic evening with friends. Kick back with a blockbuster, cheer on the Canucks, or raise a glass under the stars.

[DOWNLOAD](#)

BEAUTIFUL & FUNCTIONAL



CLASSIC EAST COAST CHARACTER MEETS MODERN WEST COAST MINIMALISM.

At Gramercy, we pride ourselves on creating spaces that are both beautiful and functional. Each home is designed to help you move easily and naturally from one room to the next. Step inside the front door to find wide-plank laminate flooring at your feet and pale pewter walls with crisp white accents all around you. Here on the main floor is where you'll spend most of your time. Little details, like a built-in pantry in the kitchen and a wall-mounted sink in the powder room, ensure every square foot is put to work.

Home business owners will be happy to learn that The Woods is a designated live-work site with dedicated office spaces in each home.

Clients can access courtyard properties and outdoor washrooms using the common garden, and perimeter properties via a public walkway that circles the community.

Upstairs is where your day begins and ends. When your alarm goes off and your feet hit the floor, you'll be pleased to find plush carpeting underfoot. Hit the shower in the ensuite bathroom, then cruise your walk-through closet for something to wear. The rest of the bedrooms and main bathroom with tub are just down the hall.

In addition to quality construction, thoughtful design and excellent customer service, every Gramercy home is protected with a comprehensive 2-5-10 warranty by Travelers Guarantee.



Coordinates
22ND AVE & 156TH ST

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

96 HIP TOWNHOMES



SELECT A HOME TYPE

PLAN A

3 BEDROOM + STUDIO
1,675 - 1,709 Sq. Ft.



PLAN B

3 BEDROOM + STUDIO
1,675 - 1,709 Sq. Ft.



PLAN C

3 BEDROOM + STUDIO
1,539 - 1,572 Sq. Ft.



PLAN D + STUDIO

3 BEDROOM
1,539 - 1,572 Sq. Ft.



PLAN E + STUDIO

Please contact team for more information.

SITE MAP

Click here to download the site map.



Coordinates
22ND AVE & 156TH ST
B C C O N D O S . N E T



FIND YOUR GROOVE



WITH THE WOODS AS YOUR HOME BASE, LIFE JUST GOT SUPER CONVENIENT AND FUN.

On any given Saturday, you could be dipping your toes in the ocean at Crescent Beach or hiking the trails in Sunnyside Acres, playing a round of golf at Morgan Creek or riding the waves with the Nicomekl Rowing Club,

hitting the shops at Grandview Corners or catching a matinee at the Rialto Twin Cinemas. You know all the usual spots, but let us show you where the locals go.



Coordinates
22ND AVE & 15TH ST
B C C O N D O S . N E T





CONTACT US

Provide us with your information here and we will keep you posted on the release of The Woods.

THE WOODS CENTRE

32nd Ave & 156th Street, Surrey BC
604.538.8876

☐ YES, I WANT TO RECEIVE UPDATES VIA EMAIL☐ NO, PLEASE CONTACT ME BY PHONE OR TEXT ONLY

* REQUIRED FIELDS

Click to submit



Coordinates
32ND AVE & 156TH ST
B C C O N D O S . N E T



Live in The Woods

N

P

VISITOR
PARKING

WALKWAY

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PLAN B

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PLAN A

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PLAN B

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PLAN A

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PLAN B

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PLAN E

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PLAN A

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PLAN B

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PLAN A

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PLAN B

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PLAN A

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PLAN B

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PLAN C

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PLAN D

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PLAN C

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TO 32ND AVE

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PLAN C

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PLAN D

WOODS LODGE

COMMUNITY GARDEN

PROTECTED GREENERY
RIPARIAN AREA

31ST AVENUE



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or approximate and are based on architectural measurements. As reverse and/or mirrored plans occur throughout the development please see architectural plans for exact unit layout if important to you. Illustrations, renderings and marketing materials provided are an artist's conception and are intended as a general reference only and are subject to change without prior notice. Please ask one of the helpful sales staff to reference the architectural set of construction drawings for most accurate dimensions and other details. Please refer to disclosure statement for specific offering details. E.&O.E

Floorplans PLAN A

1,675 – 1,709 SQ FT



Floorplans PLAN B

1,675 – 1,709 SQ FT



Floorplans PLAN C

1,539 – 1,572 SQ FT



Floorplans PLAN D

1,539 – 1,572 SQ FT



[British Columbia](#) > [Surrey](#) > [Rosemary Heights Business Park](#) > The Woods by Gramercy



The Woods by Gramercy

By [Gramercy](#)
15572 32 Ave [Surrey](#)
Sales from CAD\$399,900



The Woods by Gramercy is a new townhouse development by [Gramercy](#) currently under construction at 15572 32 Ave in [Surrey](#). The development is scheduled for completion in 2014. Sales for available units start at CAD\$399,900. The development has a total of 96 units.

Project Details

DEVELOPMENT NAME The Woods by Gramercy
DEVELOPER(S) [Gramercy](#)



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



BUILDING TYPE Townhouse
ADDRESS 15572 32 Ave
CITY Surrey
STATE/PROVINCE British Columbia
POSTAL CODE V3S 0G3
Sales Center Phone # 604-583-8876
Sales Center Address #1 – 15588 32nd Ave South Surrey, BC
Sales Center Hours Daily: 12-5pm (Closed Fridays)
CONSTRUCTION STATUS Construction
ESTIMATED COMPLETION 2014
STATUS Selling
Sales Started 13 November 2013
TOTAL NUMBER OF UNITS 96 units
UNIT SIZES From 1539 Sq Ft To 1938 Sq Ft
CEILING HEIGHTS Up to 9'0"
SALES COMPANY [Fifth Avenue Real Estate Marketing](#)
MARKETING COMPANY [Fifth Avenue Real Estate Marketing](#)

\$ Prices

SALE PRICES(AVAILABLE UNITS) From CAD\$399,900
DEPOSIT STRUCTURE Own with 5% down.

Project Summary

From Gramercy:

Wander into the woods and find a place where great design is all around you, a place where cool is always in season.

Project Amenities

Rooftop Terrace

Features & Finishes

EASY ON THE EYES OUTSIDE

- Winding entrance edged with trees, set back from the road and taken straight out of a storybook
- Trails for the marathoner-in-training or the after-dinner stroller
- Community garden for the green thumb in the family
- Trees, streams and green—up close and as far as the eye can see
- Brownstone-inspired brick facades
- Large rooftop patio with forest views for three-season entertaining and year-round barbequing
- Tandem garages for your two cars, dirt bikes and other wheels

MAIN FLOOR

- Generous 9-foot ceilings
- Contemporary pot lights just where you need them
- Modern Moen fixtures and finishes
- Designer laminate flooring



KITCHEN & BATH

- Quartz kitchen countertops
- Modern, oversized, undermount kitchen sink
- Contemporary kitchen faucet with handy pull-down spray
- Sleek stainless steel appliances
- Choice of flat-panel or Shaker-style cabinets
- Soft-close cabinet doors and drawers
- Space-saving, wall-hung bathroom sink

PLUS

- Quiet workspace where you can get things done
- Compact laundry closet with hook-ups for washer and dryer
- Open, vaulted staircase to the rooftop patio that offers treetop views from the bedroom level
- Elegant flat-panel doors and bi-folds throughout

BELLS & WHISTLES

- Optional appliance upgrade packages to raise your kitchen game
- Optional main-floor powder room
- The Woods Lodge with fireplace, kitchen and big screen—for when you want to celebrate BIG!

NUTS & BOLTS

- Hose bibs in the garage and on the rooftop deck to keep your garden green
- 50-gallon (US) electric water heater to keep your shower hot
- Electric baseboard heating with thermostats in every room to keep your home cozy or cool
- A hub in the garage, plus cable and data hook-ups in most rooms, to keep you plugged in
- One year of free high-speed fibre-optic Internet and telephone from TELUS to keep you connected
- Hard-wired smoke and CO2 detectors to keep you breathing easy
- Rough-in alarm system to give you options when choosing the level of security that's right for you

