



A PRIVATE COMMUNITY WITH URBAN ACCESS

- Proximity to the very best of South Surrey, including elite schools, exceptional shopping at Morgan Crossing and Grandview Corners, transportation systems, plus accessibility to all major routes leading to Vancouver, the Lower Mainland, the Fraser Valley & the USA
- Surrounded by nature and West Coast outdoor living, just minutes from Crescent Beach, Sunnyside Acres Urban Forest and extensive trails and walking paths
- Lush landscaping, bright greenery and expansive views keep you in touch with the natural environment

SOPHISTICATED CONTEMPORARY ARCHITECTURE AND EXTERIORS

- West Coast Modern architecture featuring clean and elegant lines, contemporary styling and simple forms
- Design details such as cedar soffits, oversized windows and durable, natural materials throughout
- High performance exteriors including HardiePlank and Panel exterior siding for lasting protection, accented with tongue and groove cedar, and metal and glass rails
- Vinyl ENERGY STAR windows offer pristine views
- Lushly landscaped green corridor
- Personal garages for every home
- Majority of homes will have private rooftop terraces; the rest will have generous outdoor patio space or decks

INTERIORS THAT INSPIRE AND INVITE

- Your choice of two designer colour schemes: Polo or Rugby
- Tastefully streamlined recessed light fixtures throughout
- Contemporary ceiling fixtures in all bedrooms
- Metropolitan Evoke wide plank laminate flooring in living, dining and kitchen areas
- Plush 40 oz. 100% BCF nylon carpet in all bedrooms and stairways
- 2" faux-wood horizontal blinds for shade and privacy

KITCHENS CUSTOMIZED TO YOUR TASTE

- Entertain friends and family in large, open kitchen and dining spaces with oversized islands (in select homes)
- Light and bright interior design
- Sleek quartz countertops and glass backsplash in earth tones for a natural feel
- Convenient under-cupboard kitchen task lighting
- Oversized double-bowl undermount stainless steel sink with European kitchen faucet in polished chrome
- 20 cu.ft. stainless steel refrigerator with French doors and bottom-mount freezer
- 30" stainless steel convection wall oven
- Five burner gas cooktop & hoodfan
- Six-cycle dishwasher with hidden controls
- Built-in microwave

SOOTHING BATHROOMS TO RELAX IN

- Sleek quartz countertops
- Stylish sinks with vanities in all powder rooms
- Refined European fixtures
- Elegant handset porcelain tiles
- Soothe yourself in a separate tub and stand-up shower with modern frameless glass surround
- Built-in tub and shower niches

PRIVILEGED MEMBERSHIP AT THE SOUTH RIDGE CLUB

- An onsite clubhouse offering the consummate private club experience
- Stay active in the 1300-square-foot multi-purpose gym
- Work up a sweat in the spacious fitness centre, stocked with top-of-the-line cardio and strength training equipment
- Watch the big game or show in the state-of-the-art Theatre Room
- Share a special occasion in the Fireside Lounge, with a billiards table, gourmet kitchen & banquet-ready dining area
- Sun yourself on the spacious deck
- Swim a few laps in the outdoor pool, have fun with the kids in the play area or relax in the hot tub
- Expansive outdoor covered patios mean more space for a weekend BBQ or neighbourhood event all year round

BUILT GREEN FOR EFFICIENCY, THE ENVIRONMENT, AND YOU

- ENERGY STAR windows & appliances
- Low-flow faucets & shower aerators and high-efficiency toilets aid water conservation
- Low VOC paints improve indoor air quality
- Water-efficient irrigation technology
- Increased insulation that's formaldehyde-free
- Community recycling & compost program

DESIGNING FOR ACOUSTICAL PRIVACY

Adera's Superior Acoustical Specification for Townhouse Walls (SAS 4.0)

- An innovative construction method that significantly reduces sound transmission between party walls
- It also results in a reduction of heat loss and less odour emissions, while increasing the fire rating
- Separate walls for plumbing

I.D. BY ME CUSTOMIZATION

Personalize your home with Adera's thoughtfully assembled upgrade offerings. Choose from the following packages:

The Club Kitchen Package will include:

- Jenn-Air appliances and Panasonic built-in wall microwave
- Faber pull-out hood fan
- Garburator
- Kohler Evoke kitchen faucet
- Caesarstone countertops & slab kitchen backsplash

The Club Bathroom Package will include:

- Full height tile tub and shower surrounds
- Upgraded Kohler faucets
- Powder room vanity upgrade
- Skirted toilets
- Nu-heat floors
- Designer series accessories

The Elite Kitchen Package will include:

- Everything included from the Club Kitchen Package plus the following upgrades:
- Deluxe refrigerator, range and wall oven
- Built-in wine fridge
- Hot water on demand

The Elite Bathroom Package will include:

- Everything included from the Club Bathroom Package plus the following upgrades:
- Floating ensuite vanity with underlighting
- Wall hung toilet, designer mirrored medicine cabinet, rain shower head and jetted bathtub in ensuite
- 3" thick countertops in all bathrooms

Enhance the Club & Elite Packages with any of the following i.D. By Me options:

- Hardwood flooring
- Crown moulding
- Window & closet door trims
- Security systems
- Custom closet organizers
- Built-in electric fireplace
- Ceiling fan in master bedroom and family room
- Air conditioning
- Roller shades
- Central vacuum system
- Location engineered personal hot tub on your roofdeck

SAFETY AND SECURITY

- Adera's award-winning Customer Care two-year inclusive Wall-to-Wall warranty program that exceeds industry standards
- 2-5-10 year warranty coverage with Travelers Guarantee Company of Canada
- Fire sprinklers in homes