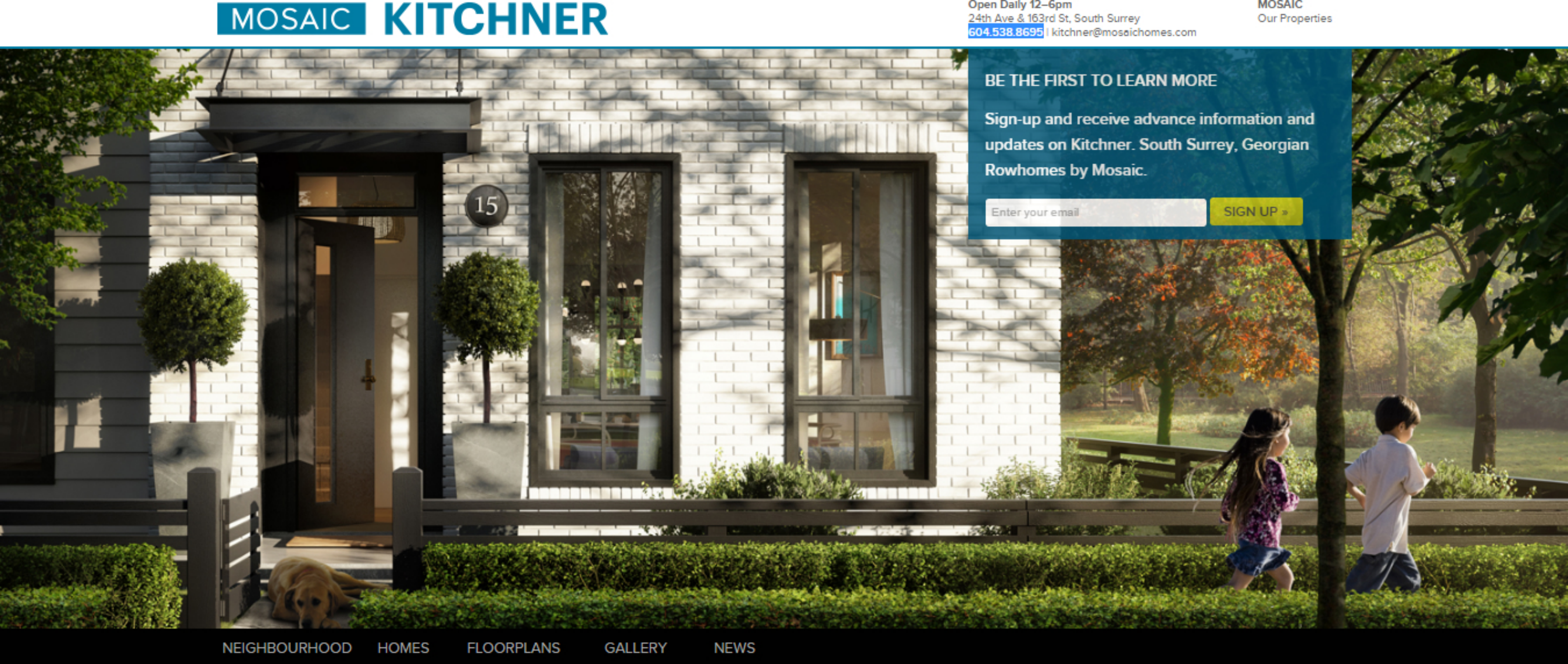




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NEIGHBOURHOOD HOMES FLOORPLANS GALLERY NEWS



THE KITCHNER SETTING.

Bridging a park and high-street shops in the heart of Morgan Heights. Handsome 2, 3 & 4 bedroom Georgian rowhomes. Homes that are full of light, open & airy, rich in detail, and designed so that every inch counts.



A BETTER HOME.

Architectural presence. Functional space. Natural light. From making the most of every inch to creating beautiful street appeal, our obsession for design and detail is evident throughout. It's how we build you a better home.

INTERIOR EXTERIOR SPECIFICATIONS

A BETTER HOME

Redbrick Georgian Rowhomes were the very first homes we designed and built. And over the past 15 years, we've figured out how to make them even better and Kitchner is our best yet.

A mix of 2, 2 & den, 3 & 4-bedroom homes, designed for young families, those looking for roomier homes, and couples looking for a simpler way to live.

White & red that are beautiful to look at and easy to love. Every home defined by black metal canopies, recessed windows, and entry doors.

Individual front gate and landscaped walk lead to your own front door, sheltered within a private raised stoop, and lit recessed entrance (some homes).

INSIDE THE HOME

For Kitchner's interiors, we were inspired by shaker and farmhouse kitchens, a timeless look, yet married it with today's must-haves and a smart, smooth contemporary finish.

White-on-white palette keeps it simple, clean, and elegant, with wood tones warming it up.

High-volume, 10-foot ceilings on main living level in all homes.

Powder room on main floor (some homes).

Oversized windows increase natural light and extend space in living, dining, and master bedrooms.

Oversized matte porcelain tile flooring in entry and bathrooms.

Herringbone pattern, laminate wood flooring throughout living, dining, kitchen, and nook (some homes).

Cut-pile carpeting throughout bedrooms, upstairs hallway, and main stairways.

Recessed pot lights in select locations.

MOSAIC-designed art niches.

Reinforced TV wall with cord-concealing conduit for wall-mounted big-screen television.

Whirlpool washer and dryer (optional).

Kendall track lighting with matte white finish in main living areas.

INSIDE THE KITCHEN

Dramatic details, monochrome color accents and texture provide a thrilling backdrop for strikingly sophisticated matte black and brass hardware.

Set against a modernist's re-take on shaker cabinetry in matte white and grey colorways (plan specific) are the clean lines of beautifully modern flat panel cabinetry with handle-free doors, eliminating unnecessary hardware.

These kitchens are roomy too, with plenty of clearance and lots of opportunity for storage.

Predominantly matte white and black detailing; white back-splash tile against matte black; brass pulls for texture.

Full-height pantry (some homes).

Thin in. Slick, slim-profile, durable laminate (standard), rich laminate woodgrain (optional), and stone countertops (optional).

Kohler white cast iron double-bowl sink.

Delta pull-down faucet in matte black or bronze.

Under-cabinet LED integrated task lights.

Appliance ensemble:

Whirlpool Energy Star stainless steel, 19 cu. ft. bottom freezer refrigerator.

Fisher & Paykel stainless steel, counter-depth, bottom freezer refrigerator (optional).

Whirlpool 30" stainless steel electric slide-in range and oven.

Broan stainless steel hood fan.

Whirlpool built-in dishwasher with integrated controls; and

Panasonic microwave oven and matching trim kit (optional).

INSIDE THE BATHROOM

LED back-lit mirror in each suite.

Over-size tiling lines the floor and walls, providing a quiet backdrop as you sink deep into the soaker tub (some homes).

Acritect white square porcelain sinks.

Kohler single-lever faucets in polished chrome.

Wide-profile laminate countertops with pendenza edge (standard) or composite quartz (optional).

Deep soaker bathtub (some homes).

Glazed ceramic tile bathtub and shower surrounds.

Kohler showerheads and bathtub faucets in polished chrome.

Oversized matte porcelain tile flooring.

Recessed pot lighting.

Acritect white 12" elongated toilet.

THE SETTING

Beautifully set in the heart of South Surrey, with the calm of Oliver Park to one side and the main street vibe of Morgan Crossing to the other. We love it here.

Layered landscaping of wide boulevards, tree-lined streets, and flowering, with Fremont style fencing separating private yards from walking paths.

Substantial brick monumentation; layered landscape lighting surrounds. All of which continues throughout the entire property.

Common areas include a central green space, landscaped internal courtyard and walking paths, connecting to surrounding streets and parks.

Private amenity building, exclusive to residents with fitness area and conference room.

A little bit of everything, all within a short walk, just like a village.

MOSAIC HOMEOWNER CARE

MOSAIC's own warranty, backed by National 1-2-5-10 New Home Warranty:

1-Year Materials and Labour Warranty;

2-Year Materials and Labour Warranty for Distribution Systems;

5-Year Building Envelope Warranty; and

10-Year Structural Warranty.

MOSAIC's Homeowner Care orientation program and on-call homeowner support.

FLOORPLANS

2 BEDROOM

2 BEDROOM & DEN

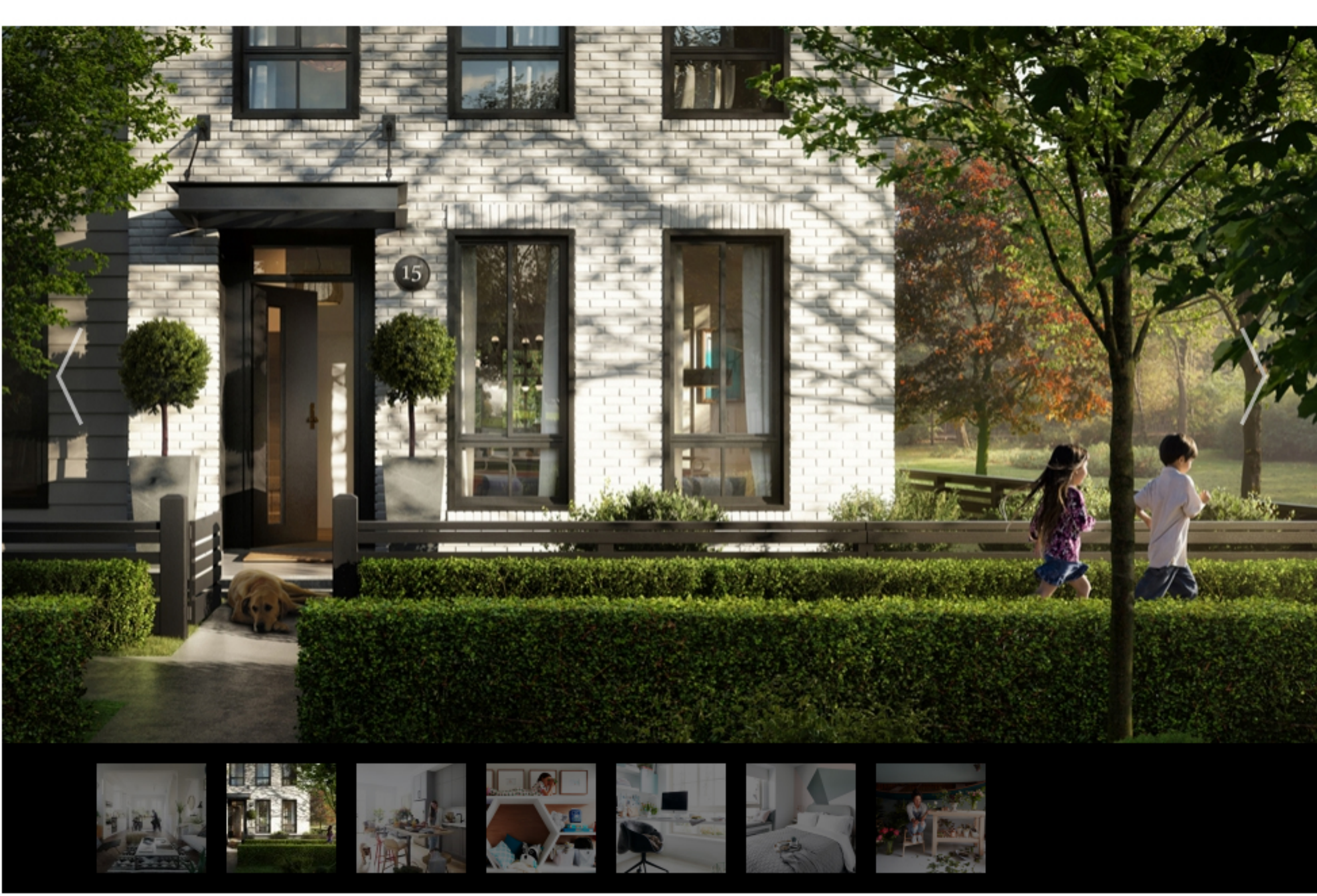
3 BEDROOM

4 BEDROOM

SITE PLAN

MORE INFO

Please call our KITCHNER Sales Team at 604.538.8695 for the latest information.



KITCHNER NEWS.

Kitchner by Mosaic x IKEA Hack

Kitchner DIY Holiday Wreath with Botany & Co

Kitchner DIY Holiday Advent Calendar with Laura Melling

A Home for the Holidays DIY Ikea Hack



Kitchner by Mosaic x IKEA Hack

2016-12-21

Furnishing a home is an exciting portion of the home-owning process, and an expensive one too. That is why we believe that clever modifications to some basic IKEA pieces can be both beautiful to look at and make the most of accessible home furniture.

[READ MORE >](#)



Kitchner DIY Holiday Wreath with Botany & Co

2016-12-07

From a beautiful mess to a floral DIY copper crescent wreath. Botanical Lauren Sabo of @BotanyandCo shares her step-by-step guide for a simple holiday wreath with a Scandinavian twist.

[READ MORE >](#)



Kitchner DIY Holiday Advent Calendar with Laura Melling

2016-12-06

One of Laura's favourite hacks is the modern day advent calendar made from IKEA VINTER gift bags, SYRLIG curtain rings, GIVANDE gift tags, copper tape, and metallic embroidery thread.

[READ MORE >](#)



A Home for the Holidays DIY Ikea Hack

2016-12-05

With the holidays upon us, what better way to get into the spirit of the season than with a few DIY holiday projects?

[READ MORE >](#)

FLOORPLANS

2 BEDROOM

G PLAN

F1 PLAN

2 BEDROOM & DEN

F1 PLAN

F2 PLAN

G2 PLAN

G3 PLAN

3 BEDROOM

H PLAN

H1 PLAN

4 BEDROOM

B PLAN

B1 PLAN

South Surrey Rowhomes: KITCHNER by MOSAIC Avenue Realty Ltd
Brand New Rowhomes in Surrey

HOME INFORMATION

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