

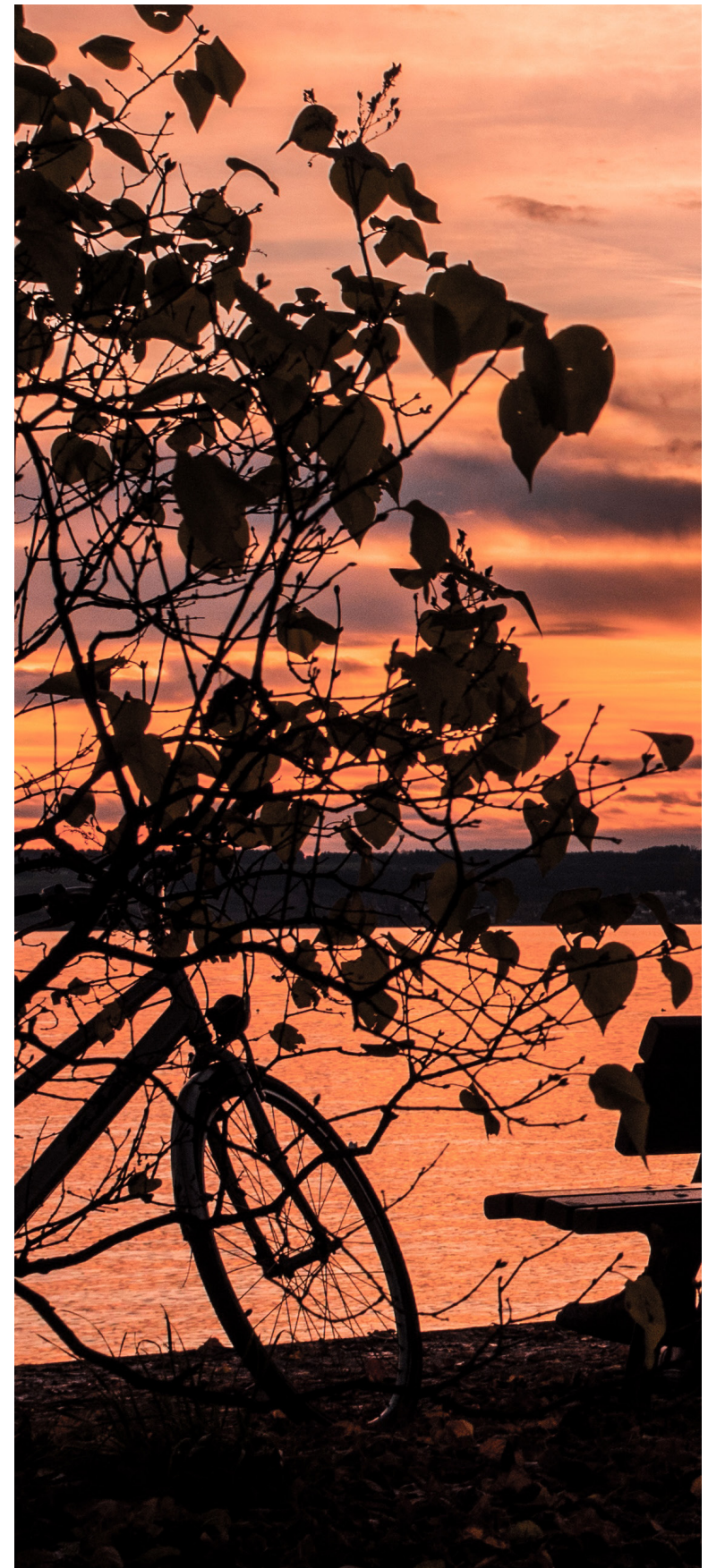


SOUTH ON 16TH

A MORTISE GROUP PROPERTY



BRINGING YOU SERENE COASTAL LIVING,
A HOME WITH A HORIZON,
AND COMFORTABILITY PAIRED WITH LUXURY.





22 EXCLUSIVE SMART TOWNHOMES



South On 16th is handcrafted with care,
with a profound attention to detail, and with room for
customization and *your* very own personal touch.

HOMES OF DISTINCTION, INSPIRED BY THE WEST COAST

15885 16TH AVENUE, SOUTH SURREY



Nestled in the growing, pristine community of South Surrey, South On 16th conveniently locates you within minutes of your every day needs, beaches and lazy sun-filled afternoons, fine dining restaurants, outlets and fitness centres, and much more.

THE PERFECT LOCATION, CAREFULLY SOUGHT AFTER...*JUST FOR YOU.*







CUSTOMIZE YOUR HOME.
FROM THE COLOUR OF CABINETS TO FLOORING, LET YOUR HOME
REFLECT *YOU* AND YOUR UNIQUE STYLE.



FEATURES

Automated Smart Homes

- Fully automated smart home system with the latest innovation “CONTROL4”
- Bluetooth media connection from anywhere at home

ENERGY STAR® Qualified Homes

- Energy efficient doors, windows, and appliances with low energy consumption
- We guarantee testing throughout the construction process

Heating And Air-Conditioning

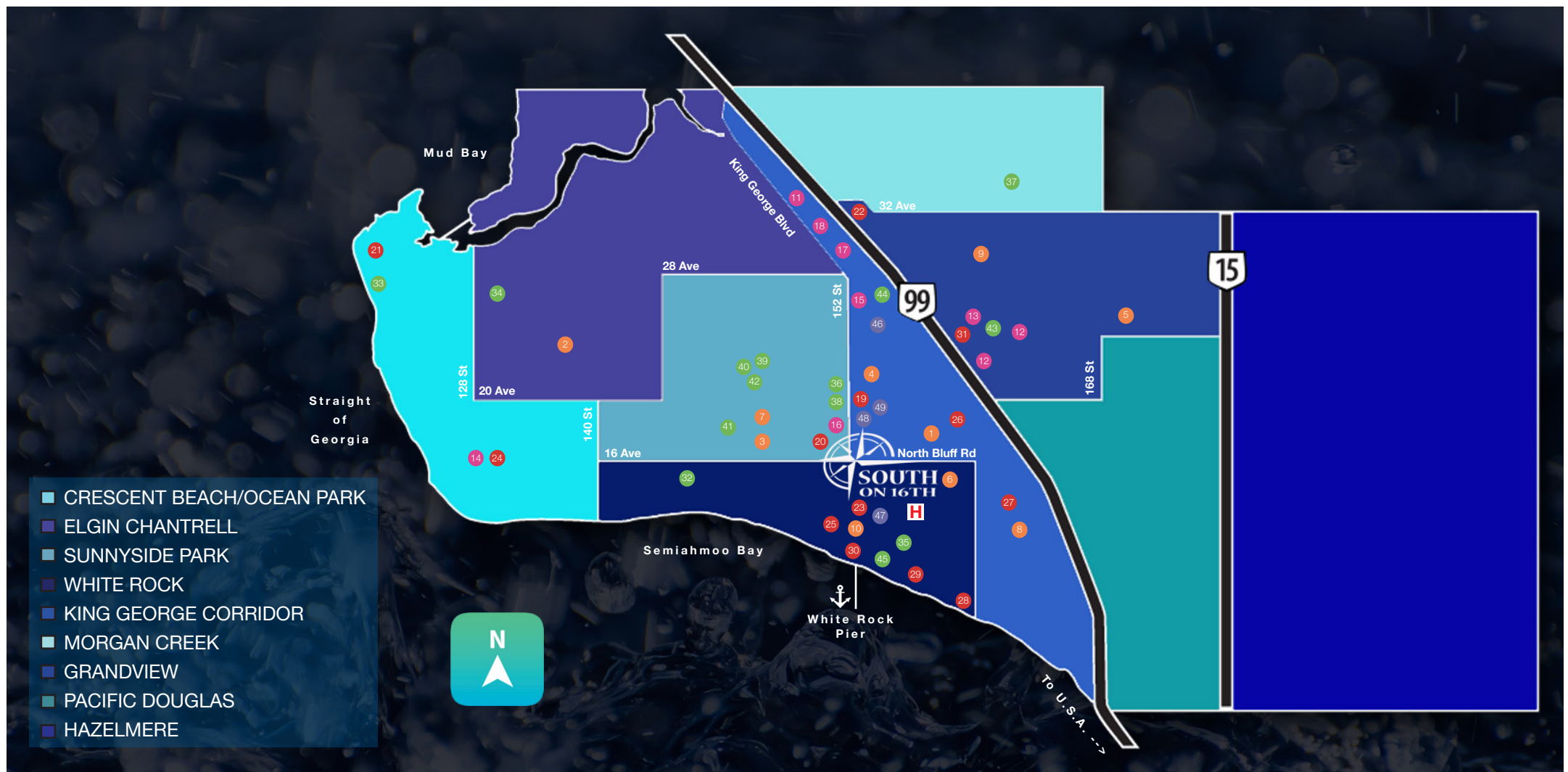
- Energy efficient heating furnace and ventilator
- Enjoy a home of comfort all-year-round with premium air-conditioning

Luxury Kitchen

- Cook in style with our modern, elegant, open concept kitchen
- Featuring premium stainless appliances and granite countertops



Your Community At A Glance



EDUCATION

1. Earl Marriot Secondary
2. Elgin Park Secondary
3. H.T. Thrift Elementary
4. Jessie Lee Elementary
5. Pacific Heights Elementary
6. Peace Arch Elementary
7. Semiahmoo Secondary
8. South Meridian Elementary
9. South Ridge Private School
10. White Rock Elementary

SHOPPING CENTERS

11. Alder Crossing
12. Grandview Corners
13. Morgan Crossing
14. Ocean Park Village
15. Peninsula Village
16. Semiahmoo Mall
17. South Point Annex
18. South Point Exchange

DINE OUT

19. Boston Pizza
20. Browns
21. Cabin
22. The Keg
23. Lela Thai
24. Ocean Park Pub
25. Onyx Steak House
26. Roadhouse Eatery
27. The Turkey House & Deli
28. Washington Avenue Grill
29. **East Beach**
Moby Dicks, Deluxe, Sandpiper
30. **West Beach**
Cielos, Uli's, The Hemingway, Cosmos, The Boathouse
31. **Morgan Crossing**
Sammy J Peppers, White Spot, Montana's, My Shanti

RECREATION

32. Centennial Arena
33. Crescent Beach
34. Crescent Park
35. Fraser Valley Library
36. Just Ladies Fitness
37. Morgan Creek Golf & Country Club
38. Semiahmoo Library
39. South Surrey Arena
40. South Surrey Athletic Park
41. South Surrey Indoor Pool
42. South Surrey Rec Centre
43. Steve Nash Fitness
44. Sunnyside Outdoor Pool
45. White Rock Beach

ENTERTAINMENT

46. Caprice Theatre
47. Coast Capitol Playhouse
48. Rialto Theatre
49. Sandcastle Bowling



Innovation At Your Fingertips

South On 16th features fully automated smart home systems powered by Control4 allowing the Homeowner to manage everything, from lighting to your speaker system, through your mobile device--providing for a futuristic living experience.

Our Homes are ENERGY STAR® Qualified.

We believe in Green-Living, we believe in maintaining a Healthy and Eco-Friendly environment; and now with our ENERGY STAR® products we offer You the Homeowner just that.

(The ENERGY STAR® mark is administered and promoted in Canada by Natural Resources Canada and is used with permission.)

ENERGY STAR® features:

- Energy efficient doors, windows, and appliances with low energy consumption
- Energy efficient heating furnace and ventilator

We guarantee qualified testing throughout the construction process.



We Build Sustainable Homes.





AT SOUTH ON 16TH
NATURE IS YOUR BACKYARD,
YOUR SANCTUARY, YOUR ESCAPE.



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



With Multiple Floorplans,
the choice is endless within
3 bedroom + den
and 4 bedroom units.

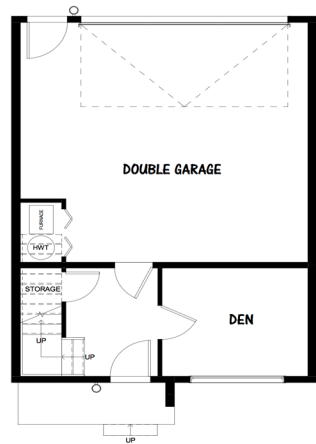
UNIT LAYOUT



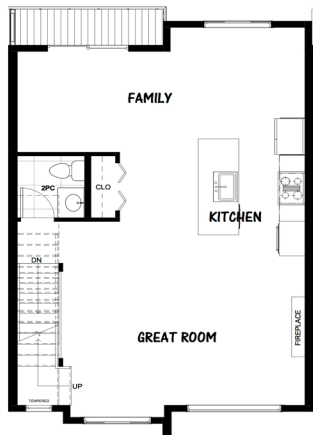
Starting as low as **\$550,000**
choose the fit that is right for You.



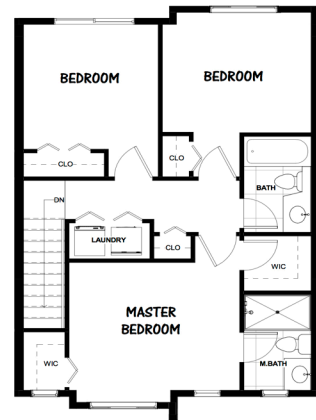
UNIT A



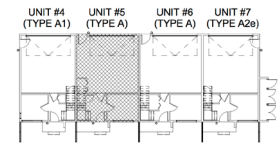
1 TYPE A - LEVEL 1
1/4" = 1'-0"
FLOOR AREA = 19.97m2 / 214.96 SF
GARAGE AREA = 42.36m2 / 455.96 SF
TOTAL FLOOR AREA - GARAGE AREA = 151.27m2 / 1628.26 SF



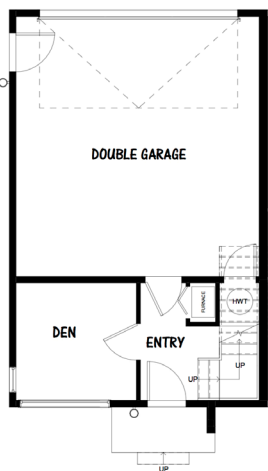
2 TYPE A - LEVEL 2
1/4" = 1'-0"
FLOOR AREA = 65.14m2 / 701.16 SF



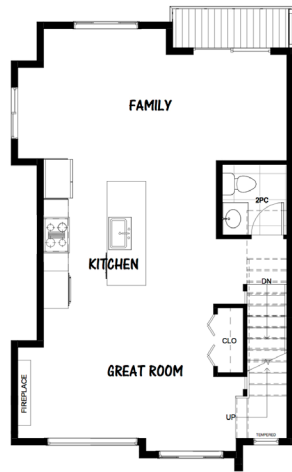
3 TYPE A - LEVEL 3
1/4" = 1'-0"
FLOOR AREA = 66.16m2 / 712.14 SF



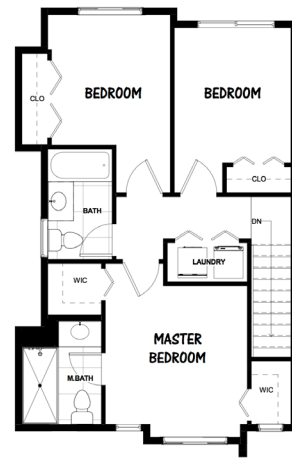
UNIT A1



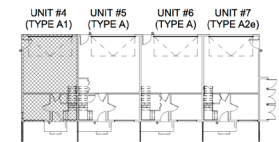
1 TYPE A1 - LEVEL 1
1/4" = 1'-0"
FLOOR AREA = 17.85m2 / 192.14 SF
GARAGE AREA = 37.87m2 / 407.63 SF
TOTAL FLOOR AREA - GARAGE AREA = 141.52m2 / 1523.31 SF



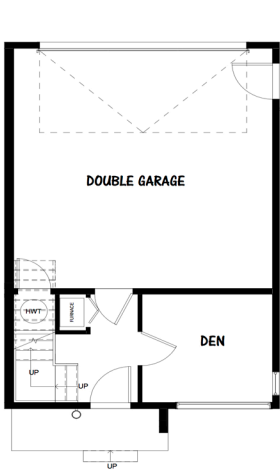
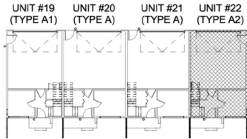
2 TYPE A1 - LEVEL 2
1/4" = 1'-0"
FLOOR AREA = 61.41m2 / 661.01 SF



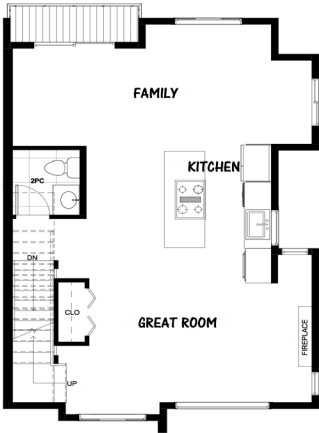
3 TYPE A1 - LEVEL 3
1/4" = 1'-0"
FLOOR AREA = 62.26m2 / 670.16 SF



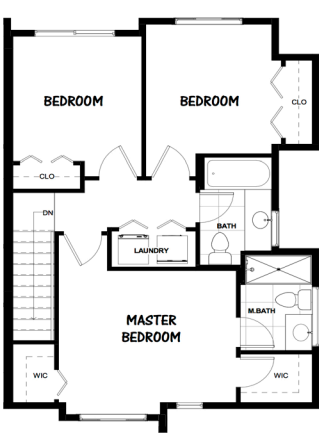
UNIT A2



1 LEVEL 1 - TYPE A2
1/4" = 1'-0"
FLOOR AREA = 18.15m2 / 195.36 SF
GARAGE AREA = 38.51m2 / 414.52 SF
TOTAL FLOOR AREA - GARAGE AREA = 149.60m2 / 1610.28 SF

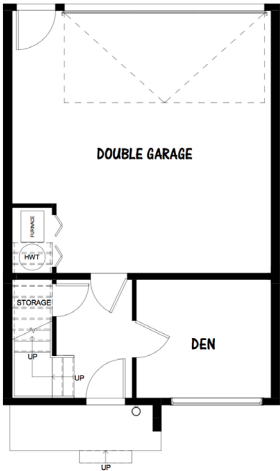
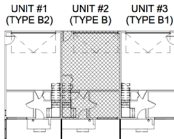


2 LEVEL 2 - TYPE A2
1/4" = 1'-0"
FLOOR AREA = 65.28m2 / 702.67 SF

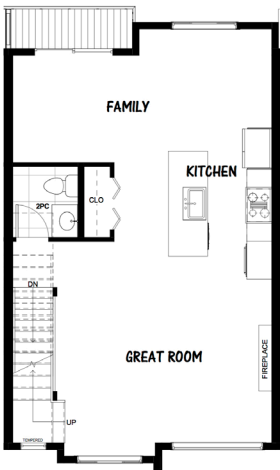


3 LEVEL 3 - TYPE A2
1/4" = 1'-0"
FLOOR AREA = 66.17m2 / 712.25 SF

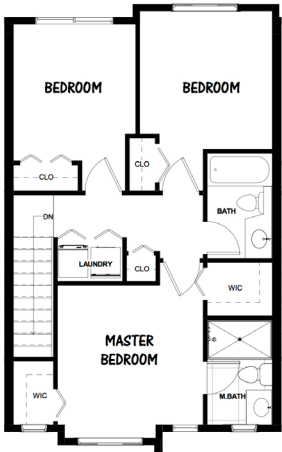
UNIT B



1 TYPE B - LEVEL1
1/4" = 1'-0"
FLOOR AREA = 18.61m2 / 200.32 SF
GARAGE AREA = 39.47m2 / 424.85 SF
TOTAL FLOOR AREA - GARAGE AREA = 141.77m2 / 1526.00 SF

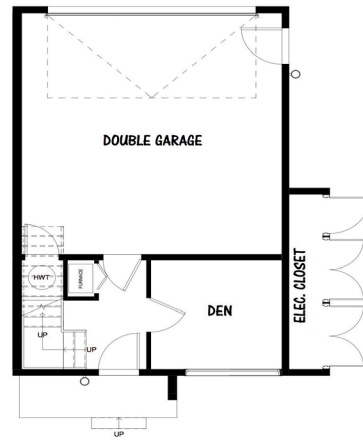
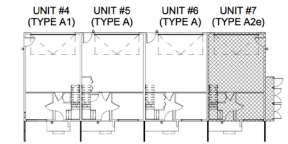


2 TYPE B - LEVEL2
1/4" = 1'-0"
FLOOR AREA = 60.90m2 / 655.52 SF



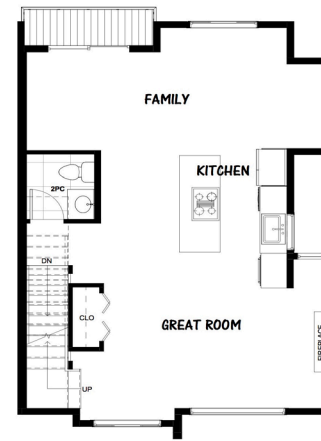
3 TYPE B - LEVEL3
1/4" = 1'-0"
FLOOR AREA = 62.26m2 / 670.16 SF

UNIT A2e



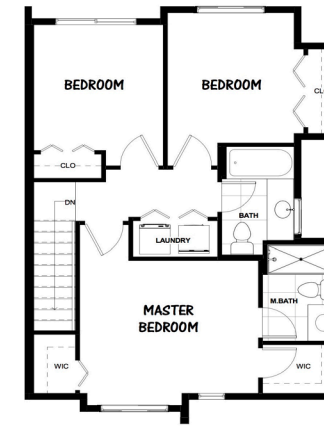
1 TYPE A2e - LEVEL 1
1/4" = 1'-0"

FLOOR AREA	= 18.15m ² / 195.36 SF
GARAGE AREA	= 38.51m ² / 414.52 SF
TOTAL FLOOR AREA - GARAGE AREA = 149.64m ² / 1610.71 SF	



2 TYPE A2e - LEVEL 2
1/4" = 1'-0"

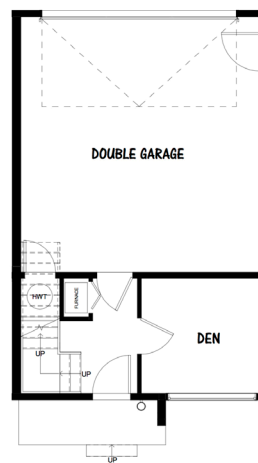
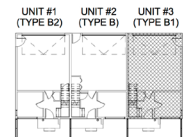
FLOOR AREA	= 65.30m ² / 702.88 SF
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3 TYPE A2e - LEVEL 3
1/4" = 1'-0"

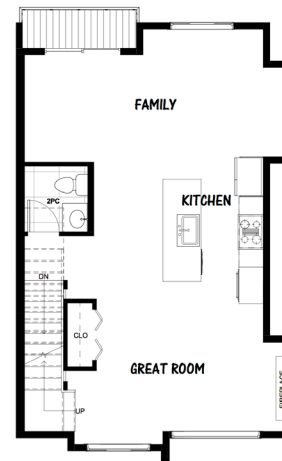
FLOOR AREA	= 66.19m ² / 712.46 SF
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UNIT B1



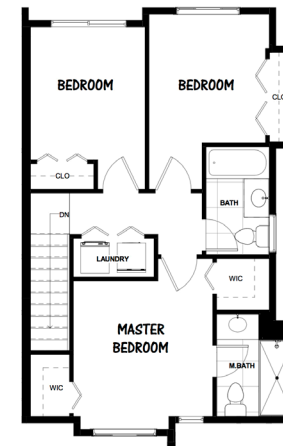
1 TYPE B1 - LEVEL 1
1/4" = 1'-0"

FLOOR AREA	= 17.85m ² / 192.14 SF
GARAGE AREA	= 37.87m ² / 407.63 SF
TOTAL FLOOR AREA - GARAGE AREA = 141.52m ² / 1523.31 SF	



2 TYPE B1 - LEVEL 2
1/4" = 1'-0"

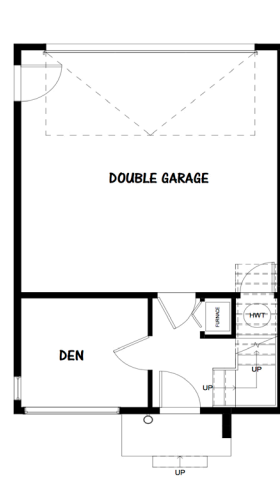
FLOOR AREA	= 61.41m ² / 661.01 SF
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3 TYPE B1 - LEVEL 3
1/4" = 1'-0"

FLOOR AREA	= 62.26m ² / 670.16 SF
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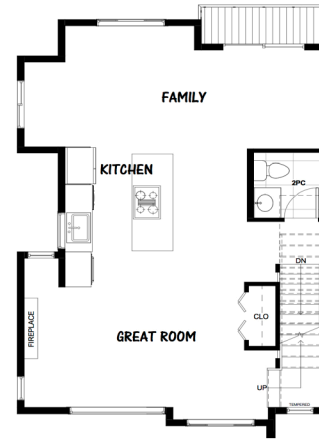
UNIT B2



3 TYPE B2 - LEVEL 1
1/4" = 1'-0"

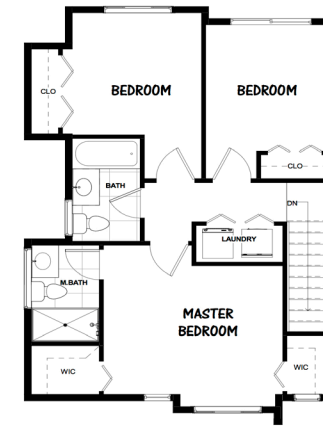
FLOOR AREA = 17.85m² / 192.14 SF
GARAGE AREA = 37.87m² / 407.63 SF

TOTAL FLOOR AREA - GARAGE AREA = 147.46m² / 1587.25 SF



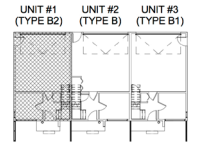
2 TYPE B2 - LEVEL 2
1/4" = 1'-0"

FLOOR AREA = 64.38m² / 692.98 SF

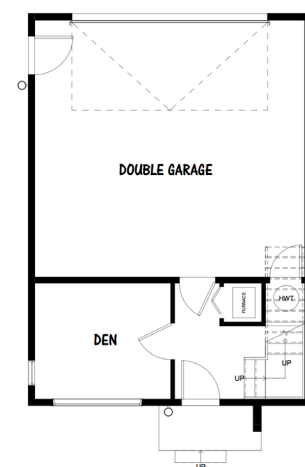


1 TYPE B2 - LEVEL 3
1/4" = 1'-0"

FLOOR AREA = 65.23m² / 702.13 SF



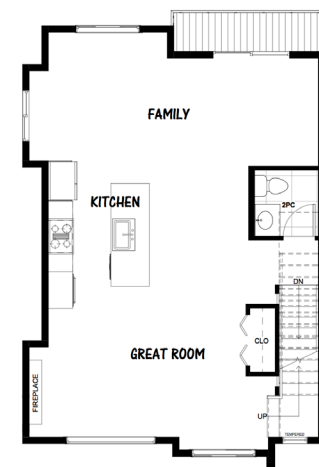
UNIT C1



1 TYPE C1 - LEVEL 1
1/4" = 1'-0"

FLOOR AREA = 19.97m² / 214.96 SF
GARAGE AREA = 42.36m² / 455.96 SF

TOTAL FLOOR AREA - GARAGE AREA = 155.55m² / 1674.33 SF



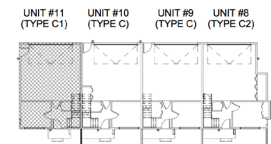
2 TYPE C1 - LEVEL 2
1/4" = 1'-0"

FLOOR AREA = 67.25m² / 723.87 SF

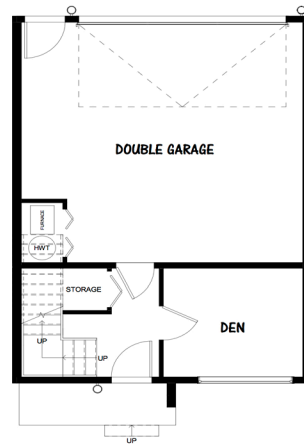


3 TYPE C1 - LEVEL 3
1/4" = 1'-0"

FLOOR AREA = 68.33m² / 735.50 SF



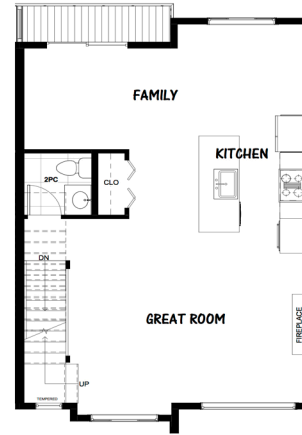
UNIT C



1 TYPE C - LEVEL 1
1/4" = 1'-0"

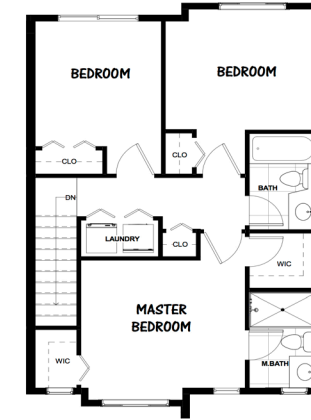
FLOOR AREA = 19.51m² / 210.00 SF
GARAGE AREA = 41.40m² / 445.63 SF

TOTAL FLOOR AREA - GARAGE AREA = 147.75m² / 1590.37 SF



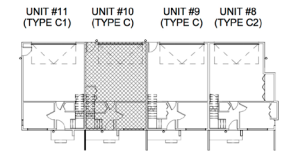
2 TYPE C - LEVEL 2
1/4" = 1'-0"

FLOOR AREA = 63.61m² / 684.69 SF

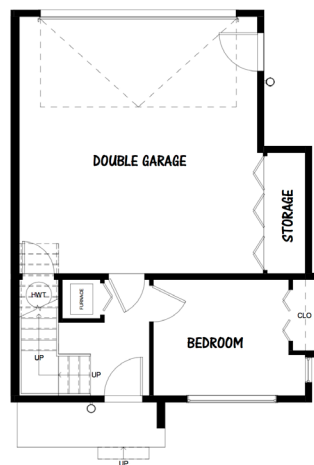


3 TYPE C - LEVEL 3
1/4" = 1'-0"

FLOOR AREA = 64.63m² / 695.67 SF



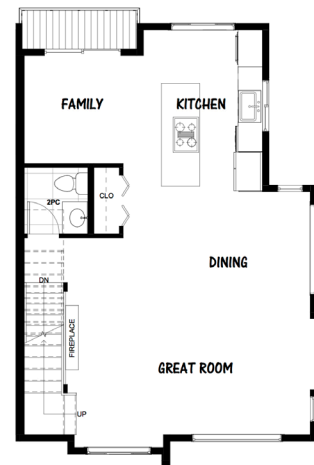
UNIT C2



1 TYPE C2 - LEVEL 1
1/4" = 1'-0"

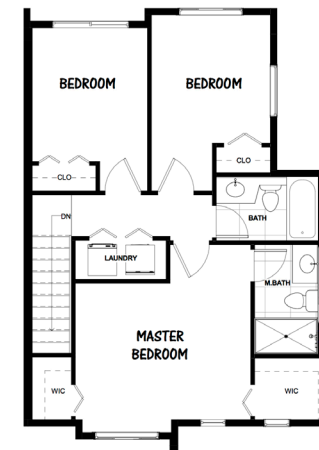
FLOOR AREA = 21.71m² / 233.68 SF
GARAGE AREA = 41.09m² / 442.27 SF

TOTAL FLOOR AREA - GARAGE AREA = 153.60m² / 1653.34 SF



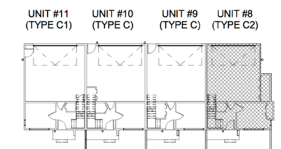
2 TYPE C2 - LEVEL 2
1/4" = 1'-0"

FLOOR AREA = 65.46m² / 704.61 SF

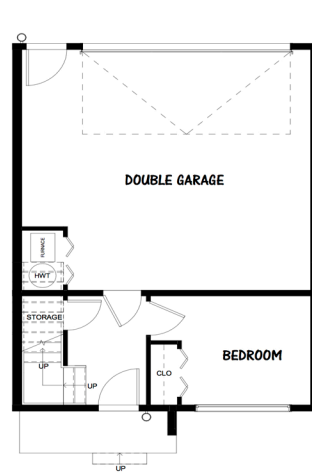
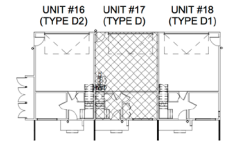


3 TYPE C2 - LEVEL 3
1/4" = 1'-0"

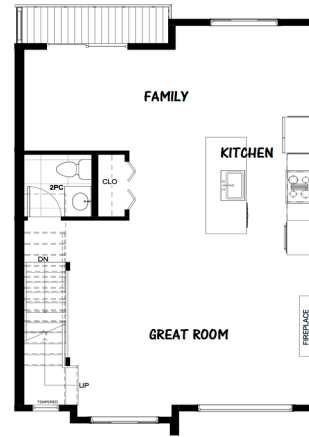
FLOOR AREA = 66.43m² / 715.05 SF



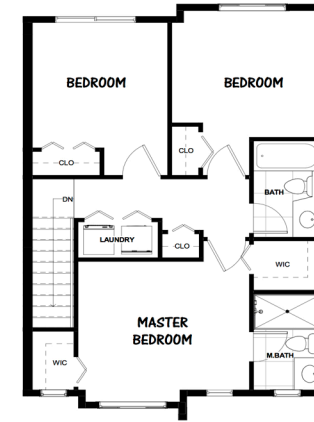
UNIT D



3 LEVEL 1 - TYPE D
1/4" = 1'-0"
FLOOR AREA = 19.97m² / 214.96 SF
GARAGE AREA = 42.36m² / 455.99 SF

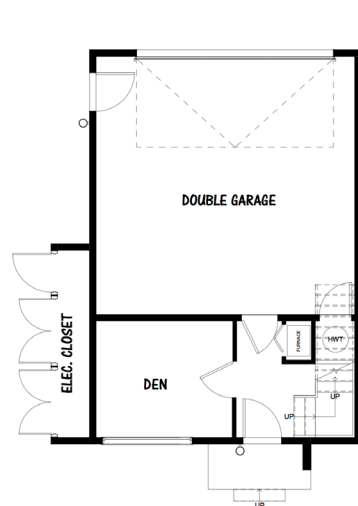
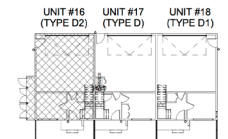


2 LEVEL 2 - TYPE D
1/4" = 1'-0"
FLOOR AREA = 65.15m² / 701.27 SF



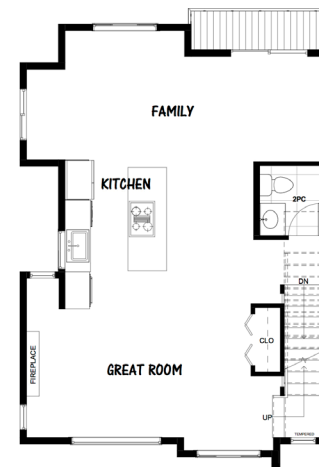
1 LEVEL 3 - TYPE D
1/4" = 1'-0"
FLOOR AREA = 66.17m² / 712.25 SF

UNIT D2

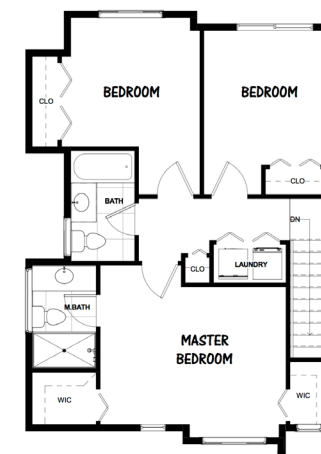


3 LEVEL 1 - TYPE D2
1/4" = 1'-0"
FLOOR AREA = 19.06m² / 205.16 SF
GARAGE AREA = 40.43m² / 435.18 SF

TOTAL FLOOR AREA - GARAGE AREA = 156.29m² / 1682.29 SF

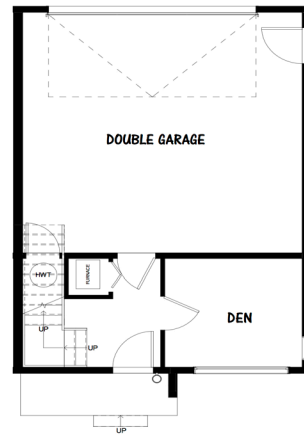


2 LEVEL 2 - TYPE D2
1/4" = 1'-0"
FLOOR AREA = 68.13m² / 733.35 SF



1 LEVEL 3 - TYPE D2
1/4" = 1'-0"
FLOOR AREA = 69.10m² / 743.79 SF

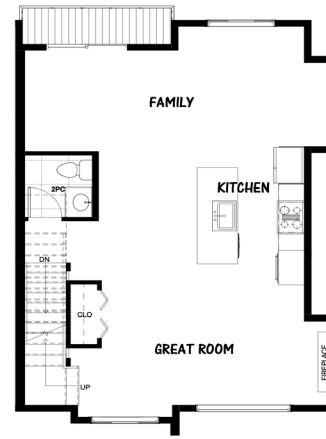
UNIT D1



1 LEVEL 1 - TYPE D1
1/4" = 1'-0"

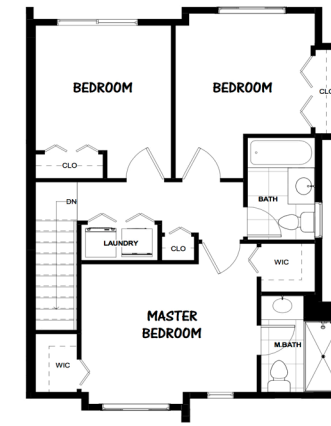
FLOOR AREA = 19.51m² / 210.00 SF
GARAGE AREA = 41.40m² / 445.63 SF

TOTAL FLOOR AREA - GARAGE AREA = 153.66m² / 1653.98 SF



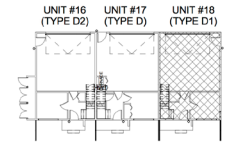
2 LEVEL 2 - TYPE D1
1/4" = 1'-0"

FLOOR AREA = 66.57m² / 716.55 SF

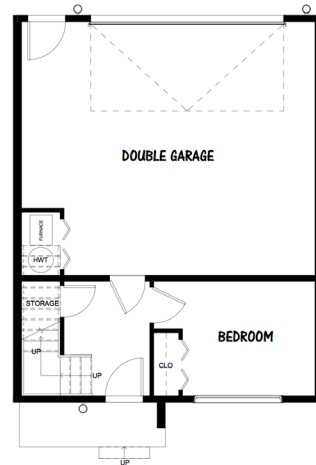


3 LEVEL 3 - TYPE D1
1/4" = 1'-0"

FLOOR AREA = 67.58m² / 727.43 SF



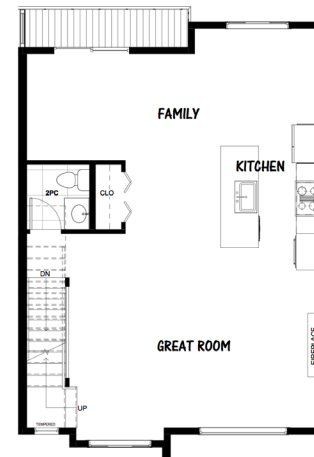
UNIT E



1 TYPE E - LEVEL 1
1/4" = 1'-0"

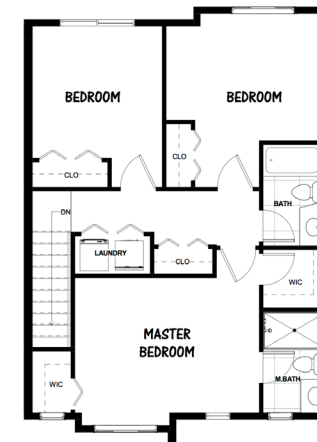
FLOOR AREA = 21.76m² / 234.22 SF
GARAGE AREA = 46.21m² / 497.40 SF

TOTAL FLOOR AREA - GARAGE AREA = 164.55m² / 1771.20 SF



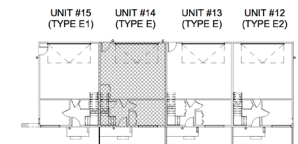
2 TYPE E - LEVEL 2
1/4" = 1'-0"

FLOOR AREA = 70.79m² / 761.98 SF

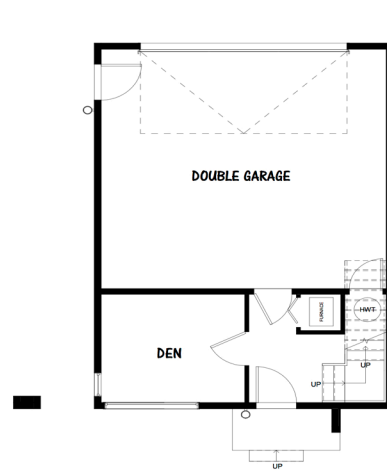


3 TYPE E - LEVEL 3
1/4" = 1'-0"

FLOOR AREA = 72.00m² / 775.00 SF

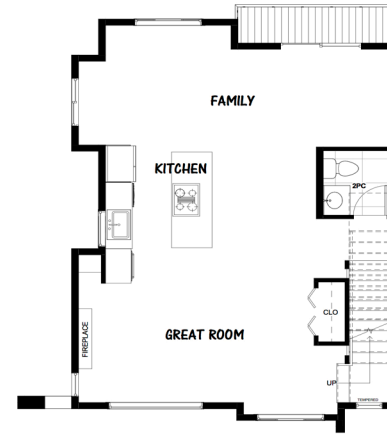


UNIT E1



1 TYPE E1 - LEVEL 1
1/4" = 1'-0"

FLOOR AREA	= 19.97m ² / 214.96 SF
GARAGE AREA	= 42.36m ² / 455.96 SF
TOTAL FLOOR AREA - GARAGE AREA = 158.95m ² / 1710.92 SF	



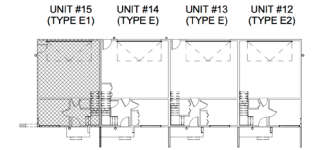
2 TYPE E1 - LEVEL 2
1/4" = 1'-0"

FLOOR AREA	= 68.95m ² / 742.17 SF
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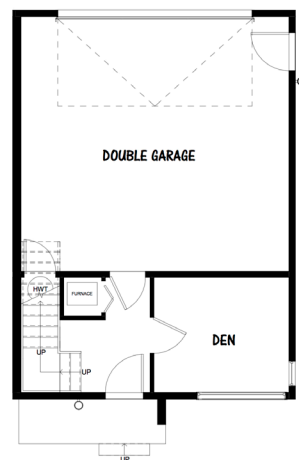


3 TYPE E1 - LEVEL 3
1/4" = 1'-0"

FLOOR AREA	= 70.03m ² / 753.80 SF
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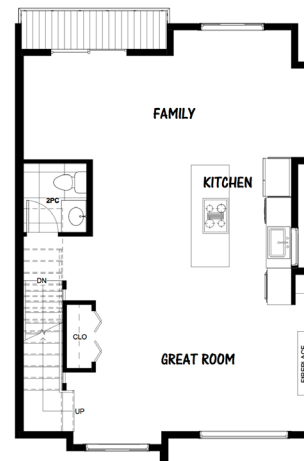


UNIT E2



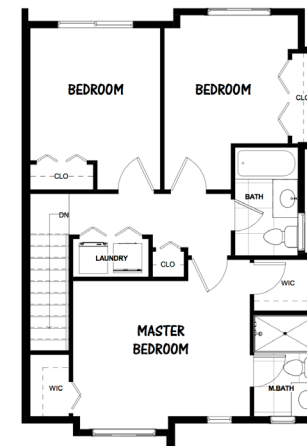
1 TYPE E2 - LEVEL 1
1/4" = 1'-0"

FLOOR AREA	= 19.97m ² / 214.96 SF
GARAGE AREA	= 42.36m ² / 455.96 SF
TOTAL FLOOR AREA - GARAGE AREA = 156.99m ² / 1689.83 SF	



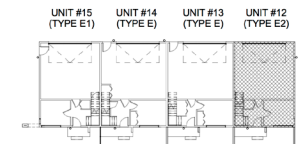
2 TYPE E2 - LEVEL 2
1/4" = 1'-0"

FLOOR AREA	= 67.97m ² / 731.62 SF
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3 TYPE E2 - LEVEL 3
1/4" = 1'-0"

FLOOR AREA	= 69.05m ² / 743.25 SF
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