

MARCA

BY MORTISE

BCCONDOS.NET

# Live Inspired

IN SOUTH SURREY

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Introducing Marca by Mortise –
a limited collection of 18 luxurious
townhomes in a central,
yet tranquil neighbourhood in South Surrey.

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These three-storey West Coast townhomes feature open concept layouts, resort-like details and deluxe finishes.

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# Vibrant Community

WELL CONNECTED

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Marca is nestled on a quiet street,
yet connected to all the amenities
of modern day living.




The Shops at Morgan Crossing, Semiahmoo Shopping Centre, Southridge Private School, parks, golf courses, border crossings, White Rock and more are just a short drive away. And it's only 45 minutes to Vancouver and 35 minutes to YVR.

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ULTIMATE

# West Coast Living

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Every inch of the 2,400 sq. ft. townhome is filled with thoughtful details including smart home technology, a premium appliance package, air-conditioning, and even rough-ins for an elevator and hot tub.



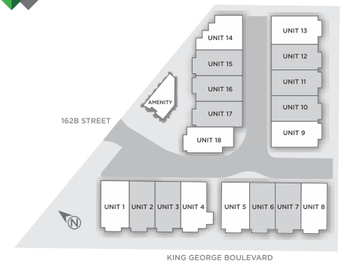

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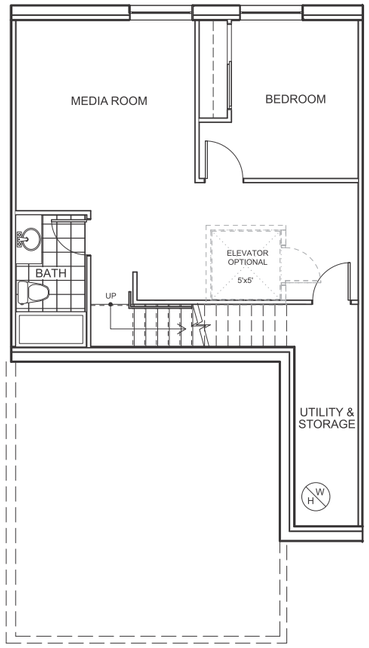
# PLAN A1

4 Bedroom
2,457 SQ.FT.
Units: 10, 11, 12, 15, 16, 17

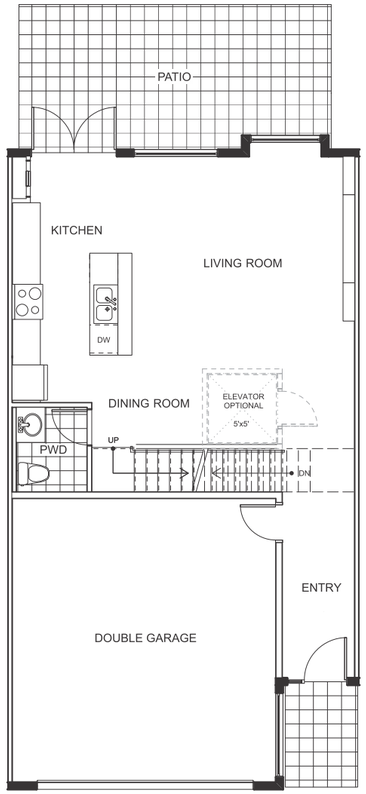
# PLAN A2

4 Bedroom
2,465 SQ.FT.
Units: 2, 3, 6, 7

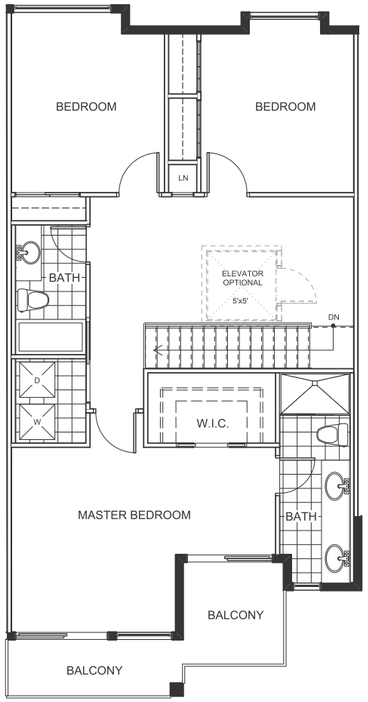



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MAIN




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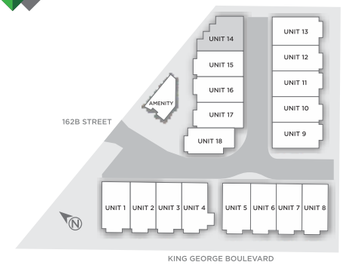
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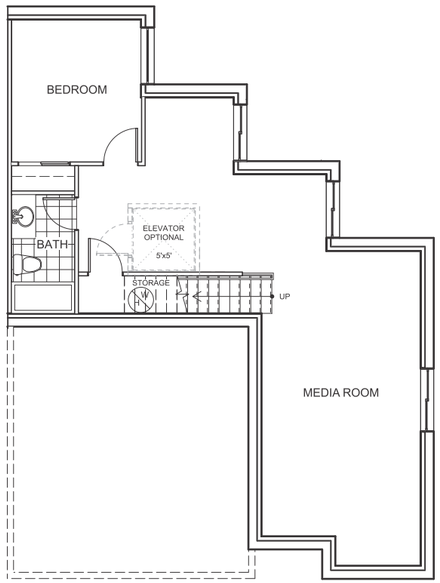
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PLAN A1 / A2
PLAN B
PLAN C / D
PLAN E1 / E2 / E3
PLAN F
PLAN G

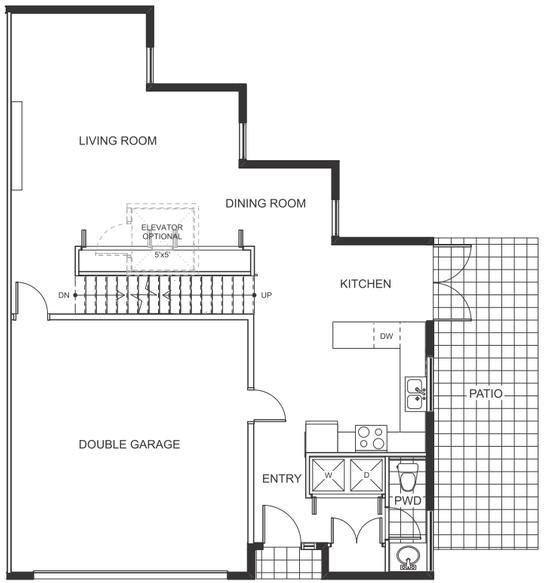
# PLAN B

4 Bedroom
2,721 SQ.FT.
Unit: 14

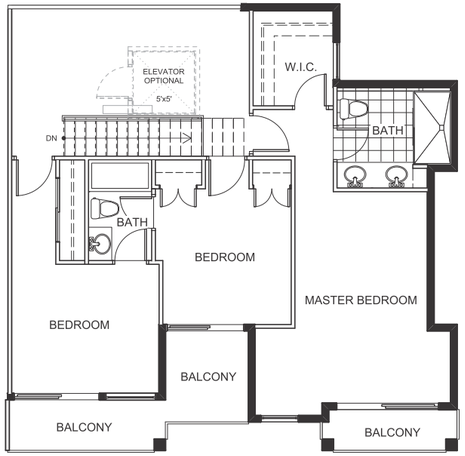



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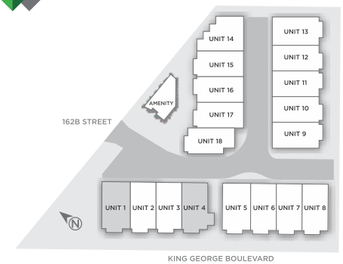
PLAN A1 / A2
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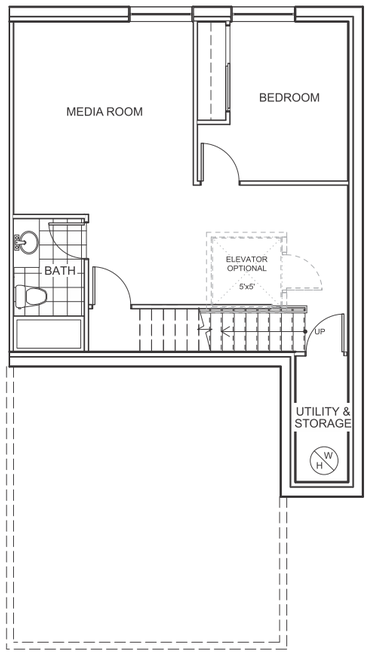
# PLAN C

4 Bedroom
2,766 SQ.FT.
Unit: 1

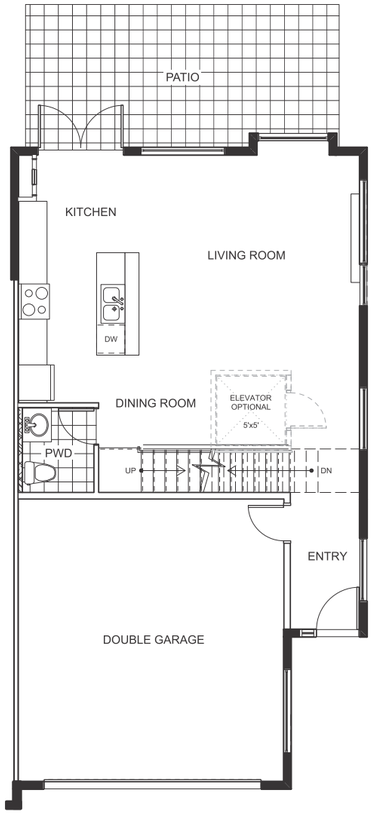
# PLAN D

4 Bedroom
2,549 SQ.FT.
Unit: 4

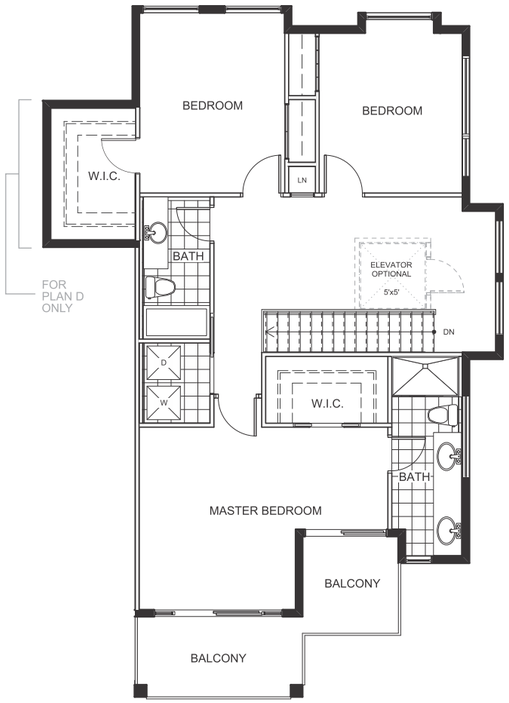



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# PLAN E1

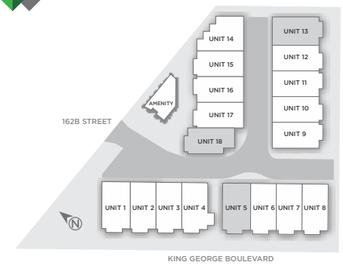
4 Bedroom
2,462 SQ.FT.
Unit: 18

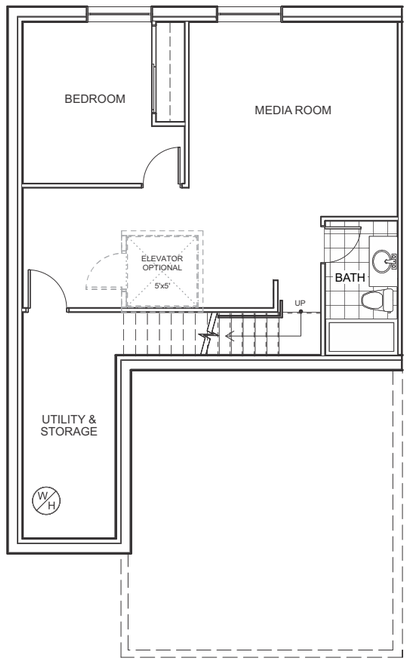
# PLAN E2

4 Bedroom
2,750 SQ.FT.
Unit: 13

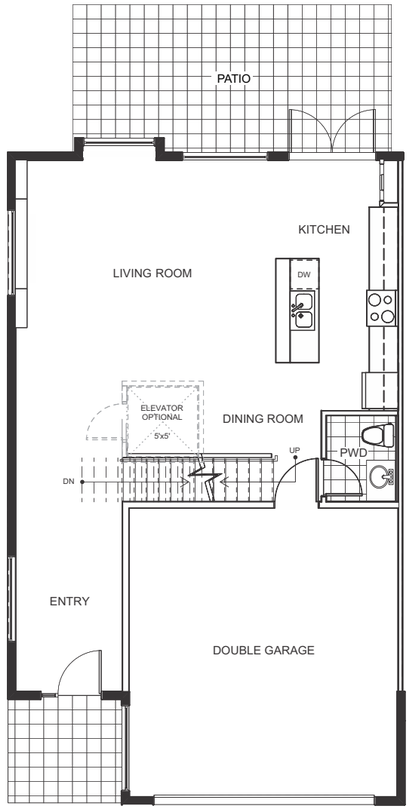
# PLAN E3

4 Bedroom
2,766 SQ.FT.
Unit: 5 (mirrored plan)

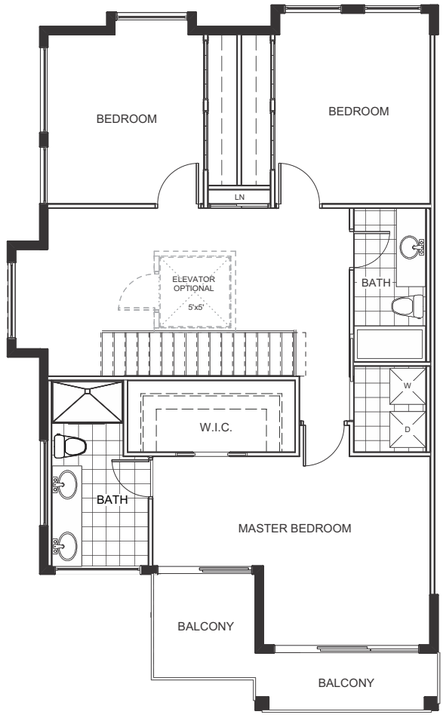



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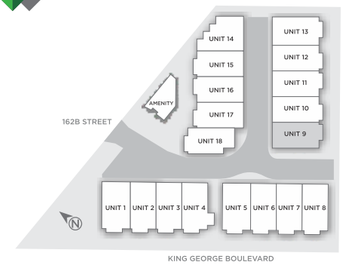
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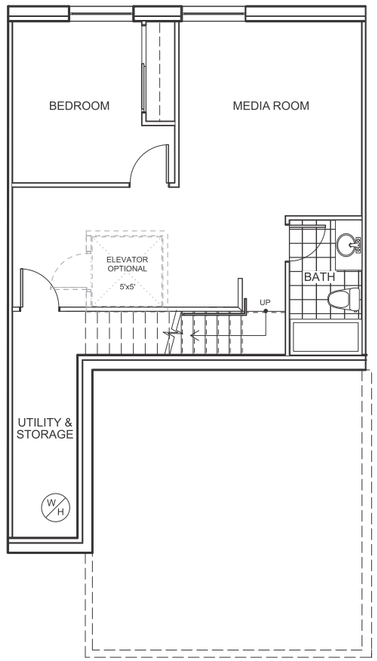
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PLAN G

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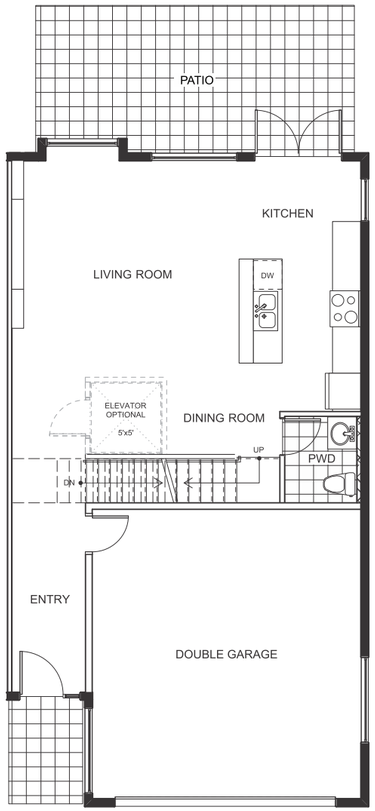
# PLAN F

4 Bedroom
2,510 SQ.FT.
Unit: 9

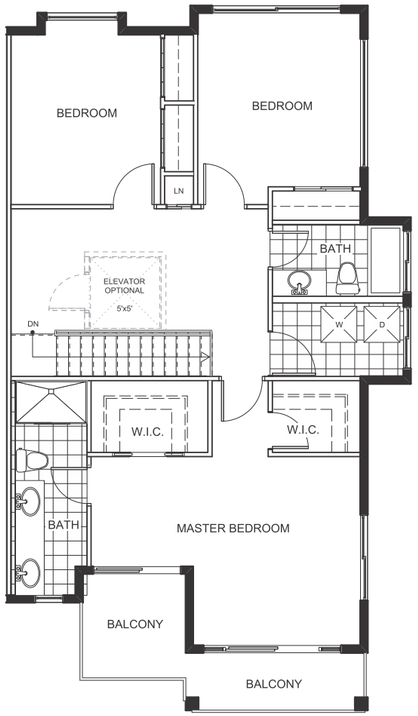



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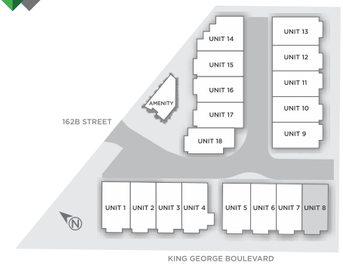
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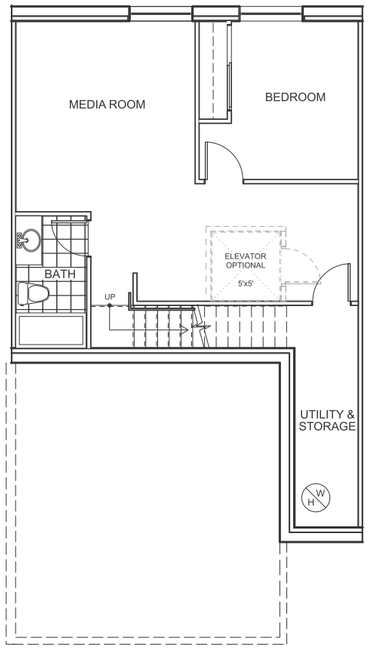
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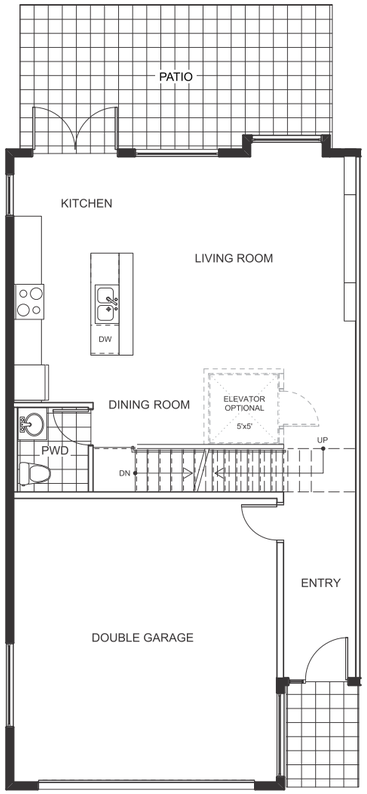
# PLAN G

4 Bedroom
2,548 SQ.FT.
Unit: 8

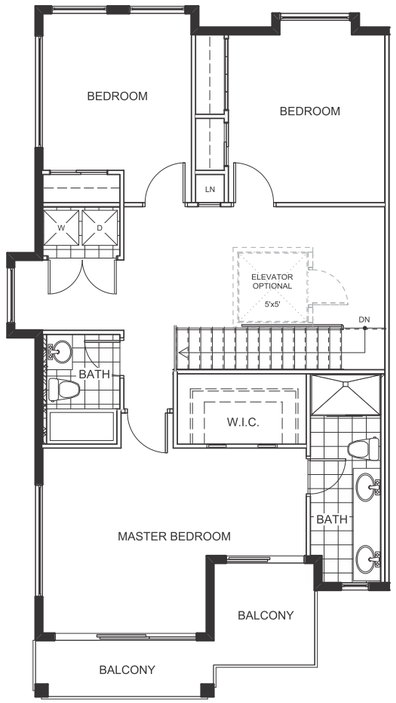



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PLAN G

These spacious four-bedroom homes bring you the ultimate experience in contemporary living.

1) **Vaulted ceilings in EVERY master bedroom**
2) **Central AC**
3) **Elevator rough-in for all 3 levels**
4) **Side-by-side garage**
5) **Spacious kitchen pantry**
6) **Fourth bedroom**
7) **Open concept living space with 10 ft ceilings**
8) **Enjoy outdoor living with green space & room for a hot tub (hook-up provided)**
9) **Dual balconies from master bedroom**




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## HOMES DESIGNED TO INSPIRE

- Central, yet private locale close to excellent schools, shops, outdoor trails, sandy beaches and world-class golf
- Contemporary West Coast-inspired architecture, complete with natural stonework and wood elements
- Stylish finishes including black trim windows and Hardie paneling
- Lush landscaping throughout the community
- Large amenity building along with an outdoor playground and seating area
- Double garages in every home, plus ample guest parking for visiting family and friends
- Private outdoor green spaces for every home, with room and hook-up for a hot tub
- Spacious main floor patios with modern vinyl decking
- Dual balconies off of the master bedroom with grand double doors

## ELEGANT & TIMELESS INTERIORS

- Personalize your home with a selection of open-concept layouts
- Two professionally-designed colour scheme options to choose from: Dusk and Dawn
- Main floors featuring a powder room, as well as bright and airy 10 ft ceilings
- Living room fireplace with porcelain tile surround and designer features
- Durable and stylish wide plank laminate wood flooring throughout the entryway, main living areas and lower floor
- Cozy carpeting in the bedrooms, upper hallways and stairs
- Premium porcelain tile flooring in the bathrooms and laundry area
- Big and bright Energy Star, Low-E windows with zebra-style blinds to maximize light
- Ceiling beams on the main and upper floors for a bit of rustic flare
- Designer lighting package throughout
- Spacious master bedrooms feature 13 ft vaulted ceilings, seating area and vaulted ceiling windows
- Soaring ceilings in upper floor landing area has endless possibilities such as playroom, library or seating area
- Spare bedroom featuring 13 ft vaulted ceilings
- Spacious lower levels for all your entertaining needs, including space for a media room and bar

## CHEF-WORTHY KITCHENS

- Designer details like quartz countertops, extra large island with seating for 4 (in almost all homes), eye-catching backsplashes and premium lighting
- Shaker-style cabinet doors with modern pulls and soft-close drawers and doors
- Over-sized, front apron stainless steel sink with designer kitchen faucet and extractable spray function
- In-sink waste disposal to make clean up a breeze
- Premium KitchenAid stainless steel appliance package complete with a fridge, dual fuel range, dishwasher and built-in microwave
- Spacious pantry in almost all homes
- Sleek and modern floating shelves that double as a unique decorative element and functional storage

## SPA-INSPIRED BATHROOMS

- Premium porcelain floor tiling and quartz countertops
- Custom vanities with sleek, shaker-style cabinetry and modern pulls
- Luxurious master ensuites with knotted alder barn door entrances, double undermount sinks, contemporary single-lever faucets, make-up vanity and chandelier
- Stunning glass enclosed showers featuring porcelain tiles, wall-mounted rain showerheads plus an adjustable hand shower
- Kohler toilets (except for the lower floor bathroom)

## COMFORT & CONVENIENCE

- Rough-in for an elevator for all three levels
- Rough-in Control4 Smart Home systems with customizable Alexa home automation
- Whirlpool front loading washer and dryer
- Rough-in central vacuum system including strategically placed vac-points
- Cat5e wiring for internet, telephone and television
- Forced air heating provided by an energy-efficient gas furnace
- Tankless hot water on demand
- Central air-conditioning
- Deadbolt locks and door viewers to provide extra security for your family
- New home warranty by National Home Warranty Company that includes:
  - 2 year warranty on materials and labour
  - 5 year warranty on the building envelope
  - 10 year warranty on the structure
- Energy-efficient features and low-energy consumption options on doors, windows and appliances
- Rough-in for an interior security system and exterior security cameras, including “Ring” security door bell

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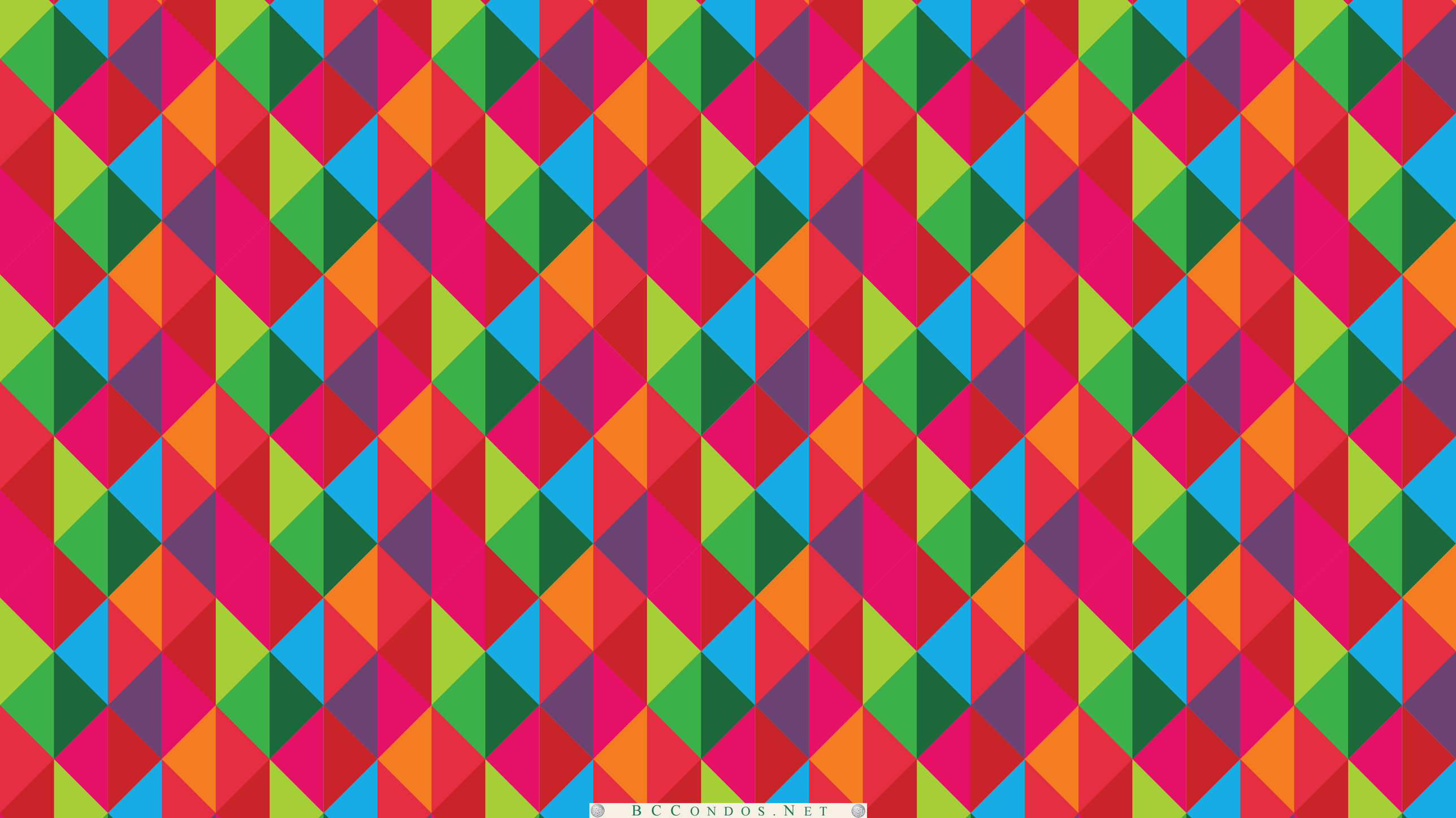


# MORTISE
GROUP OF COMPANIES

Mortise Group of Companies is one of the leading developers in BC with a diverse portfolio spanning across metropolitan communities in the Lower Mainland, and is dedicated to developing flawless, high quality and sustainable homes.

**MORTISE GROUP WEBSITE**

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