



NORA

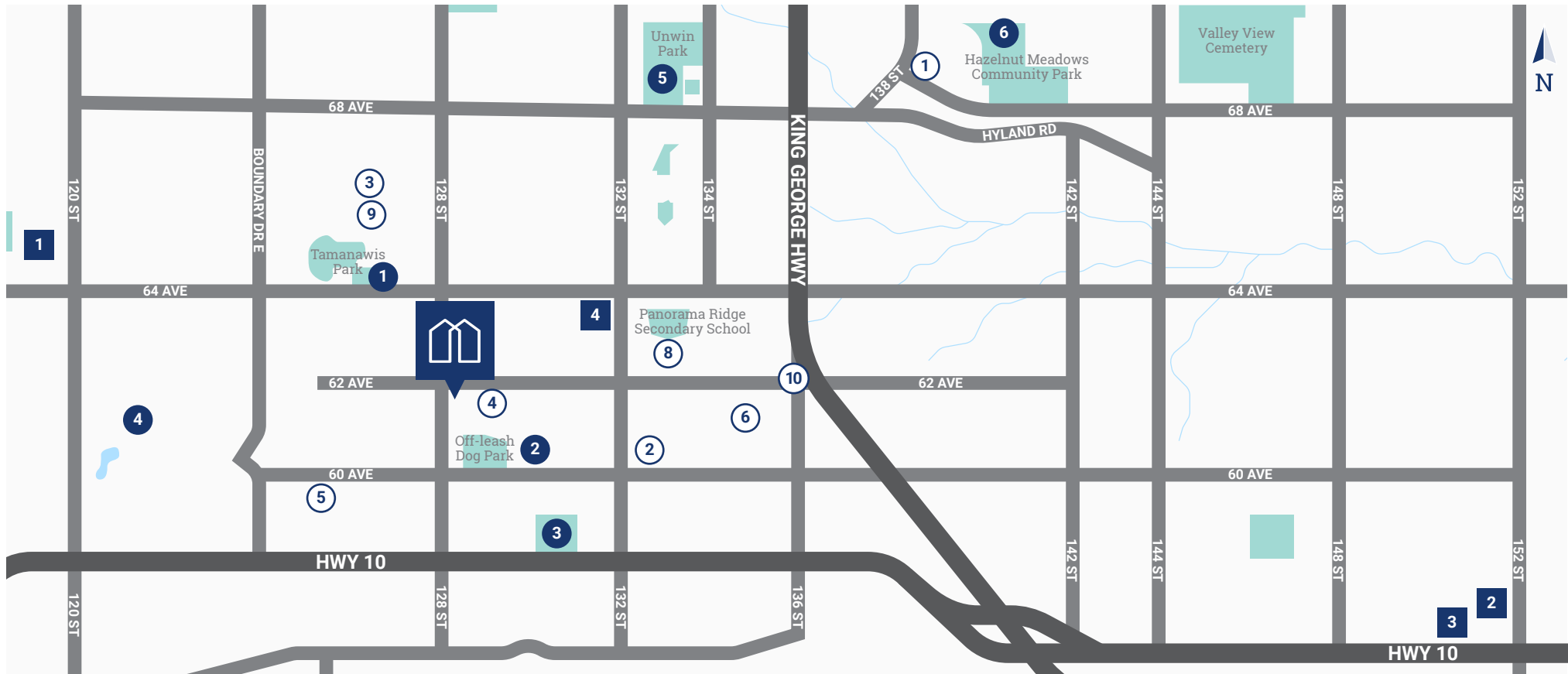
PANORAMA HEIGHTS

A CLASSIC COLLECTION OF
2, 3 + 4 BEDROOM TOWNHOMES

NEIGHBOURHOOD

NORA

PANORAMA HEIGHTS



1 Sunshine Hills Centre

Shops

Safeway
Calvin's Farm Market
Pharmasave
Vineyards Wines

Medical

Paradigm Optical
Life Labs

Banks

Bmo Bank
Coast Capital

Restaurants

Browns Social House
Donair Affair
My Greek Taverna
Spice Of Punjab
Pepperoni Cafe
Sushi Topia
Green Lettuce
Sundowner
Neighbourhood Pub

2 Panorama Village

Shops

Fresh Street Market
Shoppers Drug Mart
Big Ridge Liquor Store

Medical

Panorama Village Animal Hospital
Just4Kids Pediatric Dentistry
BC Animal Hospital
Sullivan Optometry

Banks

BMO Bank
Coast Capital

Restaurants

White Spot
Cora's Breakfast + Lunch
Tawara
Chopped Leaf
Booster Juice
West Village Cafe
Domino's Pizza
Mary Brown's
Chicken+ Taters
Whole Bowl Health Bar
Isshin Sushi
Big Ridge Brewing Co.
Browns Social House

3 Tong Louie YMCA

4 Fruticana

Education

1. Kidzville Learning Centres
2. Toy Box Early Childhood Centre
3. 3 Steps Ahead Kindergarten
4. Panorama Park Elementary
5. JT Brown Elementary
6. North Ridge Elementary
7. Boundary Park Elementary
8. Panorama Ridge Secondary School
9. Tamanawis Secondary School
10. iLearn Secondary School

Parks

1. Tamanawis Park
2. Panorama Off-leash Dog Park
3. West Newton Community Park
4. Boundary Park
5. Urwin Park
6. Hazelnut Meadows Park

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BC CONDOS.NET



EXTERIOR

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PANORAMA HEIGHTS



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LIVING ROOM

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KITCHEN

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BEDROOM

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BATHROOM

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SITE PLAN



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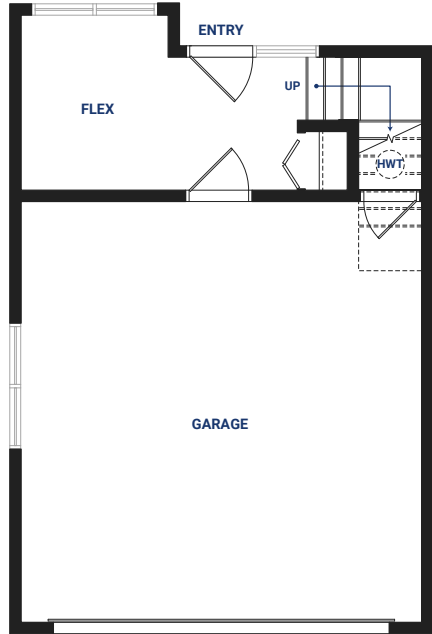


Ae

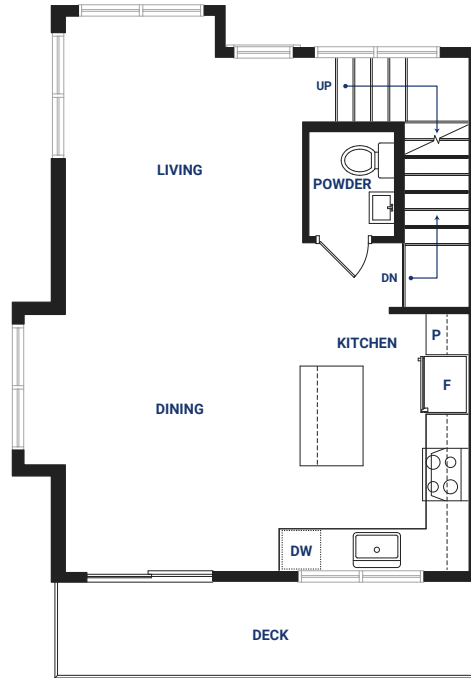
3 Bed + Flex | 2.5 Bath | Approx. 1,320 ft²

NORA

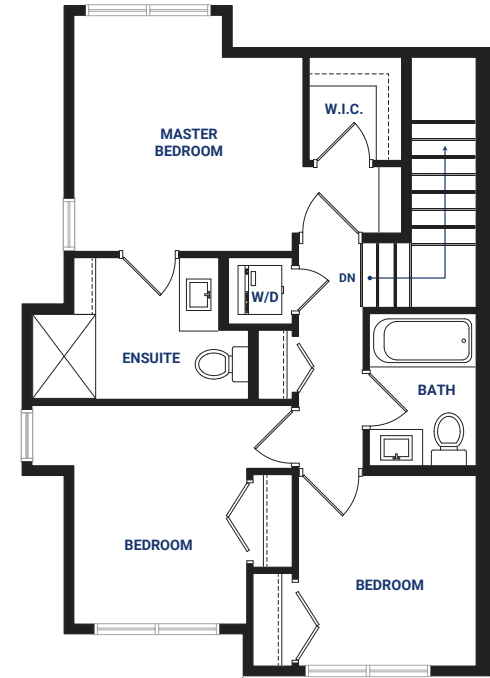
PANORAMA HEIGHTS



LOWER



MAIN



UPPER

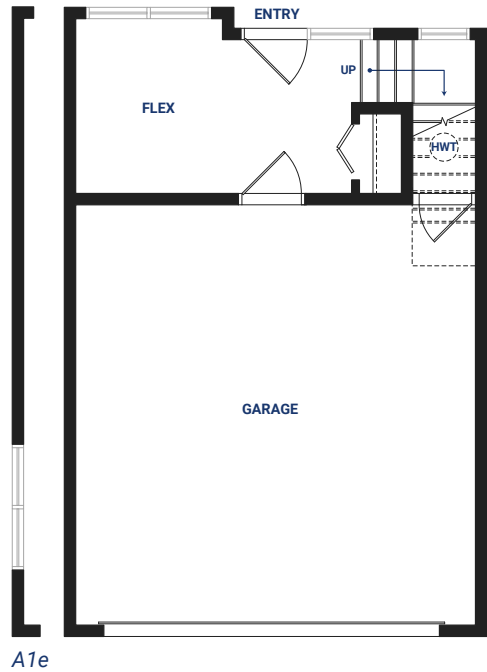
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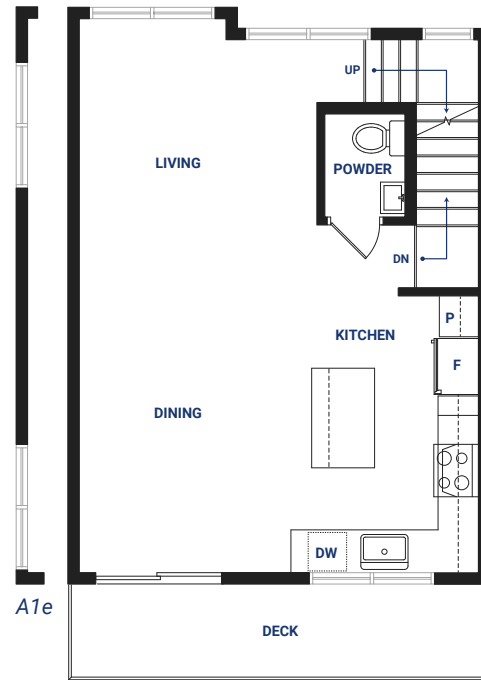
A1 | A1e

3 Bed + Flex | 2.5 Bath | Approx. 1,309 ft²

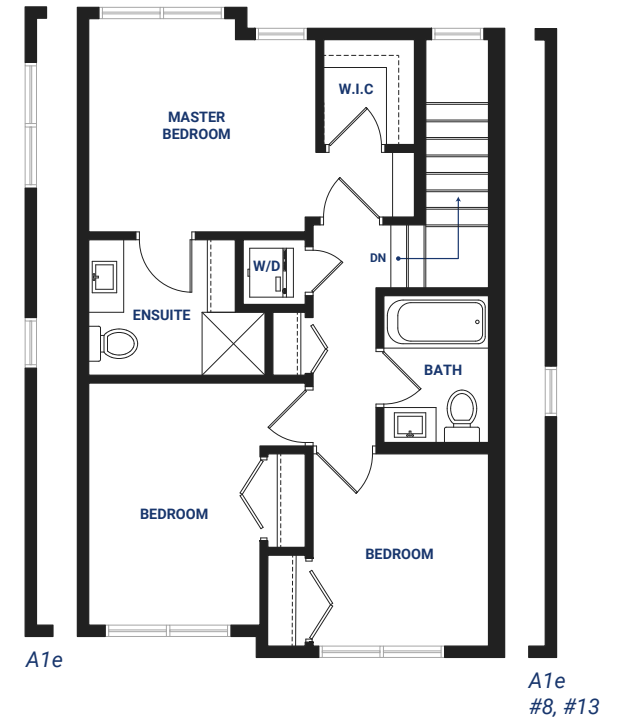
NORA
PANORAMA HEIGHTS



LOWER



MAIN



UPPER

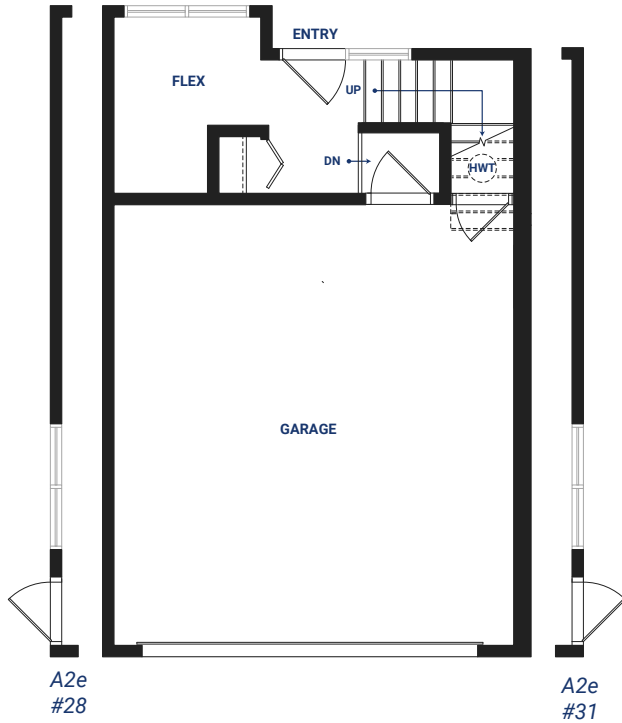
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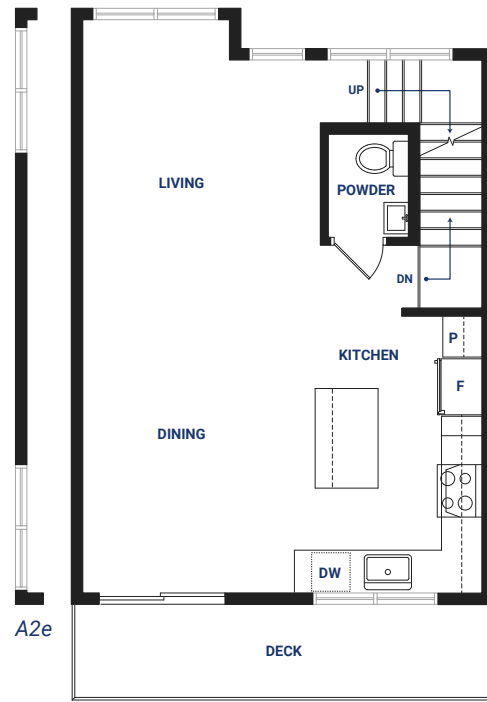
A2 | A2e

3 Bed + Flex | 2.5 Bath | Approx. 1,296 ft²

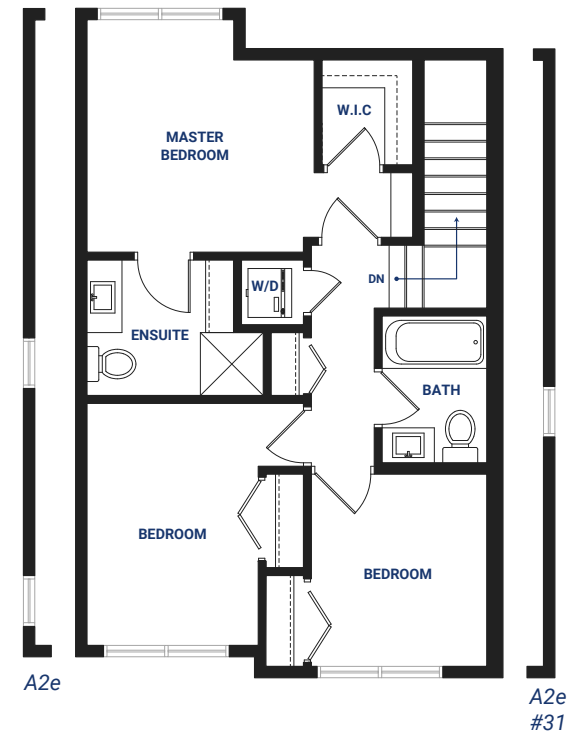
NORA
PANORAMA HEIGHTS



LOWER



MAIN



UPPER

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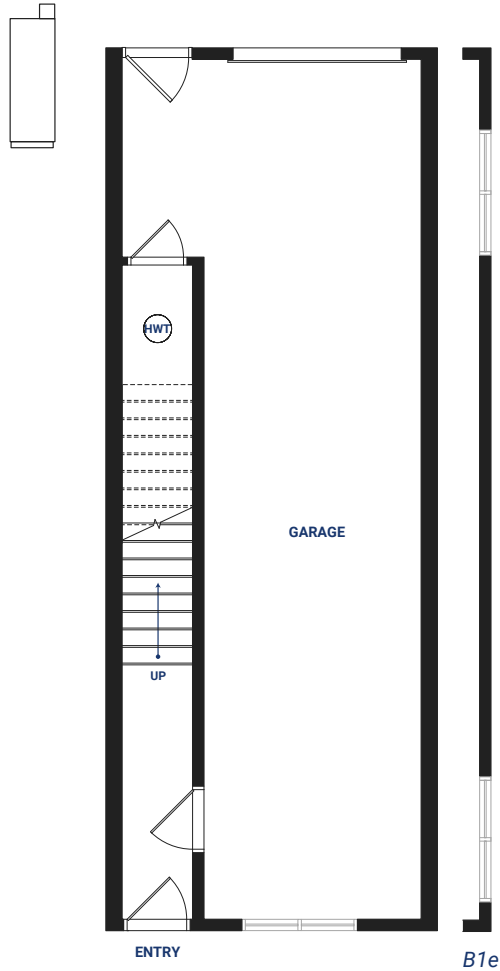
B | B1 | B1e

3 Bed | 2.5 Bath | Approx. 1,448 – 1,471 ft²

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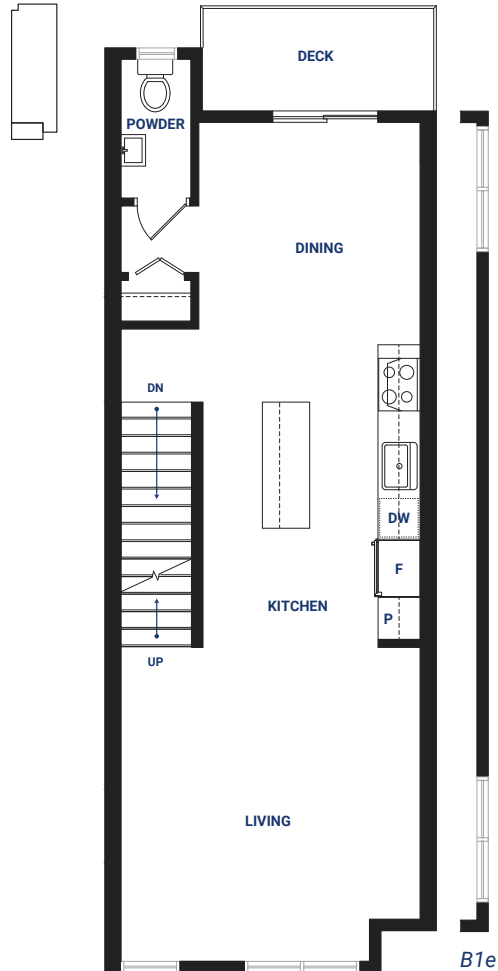
PANORAMA HEIGHTS

B
Rotate 180°



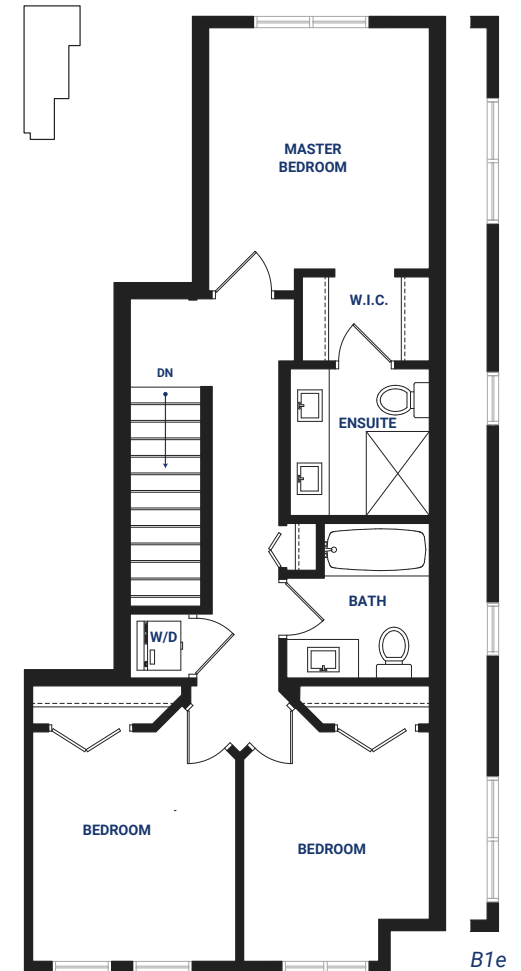
LOWER

B
Rotate 180°



MAIN

B
Rotate 180°



UPPER

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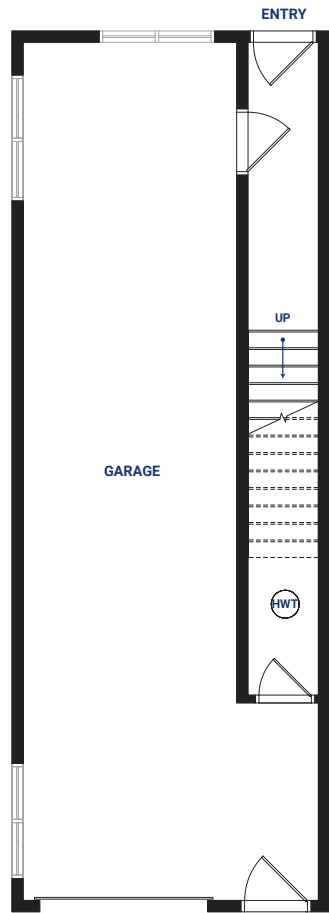


B2

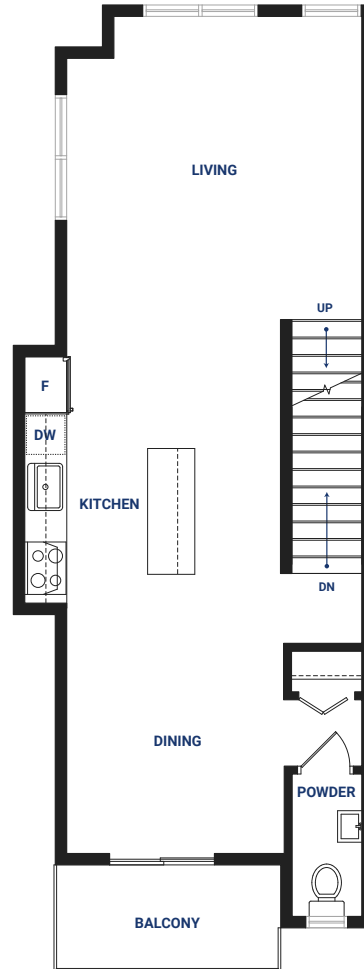
3 Bed | 2.5 Bath | Approx. 1,529 ft²

NORA

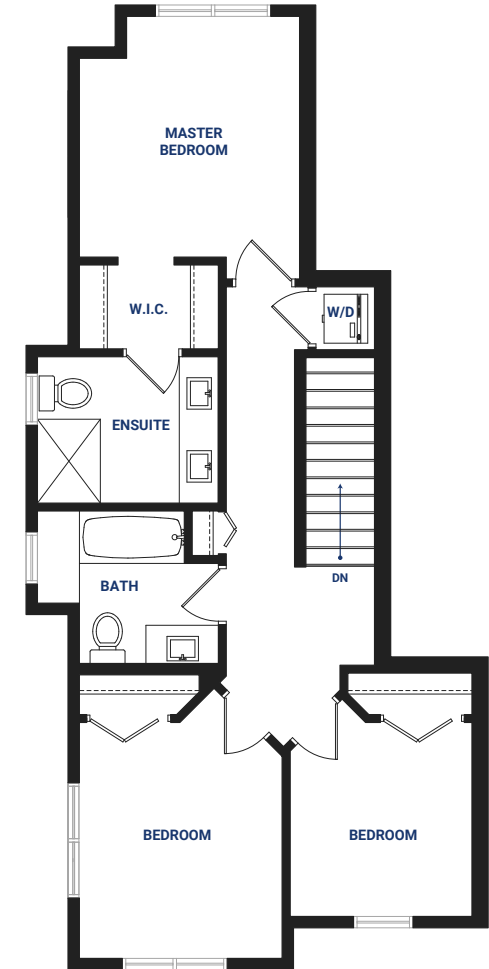
PANORAMA HEIGHTS



LOWER



MAIN



UPPER

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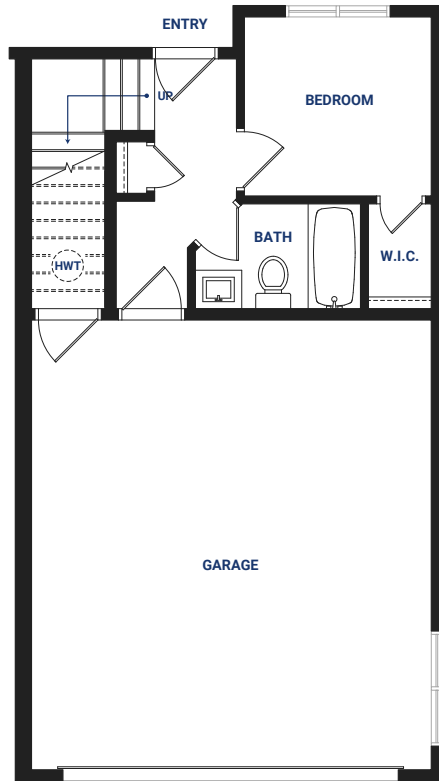
C

2 Bed | 2.5 Bath | Approx. 1,450 ft²

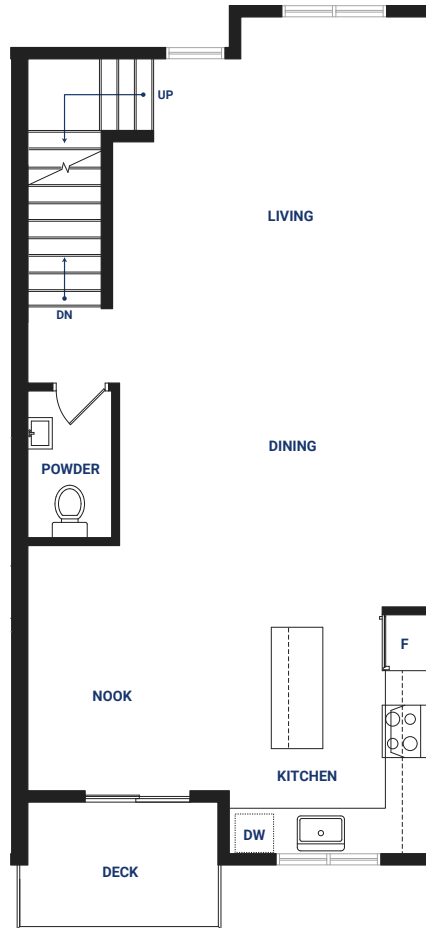


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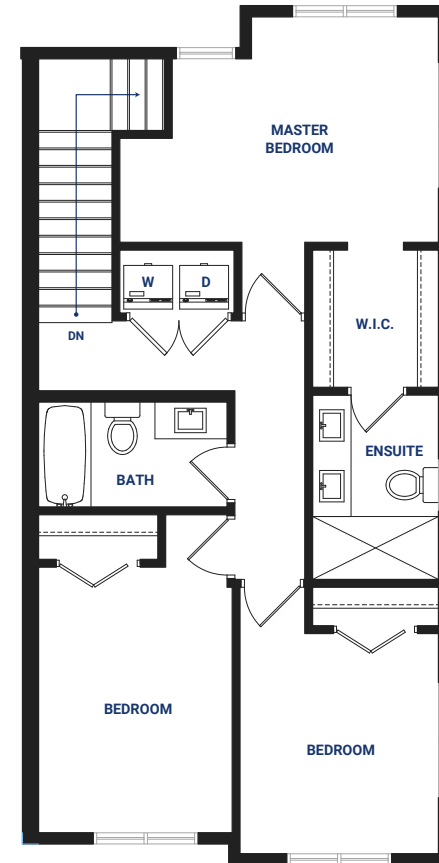




LOWER



MAIN



UPPER

HOME FEATURES

CLASSIC EXTERIORS

- Timelessly inspired, the townhomes at Nora have a traditional, classic style, with distinguished features including pitched roofs, durable fibre cement siding and wood details
- Individual entries, internal pathways and a landscaped arbour help welcome you home
- A large outdoor greenspace thoughtfully designed within the center of the community, includes a beautiful cluster of Douglas Fir trees, garden seating, a children's play zone and walking paths
- Balconies with detailed privacy screens
- Exterior hose bibs
- Lush landscaping with mature trees, flowering shrubs, plants and grasses
- Rainscreen building envelope technology
- Sturdy 2x6 exterior wall construction with R20-R40 insulation

THOUGHTFUL INTERIORS

- Arrive home through a distinguished front door with chrome hardware
- The entryways feature large windows and custom doorbell
- 9' ceilings throughout the main living level create open and airy living spaces
- Durable and warm wood laminate flooring throughout the main level
- All homes feature a convenient powder room on the main level
- Walk-in or walk-thru closets in the master bedroom (plan specific)
- Plush carpeted bedrooms and stairways
- Expansive low-E windows reduce UV exposure, improve energy efficiency, ventilation and fill your home with natural light
- Customizable climate control provided through electric baseboard heat and thermostats
- Clean-lined baseboards and door casings
- Extend your living space outside onto your private deck
- All home garages accommodate two cars, and most offer side-by-side parking
- Garage storage (plan specific)

FAMILY KITCHENS

- Open and filled with light, all kitchens feature a centre island for extra counter space, casual dining and entertaining
- Enjoy refined and distinctive imported stone countertops with contemporary tile backsplash
- Durable and warm wood laminate flooring is easy to maintain and provides a seamless look
- Classic shaker style cabinetry with chrome pulls, practically planned for maximum storage
- Sleek stainless steel appliances coordinate beautifully, and have been selected for their performance:
 - 33" and 17.5 cu ft French door refrigerator with bottom-mount freezer, and fingerprint resistant stainless steel
 - 30" and 6.3 cu ft electric range with self cleaning oven, fingerprint resistant finish and wi-fi connectivity
 - 24" wide stainless steel dishwasher
 - 30" and 2.1 cu ft wide microwave hood fan with glass touch control
 - Meal prep and cleanup are quick with double bowl stainless steel sinks featuring a single lever chrome faucet



HOME FEATURES

BEAUTIFUL BATHROOMS

- Bathrooms designed for relaxation and optimum functionality
- Classic shaker style cabinetry with soft-close doors and chrome hardware
- Polished stone countertops with undermount sinks
- Master ensuites offer spa-inspired showers and dual sinks (some plans)
- Upper level bathrooms offer tile flooring and soaker tubs
- Tile bath / shower surround and vanity lighting
- Modern one piece toilets with soft-close seats

CENTRAL SETTING

- NORA is ideally located in the heart of the Panorama neighbourhood of Surrey
- Minutes away from major commuter routes such as highways 10, 91, 99 and King George connecting you to the greatest amenities of Surrey and the Lower Mainland.
- Conveniently placed within walking distance to schools, parks and recreation for the whole family, and only a short drive up the road to a plentiful of shops, restaurants and all of life's essentials.

AMENITIES

- Two storey amenity building next to the large outdoor amenity space, featuring a social lounge and full kitchen
- Dedicated visitor parking onsite

PEACE OF MIND

- Comprehensive 2-5-10 year home warranty:
 - 2 years Materials and Labour
 - 5 years Building Envelope
 - 10 years Structural
- Low-maintenance exterior materials with rainscreen technology
- Floor joists, engineered to provide strength and consistency
- All homes include smoke detectors and carbon monoxide detectors
- Low VOC paint and carpet



A PLACE TO CALL HOME

LifeAtNora.com

VALOUR
DEVELOPMENT GROUP

JB | GROUP

CELEBRATING **50 YEARS** OF REAL ESTATE EXCELLENCE