

THOUGHTFUL INTERIORS

spacious, thoughtfully
designed homes

It's the finer details that make a house a real home. The residences at Hyde Park are full of thoughtful touches that help elevate them from the ordinary to the extraordinary. Every square foot has been considered to give your home that opulent, spacious feeling from the moment you walk through the front door.

At Hyde Park, you will find incredible features, normally reserved for an upgrade list, included at no extra cost. Interiors are lit by an abundance of high-end pot lights and elegant chandeliers. Floors shine with tough and durable wide plank laminate flooring. Typically a \$5,000 upgrade, every home features a custom designed entertainment wall equipped with convenient wire management systems. It is all part of our plan to bring you the best value in the area.

- ♦ The entry foyer, gleaming with bright, easy-care porcelain floor tiles, leads to a large, open living space
- ♦ Expansive Low-E windows with modern 2" blinds
- ♦ Wide plank laminate flooring and luxuriously plush carpeting on all upper floors, hallways and flex rooms
- ♦ Most plans feature large, easy access walk-in closets equipped with handy custom closet organizers
- ♦ Optional server with quartz counter top*
- ♦ Pot lighting throughout the main floor
- ♦ Vaulted ceiling in living room**
- ♦ Forced air gas heating**

LAVISH ENSUITES

comfort and convenience

Rejuvenate in a space adorned with heated floors* and seamless floor-to-ceiling Italian porcelain tile. Your routine is easy in the spacious master ensuite, featuring dual porcelain undermount sinks and an abundance of storage.

Get ready for whatever the day will bring at your custom designed, built-in make-up vanity. At the end of the day let the stress melt away in the steam of your shower complete with a stunningly sleek frameless glass door.

- ◆ Tastefully designed custom make-up vanity featuring mirror lighting*
- ◆ Floating flat panel cabinetry with undermount lighting
- ◆ Convenient powder room on the main floor, and a full bathroom on the lower level**
- ◆ Walk-in closets
- ◆ Custom built wood closet organizers
- ◆ Frameless shower doors
- ◆ 'His & Hers' double undermount sinks

SPECTACULAR SOUTH SURREY

a vibrant, connected community

South Surrey is one of BC's fastest growing communities, and it is easy to see why. Here, you can browse national and international brands at The Shops at Morgan Crossing or Grandview Corners, sample award-winning delicacies and hidden gems at one of the many local restaurants, or take a short drive to the coast for a sunset stroll along the White Rock pier and promenade.

At the centre of it all is the highly sought-after neighbourhood of Grandview Heights, an upscale combination of urban convenience and natural surroundings. The area is so alluring to homeowners that its population has increased by an estimated 20,000 people over the last decade.

Life at Hyde Park means having your choice of countless opportunities to play, explore, stay fit and have fun.

- ♦ Join a fitness program or swim in the Olympic size pool of the Grandview Heights Aquatic Centre (*opening Fall 2015*)
- ♦ Breathe in the fresh ocean air while hiking the trails along Crescent Beach
- ♦ Play a round of golf at a nearby world-class course
- ♦ Live within walking distance to some of the city's best elementary and secondary schools
- ♦ Shave time off your commute by living close to key commuter routes and the US border

DELIGHTFUL KITCHENS

a wish come true for any chef

It is said that the heart of every home is the kitchen, and Hyde Park is no exception—every detail has been carefully considered to bring you the absolute best in style, quality and convenience.

We've taken our Georgie® and Ovation Award finalist kitchen from our previous community, Zen Townhomes, and made it even better. Hyde Park kitchens boast modern two-tone, high gloss and flat panel wood veneer with an exquisite solid slab quartz backsplash, extensive quality cabinetry, including a custom designed built-in server* in the dining room, and a floor-to-ceiling pantry.**

- Choose between classic shaker or contemporary Italian flat panel, two-tone cabinetry
- Designer stainless steel hardware and soft-close doors and drawers, lazy Susan and pull out recycling centres***
- Dazzling quartz counter tops gleam, lit by the soft glow of under-cabinet puck lighting
- Luxurious slab quartz backsplash completes the scene and makes cleanup a breeze
- Sleek stainless steel appliances, 5 burner gas cook tops, built-in wall oven and convection microwave****
- A kitchen island increases counter space and is perfect for entertaining
- Pendant lighting above the island
- Barbecue hook up on the deck

SLEEK APPLIANCES

classic, timeless, energy-efficient

Your new kitchen comes equipped with a modern undermount sink with garburator, wall oven and convection microwave*, and striking stainless steel appliances from KitchenAid® or JENN-AIR®. Plus, every home at Hyde Park comes with ultra-reliable Whirlpool Duet® front load washer and dryer. All of this, and more, is included in the purchase price!

PLANS A, B and C

- KitchenAid® 30" 20 cu.ft. French door refrigerator
- KitchenAid® 30" single wall oven
- KitchenAid® 1.6 cu.ft. stainless built-in microwave
- KitchenAid® 30" Architect Series II 5-burner gas cook top
- KitchenAid® stainless steel dishwasher
- AEG® 30" pull-out range hood

PLANS D and E

- KitchenAid® 36" French door, water-dispensing refrigerator
- KitchenAid® 30" single wall oven
- KitchenAid® 30" built-in microwave and convection oven
- KitchenAid® 30" Architect Series II 5-burner gas cook top
- KitchenAid® stainless steel dishwasher
- Broan® two-speed extractor fan

PLANS F and G

- JENN-AIR® 36" cabinet depth French door refrigerator
- JENN-AIR® 30" dual-fuel full-depth, 5-burner range
- JENN-AIR® 30" built-in microwave & convection oven
- JENN-AIR TriFecta® 24" stainless dishwasher
- Broan® two-speed extractor fan

INSPIRED EXTERIORS

a sense of place

Inspired by “Britain’s greatest architect,” Sir Edwin Lutyens, and designed by award-winning architect Robert Ciccozzi, the townhomes at Hyde Park offer a modern twist on classic Arts & Crafts-style architecture. With old-world charm, dramatic accents and elegantly curved rooflines, each home is full of character.

NATURE IS YOUR NEIGHBOUR

Reconnect with nature right outside your door in over three acres of designated green space, featuring beautifully mature trees, local flora, and lush trail systems.

- ◆ Walkways meander from your home through stunning gardens, children’s playgrounds and surrounding communities to nearby shopping areas
- ◆ Large rear decks and patios, complete with convenient barbecue hook ups, give you ample space to enjoy the outdoors

TECHNOLOGY AND CONVENIENCE

peace of mind

From the charging station on the main floor, perfect for everyone's phones, tablets and other devices, to the tankless hot water system and the conveniently placed gas barbecue hook ups, the everyday becomes a little bit easier in a Hyde Park home.

WARRANTY

Your home is protected by the Travelers 2/5/10 Warranty Program which includes two years for materials and labour, five years for building envelope, and ten years for structural defects.

Hyde Park has been built with durability and longevity in mind, as each home features:

- A 25-year manufacturer's limited warranty on roof
- A 25-year manufacturer's limited warranty on siding
- Rainscreen technology building envelope protection

EVERY HOME AT HYDE PARK ALSO INCLUDES:

- Tankless hot water
- Cat5e wiring for internet, phone and TV
- Smoke detectors on each floor of the home
- Pre-wiring for security system
- Finished basements
- Central vacuum rough-in for easy cleanup
- Telus or Shaw Fibre Optic Network, free for 12 months
- Sturdy 2x6 exterior wall construction with R20 insulation