

# Features



CHELSEA  
THE BOROUGHS

## The team

- Developed by StreetSide Developments – a Qualico® company, recognized as the largest privately held integrated real estate company in Western Canada with over 70 years of experience
- Timeless, contemporary architecture designed by Ciccozzi Architecture

## The setting

- A master-planned townhome community in Grandview Heights, South Surrey
- Access Highway 99 in less than 5 minutes
- Close to White Rock Beach and pristine parks
- Directly connected to the Grandview Ridge Trail
- Quick access to the Grandview Heights Aquatic Centre for those with an active lifestyle
- Grandview Heights Secondary School and Edgewood Elementary School are nearby
- Brick-and-hardie panel facades with wood trims and sleek white windows
- Private rooftop decks, patios or balconies with beautifully landscaped surrounding common areas

## The essentials

- Create a comfortable environment with an energy-efficient electric heat pump with heating and cooling
- Two timeless colour schemes: Rock & Bay
- Durable laminate wood floors in the main living areas, and soft nylon carpet in the bedrooms, upper hallway and stairs
- Airy 9' ceilings on the main floor
- Most homes feature a powder room on the main floor
- 2" wide faux-wood blinds throughout provide privacy and shade
- Samsung full size front load washer and dryer

## The kitchen

- Two cabinet colours, complete with soft-close hardware
- Premium stainless-steel appliance package:
  - Samsung 30" French door fridge with bottom drawer freezer
  - Samsung 30" induction range with wifi and convection
  - Porter & Charles slide-out hood fan
  - Panasonic microwave and trim kit
  - Samsung Energy Star dishwasher
- Durable, easy to clean quartz countertop
- Glossy white porcelain tile backsplash
- Practical double bowl undermount sink with Riobel single handle pull down faucet in polished chrome
- LED pot lighting accompanied with under cabinet puck lighting for precision kitchen tasks

## The bathroom

- Contemporary wood laminate cabinets complete with soft close drawers and doors
- Durable, easy to clean quartz countertop
- Porcelain tile flooring and tub surround with 12 x 24 inch tiles
- Sleek undermount sink with Riobel single handle faucet in polished chrome for the main bathroom
- Basin sink with Riobel single handle faucet in polished chrome for the powder room.
- Luxurious soaker tub with Riobel polished chrome fixtures and Moen tub spout
- American Standard dual flush toilets
- The spacious ensuite includes:
  - Frameless glass shower with porcelain tile surround
  - Riobel Pro hand shower in polished chrome

## The little comforts

- Convenient USB outlet built into the kitchen island for charging your devices
- Hardwired carbon monoxide and smoke detectors for added safety in all homes
- Energy-efficient hybrid heat pump hot water heater
- All homes meet BC Energy Step Code 3
- Upgrade available for EV vehicle charging
- Rentals are permitted for those looking to invest
- Comprehensive warranty protection by Travelers Guarantee Company of Canada, providing coverage for:
  - 2-Year Material & Labour Warranty
    - First 12 months – coverage for any defect in materials and labour
    - First 15 months – coverage for any defects in materials and labour in the common property
    - First 24 months – coverage for any defect in materials and labour supplied for the electrical, plumbing and HVAC systems
  - 5-Year Building Envelope Warranty
  - 10-Year Structural Defects Warranty