



# Feature List

604.728.2845

southgrovehomes.ca

info@fraserelliott.com

## ENDLESS AMENITIES

- Walking & cycling trails, paddling, boating, golfing and more are all within easy reach
- Located adjacent to South Delta Secondary School, Dennison Park, South Park Elementary School
- A short drive to the ultimate shopping experience at Tsawwassen Mills and Tsawwassen Commons, the new 1.8 million square foot shopping centre
- Several gorgeous golf courses nearby
- 5 minutes to Tsawwassen's family-friendly Centennial Beach
- Less than 10 minutes to BC Ferries
- Tsawwassen provides easy access to Vancouver (30 mins), Richmond (20 mins), YVR (30 mins), BC Ferries (10 mins) and the US Border (5 mins)

## SPA-INSPIRED BATHROOMS

- Contemporary tile flooring
- Sleek quartz counter tops with porcelain under-mount sinks, and luxurious double sinks in the master ensuite in most units
- Ensuite frameless glass shower and separate Soaker Tub in most units

## GOURMET KITCHENS

- Smooth engineered quartz countertops with tile back-splash and under cabinet lighting
- Shaker cabinets with soft-close hardware
- Stylish and functional kitchen islands complete with room for bar stools
- KitchenAid stainless steel refrigerator with 36" French doors, bottom mount freezer
- KitchenAid 30" stainless steel 5 burner gas cook top
- KitchenAid 30" stainless steel convection wall oven
- KitchenAid panel dishwasher
- Broan 30" recessed hood fan
- Stainless Steel Pull Down Faucet

## SOPHISTICATED INTERIORS

- Two Colour Schemes: Stone and Sand
- Walls: BM Inspired Babies Breath OC06
- Doors: BM Inspired Stonington Grey HC170
- Finishing (Stone): BM Inspired Chantilly Lace OC-65
- Finishing (Sand): BM Inspired Moonshine 2140-60
- Stunning white oak 7.5" engineered hardwood flooring
- Soft twisted yarn casual feel, polyester carpet in all bedrooms and second storey hallways
- Cozy gas fireplaces in most units
- Refined 2 inch faux-wood horizontal blinds for shade and privacy

## QUALITY CONSTRUCTION

- Bright and spacious layouts
- Generous outdoor spaces
- Air Conditioning in all units
- High-end finishes throughout
- High-performance exteriors including Hardie Plank exterior siding for lasting protection finished with brick veneer accents
- Lush, professionally landscaped green corridor
- Children's play area
- Secure Double Car garages in most units
- Built green for efficiency, the environment and you, with ENERGY STAR windows and appliances
- Comprehensive 2-5-10 year warranty protection with WBI Home Warranty Ltd.
- Natural gas hookup on the balconies

Sales and Marketing by:

**FRASER ELLIOTT**  
REAL ESTATE GROUP

The developer reserves the right to make changes to any information contained herein and make modifications to specifications, floor plans, features, sizes and measurements without further notice. This is not an offering for sale. Any such offering can only be made by way of a disclosure statement. E & O.E.

The Firm Real Estate Services Ltd. 101 4755 51 Street, Delta BC V4K 2W2

Developed by:

**MAPLE LEAF HOMES**  
Proudly Canadian