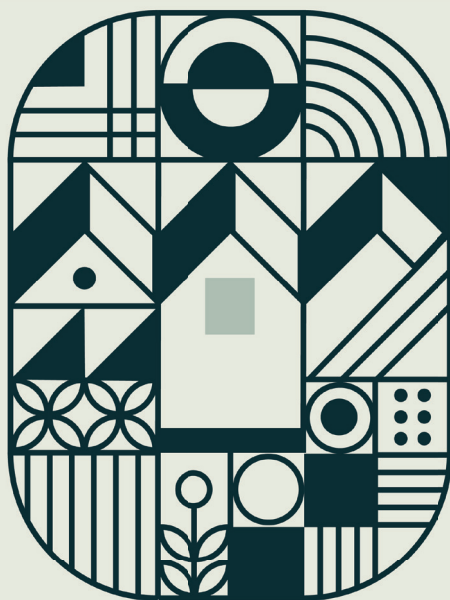




# FINESTRA

124 ROOFTOP PATIO TOWNHOMES  
MINUTES FROM MORGAN CROSSING



**METROVAN**  
BUILDERS GROUP

**VANGUARD**   
SUTTON - PREMIER REALTY







FINESTRA





# Reframe the way you live.

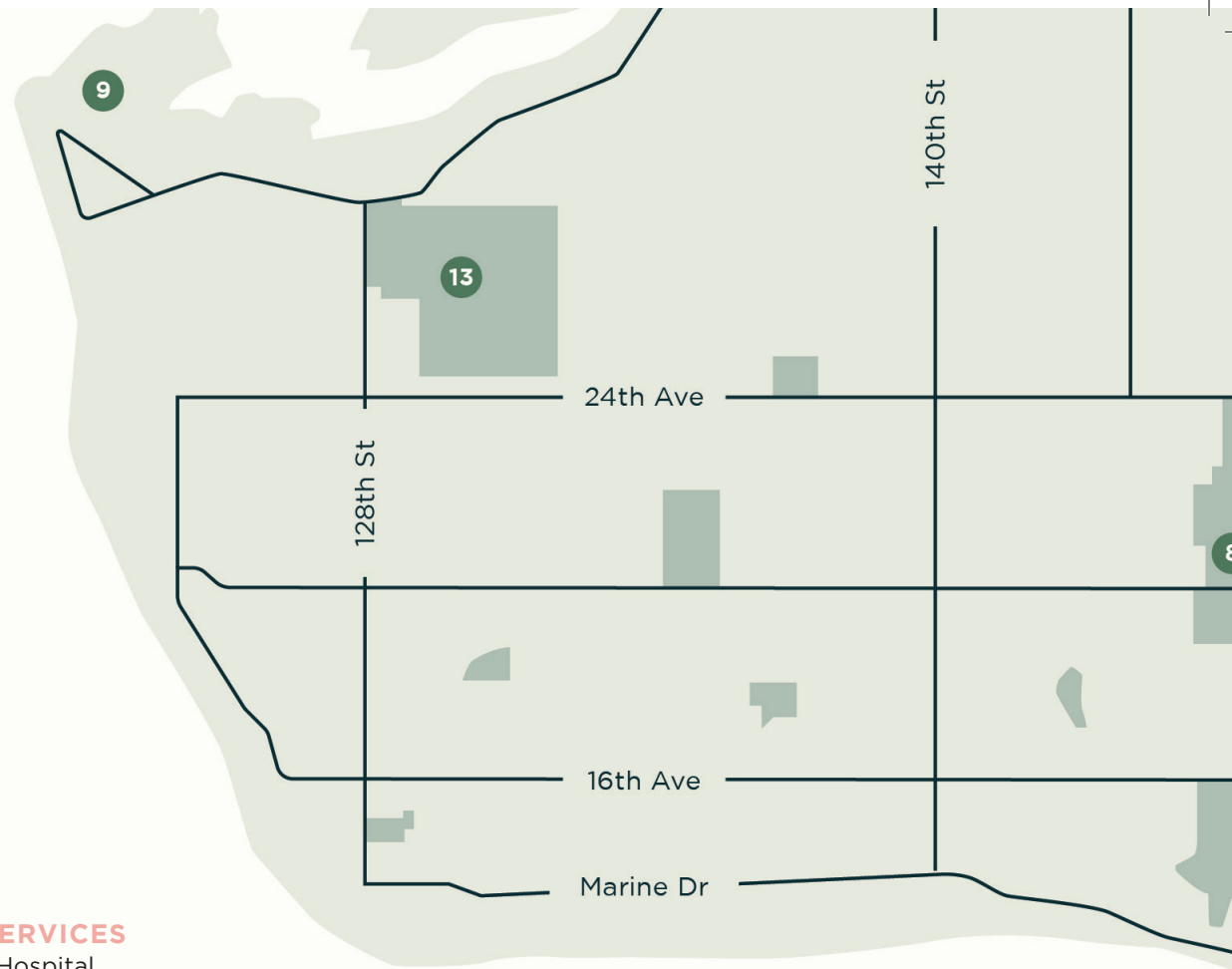
## 124 ROOFTOP PATIO TOWNHOMES TO CHOOSE FROM

Finestra's Scandinavian-inspired 3 bedroom + den and 4 bedroom + den townhomes offer a spacious retreat, where urban living meets West Coast wonders. Here, you *can* have it all.



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### SCHOOL & SERVICES

1. Peace Arch Hospital
2. White Rock Veterinary Hospital
3. Semiahmoo Library
4. Southridge School
5. Ta'talu Elementary School (New)
6. Edgewood Elementary
7. Pacific Heights Elementary
8. Grandview Heights Secondary
9. Earl Marriott Secondary

### OUTDOOR & RECREATION

1. White Rock Community Centre
2. Darts Hill Garden Park
3. Grandview Heights Aquatic Centre
4. Edgewood Park
5. Hazelmere Golf & Tennis Club
6. White Rock Pier & Beach
7. Peach Arch Provincial Park
8. South Surrey Recreation & Arts Centre
9. Crescent Beach Pier
10. Club16 Trevor Linden Fitness
11. Peace Arch Golf Centre
12. East Beach White Rock
13. Crescent Park



#### 10 minute drive to:

- US Border
- White Rock Pier

#### 30 minutes drive to:

- YVR Airport

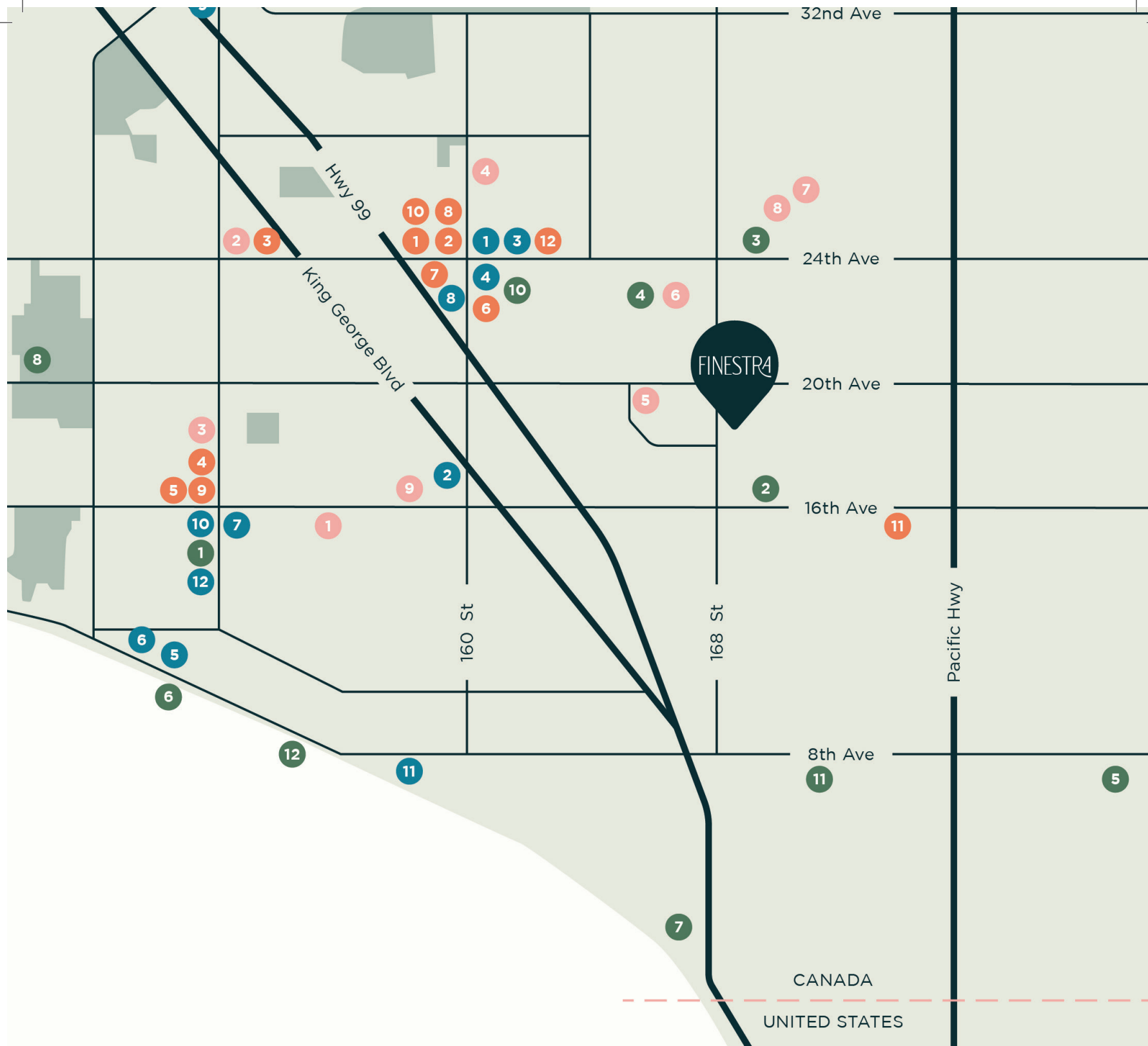
### DINING & ENTERTAINMENT

1. S+L Kitchen & Bar
2. The Roadhouse Grille
3. Earls Kitchen + Bar
4. Browns Socialhouse
5. Uli's Restaurant
6. The Boathouse Restaurant
7. Chez Christophe
8. Delight Indian Bistro
9. The Keg Steakhouse + Bar
10. Wooden Spoon
11. Washington Avenue Grill
12. 3 Dogs Brewing

### SHOPPING & AMENITIES

1. The Shops at Morgan Crossing
2. Grandview Corners
3. Peninsula Village Shopping Centre
4. Semiahmoo Shopping Centre
5. Shoppers Drug Mart
6. Real Canadian Superstore
7. Walmart
8. Home Depot
9. Save-On-Foods
10. PetSmart
11. Peace Arch Farms
12. Tim Hortons





# GET CLOSER TO WHAT MATTERS

*Connect with community and nature in  
a location that's hard to beat.*

*With some of BC's best parks, trails, and beaches in your own backyard –  
and the shops and restaurants at Morgan Crossing and Grandview Corners  
just minutes away – Finestra offers the best of all worlds. Keep it local or  
enjoy quick access to White Rock, Vancouver highways, and the US border.*



# STUNNING VIEWS INSIDE AND OUT

Luxurious finishes and functional design define Finestra's airy 3-level + rooftop layouts, maximizing indoor and outdoor spaces year-round. From a double car garage to a private rooftop deck - and luxurious finishes throughout - this is West Coast living like you've never seen it before.





# FEATURES

## UNBEATABLE LOCATION

- The Shops at Morgan Crossing
- Grandview Corners
- White Rock Pier & Beaches
- Crescent Beach, Pier & Parks
- Darts Hill Garden Park
- Edgewood Park
- Peach Arch Provincial Park
- White Rock Community Centre
- Grandview Heights Aquatic Centre
- South Surrey Recreation & Arts Centre
- Southridge School
- Over 10 Nearby Golf Courses
- Restaurants, Breweries & More!

## OUTDOOR LIVING

- Private rooftop patios extend your living space and provide the perfect place to entertain
- Room for everyone on full-sized patios, with ample space for your patio lounge set, chef's BBQ, and a large dining table
- Patios are hot tub ready
- Expansive West Coast views

## BRIGHT, MODERN INTERIORS

- Inviting entry foyer with easy-care flooring
- Your choice of two custom designer-selected colour schemes
- Luxurious wide plank wood-look flooring throughout living areas
- Plush carpeting in bedrooms, hallways and stairways
- Airy 9 foot ceilings on the main create a spacious, elegant feeling
- Natural light fills homes through bright oversized windows
- Low-E glass windows paired with Roller Shades reduce UV- light damage while improving energy efficiency
- Option to upgrade to Electric Linear Fireplace

## SAFETY & SECURITY

- Home security system roughed in
- All homes are BC Energy Step Code 3
- Quality Assurance by MetroVan Custom Homes' Customer Care Program
- Hard-wired smoke and carbon monoxide detectors
- New Home Warranty coverage from Pacific Home Warranty that includes:
  - 2 Year Material & Labour Warranty
  - 5 Year Building Envelope Warranty
  - 10 Year Structural Defects Warranty

## GOURMET KITCHENS

- Premium, modern cabinets with under lighting
- Soft-close doors and drawers
- Polished quartz countertops and tile backsplash
- Durable and easy to clean wood-look flooring complements the cabinetry
- Kitchen island with eating bar for two or more
- Clean-up is a breeze with an undermount stainless steel sink, single-lever Delta faucet and pullout vegetable spray with flex line
- Innovative and stylish stainless steel appliances coordinate beautifully
- Self-cleaning SMEG slide-in Range with 4 burner induction cooktop. Convection Oven w/vapor self clean option
- High-performance ultra-modern sleek built-in hood fan
- SMEG full size built-in microwave
- SMEG panelled ultra efficient Dishwasher
- 36" SMEG fingerprint-proof refrigerator, with french doors, two freezer drawers, and built-in ice maker

## LUXURY BATHROOMS

- Convenient main floor powder room with quartz countertop
- Contemporary cabinetry with matte black pulls on soft-close doors and drawers for lots of storage
- Look your best with floating vanity mirrors
- Retreat to the luxurious master ensuite with its porcelain tiled bath, undermount sinks, and spacious quartz countertop
- Enjoy the second bathroom that features a soaker tub with tile surround, undermount sink and sleek quartz countertop
- Modern faucets and showerheads add a sophisticated touch
- Matte black accessories

## NEXT-LEVEL CONVENIENCES

- Laundry with stacking or side-by-side SAMSUNG washer and dryer
- Complete vacuum roughed in
- Built-in closet shelving and organizers throughout entry and bedroom closets
- Video intercom roughed in
- HRV fan system that draws fresh outside air and living area air to be distributed to each bedroom
- Air conditioning roughed in
- Energy-efficient electric heat pump with heating and cooling
- EV charging roughed in, with upgrade install available





# LUXURIOUS FINISHES TO

## THE AURORA *an airy retreat*



GET CLOSER TO WHAT MATTERS





# O SUIT YOUR LIFESTYLE



**THE HIGH TIDE** *nordic luxury*



**LIVE FOR THE DAY-TO-DAY**

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## AMENITIES

Live for the day-to-day, with everything you need just steps away. Finestra's one-of-a-kind Amenity Building offers everything from community spaces and conference halls to rentable guest suites.

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| <b>FLOOR 1</b> | Two Conference Rooms                                                    |
| <b>FLOOR 2</b> | Recreation Room and Party Hall                                          |
| <b>FLOOR 3</b> | Two luxurious one-bedroom Guest Suites, available for rent to residents |
| <b>ROOFTOP</b> | Community Rooftop complete with lounge chairs and BBQs                  |





# SEE YOURSELF HERE

*Find your piece of paradise amid  
a vibrant community.*

South Surrey's newest development offers award-winning architecture in stunning 3-level townhomes, and rooftop patios with expansive West Coast vistas. With ample corner units and multiple interior layout options, we bring the aesthetics - you bring the lifestyle.

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18TH AVE & 168TH ST  
MORGAN CROSSING



FINESTRA

REGISTER TODAY AT  
**liveatfinestra.com**

VANGUARD  SUTTON PREMIER REALTY

BUILT BY  
**METROVAN**  
BUILDERS GROUP

REGISTER TODAY



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