

# DARE TO COMPARE

# THE LOOP

Location	The Loop	Other Developments
Conveniently situated within walking distance to urban amenities at The Shops at Morgan Crossing	✓	
Located minutes away from high quality education. Both Edgewood Elementary and Grandview Highschool are a quick 10 minute walk and, as a private education option, Southridge is a few minutes drive	✓	
Less than a 15-minute walk to Grandview Heights aquatic centre and fitness facility	✓	
Over 15 golf courses within a 15-minute drive	✓	
Only 15 minutes from 2 USA - Canada Border crossings	✓	
Numerous parks within 10 minutes, including a massive park with playground directly south of The Loop	✓	

Community	The Loop	Other Developments
A purposely planned community with meandering roadways and sidewalks that increase curb appeal	✓	
Brownstone-inspired architecture with distinctive rooflines, brick façade with tone-on-tone board and baton exterior siding in neutral paint colours and aesthetic black exterior windows	✓	
The Activity Loop includes a walking trail with Scandinavian Nola Kebne outdoor gym equipment, picnic tables, a gas fire pit, and a kid's play area	✓	
The Locker, a two-level fitness centre with cardio equipment and open fitness area	✓	
The Hideaway, a 2-story amenity with communal work-from-home space, a social lounge and kitchen, a convenient dog wash station and a large deck overlooking The Loop Trail	✓	
Thoughtful natural landscaping with over 71 old-growth trees to be kept on the property	✓	

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## Features of the Home

The Loop

Other  
Developments

Ultra-efficient I-Flow forced air heating for more comfortable living	✓
All homes are built to step code level 3 for 20% more energy efficiency and cost savings on your bills	✓
Unique address plaques with lights for an added sense of arrival and safety	✓
Luxury vinyl plank flooring throughout the main and lower level	✓
Pull out pantries for extra storage in all homes	✓
Open accent shelving in upper kitchen cabinets	✓
Double-bowl stainless steel undermount sink with garbage disposal in kitchens	✓
Custom wine rack built-in to the kitchen cabinetry in select plans	✓
Custom coffee bar in select plans	✓
A spa-like ensuite with custom tiled niche in shower, frameless shower enclosure, and medicine cabinets for additional storage	✓
Convenient slide rail closet shelving	✓
Stunning powder room tiled feature wall	✓
Quality roller shade blinds in living room and bedrooms	✓
EV outlet rough-in with charging capabilities	✓
Gas BBQ rough-in included for added convenience	✓

## Personalize Your Home

The Loop

Other  
Developments

Add a cozy fireplace with wood frame to match the cabinetry in your living space	✓
Optional upgrade to timeless herringbone plank flooring	✓
Gas BBQ hookup fully installed at the time of move in	✓
For a detailed list of personalization's please contact The Loop sales team	✓

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## The Team

The Loop

Other  
Developments

Gramercy is a local, family operated team with decades of experience from luxury single family to multi-family residential in the South Surrey area. They're well known for their attention to detail and building with purpose



Dedicated customer service team for homeowner care which lends to Gramercy's reputation for uncompromised quality and meticulous attention to detail



Fifth Avenue Real Estate Marketing partners with their developers to help create long lasting communities that will hold their value over time. They have a proven track record of success in British Columbia spanning 40+ years



With a substantial portfolio of new construction over the last 15 years, the Kleen Design understands how to maximize a space, create functional kitchens truly understanding how one will live within their home, and carefully selects from the best of design trends that will last



For every home sold at The Loop, a donation of \$200 is made towards local non-profit organization, as giving back to the existing community is just as important as creating a new extension



## Notes

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