

THE  
LOOP

DESIGNED AROUND YOU



## DESIGNED AROUND YOU.

Spanning an incredible city block is The Loop, a carefully designed community within a community in the heart of South Surrey. The Loop offers 2, 3 & 4-bedroom townhomes in a lush, tree-filled setting right in the middle of it all! When you step inside a Gramercy home, know that every element has been designed around you, around how you live and move. We pride ourselves on creating spaces that are both beautiful and functional.



## YOUR PARK. YOUR WAY.

Beyond your back door is an exciting world to discover. Under a canopy of trees, smack dab in the middle of the community, is the Loop Trail. This is where you can lace up your sneakers, walk your dog, chat with neighbors or hit the Scandinavian-style fitness circuit. Feeling more mellow? Unwind by the community firepit while the sun sets and the kids play in the open spaces under the trees.



## POST WORTHY PLACES

At The Loop, everything is at your fingertips. On any given day, you could be dipping your toes in the ocean at Crescent Beach, picking up essentials at The Shops at Morgan Crossing, or enjoying the hot tubs, steam room, and “lazy river” at the new Grandview Heights Aquatic Centre. Weekend brunch at one of the many great local restaurants is just a short walk from home. Walking to brunch sounds amazing, doesn't it? Life is good in The Loop.

## WITHIN A 5 MINUTE WALK

- Edgewood Elementary School
- Edgewood Park
- Orchard Grove Park
- Grandview Trail

## WITHIN A 15 MINUTE WALK

- Grandview Heights Aquatic Centre
- Oak Meadows Park
- Superstore
- Afghan Kitchen
- Woo Korean BBQ House

### GRANDVIEW CORNERS SHOPPING CENTRE

80+ stores, services and dining including:

- Indigo
- Old Navy
- Sephora
- Earls Kitchen + Bar
- Islands Café
- Kin Thai Kitchen + Bar
- Kami Sushi
- I Am Pho
- Sal y Limon
- Browns Social House
- Whitespot
- Tim Hortons
- Chatime
- Home Depot
- Best Buy
- TD Bank
- CIBC Bank
- Scotiabank
- Coast Capital Savings
- Canada Post
- Walmart
- Bones & Biscuit
- Club 16 Trevor Linden Fitness
- Barre Fitness
- Club Pilates

## WITHIN A 20 MINUTE WALK

- Grandview Heights Secondary
- National Bank Financial
- Oliver Park

### FOR THE KIDS

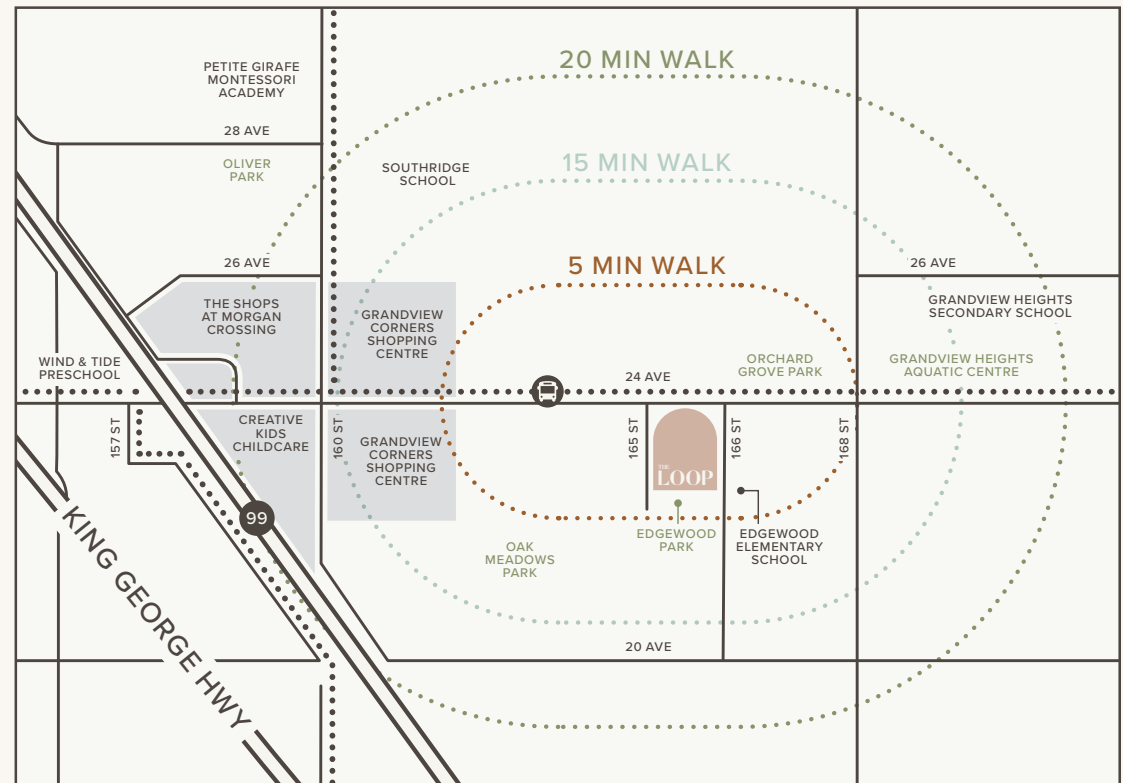
- Southridge School (Private)
- Creative Kids Childcare
- Wind & Tide Preschool
- Petite Girafe Montessori Academy

### THE SHOPS AT MORGAN CROSSING

60+ stores, services and dining including:

- Kids & Company
- Lululemon
- Gap Outlet
- Banana Republic
- Roots
- Thrifty Foods
- Winners
- Everything Wine
- Petsmart
- London Drugs
- Golf Town
- Menzou Ramen & Bubble Tea
- Sammy J's Grill & Bar
- Sushi Castle
- Mink Chocolate & Café
- Starbucks
- RBC Bank
- Bank of Montreal
- Blo Dry Bar
- South Surrey Medical Clinic
- Morgan Heights Cleaners
- Fitness World
- All Creatures Animal Hospital
- Morgan Play Centre
- WELL Health Medical Clinic
- Morgan Crossing Dental
- Morgan Crossing Sports Medicine Clinic

# YOUR MOST LOCAL LOOP



THE  
LOOP

## A COMMUNITY DESIGNED AROUND YOU

- 2, 3 & 4-bedroom townhomes in the heart of South Surrey
- Indoor and outdoor living spaces in sync with today's lifestyles
- A tree-filled setting featuring an expansive central park with places to play, exercise, and connect with friends and neighbours
- Two indoor amenity centres: The Hideaway and The Locker
- Prime location in the Morgan Heights neighbourhood minutes from shopping, beaches, trails, parks, a new aquatic centre, and more
- Within walking distance of top-rated elementary and high schools, local shops, cafés, and restaurants
- Easy access to transit, commuter routes along Hwy 99, King George Boulevard, Hwy 15, and the US border

## THE INSIDE SCOOP

- 2 colour scheme choices – Liberty White or Flatiron Gray
- 9' ceilings throughout main level
- Classic shaker interior doors
- Flat stock baseboards and door casings
- Vinyl plank flooring on main and lower floors
- Wool blend carpet on upper floor and stairs
- Roller blinds on most windows
- Oversized porcelain floor tiles in main bathroom, ensuite, and laundry area
- Surface mount LED wafer lighting throughout
- Easy slide rail closet shelving

## MODERN KITCHENS MADE FOR LIVING

- Wood grain cabinetry with open accent shelving in upper cabinets
- Sleek and durable quartz stone countertops
- Geometric ceramic tile backsplash
- Double-bowl stainless steel undermount sink with garbage disposal
- Single-handle pull-down centre mount faucet with spray
- Modern flush ceiling lights above island\*
- LED under-cabinet lighting
- Soft-close cabinet doors and drawers
- Minimalist edge pulls and touch latch on cabinets
- Large pull-out pantry\*
- Desk area and/or breakfast bar

## PRIMARY ENSUITE

- Dual sinks and mirrored storage cabinets
- Polished quartz countertops
- Oversized porcelain floor tiles
- Frameless glass shower with hand-held shower wand and modern niche for placement of products
- Textured accent tile\*

## CLASSIC ARCHITECTURE

- Distinctive rooflines and Brownstone-inspired details
- Warm brick facades and metal roof accents\*
- Classic black exterior windows throughout
- Well lit private entries
- Beautiful landscaping complements the many surrounding mature trees
- Lots of deck space for outdoor entertaining

## TAKE A WALK IN THE PARK. YOUR PARK.

The Loop Trail at the heart of the community features:

- A walking trail with a Scandinavian Nola Kebne outdoor gym
- Picnic tables for casual outdoor dining
- Large communal gas fire pit
- Play structure and organic log play area for kids

## THE HIDEAWAY

Situated facing The Loop Trail, is a two-storey amenity designed to act as an extension of your home. This space features:

- A communal work-from-home space
- Social lounge with a large fully equipped kitchen, comfortable seating, and an expansive deck overlooking The Loop Trail
- Outdoor dog wash area

## THE LOCKER

A two-level fitness space building featuring:

- Cardio equipment
- Open multi-use fitness area
- Water station

## CONVENIENCE AND PEACE OF MIND

- Dedicated Homeowner Services team with online service portal
- Travelers Comprehensive third-party warranty
  - 2 years Workmanship and Materials
  - 5 years Water Penetration
  - 10 years Structural Defects
- Forced-air heating system
- Gas line rough-in for BBQ hook up
- EV Outlet rough-in with Level 2 charging capabilities (30amps/208Volt)
- Energy-saving double glazed windows
- Sturdy 2"x 6" exterior wall construction with R24 insulation
- Hardwired smoke and CO detectors in all homes and common areas
- Pre-wired with CAT5 and cable coax
- Telus fibre network capability
- Ample visitor parking

\* Available in specific floorplans, see sales team for details.

In our continuing effort to improve and maintain the high standards of The Loop development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Renderings and imagery are an artist's perception and intended as a general reference only. Not to be fully relied upon. Specifications may be substituted with equivalent or better at the developer's sole discretion. E.&O.E. Sales and Marketing provided by Fifth Avenue Real Estate Marketing Ltd. fifthave.ca

# THE LOOP

24 AVENUE

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7

-  THE BRYANT
-  THE TRIBECA
-  THE CORTLAND
-  THE CROSBY
-  THE HIGHLINE
-  THE HUDSON
-  THE WAVERLY



## SITE PLAN

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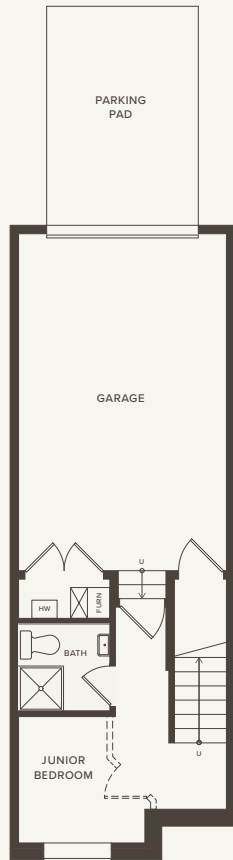
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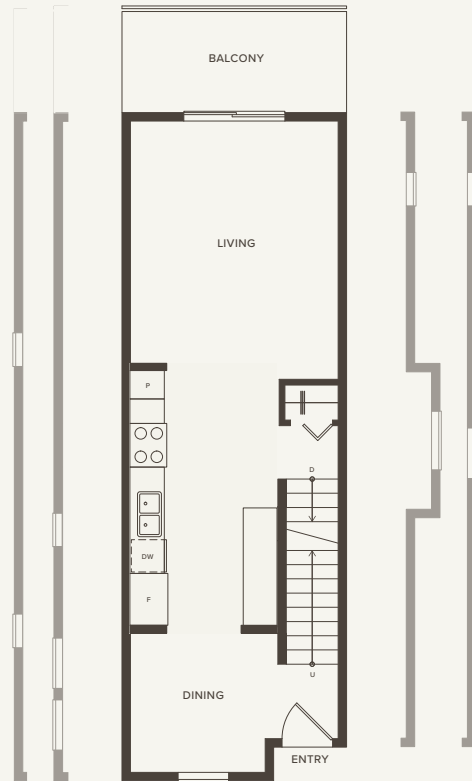
23 AVENUE



1249-1299 SQFT



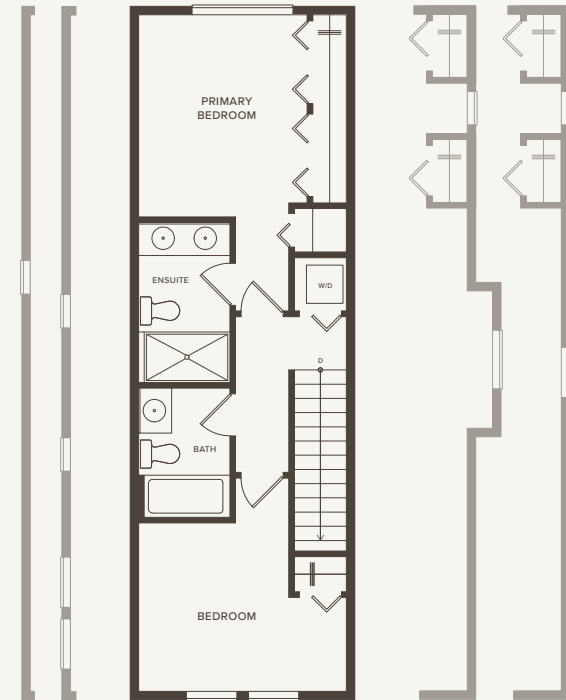
LOWER



MAIN



C7 C9



UPPER



C11 C6



C7 C9

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**1257-1300** SQFT



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**1522-1587 SQFT**

A13 is a 5-piece ensuite bathroom with different configuration.  
See sales for details.

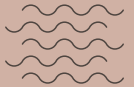


LOWER

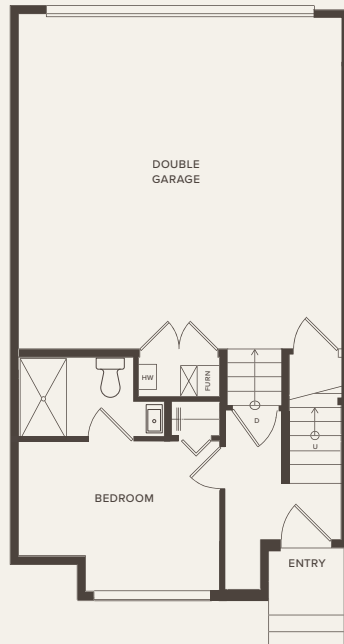
MAIN

UPPER

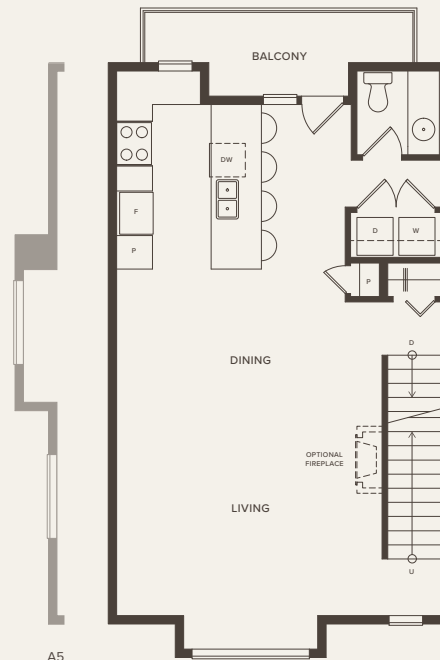
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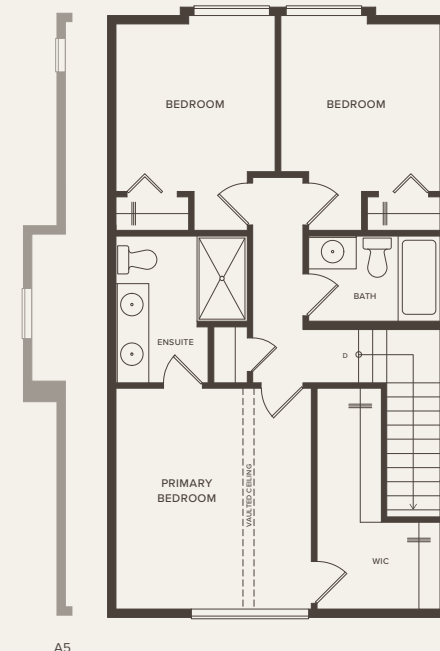
1593-1648 SQFT



LOWER



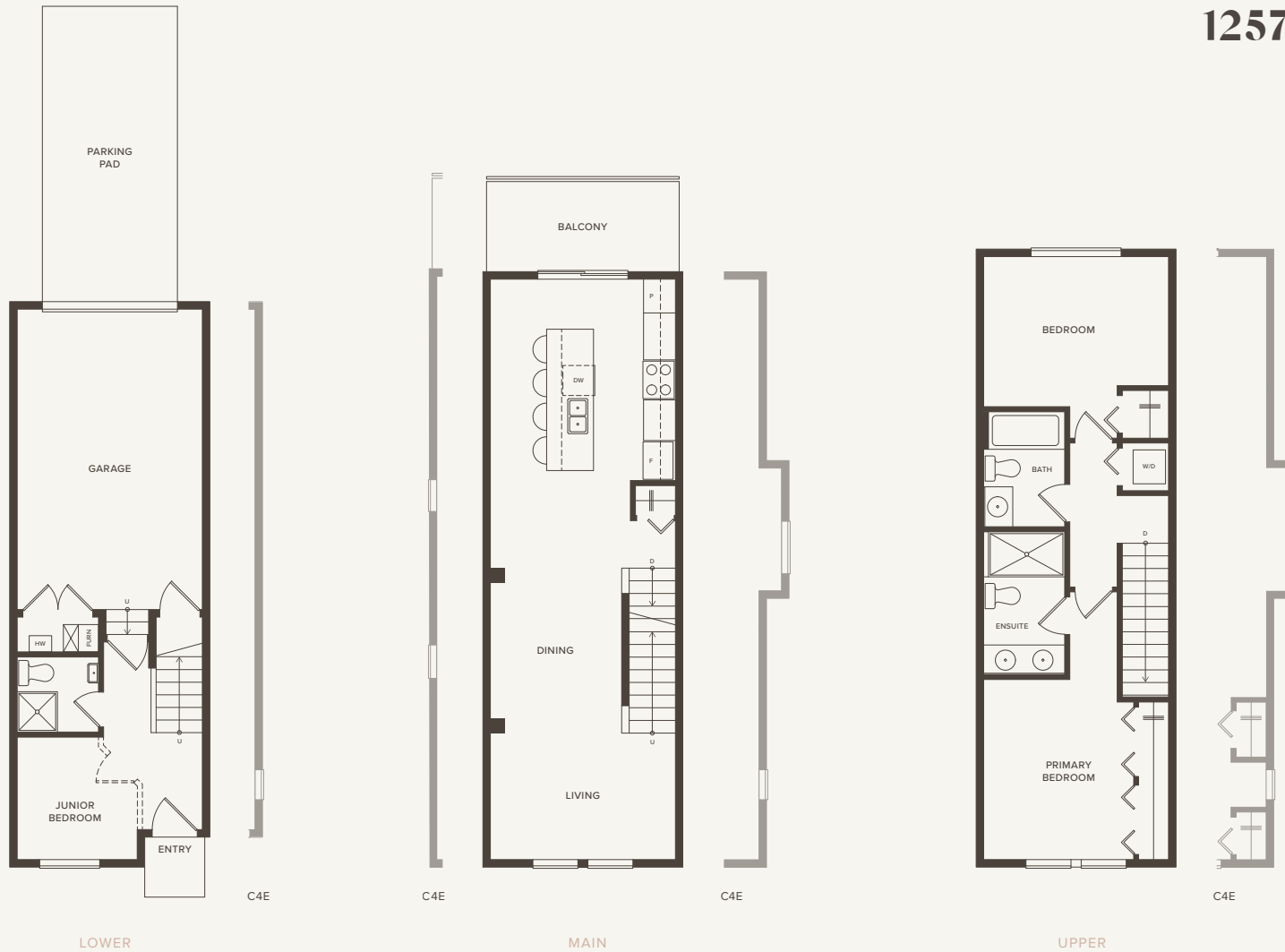
MAIN



UPPER

The developer reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices without prior notification. Decks, patios, stairs and windows may vary based on site conditions. Window placement and primary ensuite configuration differ in architectural plan A5, A6, and A7. Architectural plan A5 features a 5-piece ensuite bathroom. Please refer to architectural plans and see sales representative for further details. All sizes and dimensions are approximate and based on architectural measurements. Reverse and/or mirror plans occur throughout the development. Please see disclosure statement for specific offering once available. E. & O. E. Sales and Marketing by Fifth Avenue Real Estate Marketing Ltd. [fifthave.ca](http://fifthave.ca) 604-583-2212

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## PROPERTY ADDRESS

- 2350 165th Street, Surrey, British Columbia

## SHARED AMENITIES

- The Loop Trail at the heart of the community features:
  - A walking trail with a Scandinavian outdoor gym (Nola Kebne)
  - Picnic tables for casual outdoor dining
  - Large communal gas fire pit
  - Play structure and organic log play area for kids
- Situated facing The Loop Trail, the Hideaway is a two-storey amenity designed to act as an extension of your home. This space features:
  - A communal work-from-home space
  - Social lounge with a large fully equipped kitchen, comfortable seating, and an expansive deck overlooking The Loop Trail
  - Outdoor dog wash area
- The Locker is a two-level fitness space building featuring:
  - Cardio equipment
  - Open multi-use fitness area
  - Water station

## HEATING AND COOLING

- Ultra efficient I-Flow forced air heating system with optional air conditioning (A/C Rough-in included)
- High efficiency tankless Navien hot water system

## COLOUR SCHEME OPTIONS

- Liberty White (Light) & Flatiron Grey (Medium)

## ESTIMATED COMPLETION TIMELINE

- Phase 5 - estimated completion February - May 2025
- Phase 6 - estimated completion Summer/Fall 2025

## DEPOSIT STRUCTURE

- Total deposit to equal 10% of the purchase price as follows:
  - Initial deposit of \$5,000 due at offer by bank draft
  - Second deposit increased to 10% of the purchase price due within 7 days of the rescission period by way of bank draft, or wire transfer. Payable to **Oval Village Law LLP in Trust**

## PARKING

- Attached garage for all homes and ample visitor parking

## PETS

- 2 dogs, 2 cats or 1 of each

## RENTALS

- Rentals are allowed

## STRATA FEES

- Approximately \$0.20 per square foot. Managed by dWell Property Management

## CABLE PACKAGE

- Welcome Home package provided by TELUS

## GIVE BACK

- Proud partnership with Options Community Service, Mackie's Place and The Peace Arch Hospital Foundation. With every home sold, you help donate \$200 to the efforts of one of these three non-profit societies

[lifeintheloop.ca](http://lifeintheloop.ca)



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FIFTH AVE