

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

- Move-in ready - Mid 2026

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