



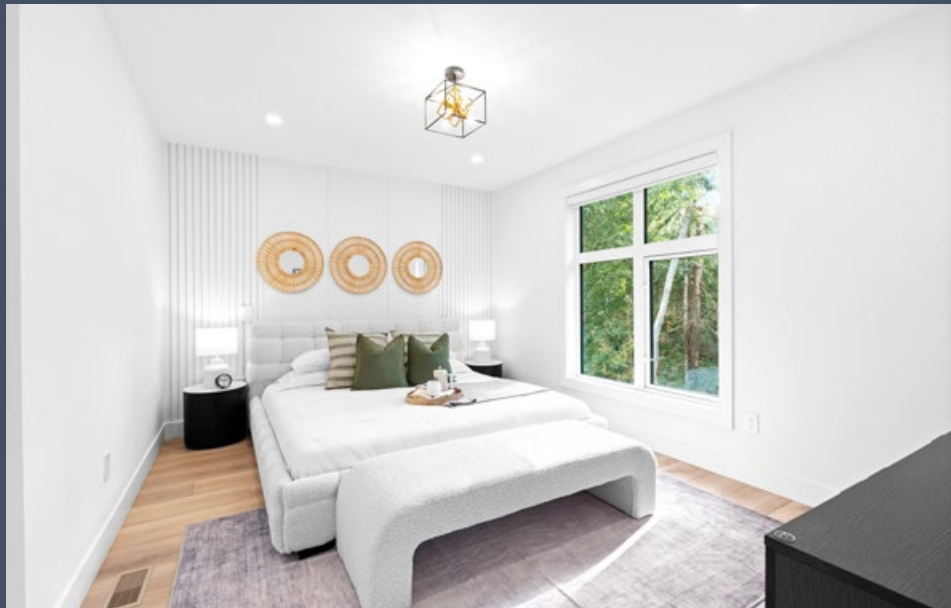
ENCLAVE

AT GRANDVIEW

WOODHILL
DEVELOPMENT

12 - LUXURY TOWNHOMES | NOW SELLING! MOVE IN READY!





WOODHILL
DEVELOPMENT

3075 160 Street,
Surrey, BC V3S 0C9

enclaveatgrandview.com

LUXURY TOWNHOMES | MODERN ELEGANCE MEETS TIMELESS DESIGN

Architectural Excellence & Thoughtful Exteriors

Designed with a blend of contemporary elegance and timeless craftsmanship, these townhomes feature **striking flat roofing, and durable Hardie plank, accented by ledgerstone**. The result is a sophisticated yet enduring façade that enhances curb appeal and longevity.

Step outside to your **private, fenced outdoor patio**, a sanctuary backing onto a lush greenspace. Whether you're hosting lively gatherings or enjoying a quiet evening under the stars, these outdoor living areas come fully equipped with a **natural gas BBQ hookup, TV hookup, and a water bib**, making alfresco dining and entertainment effortless.

Spacious & Thoughtfully Designed Interiors

With floor plans ranging from **1,800 to 2,600 sq. ft.**, these homes are tailored to accommodate modern lifestyles with a perfect balance of space, functionality, and style. Most layouts feature:

- **Three generously sized bedrooms** on the upper level
- **A versatile den** on the main floor, ideal for a home office, library, or creative space
- **A fully finished one-bedroom in-law/guest suite** with a **separate entrance**, offering flexibility for multi-generational living or privacy for a home-based business
- **Two outdoor storage closets** for additional convenience

From the moment you step inside, you'll be welcomed by a **bright open-to-below design** that enhances the sense of space and sophistication. **Soaring 9 ft ceilings** add to the grandeur, while **expansive casement windows** allow natural light to flow freely throughout the home. Each window is equipped with **bug screens and window shades**, ensuring comfort and privacy without compromising brightness.

Refined Interiors & Designer Finishes

- **Glass railings throughout** create a sleek, open, and modern aesthetic
- **Luxurious LED lighting fixtures** throughout, including:
 - A **statement chandelier** in the dining room
 - **Recessed under-cabinet LED lighting** in the kitchen
 - **Soft ambient LED accents** in the family room, powder room, and ensuite
 - A stunning **chandelier in the primary bedroom**, adding a touch of elegance
- **Canadian 9" wide, 7-foot plank "hardwood-like" laminate flooring** on all levels, offering the aesthetic of natural wood with enhanced durability
- **Custom closet organizers** maximize storage space throughout the home
- **Dual walk-in closets in the Master bedroom** to maximize clothing space
- **A feature wall in the master bedroom**, combining texture for a luxurious design

The living space is centered around a **stunning feature wall** with **custom millwork and built-in cabinetry**, framing a **60-inch Napoleon electric fireplace**. **Built-in speakers in the family room** create an enhanced audio experience.

Chef-Inspired Gourmet Kitchens

Designed for both culinary excellence and social gatherings, these kitchens combine high-end functionality with sleek aesthetics:

- **Soft-close veneer-acrylic cabinetry** complemented by designer **pendant lighting**
- **Undermount stainless steel double sink** with a **pull-out faucet and built-in garburator**
- **Oversized waterfall kitchen island** with **bar-style seating**, perfect for entertaining
- **Refined quartz countertops** paired with a **matching quartz backsplash**
- **Built-in pantry cabinetry** with **adjustable interior shelving** for optimized organization
- **Vac Pan sweep**

Luxury meets performance with a **high-end panel-ready Fisher & Paykel appliance package**, featuring:

- **36-inch French Door style built in panel-ready refrigerator**
- **30-inch slide-in dual-fuel gas range** with **electric convection oven**
- **24-inch panel-ready dishwasher**

Spa-Inspired Bathrooms: A Personal Retreat

Each bathroom is a haven of relaxation, designed with contemporary elegance:

- **Soft-close cabinetry** with **vanity mirrors** featuring **LED backlighting**
- **Premium ceramic tiling**, sourced from **Italy and Spain**, for an upscale finish
- **Water-resistant laminate flooring**, offering durability without compromising style
- **Quartz countertops** with **undermount sinks**, ensuring easy maintenance and a refined aesthetic
- **Kohler toilets** and **Riobel faucets**, delivering top-tier quality and sophistication
- **Sleek matte black bath and shower fixtures**, providing a bold yet elegant contrast

Luxurious Primary Ensuite

Your ensuite is a true sanctuary, offering spa-like indulgence:

- An **oversized 5 ft x 3 ft glass-enclosed shower** with **custom accent tiling**, featuring both a **Riobel hand shower** and a **luxurious rainhead**
- A **double vanity**, ensuring ample space and eliminating morning congestion
- **Programmable heated floors**, adding a touch of warmth and comfort
- A **freestanding soaker tub**, perfect for unwinding in absolute serenity

Smart, Energy-Efficient Living

Designed to enhance both sustainability and comfort, these homes integrate cutting-edge energy efficiency solutions:

- **BC Energy Step Code 3 compliance**, delivering up to **20% increased energy efficiency**, leading to **lower utility costs**
- **High-performance building materials** and **airtight insulation**, maintaining optimal indoor temperature with minimal energy consumption
- **Roxul insulation, double interior partition walls with offset studs** for better sound proofing
- **An advanced HVAC system** with **natural gas forced-air heating, air conditioning and on-demand hot water**, ensuring year-round comfort
- **Level 2 EV car charging** in every garage, preparing for the transition to electric vehicles
- **Epoxy-coated garage floors** for a polished, durable finish
- **Expansive 18 ft garage doors**, allowing effortless car access and additional space

Smart Home Features: Security & Convenience at Your Fingertips

Every home is equipped with state-of-the-art technology designed to enhance safety, convenience, and peace of mind:

- **Comprehensive 2-5-10 year new home warranty protection** by **National Home Warranty**, a leader in home protection

- **Built-in central vacuum system** for effortless cleaning
- **Advanced smart security system**, including:
 - A **front door camera**, accessible via smartphone or video intercom
 - A **smart garage door opener** with a **built-in camera, backup battery, and smartphone remote operation**
 - A **Nest thermostat**, allowing you to **control heating and cooling remotely**
 - A **Paradox smart alarm system**, ensuring top-tier security with remote monitoring capabilities

With **low strata fees**, these homes deliver luxury and convenience at exceptional value, ensuring a seamless living experience for homeowners.



CALL: 778-960-2000

3075 160 St, Surrey, BC V3S 0C9

Show Home Hours:

Mon-Fri: By Appointment
Sat-Sun : 1-5pm

THE NEIGHBOURHOOD

Located at 3075 160th Street and nestled in the heart of the vibrant Grandview neighbourhood, Enclave at Grandview Townhomes offer more than just a place to live – they provide a community that truly has it all.

With a blend of convenience, relaxation, and entertainment right at your doorstep, you'll discover why Grandview is the perfect place to call home.

Everyday Essentials Just Moments Away

You'll never have to travel far for life's essentials. Whether you need groceries, a pharmacy, or pet supplies, Grandview has you covered with a variety of stores and big box retailers.

Families will appreciate being able to walk to both elementary and high schools and the Surrey Libraries Semiahmoo Branch is also nearby.

For your medical needs, there are a handful of medical clinics, dentists, physiotherapists, optometrists and Peace Arch Hospital.

Stay Active and Have Fun

Our community is brimming with options to keep you entertained and active. You'll have plenty of choices for exercise and relaxation, Enjoy a round of golf, visit local attractions, join a gym, or take a walk on one of many nature trails or along White Rock Pier.



A Food Lover's Paradise

We have no shortage of delicious dining options. With many nearby coffee shops, casual dining restaurants, and ethnic dining options, you'll find what you're craving here.

Discover everything you need, just moments from your doorstep. Enclave at Grandview Townhomes – where convenience, community, and comfort meet.

Come see how our neighbourhood is the perfect place to start your next chapter.



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WOODHILL
DEVELOPMENT



UNIT 10-12

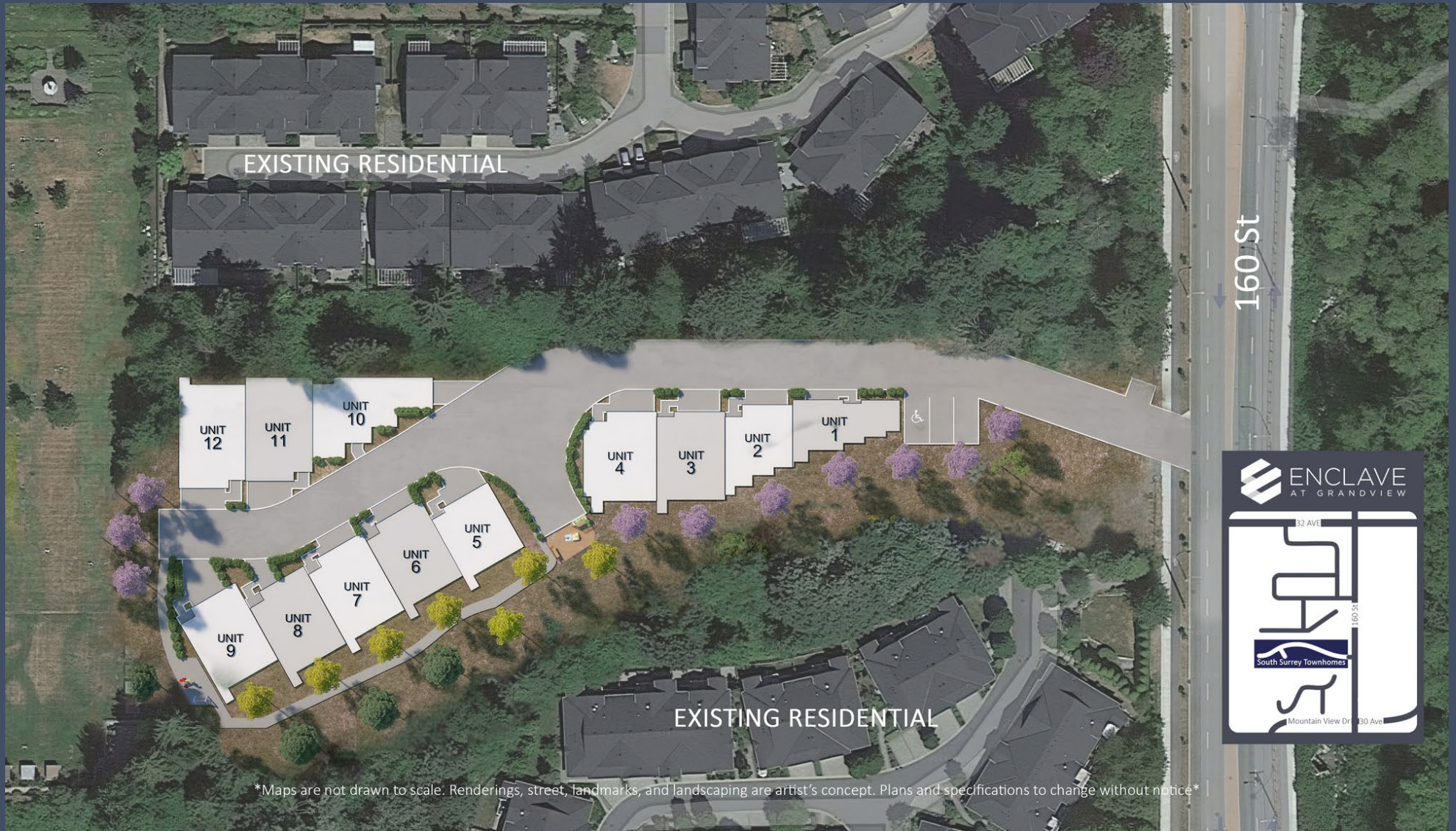
UNIT 1-4



UNIT 5-9

 **ENCLAVE**
AT GRANDVIEW

ARTIST RENDERINGS OF ENCLAVE | EXTERIOR BUILDINGS



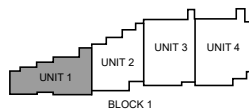
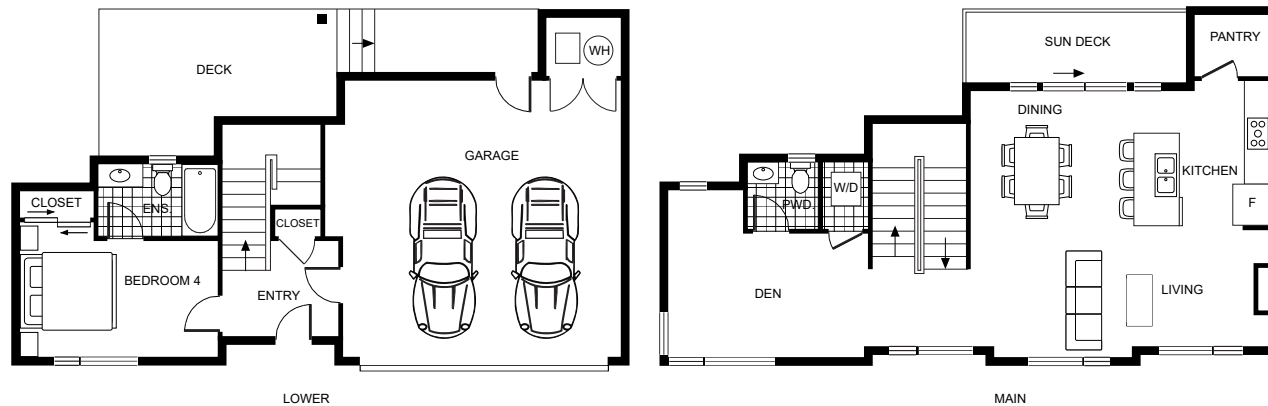
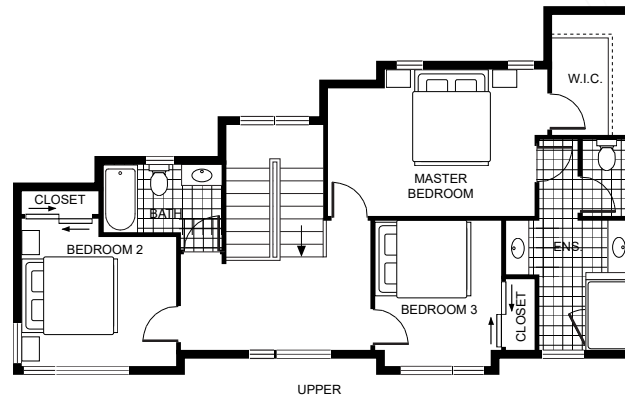
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UNIT 1

4 Bed / 1 Den / 3.5 Bath
Aprox 2067 Sq.ft.

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THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS OR SUBSTITUTIONS SHOULD THEY BE NECESSARY. DIMENSIONS, SIZES, AREAS, SPECIFICATIONS LAYOUT AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE.

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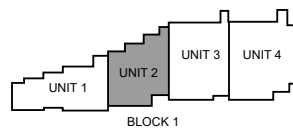
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UNIT 2

4 Bed / 1 Den / 3.5 Bath
Aprox 2173 Sq.ft.

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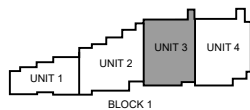


UNIT 3

4 Bed / 1 Den / 3.5 Bath
Aprox 2537 Sq.ft.

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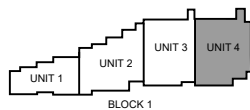
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UNIT 4

4 Bed / 1 Den / 3.5 Bath
Aprox 2605 Sq.ft.

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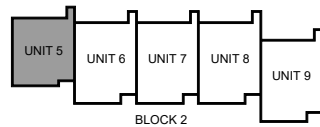
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UNIT 5

4 Bed / 1 Den / 3.5 Bath
Aprox 2418 Sq.ft.

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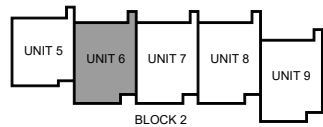


UNIT 6

4 Bed / 1 Den / 3.5 Bath
Aprox 2523 Sq.ft.

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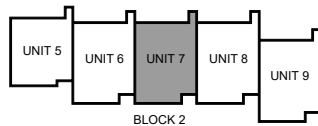


UNIT 7

4 Bed / 1 Den / 3.5 Bath
Aprox 2525 Sq.ft.

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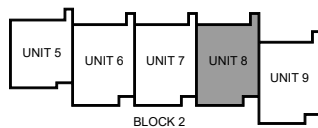


UNIT 8

4 Bed / 1 Den / 3.5 Bath
Aprox 2527 Sq.ft.

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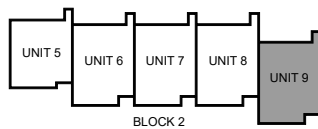
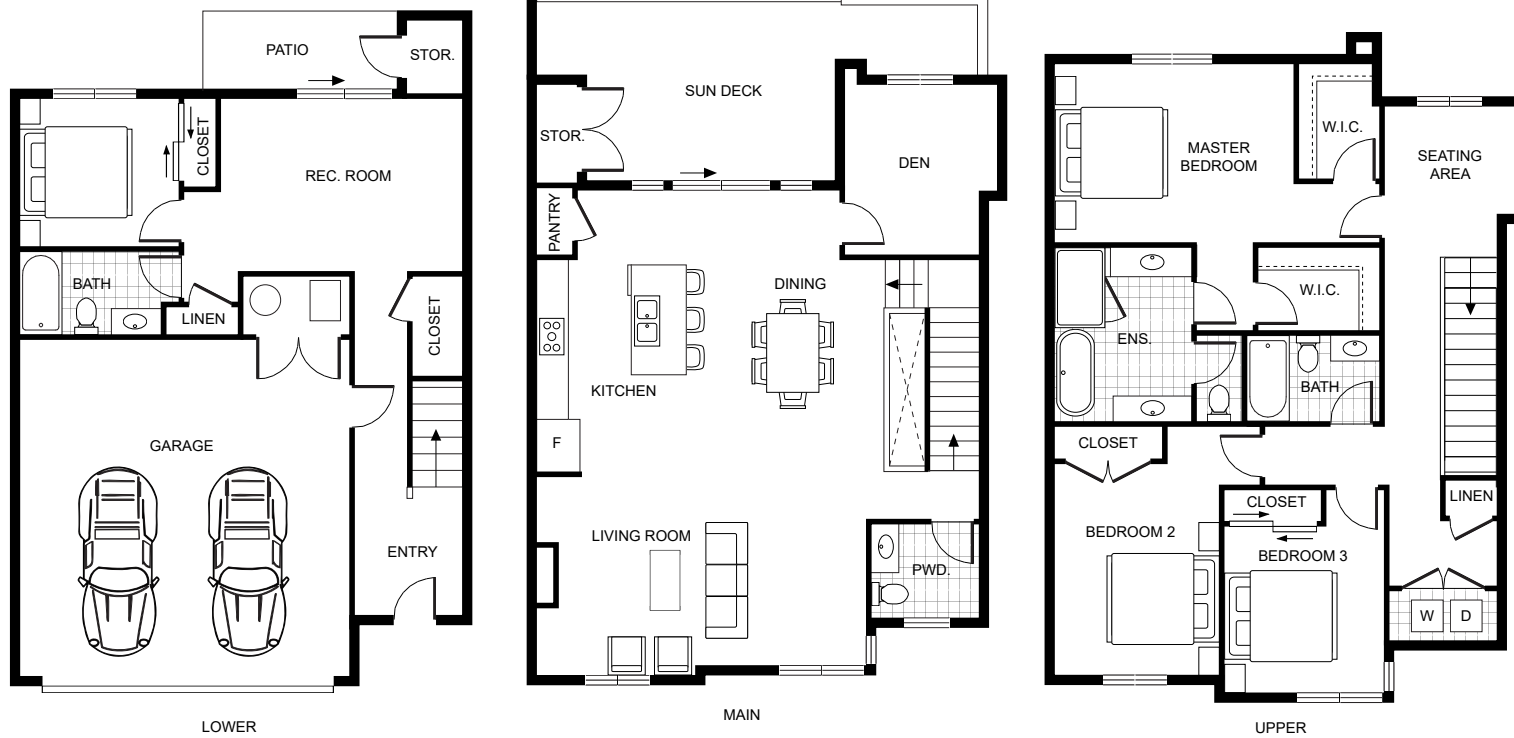


UNIT 9

4 Bed / 1 Den / 3.5 Bath
Aprox 2587 Sq.ft.

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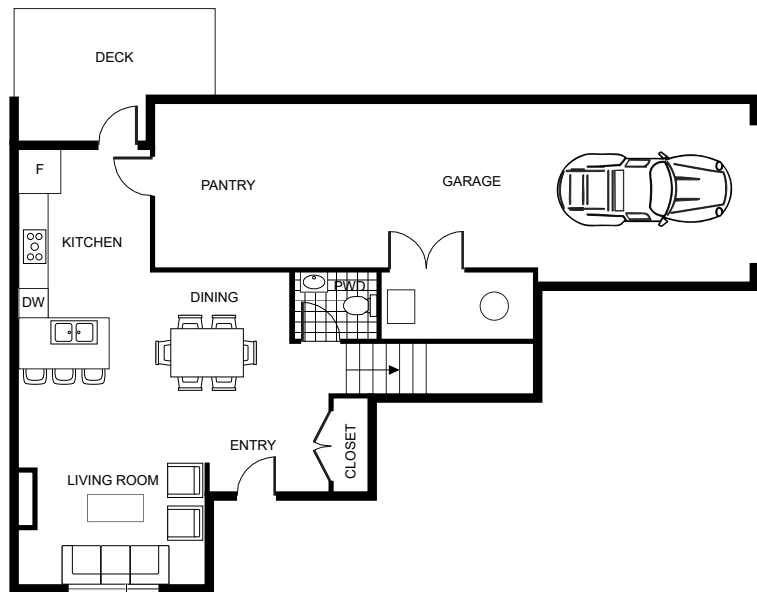
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UNIT 10

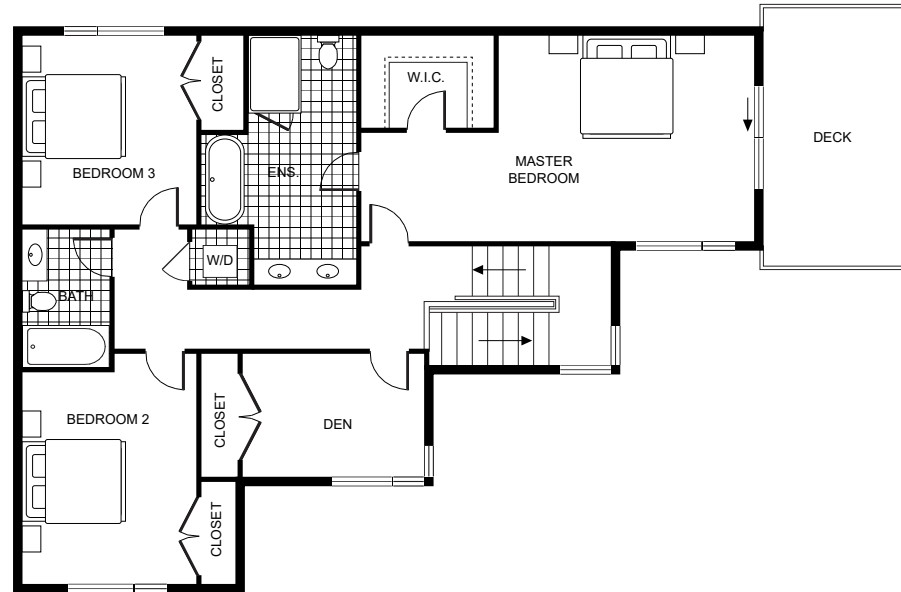
3 Bed / 1 Den / 2.5 Bath
Aprox 1726 Sq.ft.

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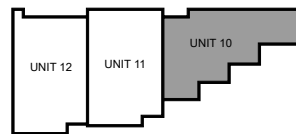
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MAIN



UPPER



BLOCK 3

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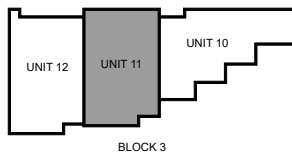
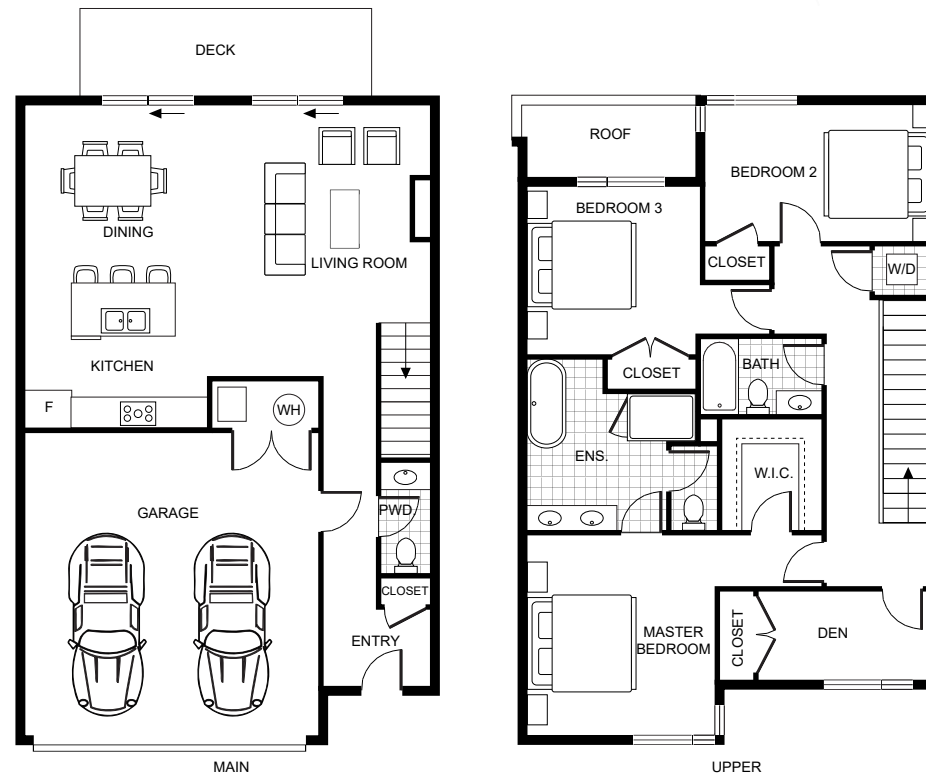


UNIT 11

3 Bed / 1 Den / 2.5 Bath
Aprox 1804 Sq.ft.

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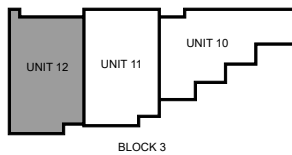
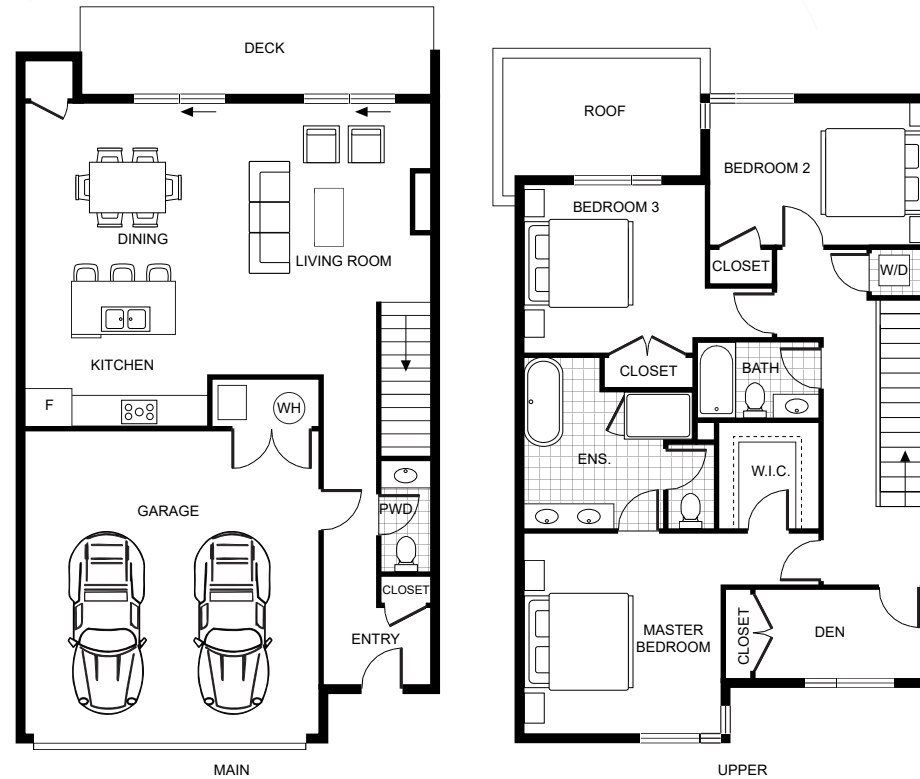
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UNIT 12

3 Bed / 1 Den / 2.5 Bath
Aprox 1773 Sq.ft.

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