



---

# SOUTH ON 16 PREMIUM

---

A BOUTIQUE COLLECTION OF  
INTELLIGENT TOWNHOMES  
BY AGGARWAL CONSTRUCTION



# ELEVATED SOUTH SURREY LIVING

3 BED + OFFICE BRAND NEW SMART HOMES

Located in the residential neighbourhood between Grandview Heights and White Rock, South on 16 Premium is a boutique collection of 22 intelligent townhomes. These 3 bedroom + office smart homes offer neutral tones and modern finishes designed for comfortable and spacious family living.

Experience the differences with a home that responds to your needs. Each home comes equipped with Control4™ Smart Home Technology.





# IT'S ALL INCLUDED

---

THE SMART TECHNOLOGY SAMSUNG PACKAGE INCLUDES A GAS RANGE, POT FILLER (NO MORE FILLING UP HEAVY POTS AT THE SINK), APPLIANCE PANTRY, SOLID SHAKER CABINETS AND QUARTZ COUNTERTOPS.



**THE SAMSUNG APPLIANCE PACKAGE**  
STAINLESS STEEL GAS RANGE,  
STAINLESS STEEL HOOD FAN,  
STAINLESS STEEL FRIDGE, STAINLESS  
STEEL DISHWASHER AND STAINLESS  
STEEL MICROWAVE.





# A DREAM KITCHEN

FEATURING POLISHED QUARTZ COUNTERTOPS, WHITE TILE BACKSPLASH, SOFT-CLOSE CABINETS WITH UNDER-LIGHTING AND MATTE BLACK AND STAINLESS STEEL ELEMENTS. INCLUDES EXPANSIVE PANTRY PLUS BONUS APPLIANCE PANTRY TO NEATLY STORE YOUR TOASTER, BLENDER AND COFFEE MAKERS.







# WARM NEUTRALS

TASTEFUL, TIMELESS DESIGN



Each South on 16 Premium Townhome features exceptional quality finishes. Warm, wide plank laminate flooring in the living, kitchen, dining, and den anchors the home in a neutral tone while matte black hardware throughout adds a beautiful contrast. Soft grey carpets in every bedroom and modern pot lighting in the living, dining, kitchen, den and bedrooms add an elegant touch.

High ceilings with expansive windows on the main floor keep the home bright and well-lit.



# A HOME THAT GETS YOU

- GAS BIB HOOKUP FOR A BBQ OR OUTDOOR HEATER
- BUILT-IN FLOATING TV SHELVING UNITS
- BUILT-IN SPEAKERS IN THE LIVING ROOM AND MASTER BEDROOM
- PRE-WIRED FOR A SECURITY SYSTEM
- FORCED AIR GAS FURNACE WITH AIR CONDITIONING UNIT OPTIONAL UPGRADE
- 2-5-10 HOME WARRANTY FOR PEACE OF MIND



# THE ENSUITE & POWDER

ENJOY A SPA-LIKE ENSUITE WITH INVIGORATING RAIN SHOWERHEAD IN A FRAMELESS GLASS SHOWER, CUSTOM TILING, WARM UNDER-LIT CABINETS, ELEGANT QUARTZ COUNTERTOPS, AND SLEEK OVAL BRASS MIRRORS.





# INDOOR- OUTDOOR LIVING

---

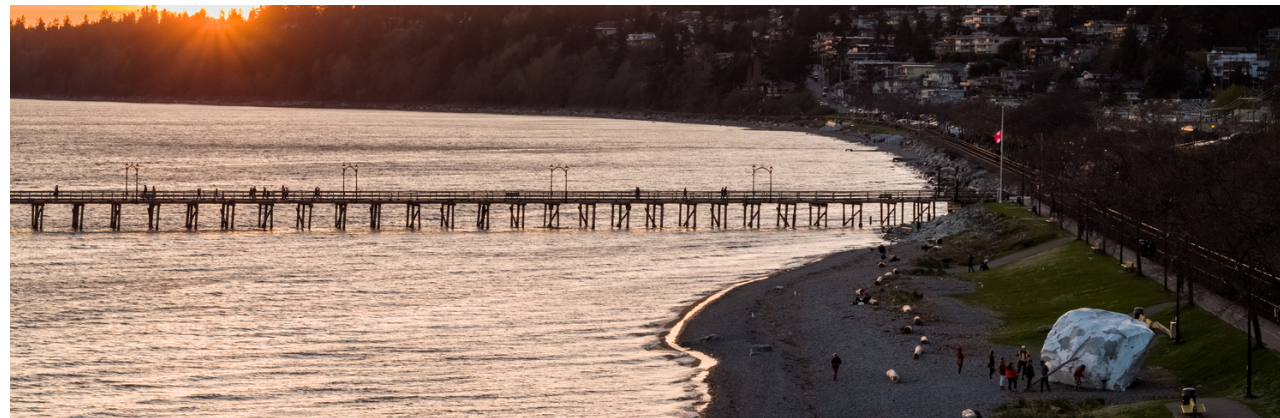
CONTEMPORARY STONework AND CEDAR SOFFITS WITH RAINSCREEN TECHNOLOGY MAKE FOR A SLEEK EXTERIOR. EACH HOME COMES WITH A DOUBLE CAR GARAGE AND A COVERED BALCONY WITH GAS HOOKUP (SO YOU CAN ENTERTAIN ALL YEAR ROUND).





# EXPLORE THE COMMUNITY

YOU ARE JUST MINUTES TO THE BEACH, SHOPPING, PARKS, THE GOLF COURSE, SCHOOLS,  
RECREATION CENTRES AND MUCH MORE.





## SHOPS

- 1 Semiahmoo Shopping Centre
- 2 Peninsula Village Mall
- 3 Morgan Crossing and Grandview Corners
- 4 Southpoint Exchange Mall
- 5 Ocean Village Farm Market

## SCHOOLS

- 1 South Meridian Elementary
- 2 Earl Marriot Secondary School
- 3 Southridge School (private)
- 4 White Rock Christian Academy (private)
- 5 Star of the Sea (private)
- 6 Edgewood Drive Elementary School
- 7 Semiahmoo Secondary
- 8 Ecole Peach Arch Elementary
- 9 Academics Educational Systems
- 10 White Rock Child Care Centre
- 11 Evergreen Child Care Centre

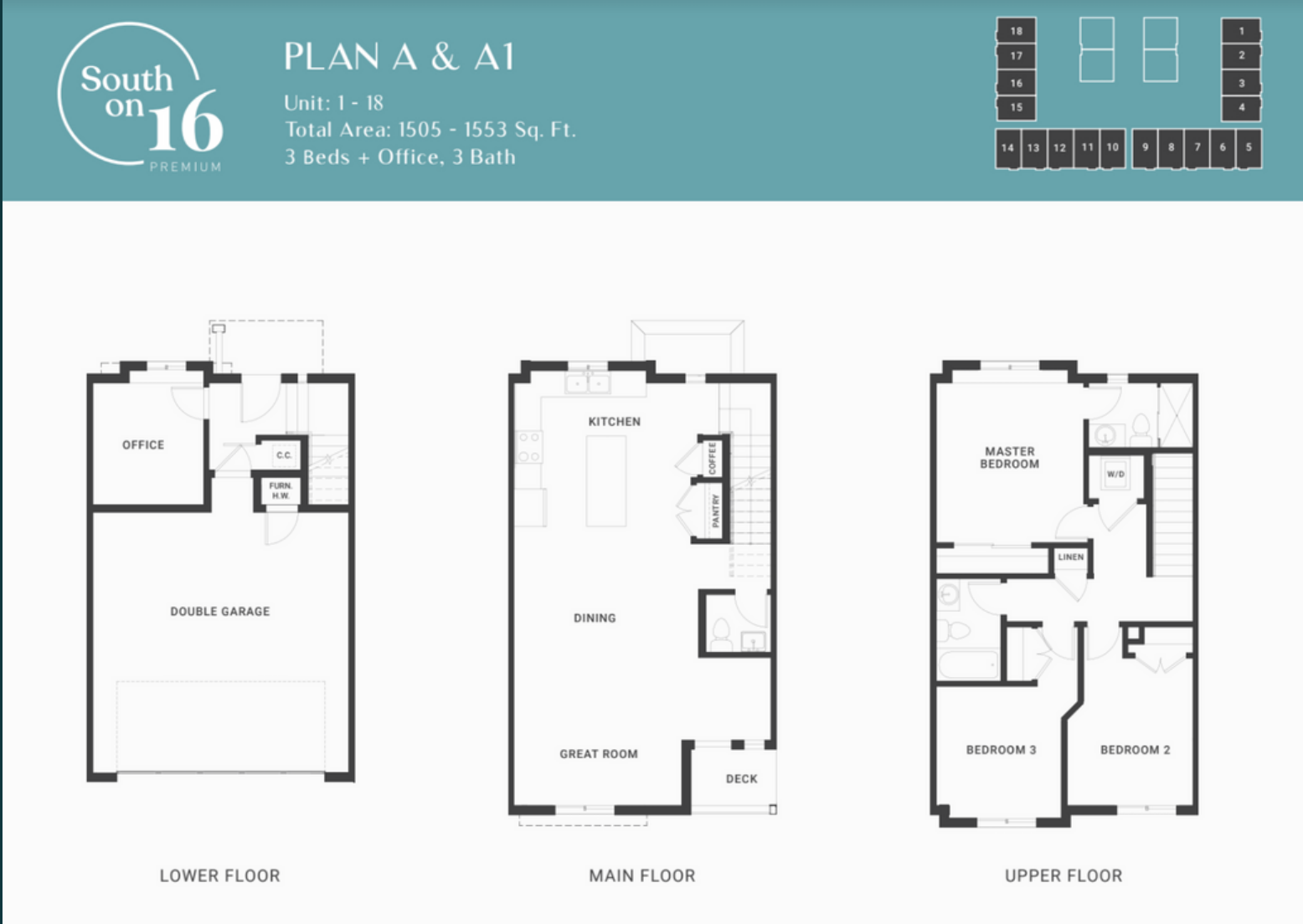
## RECREATION

- 1 South Surrey Athletic Park
- 2 Grandview Heights Aquatic Centre
- 3 White Rock Promenade
- 4 Coast Capital Playhouse
- 5 Semiahmoo Library
- 6 Centennial Park Leisure Center
- 7 South Surrey Indoor Pool





# FLOOR PLANS



THE DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE ANY MATERIAL, FIXTURE, APPLIANCE, OR FINISHING WITH AN EQUIVALENT MATERIAL, FIXTURE, APPLIANCE OR FINISHING AT THE DEVELOPER'S SOLE DISCRETION. IN OUR CONTINUING EFFORT TO MEET THE CHALLENGE OF PRODUCT IMPROVEMENT, WE RESERVE RIGHT TO MODIFY OR CHANGE PLANS, SPECIFICATIONS OR PRICES WITHOUT NOTICE. RENDERINGS ARE AN ARTIST'S CONCEPTION ONLY AND ARE INTENDED AS GENERAL REFERENCE. ALL DIMENSIONS AND SIZES ARE APPROXIMATE. REFER TO THE DISCLOSURE STATEMENT FOR SPECIFIC OFFERING DETAILS. E. & O.E.





# SITE PLAN

The developer reserves the right to substitute any material, fixture, appliance or finishing with an equivalent material, fixture, appliance or finishing at the developer's sole discretion. In our continuing effort to meet the challenge of product improvement, we reserve right to modify or change plans, specifications or prices without notice. Renderings are an artist's conception only and are intended as general reference. All dimensions and sizes are approximate. Refer to disclosure statement for specific offering details. E. & O.E.







# VISIT THE SHOW HOME

15950 ALDER PLACE SURREY, BC V4A 5J1

## EMAIL US

[CONNECT@SOUTHON16.COM](mailto:CONNECT@SOUTHON16.COM)

## CALL US

604.356.0077 (SIDRA)  
604.338.6141 (MANDEEP)

## PRICED FROM THE 800'S