

F R A S E R
H I L L

**MODERN CHARM
IN THE HEIGHTS**

PARK RIDGE
HOMES



EMBRACE THE NEW SAVOUR THE FAMILIAR

Fraser Hill, the first in a generation townhome community to be built in Fraser Heights, is an opportunity to fully enjoy the next phase of family life in an area you know and love. Fraser Heights is one of Surrey's most coveted and established neighbourhoods. It's safe and friendly with a small town feel and offers easy access to all your favourite things. Fraser Hill, by Park Ridge Homes, is an exclusive collection of 3 and 4 bedroom townhomes nestled amongst mature trees. You'll enjoy spacious modern living, the freedom of a lock-and-leave lifestyle, and the comfort of being close to friends and family.



STAY CENTRAL AND CONNECTED

Fraser Heights is perfectly positioned to meet all your needs; now and in the future. Vancouver amenities and Valley attractions are just 20 minutes away. Guildford Town Centre and high-ranking schools, including Pacific Academy, are within a five-minute drive. You'll appreciate quick and easy access to the highway, excellent shopping and recreation facilities, not to mention an abundance of greenspace only minutes away. The riverbank trails of Surrey Bend Park, Barnston Island, and dog-friendly Tynehead Park are virtually at your doorstep.





THE BEAUTY OF FRASER HEIGHTS

- NO. 1**
Nesters Market
Petopia Pet Food & Grooming
Oxygen Yoga and Fitness
Red Shiso Japanese Restaurant
Fraser Heights Wine Cellar
Scotiabank
A&W
Doma Sushi
Chui Hong Korean Restaurant
Tim Hortons
Fraser Heights Dental Clinic

- NO. 2**
Starbucks
TD Canada Trust
Rexall
Medical Clinic

- NO. 3**
Fraser Heights Recreation Centre
Fraser Heights High School

- NO. 4**
Pacific Academy Private School

- NO. 5**
Bothwell Elementary School
Public catchment elementary (17070 102 Ave)

- NO. 6**
Glen Fraser Pizza
Balanced Fitness Studio
Artistic Edge Dance Academy
Fraser Heights Montessori

- NO. 7**
Abbey Glen Park

- NO. 8**
Guildford Town Centre
Starbucks
Landmark Cinemas
White Spot
Milestones
Earls
Hannam Supermarket

- NO. 9**
Guildford Recreation Centre
Guildford Library

- NO. 10**
T&T Supermarket
M&M Food Market
Bubble World

- NO. 11**
Guildford Heights Park
Anytime Fitness
Bikram Yoga
Guildford Station Pub
The Taphouse
Tim Hortons

- NO. 12**
Fraser Heights Animal Hospital
Future Save-On Foods
(and commercial plaza)



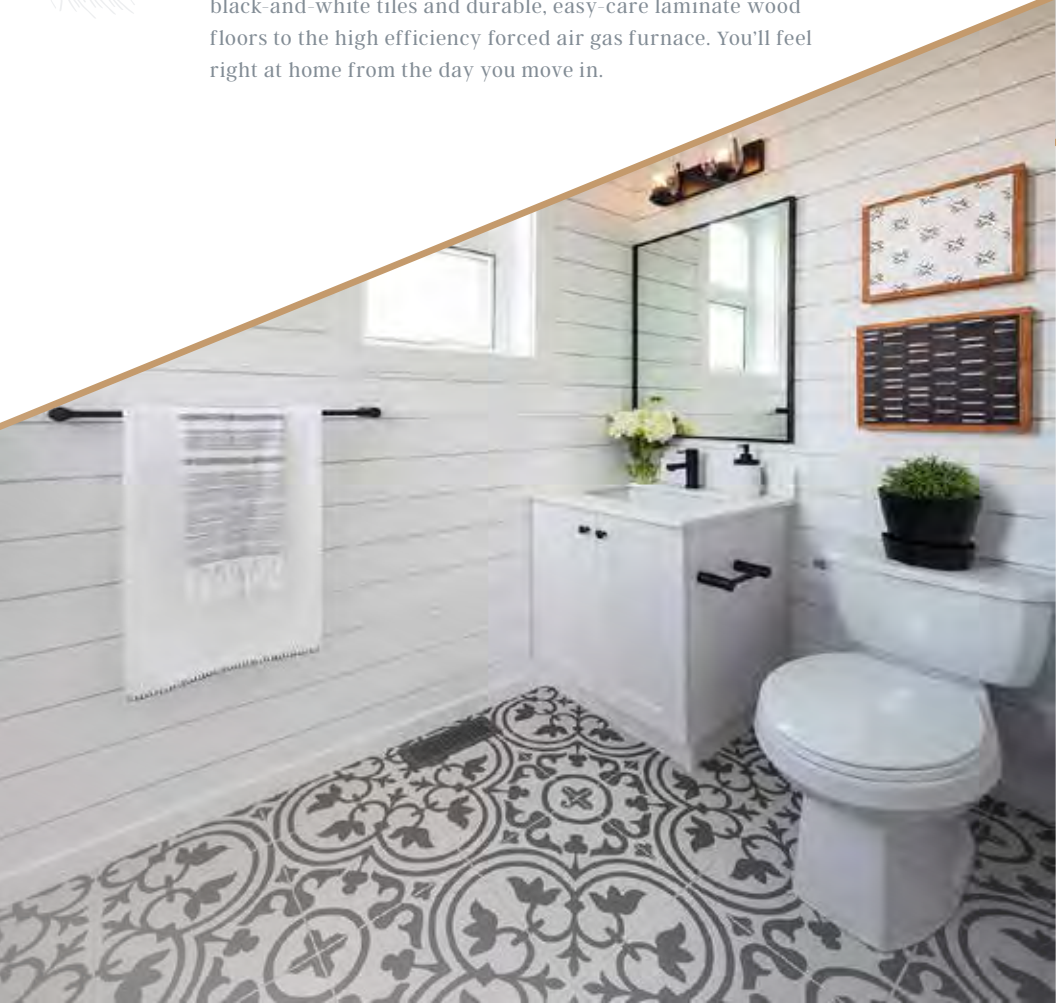
MODERN FARMHOUSE



Fraser Hill combines contemporary design with a dash of nostalgia. There's a rustic charm and inviting ambiance to the modern farmhouse architecture with courtyard-style front yards. A defining feature is the contrast of white and grey exteriors with black window and door accents. Adding character are the stylish front entries and artistic exterior lighting fixtures. The 77 homes each have large private decks and patios and a double-car side-by-side garage. The lush landscaping is kept beautiful by a built-in sprinkler system, and the detached two-storey clubhouse expands your living and entertaining space.

FIND COMFORT IN THE FAMILIAR

Handcrafted wood finishes and shiplap walls pair beautifully with the modern open layout, adding a sense of coziness to your living space. Oversized windows fill each room with natural light. Kitchens feature high-end stainless steel appliances, white shaker-style cabinets and polished quartz countertops. A sliding barn-style door in front of the laundry room is a practical design feature that adds distinction to the upper landing. Great thought went into every detail, from the classic black-and-white and durable, easy-care laminate wood floors to the high efficiency forced air gas furnace. You'll feel right at home from the day you move in.



SHAPED TO MEET EVERY NEED

Floor plans are designed to facilitate the flow of family life, with flexible spaces to accommodate different needs and interests such as piano lessons or a home office. Expansive closets throughout the home keep the living space clear and uncluttered. Custom options like a floor-to-ceiling white brick fireplace with a wood mantle, a built-in desk with a charging station, or a vaulted ceiling in the master bedroom are just some of the ways you can add a personal finishing touch and make the house your home.



A NAME THAT GIVES PEACE OF MIND

Park Ridge Homes is a family business that believes in quality and excellence in everything we do. Since 1986, our experienced team has been providing families with a home building experience that is dedicated to meeting and exceeding expectations. Once our homeowners have moved in, we pride ourselves on our customer service. Come visit us at Fraser Hill and experience the craftsmanship and quality of a Park Ridge Home.

Shown: Blackberry Walk & Haven

PARK RIDGE
HOMES



FRASER HILL

Features

HOMES OF DISTINCTION

- 77 townhomes in the coveted Fraser Heights community
- Modern farmhouse-inspired design featuring HardiePlank vertical and horizontal siding, artistic lighting, black window frames and accents
- Preservation of mature trees create a tranquil green setting
- Lush landscaping of flowering shrubs, plants and grasses
- Spacious, thoughtfully-positioned decks and patios offer private outdoor living space
- Double-car side-by-side garage provides additional storage

INVITING INTERIORS

- Customize the interior with a choice of two professionally designed colour schemes: Mountain Mist and Gold Horizon
- Well-thought-out floor plans and open concept living spaces meet your every need
- 9' ceilings on the main floor add to the spacious feel
- Oversized windows fill the home with natural light
- Durable, easy-care laminate wood floors throughout the main floor living area
- Elegant 2" faux wood blinds throughout
- Contemporary flat-stock baseboards and door casings
- Flat 2-panel contemporary interior doors with Weiser hardware
- Sliding barn-style doors adorn front of laundry room
- Plush carpeting in bedrooms adds luxurious comfort
- Expansive closet space throughout the home keeps the living space clear and uncluttered

CUSTOM OPTIONS

- Floor-to-ceiling white brick fireplace with handcrafted wood mantle in living room
- Multi-use workspace with shelves, cabinets, and charging station
- Bistro-style sidebar with shelves, cabinets, and backsplash to match kitchen
- Shiplap ceiling panelling in master bedroom
- Washer and dryer

BEAUTIFUL BATHROOMS

- Elegant polished quartz countertops in all bathrooms
- Undermount sink in master ensuite and powder room; top mount sink in main bath
- Easy-care tile floor and tub/shower surround
- Matte black single-lever faucet, shower head and trim by Moen
- High-efficiency, comfortable elongated toilets
- Designer mirrors and light fixtures add sophistication
- Main floor powder room features chevron feature wall and white shaker-style, soft-close doors/drawers with matte black hardware

MODERN KITCHENS

- Stainless steel appliances including a 5-burner gas range and convection oven, French door refrigerator with bottom-mount freezer drawer, dishwasher with adjustable rack and concealed controls, garburator, microwave and hood fan
- Soft-close, shaker-style cabinetry with contrasting matte black or brushed brass hardware
- Polished quartz countertops pair beautifully with the tile backsplash
- Deep, large farmhouse-style single-bowl undermount sink
- Stylish Moen gold or black single-lever, high-arc faucet with integrated spray function

AMENITIES

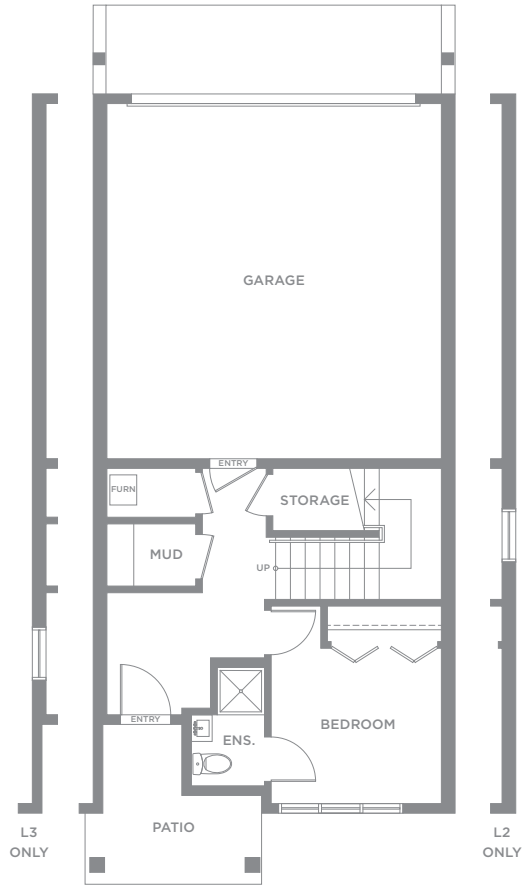
- 2-storey Clubhouse designed for healthy living and entertaining inclusive of a kitchen and dining area, 2 powder rooms, games room, entertainment lounge, fully equipped gym and yoga studio, as well as a private meeting room
- Dedicated visitor parking on site
- All homes include rough-in for gas barbecue outlet on patio/deck
- Quick and easy access to shopping and essentials
- Short drive to over 200 stores at Guildford Town Centre
- Close to major commuter and transit routes, including Highway 1 and South Fraser Perimeter Road

PEACE OF MIND

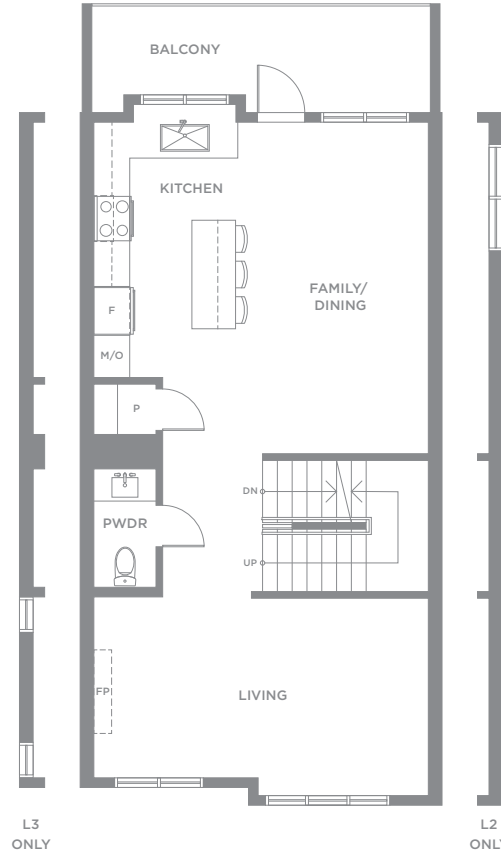
- Comprehensive 2-5-10 year warranty including:
 - 2 years coverage for materials
 - 5 years coverage for building envelope
 - 10 years coverage for structural defects
- High efficiency forced air heating
- On demand water heaters offer energy cost savings and an endless supply of hot water
- All homes fully pre-wired for in-home security system
- Hardwired smoke and Carbon Monoxide detectors
- Comprehensive walk-through and personalized new home orientation
- Dedicated ongoing customer service provided for Fraser Hill homeowners

Features may vary from home to home depending on floorplan/location. Developer reserves the right to make changes to plans, specifications, features and prices. Measurements taken from architectural drawings and actual plans and square footage may vary. All sizes and dimensions are approximate. E. & O.E.

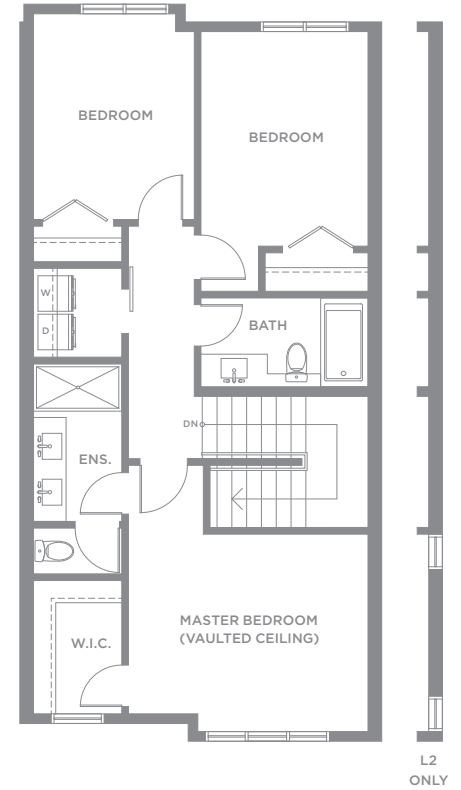
FRASER HILL



lower

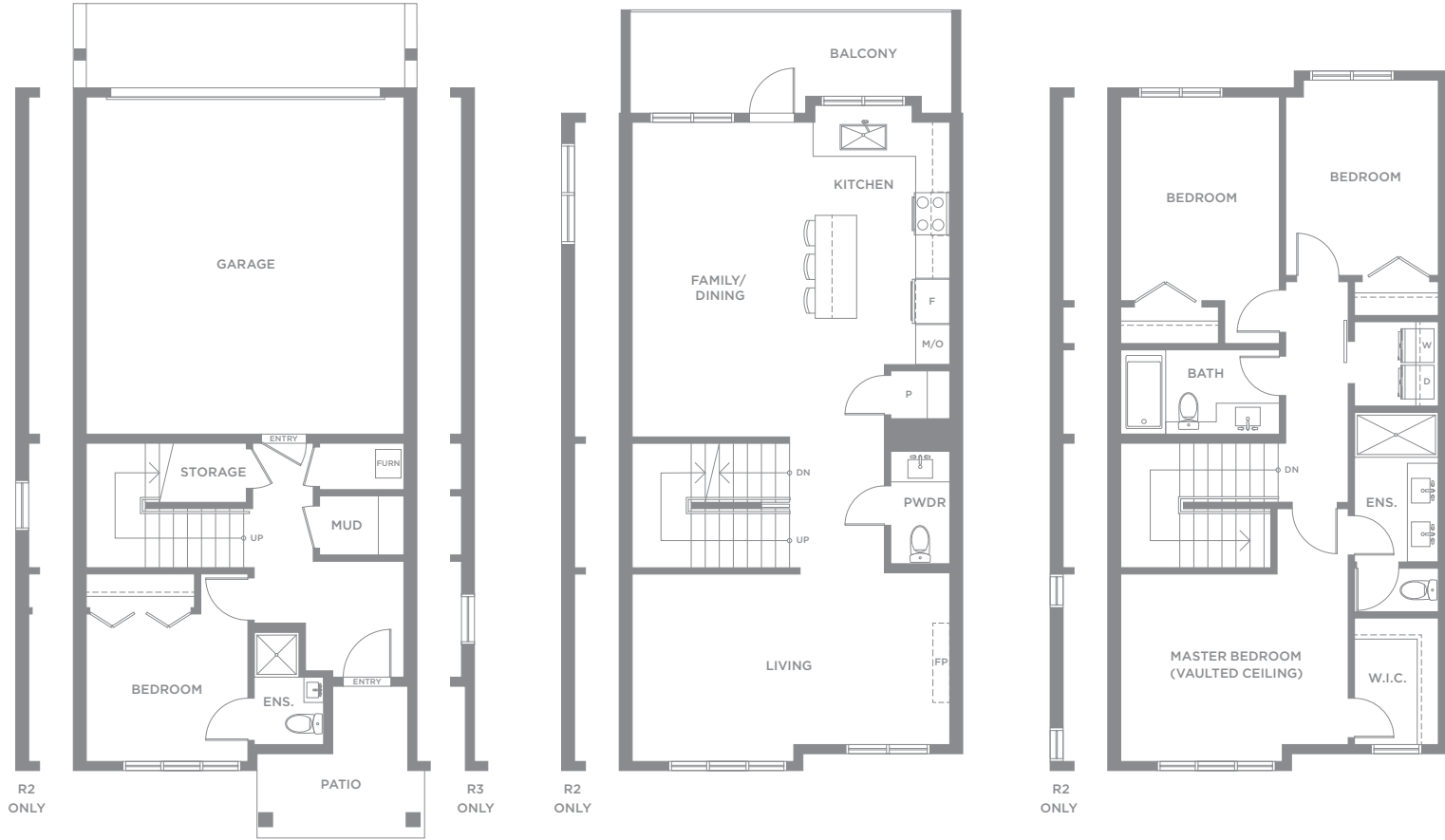


main



upper

FRASER HILL



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. 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.

BE AT HOME

LIVEATFRASERHILL.CA



SITE LOCATION

PARK RIDGE HOMES

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BREAKSIDE
REAL ESTATE GROUP