



GLENMONT

DEEP ROOTS. NEW BEAT.

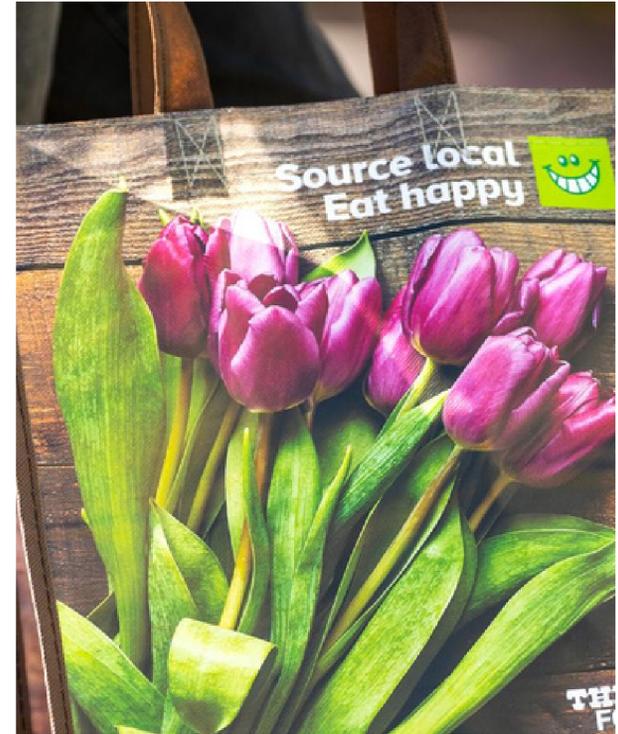
Welcome to Glenmont: 50 contemporary 3 Bed + Flex Townhomes in South Surrey's vibrant Grandview neighbourhood. Well connected to schools, shopping, dining, recreation, and more, the Glenmont offers an unparalleled blend of comfort, style, and accessibility.



YOUR NEIGHBOURHOOD: GRANDVIEW

YOU ARE IN GOOD COMPANY.

Welcome to Grandview. Situated in the heart of South Surrey, this dynamic neighbourhood offers something for everyone. With world-class schools and recreation facilities, shopping, everyday conveniences, trails, and the beach just a stone's throw away, Grandview is the place to be.



FAMILY FIRST.

At Glenmont, your family comes first. Just outside your front door is Grandview's brand new, coveted elementary school: Ta'talu Elementary. Enjoy activities for all ages at the Grandview Heights Aquatic Centre, visit the Shops at Morgan Crossing for some retail therapy, or catch up with friends over coffee at Islands Cafe. The possibilities are endless.



FROM THE BEACH TO SHOPPING
TO DINING, ENJOY EVERY
AMENITY IMAGINABLE. AT YOUR
FINGERTIPS.



TA'TALU
ELEMENTARY

JUST A FEW STEPS AWAY FROM THE
STATE-OF-THE-ART
TA'TALU ELEMENTARY SCHOOL.

CONNECTIONS FOR LIFE.



EDUCATION

- | | |
|-------------------------------|--------------------------------|
| 1. Ta'talu Elementary School | 4. Grandview Heights Secondary |
| 2. Edgewood Elementary School | 5. Cefa Morgan Creek |
| 3. Earl Marriott Secondary | 6. Wind & Tide Preschool |

RECREATION

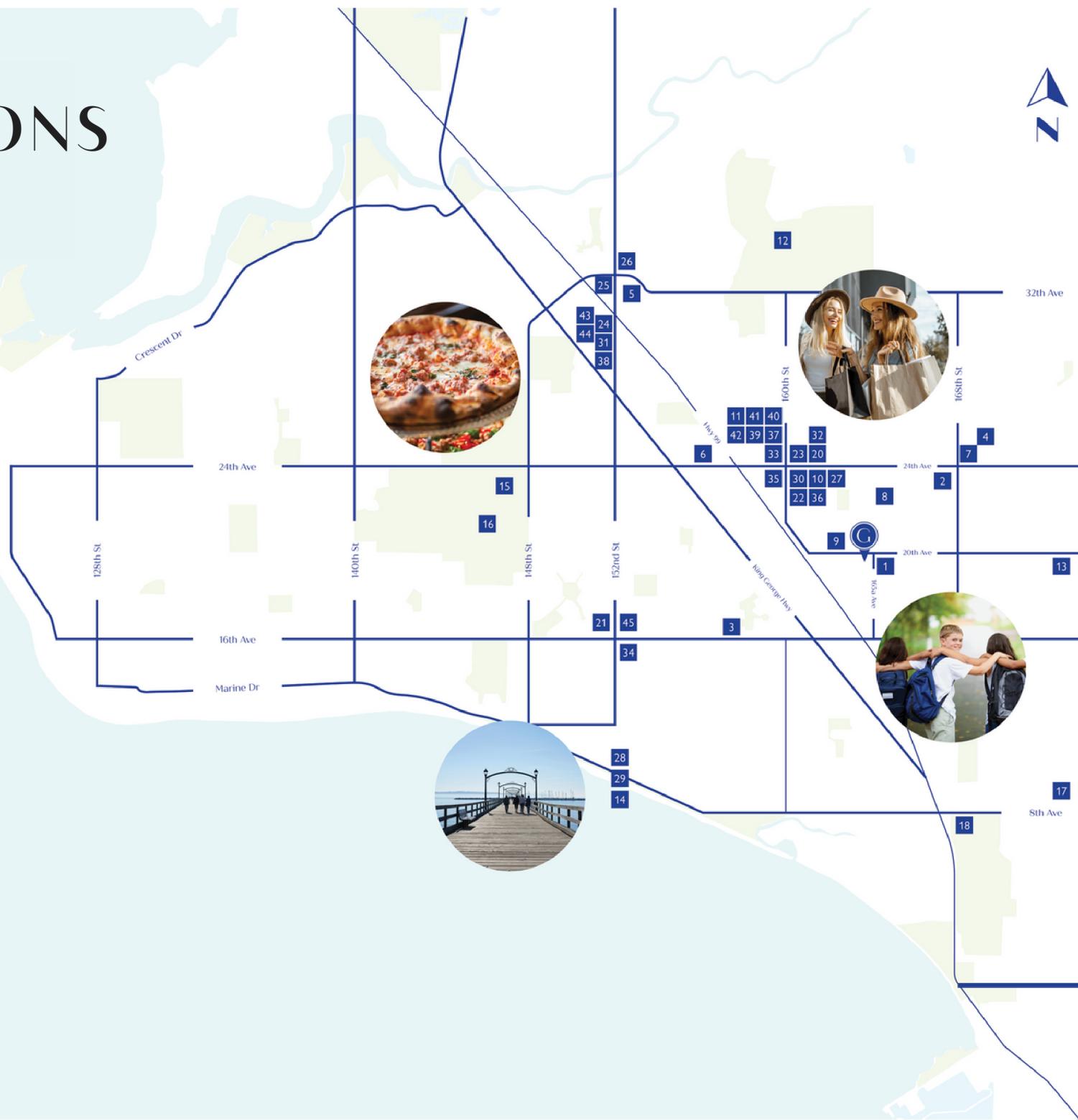
- | | |
|--|---|
| 7. Grandview Heights Aquatic Centre | 14. White Rock Pier |
| 8. Edgewood Park | 15. South Surrey Athletic Park |
| 9. Grandview Trail | 16. South Surrey Recreation & Arts Centre |
| 10. Club 16 Trevor Linden Fitness Center | 17. Hazelmere Golf and Tennis Club |
| 11. Fitness World | 18. Peace Arch Golf Course |
| 12. Morgan Creek Golf Course | 19. Hazelmere Golf and Tennis Club |
| 13. Redwood Park | |

DINING

- | | |
|--------------------------------|---------------------------------|
| 20. Earl's Kitchen and Bar | 28. Uli's Kitchen |
| 21. Browns Social House | 29. Five Kitchen and Oyster Bar |
| 22. Liberty Kitchen | 30. Starbucks |
| 23. S&L Kitchen | 31. Tim Hortons |
| 24. Cactus Club | 32. Islands Cafe |
| 25. The Keg Steakhouse and Bar | 33. Mink Chocolates |
| 26. Tap Restaurant | 34. Chez Christophe |
| 27. Afghan Kitchen | |

RETAIL

- | | |
|----------------------------------|--------------------|
| 35. Walmart | 40. Home Depot |
| 36. Real Canadian Superstore | 41. London Drugs |
| 37. Thrifty Foods | 42. Pet Smart |
| 38. Save on Foods | 43. Home Sense |
| 39. The Shops at Morgan Crossing | 44. Canadian Tire |
| | 45. Sungiven Foods |



DESIGNED FOR YOU

BUILT WITH STYLE.

Modern interiors with detailed finishes and accessories are the highlight of these three bedroom + flex homes, where urban lifestyle meets suburban comfort. Bright, open living spaces are perfect for entertaining. Every home has a generous side-by-side garage.



A space to make cherished memories with loved ones.
Life happens at Glenmont.



With an open layout basked in natural light and side-by-side garage, your home is thoughtfully designed for the flexibility your family needs.

ONE-OF-A-KIND

KITCHENS TO INSPIRE.

Carefully curated with Fisher & Paykel appliances, and quality quartz countertops, vertical subway tiling, and flat panel cabinetry, every kitchen at Glenmont speaks to the chef in all of us



PREMIUM FINISHINGS

Vertical subway tiling, quality quartz countertops, matte black accessories, lush carpet, and wide plank flooring all come together at Glenmont.

INDOOR OUTDOOR LIVING

Soft neutrals, large windows and functional layout invite the beauty of the outdoors in. Enjoy summer BBQs on your second floor balcony.

PEACE OF MIND

A comprehensive 2-5-10 New Home Warranty, pre-wiring for security, electronic doorbell, and rainscreen protection system come with each home.



RELAX IN YOUR
**SPA-LIKE
RETREAT.**

Unwind in your spa-inspired
ensuite with stunning grey tiles,
spacious double vanity, and
frameless walk-in shower.



PCC HOMES

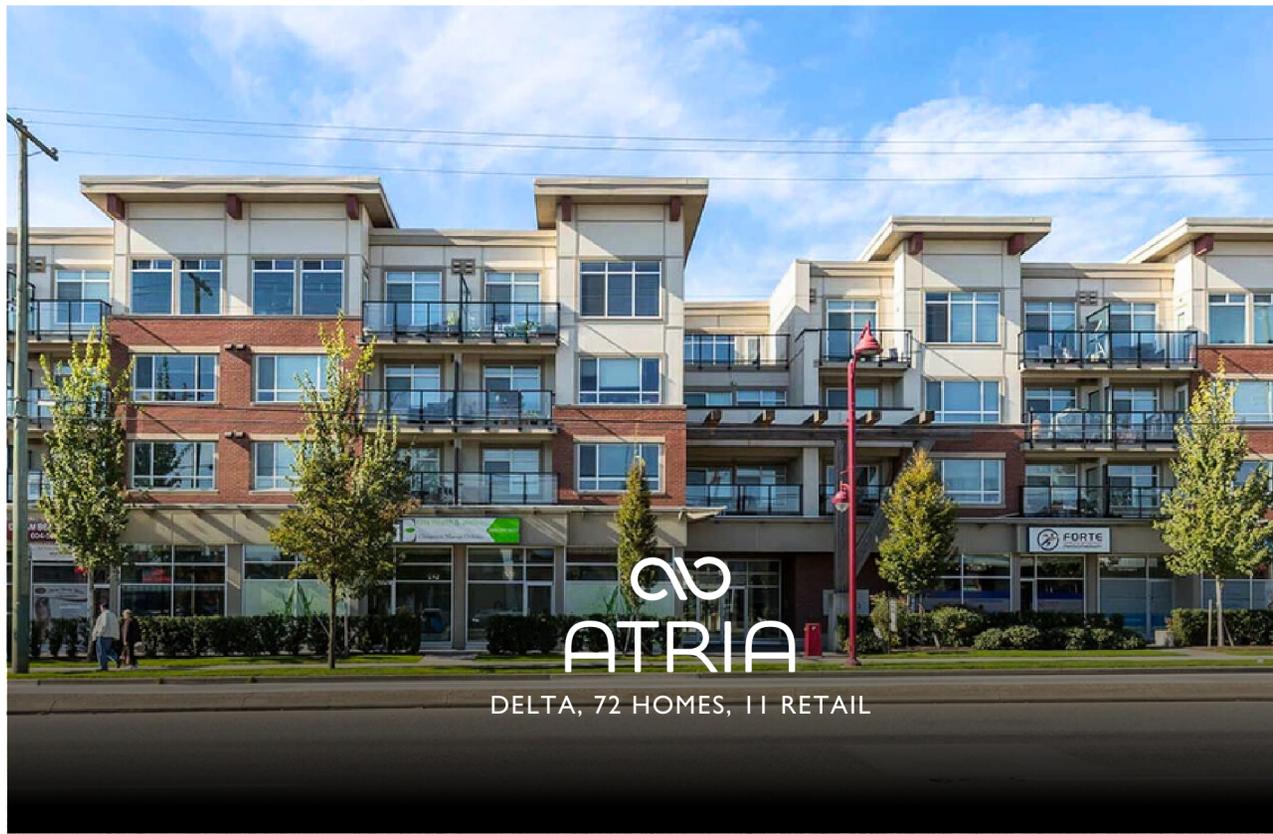
QUALITY HOMES FOR THE AGES

With over 15 years of residential and commercial development experience, PCC has established a reputation for superior builds using the finest materials and finishes.

We carefully and thoughtfully choose Lower Mainland neighbourhoods to transform. We strive to create spaces that are fresh, sustainable, and undeniably beautiful.



WWW.PCCHOMES.CA



WELCOME
HOME.



1959 165A Street
Surrey, British Columbia
sales@pcchomes.ca
THEGLENMONT.COM

PRESENTED BY



MARKETING & SALES

PACIFIC
REAL ESTATE



FEATURES & FINISHES

Homes at Glenmont are masterfully crafted to the highest standards, offering undeniably beautiful spaces for all of life's moments.

WELCOMING EXTERIORS

- Glenmont sets the bar with its heritage architecture featuring dramatic pitched roofs, rich wood accents and hardi-plank siding
- Classic fencing and entry gates create a welcoming streetscape that complements the architecture on streetfront homes
- Second level deck right off the kitchen features a natural gas hookup and a sleek guardrail system
- Prominent individual entries feature classic doors with premium hardware

FUNCTION MEETS ELEGANCE

- Contemporary wide plank flooring on the main living floor and basement
- Lush carpeting on all stairs and upper floor
- Eco-friendly, high efficiency LED lighting
- Stylish matte black hardware theme and modern flat panel cabinetry throughout
- All homes are balanced with spacious side-by-side garages
- Private flex space makes working from home a breeze
- Luxurious walk-in closet designed with function in mind
- High ceilings on the main floor

COSMOPOLITAN KITCHENS

- Quality natural quartz countertops
- Modern undermount sink with single handle faucet
- Fisher & Paykel Freestanding French Door Refrigerator Freezer
- Fisher & Paykel 24" dishwasher
- Fisher & Paykel large capacity 30" Gas Range
- High-performance ultra-modern hood fan
- Large Panasonic microwave built-in

SPA-LIKE BATHROOMS

- Convenient main floor powder room
- Contemporary white quartz vanities
- Stylish undermount sinks
- Sleek matte black faucets, accents, and accessories
- Sophisticated matte grey floor tiles
- Wall sconce lighting in matte black and clear ribbed glass
- Primary ensuite boasts a double vanity and spacious tiled walk-in shower with matte black hinges

EVERYDAY CONVENIENCES

- High capacity stacking Samsung washer & dryer
- Built-in closet shelving and organizers throughout entry and bedroom closets
- Two storey indoor amenity featuring kitchen and large gathering space
- Outdoor amenity with green space and children's playground
- Ample parking for guests

PEACE OF MIND

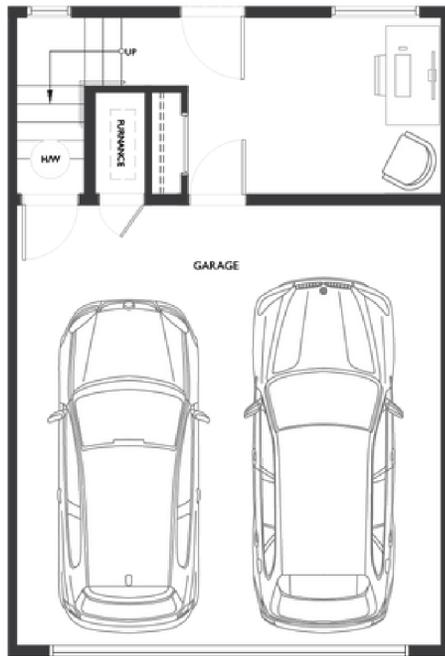
- Quality Assurance by PCC Homes' Customer Care Program
- Rainscreen protection system for weather durability
- Forced air heating system with option for A/C
- Electronic doorbell with camera
- Every suite is pre-wired for security systems
- Hard-wired smoke and carbon monoxide detectors
- Comprehensive New Home 2-5-10 Warranty

SITE MAP

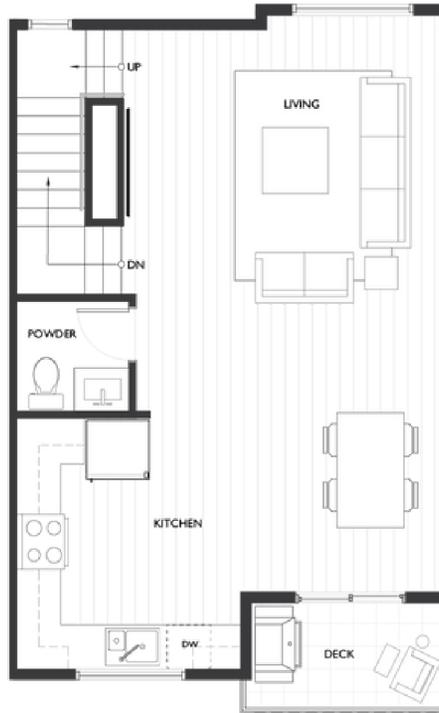




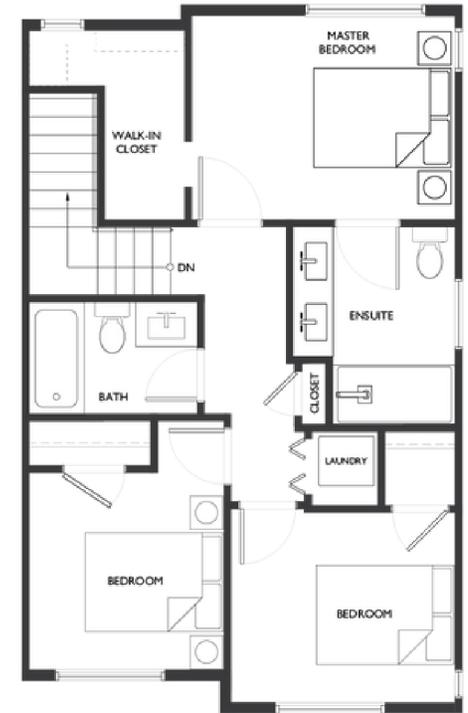
3 BED + FLEX 3 BATH INTERIOR 1,369 SQ. FT



LOWER



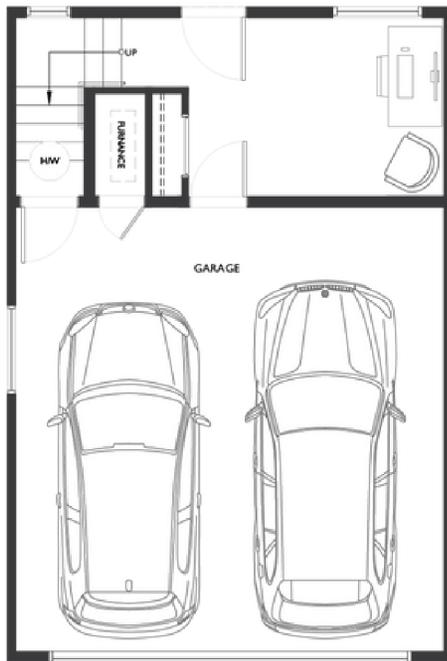
MAIN



UPPER

B

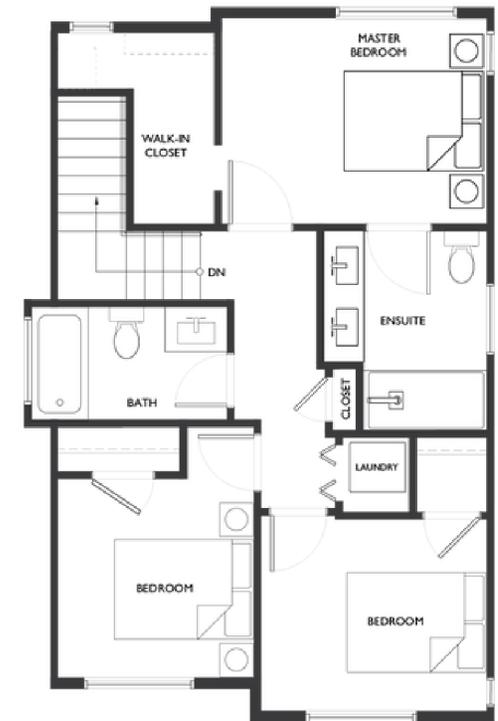
3 BED + FLEX 3 BATH INTERIOR 1,393 SQ. FT



LOWER



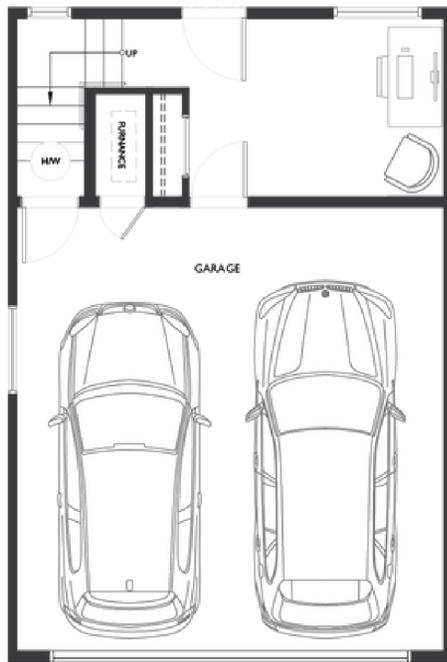
MAIN



UPPER

B₁

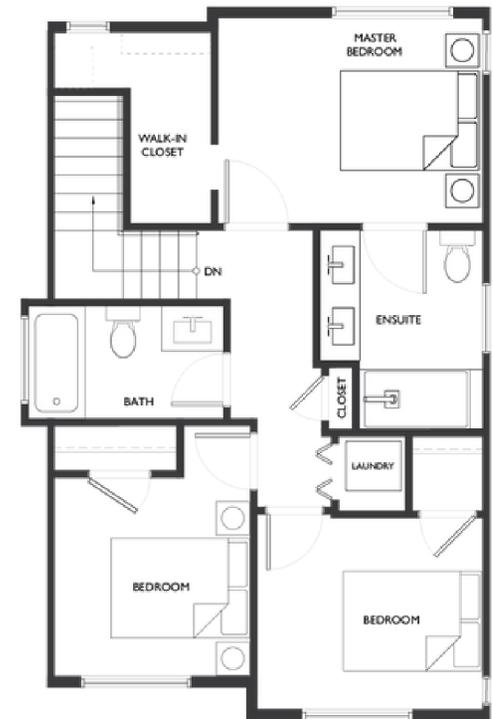
3 BED + FLEX 3 BATH INTERIOR 1,393 SQ. FT



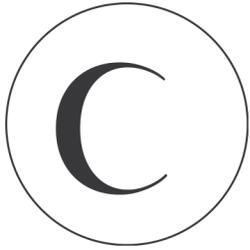
LOWER



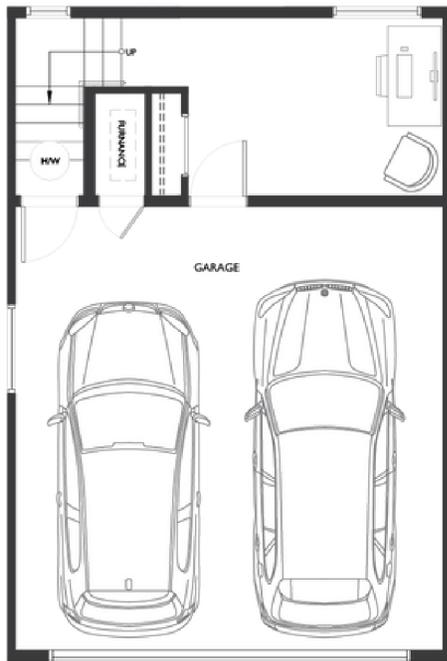
MAIN



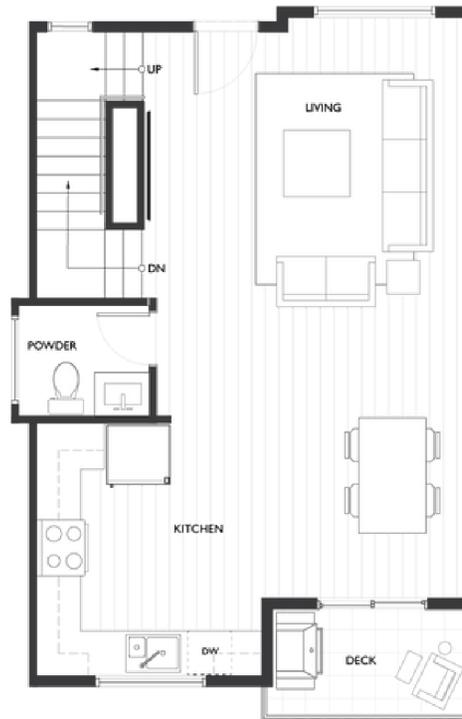
UPPER



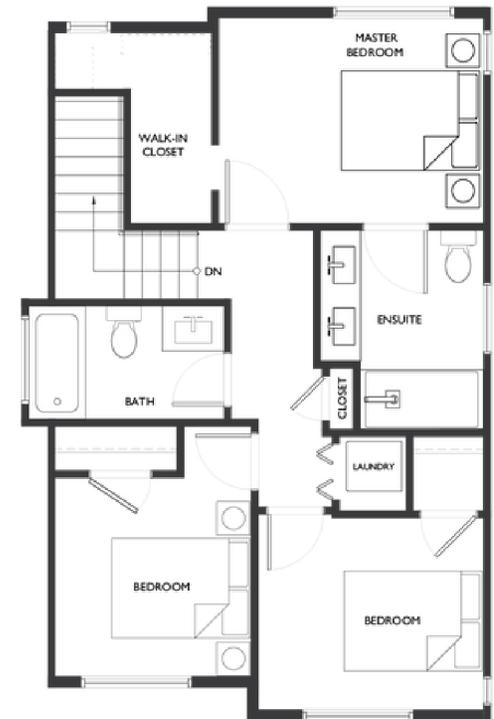
3 BED + FLEX 3 BATH INTERIOR 1,402 SQ. FT



LOWER



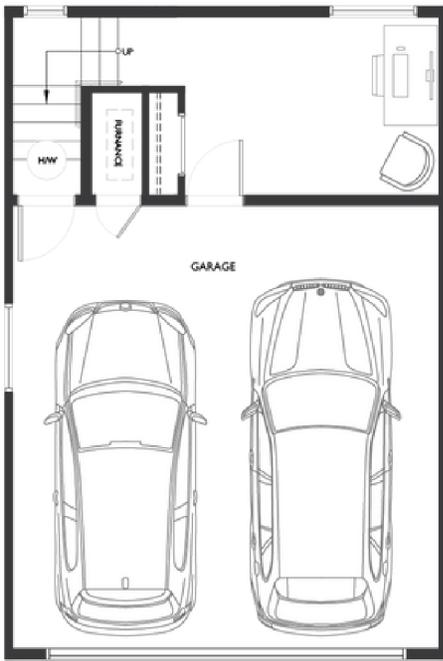
MAIN



UPPER



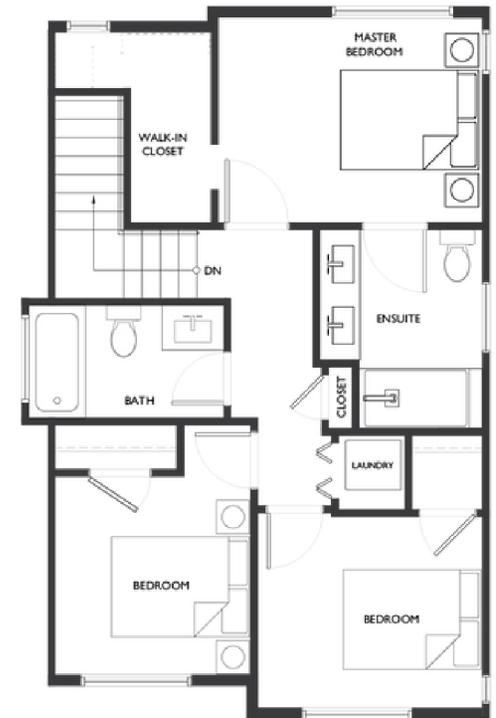
3 BED + FLEX 3 BATH INTERIOR 1,402 SQ. FT



LOWER



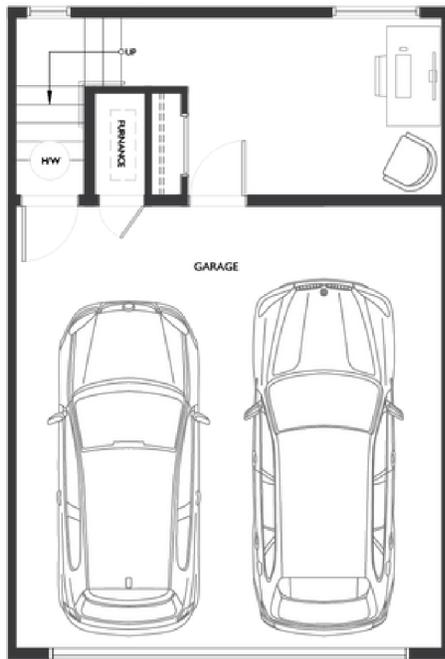
MAIN



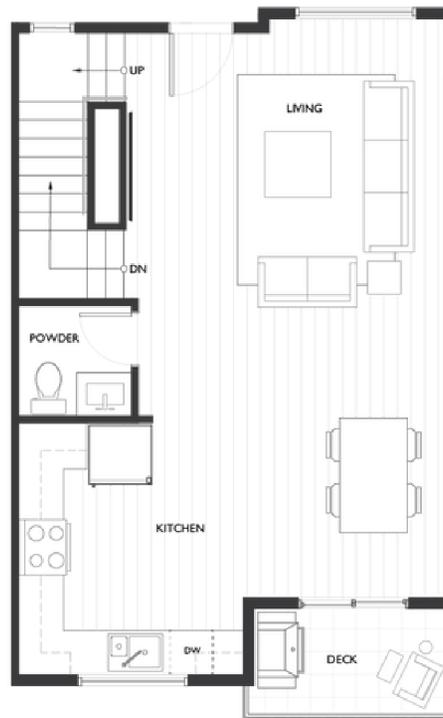
UPPER

D

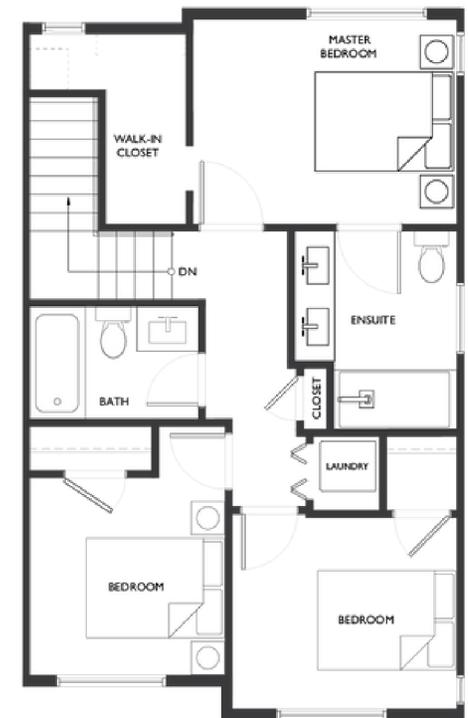
3 BED + FLEX 3 BATH INTERIOR 1,378 SQ. FT



LOWER



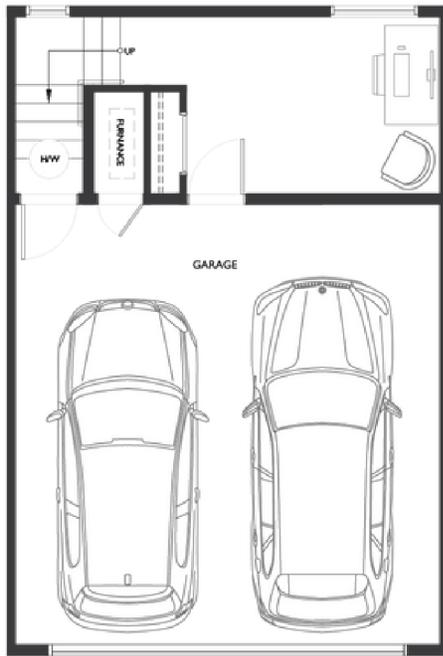
MAIN



UPPER

D₁

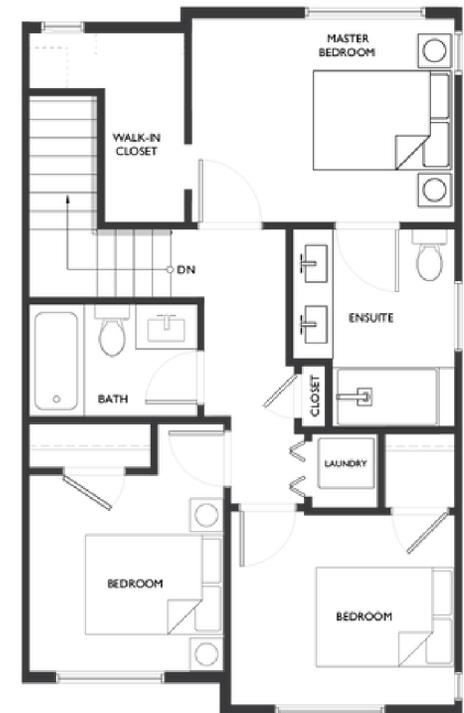
3 BED + FLEX 3 BATH INTERIOR 1,378 SQ. FT



LOWER



MAIN



UPPER

INFORMATION SHEET

PLAN TYPE	DESCRIPTION	SQ FT	PRICE RANGE
Plan A	3 Bed + Flex	1,369	\$949,900 + GST
Plan B - Plan B1	3 Bed + Flex	1,393	\$959,900 + GST
Plan C - Plan C1	3 Bed + Flex	1,402	\$939,900 - \$959,900 + GST
Plan D	3 Bed + Flex	1,378	\$929,900 - \$949,900 + GST

ADDRESS:

- Presentation Centre: 51-1959 165A Street, Surrey

ESTIMATED COMPLETION

- Move in August - October 2024

NUMBER OF HOMES

- 50 Homes

WARRANTY

- Comprehensive 2-5-10 year new home warranty

STRATA FREES

- Approximately \$0.18 per square foot

DEPOSIT STRUCTURE

- 10% within 7 days of writing

Please make bank drafts payable to Farris LLP in Trust

SALES TEAM

Karen Kapadia

T: 604.339.2561

E: Karen@HomeswithKaren.Ca

Sidra Subzwari

T: 604.357.0077

E: Sid@PacificRealEstate.Ca

Mandeep Basi

T: 604.780.2507

E: Mandeep@PacificRealEstate.Ca