



# BELL POINTE

AT SULLIVAN



**Lot 10**  
**14276 61B Ave**



**PERFECTED  
RELAXATION**



**Spacious Kitchen**



**Great Room**



# **TWENTY FOUR GRAND SINGLE FAMILY HOMES**

Bell Pointe at Sullivan is a fabulous brand new family oriented community boasting 24 single family heritage inspired 3 storey homes starting at 3800 sqft, 4 bedrooms plus a legal suite. These quality homes boast; gourmet style kitchens loaded with cabinetry, top brand S/S appliances, quartz countertops and huge centre island, main floor has elegant 10ft ceilings, massive great room concept and extensive use of thick baseboard, crown molding, and wood trims. Exceptional location nestled in the heart of Sullivan, an easy walk to shopping, transportation and surrounded by high rated schools.



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# FEATURES



## BELL POINTE

— AT SULLIVAN —

### YOUR BELL POINTE HOME

- West Coast-inspired architecture showcasing impressive elevations with durable fibre-cement board, painted wood and/or stone trim and details; vinyl on rear and side elevations
- Impressive 8' high fiberglass front door provides lasting durability
- Fully finished basement with 1 bedroom legal suite.

### MODERN KITCHEN

- Open concept layouts with centre island, and ample storage
- Premium plywood cabinets with 'soft close' drawers and doors
- Rich quartz countertops
- Stainless steel appliances with 36" gas cooktop in main kitchen
- Vented hood fan over range
- Double bowl stainless steel under mount sink with garburator roughed-in
- Full height hand set tile backsplash
- Under cabinet lighting
- Special feature: Spice kitchen fully complete with gas or electric range & fridge

### QUALITY CONSTRUCTION

- Engineered floor system (TJI Joists)
- Glued, nailed and screwed down floors for maximum stability
- 2 coats of high quality and easy maintenance latex paint
- Maintenance free vinyl windows
- Fully drywalled garage with smooth walls and ceiling
- Insulated steel garage doors
- Low maintenance 30 year laminated shingle roof
- Superseal foundation wrap with water penetration warranty
- Full volume gutters and down spouts
- 2 - 5 - 10 year warranty backed by National Home Warranty

### HEATING, PLUMBING AND ELECTRICAL

- High efficiency forced air furnaces
- 80 US gallon electric hot water tank (Gas hot water tank upgrade available)
- Roughed-in for heat pump/air conditioner
- 200 Amp service to the house
- Convenient exterior electrical outlets
- Switched soffit plug for Christmas lights
- Convenient exterior hose bibs

### THOUGHTFUL DETAILS

- Roughed-in security system
- Roughed-In security cameras
- Roughed-in built-in vacuum system with vac pan in kitchen
- Built-in entertainment unit sleeving in great room
- Oversized back patio with BBQ quick connect for outdoor entertaining
- Back patio doors with in-glass blinds for added privacy
- Wood shelving in all bedrooms on main floor

### BEAUTIFULLY APPOINTED INTERIORS

- Large open layouts for maximum use of space
- 10' high ceilings on main floor with oversized windows
- Premium engineered hardwood flooring throughout the main floor
- A choice of two professionally designed colour schemes
- Contemporary interior doors
- Elegant wood baseboards and door casings
- Open staircase with wood handrail and iron spindles
- Attractive, contemporary interior lighting design
- Vaulted ceiling in master bedroom (Select plans only)
- Generous use of crown mouldings
- Vienna blinds on main and upper floor windows
- Vaulted ceiling in flex room
- Study/guest room on main floor has it's own full bathroom

### LUXURIOUS BATHROOMS

- Quartz countertops
- Hand set ceramic tiles in showers and bathtub surrounds
- Privacy glass in all bathroom windows
- Pressure-balanced valves on all showers
- Oversized shower in master ensuite
- GR circuits in all bathrooms



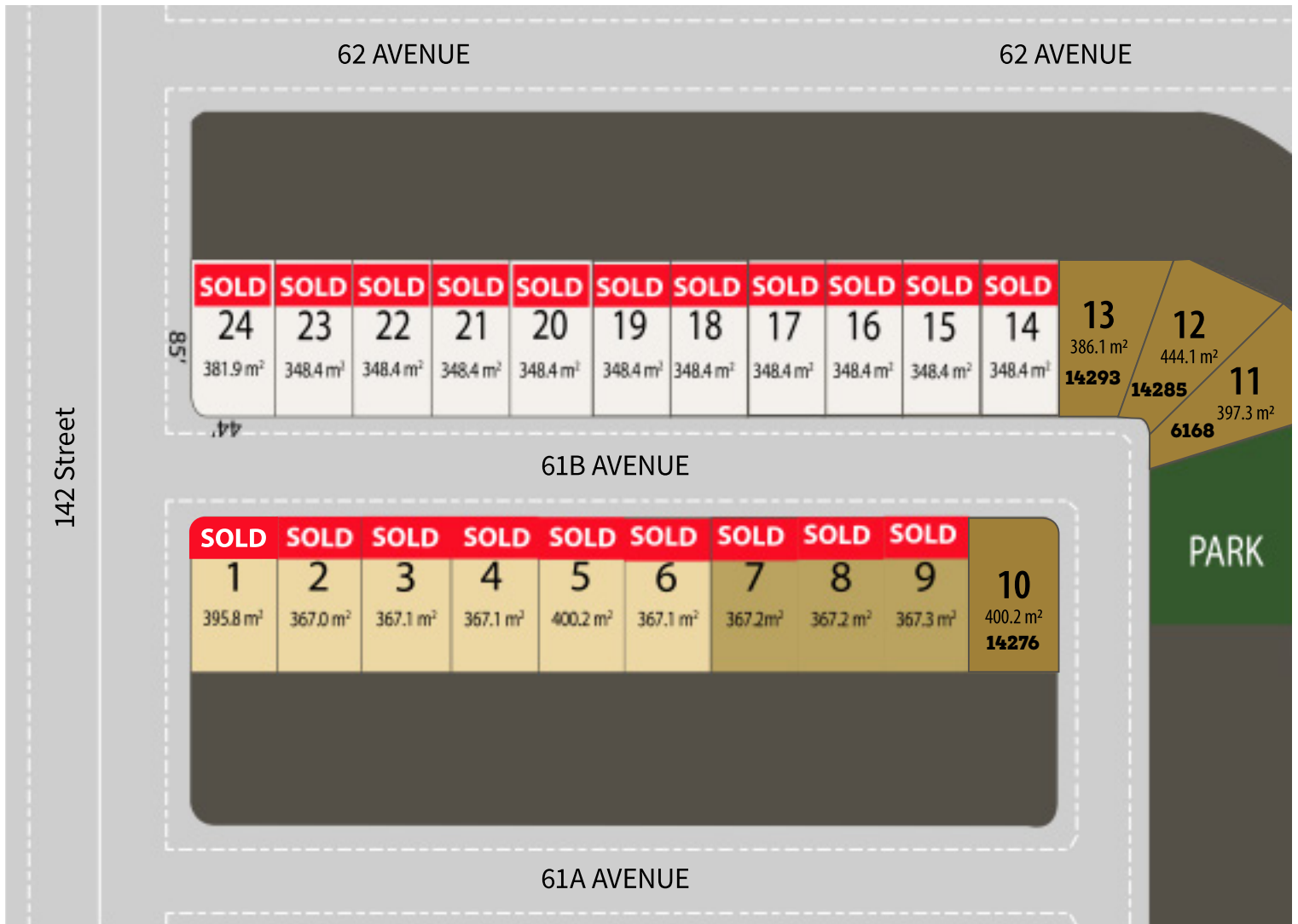
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# SITE MAP



- Phase 1 (Sold Out)
- Phase 3 (Sold Out)
- Phase 4 (Sold Out)
- Final Phase (Selling Now)



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HOMELIFE BENCHMARK TITUS REALTY  
105 - 5477 152 ST SURREY, BC V3S 5A5

# NEIGHBOURHOOD



## BELL POINTE

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### SHOPPING

1. Town Pantry
2. Newton Town Centre
3. Kings Cross
4. Centre Of Newton
5. Panorama Village
6. Sullivan Square
7. Panorama Place
8. Sullivan Heights Plaza
9. Costco
10. Canadian Tire
11. Value Village
12. The Brick

### SOCIAL

13. Old Surrey Restaurant
14. Anastasia Seafood & Steakhouse
15. Wings Tap & Grill
16. Brewsters Pub & Liquor Store
17. Planet India
18. Barcelos Chicken
19. Lucky Horse
20. Wing Yuen
21. Kyot Sushi
22. Boston Pizza
23. Fay's Family Restaurant
24. Kelly's Pub
25. Wild Wing
26. Tim Hortons
27. Starbucks
28. Denny's Restaurant
29. The Fin Sport Bar
30. New York New York
31. The Big Ridge Brewing Co.
32. Brown's Socialhouse
33. White Spot
34. Popeyes Louisiana Kitchen
35. Dawood's Meat & Pizza
36. Golden Panda Restaurant

### EDUCATION

34. Young Achievers Early Learning
35. Newton Jack & Jill Daycare
36. Georges Vanier Elementary
37. Hyland Elementary
38. Mcleod Road Traditional
39. Ecole Woodward Hill Elementary
40. Cambridge Elementary
41. Sullivan Elementary
42. Goldstone Park Elementary
43. Regent Christian Academy
44. Frank Hurt Secondary
45. Sullivan Heights Secondary
46. Te Scott Elementary School
47. Young Achievers Early Learning
48. Newton Jack & Jill Daycare
49. Georges Vanier Elementary

### WELL BEING & OTHERS

50. Newton Senior Centre
51. Inner Glow Yoga
52. Platinum Athletic Club
53. Newton Cultural Centre
54. Bell Performing Arts Centre
55. Newton Arena
56. Newton Wave Pool
57. Newton Library
58. Hollywood 3 Cinema
59. The Tennis Centre Surrey
60. 2w Training
61. Fit Nation
62. Surrey Athletics
63. Dream Gymnastics
64. Surrey Operation Center
65. Royal Canadian Mounted Police



MARKETING AND SALES BY



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