



THE OAK

A COLLECTION OF 41 EXCLUSIVE TOWNHOMES



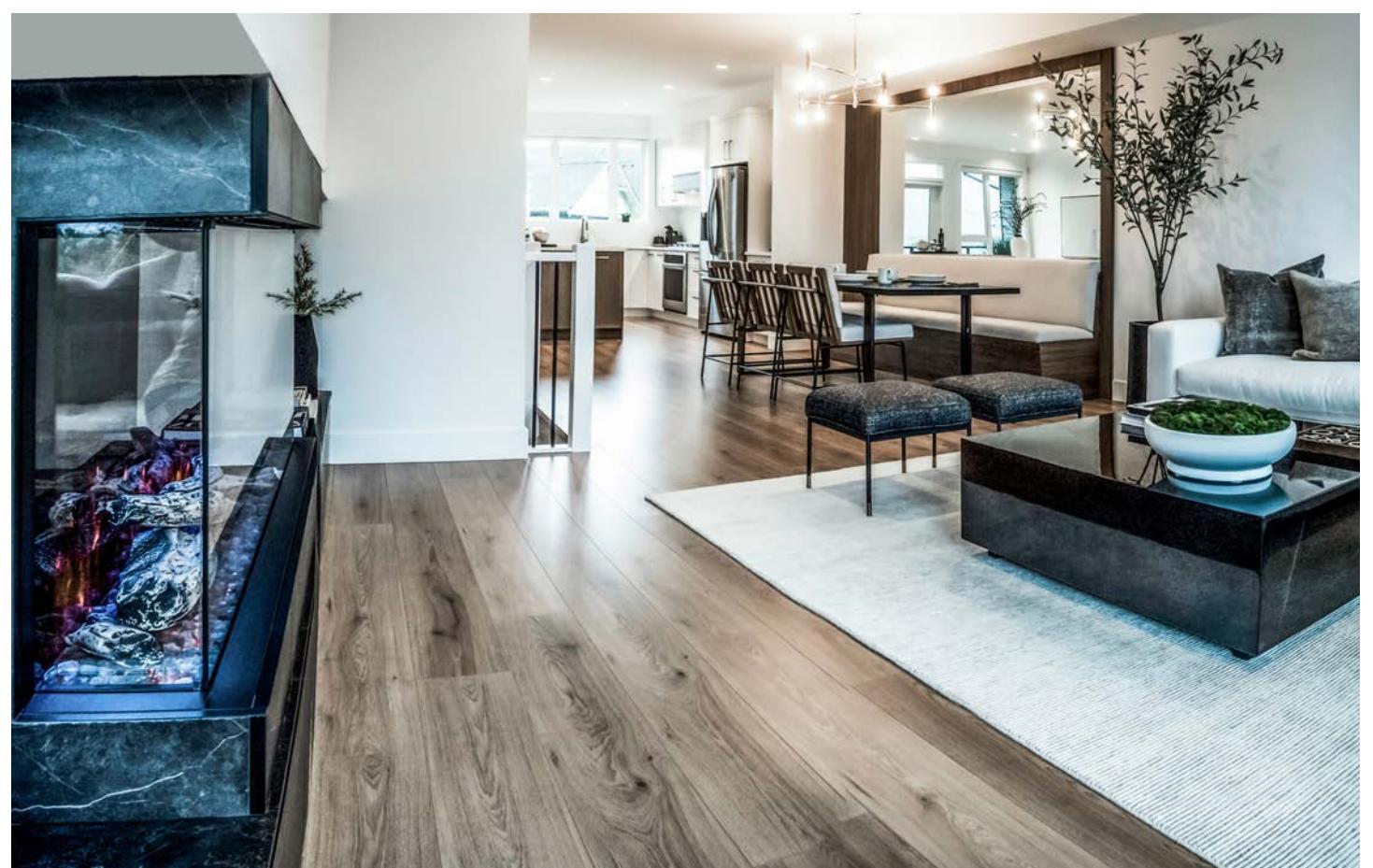
WE ARE PLEASED TO INTRODUCE



THE OAK

Set in a prime South Surrey location with spectacular mountain views, The Oak is a collection of luxury townhomes designed around the principle that a home should be a sanctuary.

From the beginning, our team was driven and inspired by the desire to create beautiful and luxurious spaces with features that allow the residences to adapt with their owners' evolving lives.



THE TEAM

THE DEVELOPER

QUARRY ROCK DEVELOPMENTS is focused on creating beautiful, sustainable places of residence. The Oak is the result of like minds working in collaboration to develop a quality and luxurious community our customers can be proud to call home.

THE ARCHITECT

DOUGLAS R. JOHNSON is a local architect who has worked in the Fraser Valley area for many years. His familiarity with the community and experience in the area made him an ideal partner for The Oak.

THE BUILDER

STEELCREST CONSTRUCTION is a family owned and operated builder with 16 years of experience in BC. To date, they have constructed more than 500 homes throughout Maple Ridge, Surrey, South Surrey and Langley. They understand that it takes more than four walls to make a home and take immense pride in crafting quality residences.

THE INTERIOR DESIGNER

JILL BAUER DESIGN is an award-winning independent firm based in South Surrey. Founded in 2012, Jill capitalized on her previous experience at Portico Design Group and P.I.N.K. (Melbourne). Her design firm has earned a reputation for thoroughly understanding the needs and goals of project developers and home purchasers.

THE OAK STORY

Our team has a deep-seated love of the South Surrey area. Many of us have grown up, started businesses and raised families in South Surrey—we work and live here.

We were excited to have the opportunity to create homes we could be proud of in a community we love, partnering with others who share our love of the area and would help make this vision a reality.

QRD have taken an environmentally conscientious approach to construction and site management. The residences are aligned with the BC Energy Step Code, exceeding requirements in many instances.

The Oak was designed and constructed in keeping with our company values: integrity, respect, quality and ingenuity.

It is a privilege to introduce our first project in South Surrey: The Oak.



LOCATION



SOUTH SURREY

Located in the Semiahmoo Peninsula and sharing a border with the City of White Rock, South Surrey is a thriving community filled with unique neighbourhoods.

The Oak is thoughtfully named after the mighty heritage oak trees on the west side of King George Boulevard: a symbol of strength, wisdom and stability. South Surrey provides an amenity-rich setting for residents of The Oak to grow and prosper while building deep roots in their community.

South Surrey is home to many sporting facilities and teams. The BCHL team of the Surrey Eagles plays home games in the South Surrey Athletic Park, with the popular Softball City located nearby.

BC is also a major golf destination and The Oak is near one of the top courses in the province, Morgan Creek Golf Course. This 18-hole course designed by Tom McBroom offers golfers a challenging track while taking in perfectly manicured sweeping fairways with views of Mt. Baker and Golden Ears.

The area is perfect for families. It's home to Semiahmoo Secondary School, Earl Marriott Secondary School and Elgin Park Secondary School, along with other outstanding elementary and junior high schools.



AMENITIES



Food! Who doesn't love treating themselves to a nice meal? South Surrey is filled with amazing restaurants and takeout spots. My Shanti offers Indian dishes by the critically acclaimed Vikram Vij, while the top-reviewed Afghan Kitchen brings a Middle Eastern ambience with amazing dishes to match.

Other staple eateries including Cactus Club Cafe, The Keg Steakhouse + Bar and S+L Kitchen & Bar are just minutes away from The Oak. A short drive away in White Rock you can find restaurants like The Boathouse, Uli's, and Charlie Don't Surf.

Not to be forgotten is the rich history and many heritage sites like Historic Stewart Farm. This homestead belonged to one of the area's first families and sits next to the Nicomekl River with beautiful forested trails to explore.

This vibrant and thriving area also offers many outdoor spaces and parks, and The Oak is located within an eight minute walk from Semiahmoo Trail. Nearby shopping, theater playhouses, arts and other cultural activities add richness and dimension to the communities of South Surrey.

South Surrey truly has something for everyone!



WELL BEING BEGINS AT HOME

Large spaces with most layouts offering over 1,900 square feet of living space, soft colour palettes, premium finishes, high ceilings and expansive windows—just some of the carefully planned features found in each residence.

At The Oak, you will find the perfect balance of modern elegance coupled with functionality for day-to-day living.





FLOOR PLAN A: 1,879-1,977 SF

4 Bed, 3.5 Bath



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

*Prices and specifications are subject to change. The Developer reserves the right to modify the offer, features, specifications, floorplans and dimensions; these are subject to change without prior notice. Any measurements provided are approximate only. Please see disclosure statement for specific offering once available. E & O.E.

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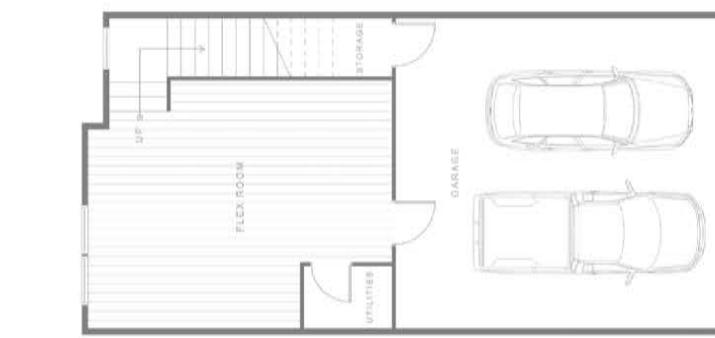
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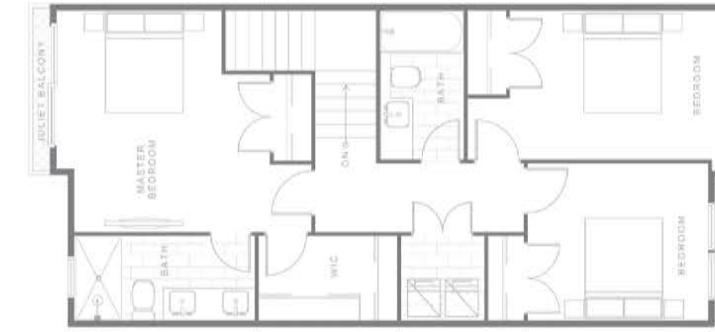
FLOOR PLAN A1: 1,879 SF

3 Bed plus Flex, 2.5 Bath

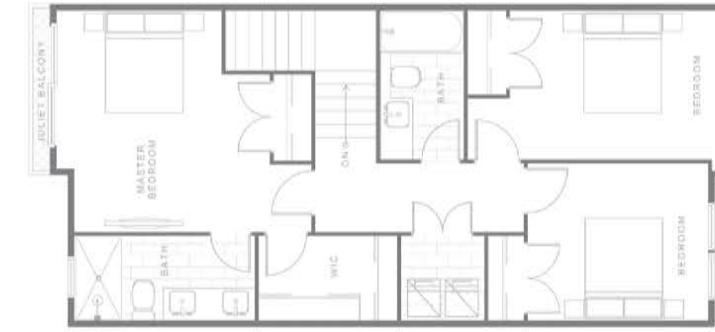
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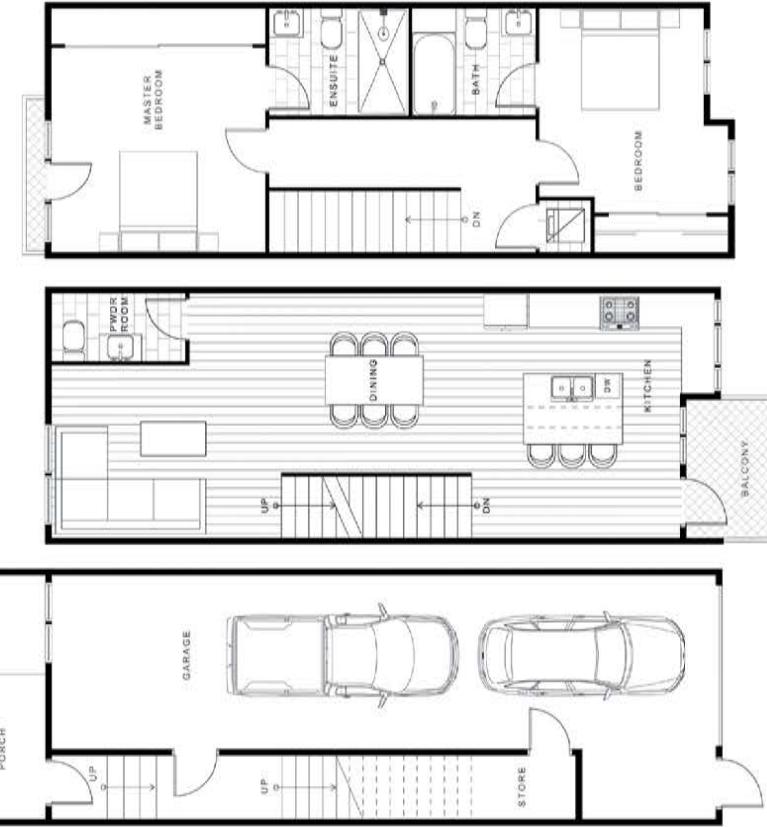
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FLOOR PLAN B: 1,397 SF

2 Bed, 2.5 Bath

25 26 27 28 29
30 31 32 33 34 35
41 40 39 38 37
36



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FLOOR PLAN C: 1,419 SF

2 Bed, 2.5 Bath

25 26 27 28 29
30 31 32 33 34 35
41 40 39 38 37
36



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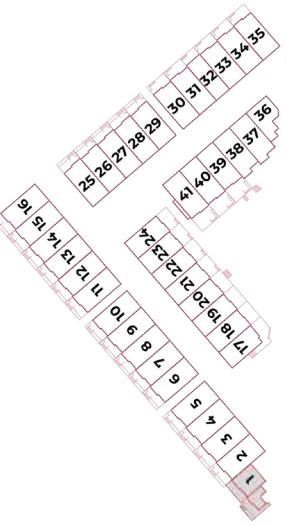
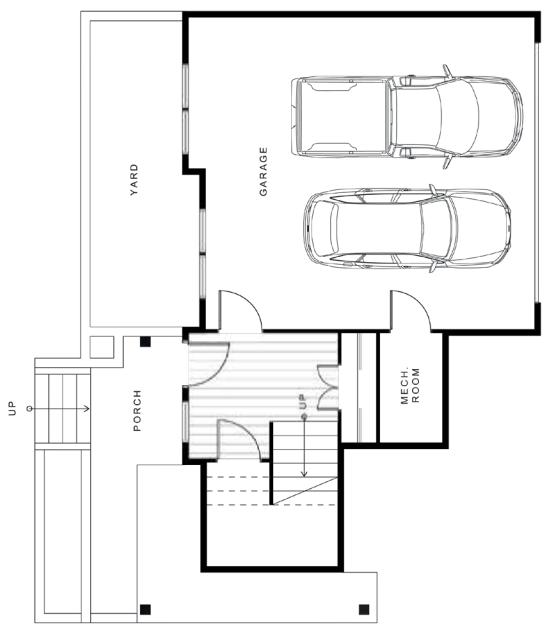
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FLOOR PLAN D: 1,337 SF

2 Bed, 2.5 Bath

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FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

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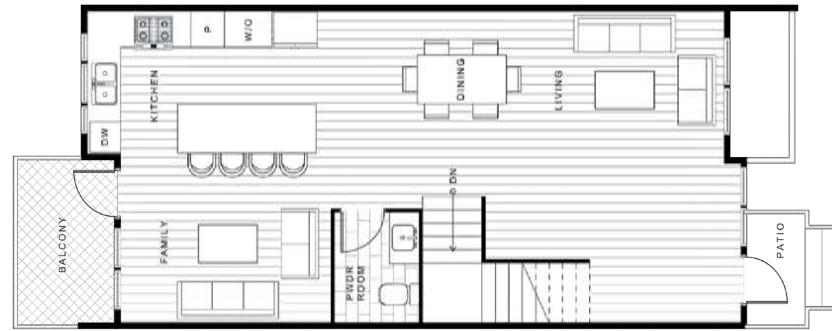
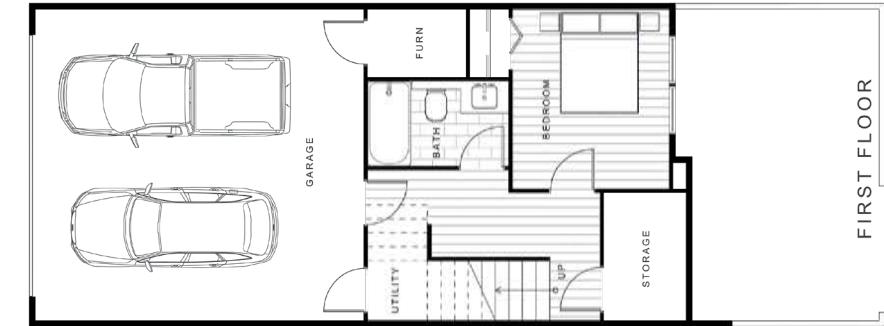
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FLOOR PLAN F: 1,933 SF

4 Bed, 3.5 Bath

THE OAK



up SECOND FLOOR

THIRD FLOOR

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FEATURES

DETAILS

- 41 turn-key residences
- Possession as early as January 2022
- Estimated completion: Spring 2022
- Two, three & four bedroom floorplans
- Fitness centre
- Club house
- Playground
- Visitor and street parking
- Masonry landscaping
- Energy-efficient construction
- Irrigated yards
- Mountain views
- Home warranty: WBI 2-5-10
- Strata fees: approx. \$0.16 psf

GOURMET KITCHENS

- Bright, generously spacious kitchens
- Antibacterial quartz slab countertops and backsplash
- Quartz island with built-in breakfast table
- Double basin undermount stainless sink with Delta® single handle deck mount, pull down spray faucet
- Undercabinet puck lighting
- Soft-close hardware
- Hidden heat sentry hood fan
- Garburator, 1/2 HP, 2600 RPM
- 33" microwave with trim kit
- Stainless steel Samsung® smart appliances:
 - Energy star compliant 23 cu. ft. refrigerator with water filter, ice maker, Wi-Fi and Bixby® enabled
 - Wall oven with Wi-Fi, SmartThings® app support, hidden bake element, child safety lock and steam cleaning feature
 - Separate 30" ADA compliant gas cooktop with front controls & continuous cast iron grates
 - Quiet operation dishwasher with hard food disposer cleaning system, half-load cycle and one-touch adjustable racking system

THOUGHTFUL DESIGN

All units feature:

- Air conditioning
- Natural gas hook-ups on balconies
- Master bedrooms with 12' ceilings, floor to ceiling windows, Juliet balconies and walk-in closets
- 9' ceilings on the main floor
- Roughed-in for electric vehicle charger
- Navien® tankless hot water system
- Tiled upstairs laundry with Samsung® front load washer & dryer
- Built-in fireplaces (most homes)
- 6" tall baseboards
- Durable wide plank laminate flooring
- LED potlights
- Larger residences feature a fourth bedroom on the entry level creating a separation from the rest of the house; with a full adjacent bathroom, perfect for a home office or guest room.
- Built-in melamine closet systems

BATHROOM SANCTUARIES

- Quartz countertops
- Large format glazed porcelain floor and shower wall tiles in ensuites
- Frameless clear tempered glass showers in master ensuites
- Large format porcelain floor and tub surround tiles in second & third bathrooms
- Soft close drawers
- Frosted windows for natural light and privacy
- Bathtubs with sloped lumbar support
- Undermount sinks with Delta® high arc swivel spout faucet
- Duval® one-piece toilets with soft closing lid



15030 28th Avenue, Surrey

liveattheoak@kaiserlanden.com

604-360-0789

KaiserLanden comprises a group of companies providing a diverse array of services for the Canadian construction industry since 1968, with a consulting portfolio valued at \$170B and management experience with more than 70 projects valued at \$1.5B.

Their specialized team includes engineers, quantity surveyors, estimators, urban planners and architects with decades of combined project management experience for all sizes and categories of projects.

KaiserLanden Realty Inc. is independently owned and operated.

An excellence in living project by:



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DEVELOPMENTS**



**KaiserLanden
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