

Property Feature Sheet

Property Overview:

- **Address:** 16065 9A Avenue, South Surrey
- **Square Footage:** 3,953
- **Lot Size:** 4,939
- **Bedrooms:** 5 plus 2 Bedroom Private Entrance Basement Suite
- **Bathrooms:** 5.5
- **Garage:** 2 Cars
- **Year Built:** 2025
- **Style:** Modern European Farmhouse
- **Interior Design by:** Harleen Sandhu Co.
- **Built by:** Red Tree Creative Homes

Interior Highlights:

- **Grand Foyer:** Enter this magnificent home through a stately entrance with soaring ceilings and a dramatic curved staircase that sets the tone for what's to come.
- **Open-Concept Living Space:** The expansive living area with an abundance of natural light is designed for both relaxed families living and elegant entertaining. The flow seamlessly connects the kitchen, dining, and outdoor spaces, creating a harmonious environment for every occasion.

- **Gourmet Kitchen:**

- State-of-the-art chef's kitchen with top-of-the-line **Thermador appliance package**, including a double oven and six-burner gas range.
- Custom cabinetry with integrated LED lighting, designer quartz countertops, and a **waterfall island**.
- Built-in wine cooler and smart refrigerator that you can control remotely via an app.
- Extra Wok / Fry Kitchen and built-in pantry with custom shelving and clever storage solutions.

- **Primary Suite (Top Floor):**

- A sanctuary that feels like a 5-star resort **luxury spa bath** with freestanding soaking tub, rainfall shower with glass surround, and dual vanities.
- Oversized **walk-in closet** with built-in organizers, soft-close drawers, and ample room for even the most extensive wardrobe.

-  **2nd Primary Suite – Main Floor Living Option - Luxury and Comfort Redefined**

- **Spacious 2nd Primary Bedroom:** This second suite offers the perfect blend of comfort and privacy, ideal for guests or multi-generational living. It boasts a generous floor plan, ample natural light, and is beautifully finished with designer touches, creating a welcoming, peaceful retreat.

- **Attached Luxurious Bathroom:** The en-suite bathroom of the second master is finished in **designer-picked tiles** that exude sophistication and style. The space features:
 - **Elegant Tilework:** Custom-selected **designer tiles** in a timeless pattern provide a sense of luxury, while carefully curated textures add depth to the space.
 - **Stylish Lighting Fixtures:** The bathroom features high-end **lighting fixtures** that are not only functional but serve as a statement piece, adding ambiance and enhancing the overall aesthetic.
 - **Sleek Vanity:** A modern vanity with **premium finishes**, designer hardware, and plenty of storage space.
 - **Rainfall Shower:** A spacious **frameless glass shower** with a rainfall showerhead offers a spa-like experience in the comfort of your home.
 - **Luxurious Details:** Thoughtfully selected **gold or chrome accents & designer faucets** enhance the feeling of space and elevate the bathroom's luxurious design.

✦ Jack & Jill Bathroom – Practical Luxury with a Shower Tub ✦

Conveniently Located on the Upper Floor: This beautifully designed **Jack & Jill bathroom** serves as a perfect shared space for two bedrooms, offering privacy, convenience, and a touch of luxury.

Double Sinks: The spacious vanity is equipped with **dual sinks**, each paired with sleek, designer mirrors and high-end faucets. The **quartz countertops** add an elegant finish, while custom cabinetry ensures ample storage space for all your essentials.

Shower Tub Combo: For ultimate versatility, this bathroom features a **shower-tub combo**, allowing for both relaxing soaks in the deep tub and refreshing showers. Perfect for families or those who enjoy the option of a quick shower or a long, luxurious bath. The tub is elegantly surrounded by designer tiles that complement the overall aesthetic of the bathroom.

Luxury Finishes: The bathroom is finished with **designer-picked tiles** in a sophisticated color palette that brings warmth and style to the space. From the **designer lighting fixtures** to the **high-end hardware**, every detail has been carefully considered.

- **Bathrooms:** Each bathroom is an oasis, featuring imported European tiles, **Italian marble**, custom vanities with backlit mirrors, and designer fixtures. All bathrooms have **heated floors** for added comfort.

- **Living Areas & Lounge:**
 - Custom **built-in shelves, feature walls**, and high ceilings accentuate the elegance of each room.
 - **Smart home lighting** with customizable settings for ambiance throughout the day and night.
 - **Home Office:** A sleek and quiet space for remote work, featuring custom cabinetry, built-in bookshelves and a large window.
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Designer Touches:

- **Bespoke Millwork: Custom trim work** and hand-crafted moldings add a sense of timeless elegance, and every corner is thoughtfully finished with an eye for detail.
 - **Flooring:** Exquisite wide-plank **European oak floors** throughout the main living area and premium tile flooring in the bathrooms.
 - **Lighting:** Hand-picked **designer lighting fixtures**, including chandeliers, sleek pendants in the kitchen, and subtle wall sconces that create a welcoming atmosphere throughout the house
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Outdoor Living:

- **Outdoor Patio:** Perfect for entertaining, this space includes a covered and uncovered patio space.
 - **Landscaped Gardens:** Professionally designed and immaculately maintained with front and back grass lawns, mature trees and flower beds that create a tranquil and private escape.
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Smart Home & Energy Efficiency:

- **Fully Integrated Smart Home:** Control your home's lighting, security, climate, and entertainment with your smartphone or voice-activated commands.
 - **Window treatments** that adjust for privacy and sunlight control.
 - **Security:** State-of-the-art **smart security system** with facial recognition and remote monitoring.
 - **Eco-Friendly Features:**
 - **Geothermal heating and cooling** for year-round comfort and sustainability.
 - Electric car **charging station** in the garage.
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Additional Unique Features:

- **Rental Suite:** A private entrance **rental suite** or family suite option with 2 bedrooms and a full bath and kitchen for tenants or family.
 - *Basement level Studio or theatre room with wet bar.*
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Community & Lifestyle:

- **Exclusive Neighborhood:** Nestled in one of the most sought-after neighborhoods, this home is close to boutique shopping, gourmet dining, and cultural hotspots.
- **Access to High-End Amenities:** Minutes from renowned golf courses, private clubs and fitness centers.
- **Proximity to Top-Rated Schools:** Highly rated public and private schools are within walking distance, making it an ideal home for families.
- **Pet-Friendly Community:** With dog parks and nature trails nearby, your furry friends will have just as much space to roam as you do!