



PINNACLE

BY MORTISE



# The Culmination of Inspired Modern Living

Welcome home to Pinnacle, a fully envisioned community perfectly nestled between White Rock and South Surrey. Consisting of one and two bedroom layouts with the option of a den, each home is marked by unparalleled warmth and refreshingly comfortable design. These family-focused homes are complimented by ground floor retail space plus wellness-forward amenities. All combined, Pinnacle represents the best in inspired modern living in a community marked by convenience and connection.







## Embrace the Best of Both Worlds

Taking shape along the border between White Rock and South Surrey, Pinnacle is an exciting opportunity for homeowners to enjoy the best of both worlds offered by these two unique, but complementary enclaves. Enjoy days spent amongst the natural serenity of oceanside views and idyllic green spaces in White Rock. In South Surrey, find yourself immersed amongst an invigorating pulse of urban conveniences and rich cultural delights. Just when you thought you couldn't have it all, there's Pinnacle.





## Idyllic Spaces and Endless Activities

Enjoy the natural serenity of White Rock, where oceanside views and idyllic green spaces abound. When it's adventure you seek, choose from one of the many nearby parks, featuring sports fields, off-leash dog areas, trail networks and more. Best of all, this area boasts one of the province's top school districts, not to mention countless recreational and arts centres, ensuring your family stays active year round.



## The Intersection of Comfort and Connectivity

Conveniently situated just minutes from King George Boulevard, a home at Pinnacle offers seamless connectivity to all of Metro Vancouver. You'll also enjoy effortless access to the USA border, with all your cross-border shopping needs—from Trader Joe's to Seattle's premium outlet malls. Pinnacle offers unparalleled convenience, ensuring you're always close to where you want to go.



## Where Urban Vibrance Meets Coastal Charm

At Pinnacle, there's something to delight in every direction. Dive into the vibrant pulse of South Surrey's urban conveniences, trendy dining spots and rich cultural delights. For all your shopping needs, explore the Shops at Morgan Crossing. For a change of scenery, stroll along the iconic White Rock Pier, where stunning views are complemented by charming restaurants, cafés and boutique shops.





## Within 6 Minutes Drive

- |   |                                      |
|---|--------------------------------------|
| 1 Earl Marriott Secondary (Catchment)     | 9 3 Dogs Brewing                     |
| 2 École Peace Arch Elementary (Catchment) | 10 Chez Christophe                   |
| 3 South Meridian Elementary               | 11 Semiahmoo Library                 |
| 4 Wind & Tide Preschool                   | 12 Semiahmoo Shopping Centre         |
| 5 Ay Chihuahua Mexican Restaurant         | 13 Peninsula Village Shopping Centre |
| 6 Grounds & Greens Café                   | 14 Grandview Corners                 |
| 7 Wooden Spoon Co.                        | 15 The Shops at Morgan Crossing      |
| 8 Laura's Coffee Corner                   | 16 Real Canadian Superstore          |

## Within 9 Minutes Drive

- |  |   |
|--|---|
| 17 Star of the Sea School (Private)    | 24 Centennial Arena                     |
| 18 Semiahmoo Secondary                 | 25 White Rock Promenade                 |
| 19 Uli's Restaurant                    | 26 Grandview Heights Secondary          |
| 20 Southpoint Exchange Shopping Centre | 27 South Surrey Recreation & Art Centre |
| 21 Southridge School (Private)         | 28 Cactus Club Café                     |
| 22 Sunnyside Elementary                | 29 Tap and Barrel                       |
| 23 Grandview Heights Aquatic Centre    | 30 The Keg                              |

## Within 13 Minutes Drive

- |                         |                        |
|-------------------------|------------------------|
| 31 Elgin Park Secondary | 32 Elgin Heritage Park |
|-------------------------|------------------------|



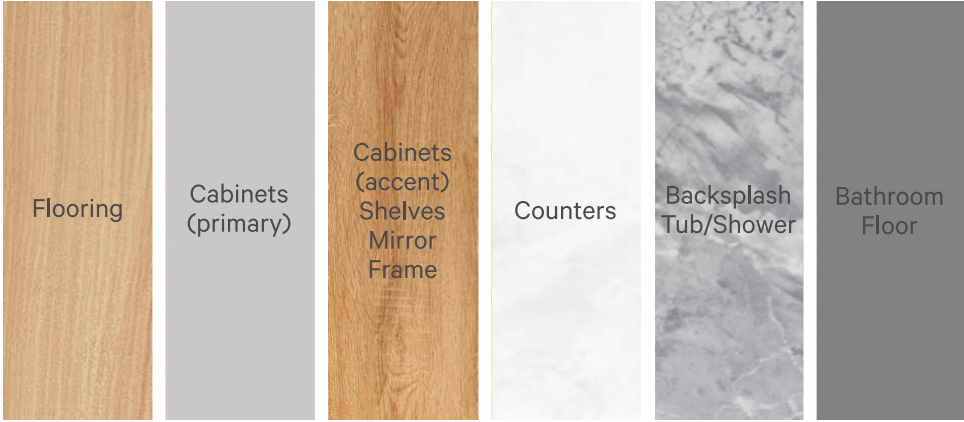
# Wake Up and Discover

Every day at Pinnacle means being surrounded by an array of culinary delights, convenient corner markets and big city shopping staples. And thanks to its mixed-use design concept, this community of 59 condos is anchored by ground floor retail units that offer the exciting potential of more dining options and convenient services right at your doorstep, such as a pharmacy, doctor's office, wellness clinic and daycare facility with priority access granted to residents. With life at Pinnacle, there's no need to go far to find everything you need.

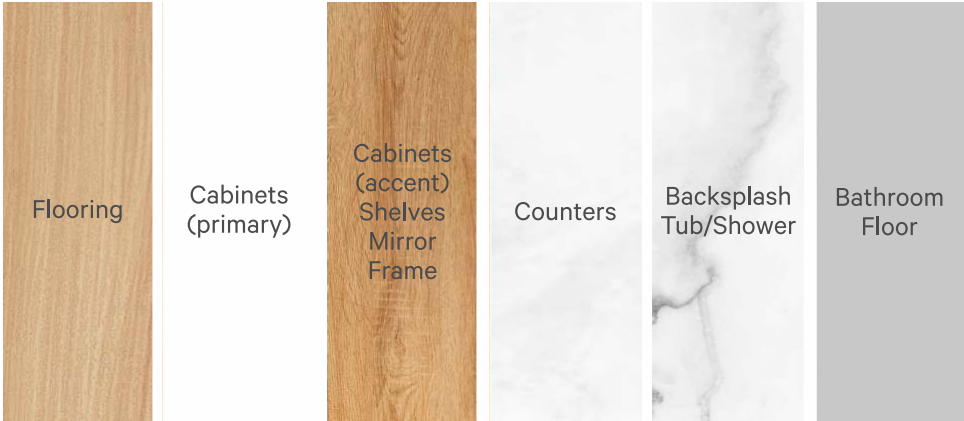




Cove Color Scheme



Coast Color Scheme



Where Style and Quality  
Come Together

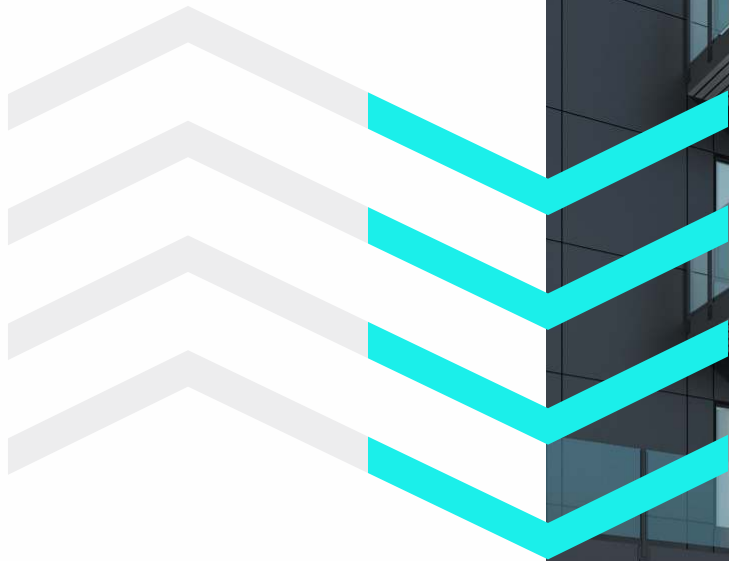
Where modern comfort meets timeless beauty, high ceilings usher in natural light and open layouts welcome entertainment, life at Pinnacle is designed to inspire. But beyond its undeniable style, Pinnacle brings year-round comfort to residents with forced air heating and cooling, plus exceptional functionality thanks to an expertly designed kitchen, spacious bedrooms, and a living space built around comfortable living.





# A Natural Retreat, Right at Home

With over 3,000 square feet of outdoor amenity space, our community offers a range of features designed to enhance your living experience. Enjoy a dedicated children's play area, multiple common seating areas for relaxation and socializing, and a beautifully landscaped garden. This spacious area, filled with natural light and greenery, is perfect for families and individuals alike, providing ample opportunities for recreation and leisure.



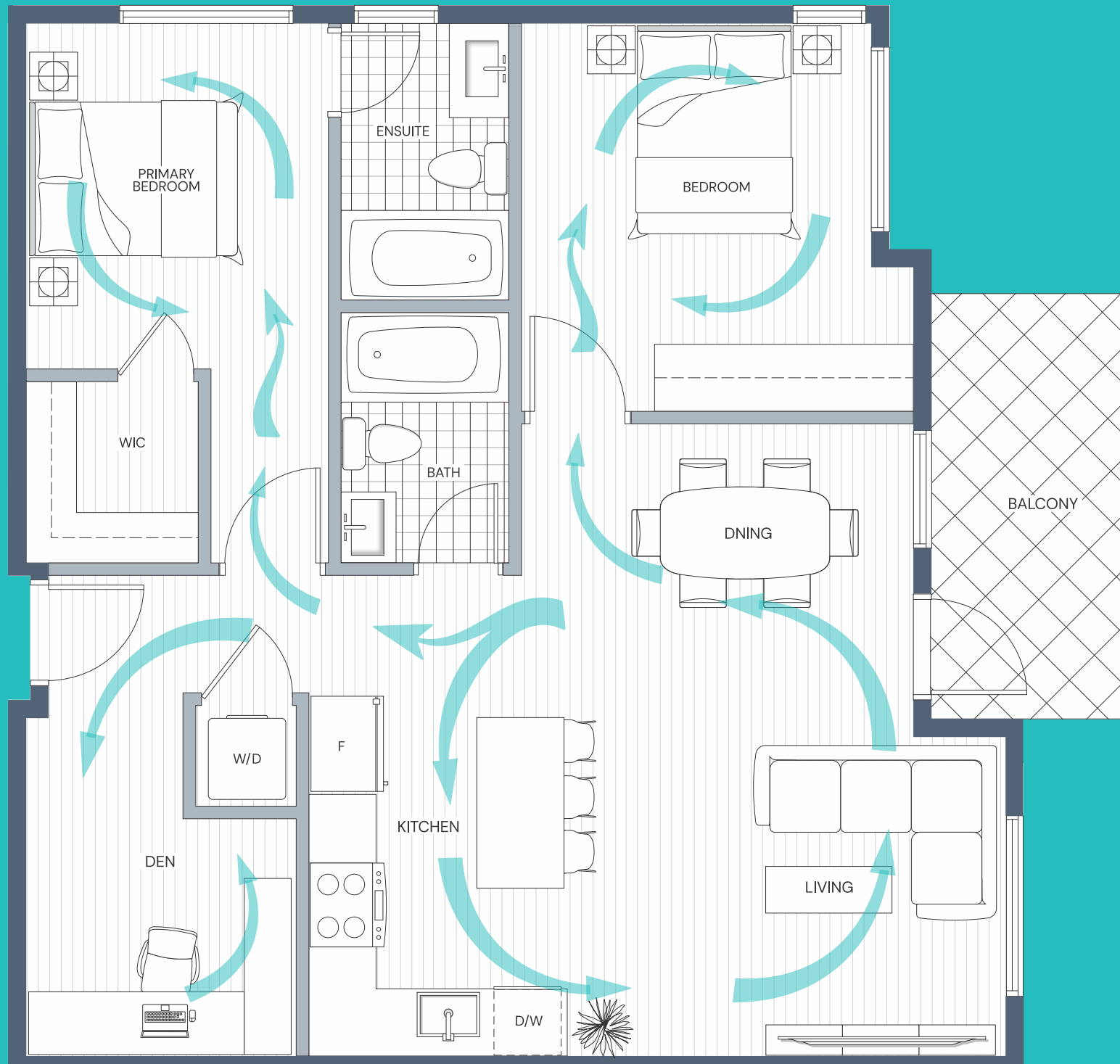




## Your Lifestyle, Perfected

Elevate your workout in our state-of-the-art fitness and yoga studio, equipped with cutting-edge equipment. When it's time to relax, unwind in the party room and entertainment lounge, available for booking. The coveted amenities at Pinnacle create inviting spaces for play, connection, relaxation, and tranquility.





Air Flow



## Central Heating and Cooling Throughout Your Home

World class LG Variable Flow Refrigerant (VRF) HVAC System operates in all common areas. This future-forward system effectively moderates building temperature and provides fewer environmental offshoots than a traditional heating and cooling system. Available centralized air conditioning provides cool air to all corners of your home all controlled by the available smart thermostat system.





SITEPLAN



The developer reserves the right to make modifications and/or changes to building design, specifications, features and floor plans should they be necessary to maintain the high standards of the development. Square footage and room sizes are based on architectural drawings and measurements. Actual square footage and room sizes may vary. E.&O.E.

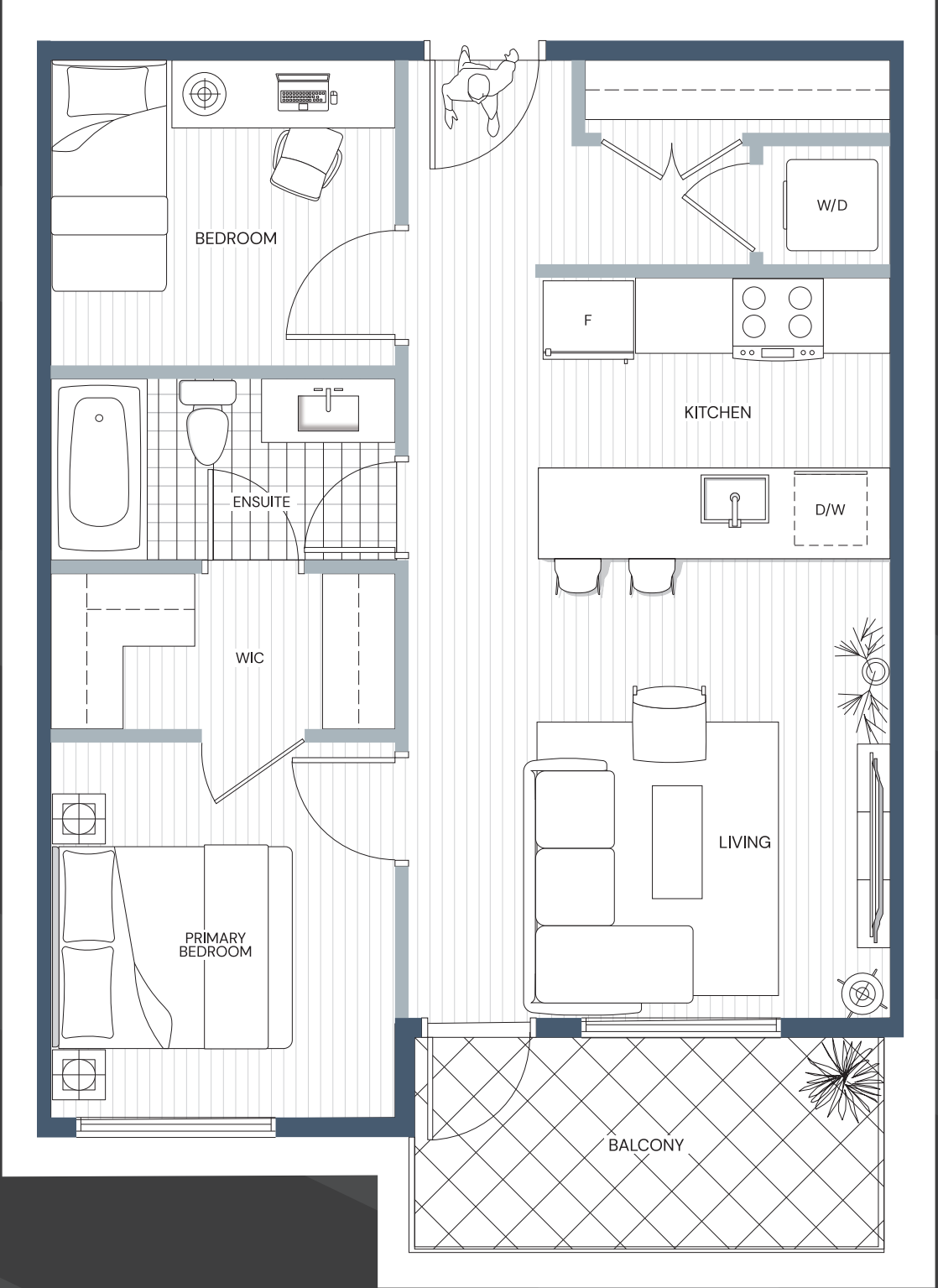




PLAN  
A1  
JR. 2 BED

Int: 640 s.f.  
Ext: 76 s.f.  
Total: 716 s.f.

Units: 205, 206, 207, 209, 210, 211,  
212, 213, 214, 305, 306, 307, 309,  
310, 311, 312, 313, 314, 405, 406,  
407, 409, 410, 411, 412, 413, 414



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PLAN  
A2  
1 BED + DEN

Int: 620 s.f.  
Ext: 93 s.f.  
Total: 713 s.f.

Units: 301, 401



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PLAN  
A3  
JR. 2 BED

Int: 632 s.f.  
Ext: 76 s.f.  
Total: 708 s.f.

Units: 215, 315, 415



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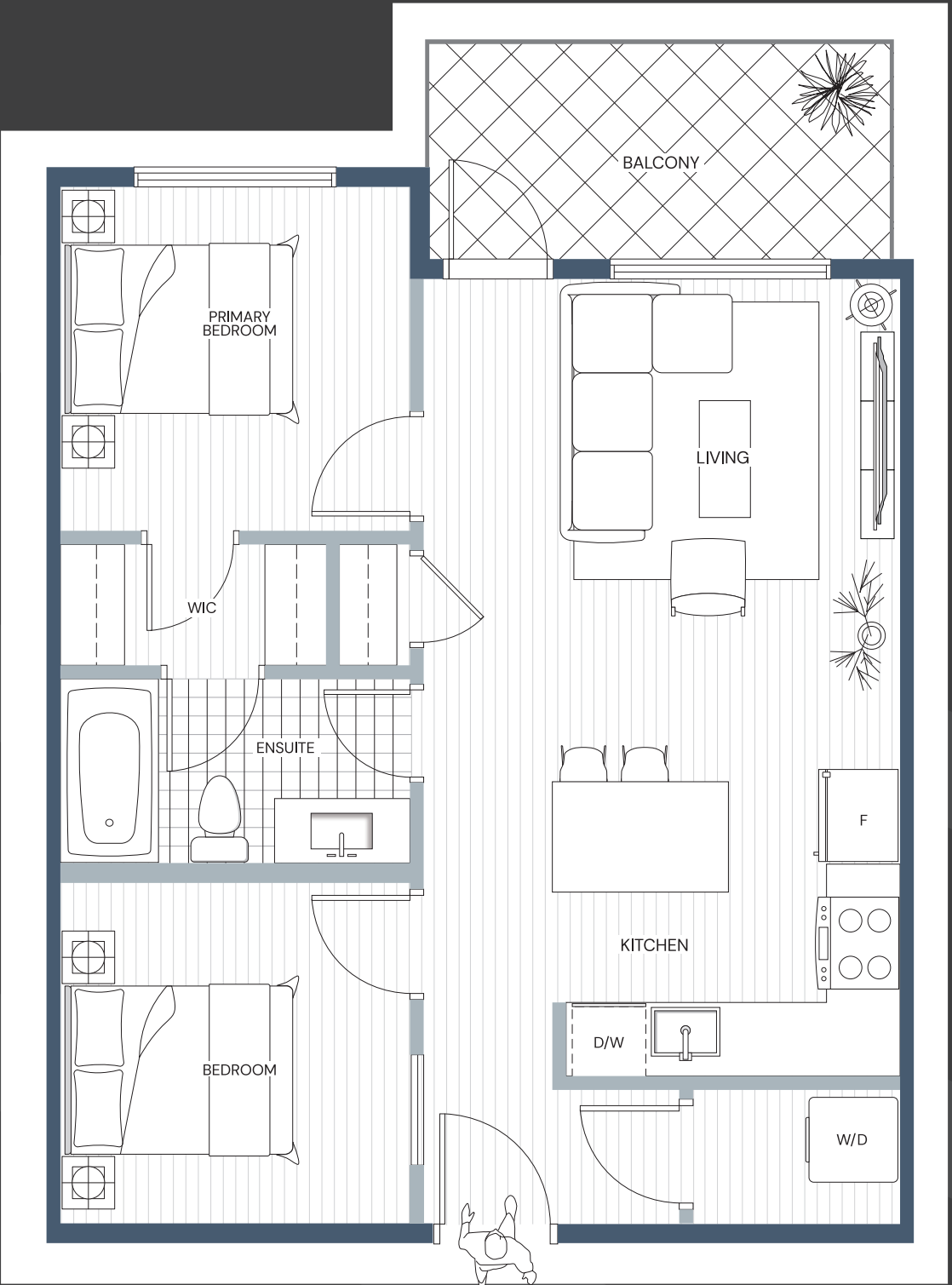




PLAN  
A4  
JR. 2 BED

Int: 628 s.f.  
Ext: 76 s.f.  
Total: 704 s.f.

Units: 218, 219, 220, 317, 318,  
319, 320, 417, 418, 419, 420



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PLAN  
B1

1 BED

Int: 560 s.f.  
Ext: 93 s.f.  
Total: 653 s.f.

Units: 321, 421



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PLAN  
C1  
2 BED + DEN

Int: 860 s.f.  
Ext: 70 s.f.  
Total: 930 s.f.

Units: 202, 302, 402



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PLAN  
C2  
2 BED + DEN

Int: 890 s.f.  
Ext: 76 s.f.  
Total: 966 s.f.

Units: 204, 304, 404



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PLAN  
D

2 BED

Int: 720 s.f.  
Ext: 64 – 76 s.f.  
Total: 784 – 796 s.f.

Units: 208, 308, 408



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PLAN  
D1  
2 BED

Int: 754 s.f.  
Ext: 48 s.f.  
Total: 802 s.f.

Units: 316, 416



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PLAN  
D2  
2 BED

Int: 740 s.f.  
Ext: 60 s.f.  
Total: 800 s.f.

Units: 203, 303, 403



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## FEATURES

### The Culmination of Inspired Modern Living in South Surrey

- Situated in a vibrant South Surrey neighbourhood bordering the idyllic community of White Rock, Pinnacle is your gateway to serene, contemporary living
- Live moments away from the stunning beaches along the Pacific Ocean's majestic coastline, offering endless opportunities for leisure, relaxation and breathtaking views
- Easy access to major transit routes like Highway 99 and King George Boulevard, ensuring seamless travel to Vancouver, the US border and beyond
- Conveniently close to shopping centres like The Shops at Morgan Crossing, gourmet dining options, top-rated schools, plus entertainment and recreation venues for a well-balanced lifestyle
- Pinnacle's family-focused homes are perfectly complimented by ground floor retail spaces plus wellness-forward amenities
- Private balconies in each home offer stunning views of the surrounding landscape and extra outdoor living space for dining and relaxation
- Landscaped gardens and communal outdoor areas give residents plenty of opportunities to connect and socialize, while being immersed in nature

### Artful Design

- Pinnacle is a boutique collection of 59 condominium homes with thoughtfully crafted interiors that blend comfort, convenience and contemporary style
- Consisting of one and two bedroom layouts with the option of a den, the open and spacious floorplans are flooded with natural light and offer ample living space for maximum comfort
- Indulge in premium finishes and fixtures, meticulously curated to elevate your living experience
- In-suite laundry, complete with a top-of-the-line Samsung washer and dryer combo, adds functionality to your daily routine
- Live comfortably with energy-efficient LED lighting, programmable thermostats and superior soundproofing, designed to enhance comfort and promote energy savings

### Gourmet Ready Kitchens

- Chef-inspired kitchens featuring custom cabinetry, quartz countertops and stylish designer backsplashes, with the choice of two unique design schemes:
  - Coast: Bright white cabinetry with wood-finished shelving accents and white quartz countertops
  - Cove: Crisp grey cabinetry with wood-finished shelving accents and white quartz countertops
- Enjoy quartz countertops that combine seamless modern style with durable practicality
- Soft-closing cabinets, expertly crafted with coastal-inspired design details
- Each kitchen comes equipped with a high-end Samsung appliance package, including:
  - Stainless steel counter-depth French Door refrigerator
  - Freestanding electric range with ceramic glass cooktop
  - Over-the-range microwave with innovative sensor cooking technology
  - Dishwasher with adjustable racks and advanced cleaning features
- Deep single bowl stainless steel sink with convenient pull-down spray faucets
- Benefit from under-cabinet puck lighting, adding both convenience and a touch of elegance to your kitchen workspace

### Spa-like Bathroom Sanctuaries

- Step into a spa-like bathroom sanctuary, where every detail exudes contemporary design
- Vanities featuring stunning quartz countertops, modern undermount sinks, sleek faucets and shimmering chrome finishes
- Carefully chosen designer tiles and flooring create a cohesive aesthetic, elevating the visual appeal and ambiance of your bathroom space
- Experience bright, energy-efficient LED lighting fixtures that not only illuminate but also add an eco-conscious touch

### Premium Amenities for a Balanced Life

- Revel in the beautifully appointed amenities and common areas that foster relaxation and socialization, exclusive to residents
- Stay active and healthy in our state-of-the-art fitness and yoga studio, featuring the latest equipment and designed to cater to all your wellness needs
- Unwind in the chic lounge with stylish decor and comfortable seating, a perfect spot to relax, meet neighbors or entertain guests
- Bookable party room
- Secure underground parking with designated spaces for residents and ample visitor parking
- Experience peace of mind with a secure entry system featuring key fob access

### Everyday Essentials at Your Doorstep

- With a mixed-use design concept, this community is anchored by ground floor retail that offer the exciting potential of everyday services right at your doorstep, including:
  - Healthcare centers such as a pharmacy, dental clinic, doctor's office, physiotherapist and chiropractor
  - Priority access for residents to onsite daycare facility, providing childcare services for residents with young children

### Advanced Climate Control with VRF Technology

- The homes at Pinnacle are equipped with cutting-edge variable refrigerant flow (VRT) heating and cooling systems
- World Class LG VRF system offers highly precise temperature control, energy efficiency and customizable comfort in different zones or rooms for maximum comfort for your family
- Designed with noise reduction in mind, VRF systems operate quietly, ensuring a peaceful living environment on top of its functionality





## The Mortise Difference

Mortise Group of Companies is a residential and commercial real estate developer continuing to expand to new heights. Specializing in multi-family developments, Mortise has helped shape neighbourhoods all across the Lower Mainland with an impressive portfolio of timeless properties characterized by quality-built craftsmanship and luxurious amenities.

Beginning with the firm footing of family roots, over the past 30 years Mortise has evolved into an industry leader with the reputation and intimate market knowledge to match. A family company at heart that takes pride in shaping our community and remain true to their core values of quality construction, innovative solutions, and flawless execution. At Mortise, we don't just set the bar for excellence but continue to raise it with every new project.

[www.MortiseGroup.com](http://www.MortiseGroup.com)







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Sales & Marketing By

