

features & finishes

CONVENIENT LOCATION

- The perfect balance of urban and suburban in Newton, Surrey — across from a community park; surrounded by schools, retail, recreation, and restaurants
- Easy access and quick connections to King George Boulevard and the King George SkyTrain station just a 10-minute drive away

AMENITIES THAT EXPAND YOUR LIVING SPACE

- Gather in the indoor lounge with a kitchenette, bar fridge, fireplace, and large TV for watching the game with friends
- Spacious, air-conditioned fitness centre with a variety of cardio machines and weight-lifting equipment, plus a yoga studio and shower facilities
- Enclosed co-working space for quiet focus, with a private space to take meetings (in Silva 1)
- Outdoor lounge area with BBQ, fire table, and comfortable seating for entertaining
- Courtyard tea house with gazebo and seating for shaded outdoor comfort
- Kids play area for your little ones
- Dog wash for your furry friends
- Car wash stall and bike repair station

MODERN WEST-COAST EXTERIORS

- Design-forward, wood-frame architecture by Vancouver-based BHA Architecture
- Generous space for outdoor enjoyment: balconies are large and garden-level homes have spacious fenced and landscaped patios
- Hose bib on all garden-level patios
- All homes come with 1 parking stall and 1 4' x 6' storage locker

BALCONY SOLARIUMS FOR YEAR-ROUND ENJOYMENT

- All 2- & 3-bedroom homes on the 2nd, 3rd, and 4th floors feature Lumon brand retractable glass panels for more livable space. You will enjoy all year round, protected from noise and wind
 - On warm days, simply slide the panels away and open up the room, transforming it back into a traditional balcony space

TIMELESS INTERIORS

- Choose from two nature-inspired colour palettes: Light & Dark
- Homes designed for real life: open, efficient floorplans that maximize functional floorspace; quality finishes that retain their beauty and are easy to maintain

- Solid wood flat-panel entry door with self-close hinges for excellent sound attenuation
- 9' ceilings in all main living areas (except dropped ceilings to accommodate mechanical ducting where required)
- A large selection of homes feature a tech nook or flex space for your home office (furniture by owner)
- Durable laminate flooring connects the entry, kitchen, living and dining areas, while plush carpet in bedrooms enhances barefoot comfort
- Overhead pot lights throughout the living spaces
- Modern perforated roller shades on all windows, with black-out roller shades in bedrooms for sound sleep
- Energy-efficient Whirlpool front-load washer and dryer

GOURMET KITCHENS

- Modern two-toned cabinetry with soft-close hinges and drawers throughout
- Under-cabinet task lighting makes meal prep easier
- Adjustable shelving to maximize functional storage space
- Full-height glass tile backsplash
- Corner cabinets have organizers so you can find everything you're looking for in most homes
- Under sink recycling centre
- Stunning engineered stone countertops
- Most homes have kitchen islands with breakfast bars
- Deep Single bowl undermount stainless sink has chrome faucet and pull-down sprayer to make meal prep and clean-up a breeze
- Modern stainless steel appliance package includes:
 - Whirlpool 24" large-capacity dishwasher—great for big family dinners
 - Whirlpool 19 cubic foot 30" refrigerator with bottom freezer to keep you well stocked up
 - Whirlpool 30" 4-burner gas range and self-cleaning oven to delight the family chef
 - Faber slide-out hood fan to clear the air

features & finishes (continued)

COMFORTING BATHROOMS

- Spa-inspired porcelain floor tile in all bathrooms
- Relax deeply in your generous 60" slope-backed soaker tub
- Modern polished chrome fixtures including faucets, shower heads, towel racks, and robe hooks
- Solid surface engineered stone countertops with porcelain undermount sinks
- Elegant semi-frameless glass shower looks beautiful and is easy to clean
- Convenient medicine cabinets for storing things out of sight
- 4.8L high-efficiency toilets
- Ensuite bathrooms have chrome shower heads with hand-held wands
- Ensuites—and some main bathrooms—feature dual porcelain sinks to make mornings run smoothly

QUALITY HOME CONSTRUCTION

- Rain screen technology
- Convenient electric baseboard heating
- Energy Recovery Ventilator (ERV) in-home air intake and ventilation system
- Domestic hot water provided by a central high-efficiency, gas-fired boiler serving the entire building

FUTURE THINKING

- Telus Fibre connectivity for lag-less streaming, gaming, and working from home
 - Receive 3 months free PureFibre Gigabit Internet + Optik TV Core (see terms and conditions)
- USB plug in kitchen island outlet and primary bedroom bedside outlet
- Reinforced TV wall with cord concealing conduit for wall mounting your large-screen TV
- Outlet in front entry closet for charging your cordless vacuum
- EV ready parking stalls.

FOR YOUR PEACE OF MIND

- Safe and secure underground parkade with painted walls, motion-activated lighting, video surveillance and emergency panic buttons
- Restricted fob access to main entry, common areas, underground parking, and elevator levels

- Equipped with a smart video intercom and visitor access system at main lobby and parkade
- All ground floor units have additional electrical rough-in for the installation of an owner supplied security system
- Hardwired smoke detectors and sprinklers in all homes
- Secure smart parcel lockers in lobby to house the deliveries of your online shopping purchases
- After-sales care provided by Wanson's experienced and dedicated Customer Care Team
- Comprehensive 2/5/10 New Home Warranty
 - 2 year material & workmanship warranty
 - 5 year building envelope warranty
 - 10 year structural protection

OPTIONAL UPGRADES

- Home cooling system for optimal year-round comfort
- Outdoor composite wood decking for all balconies & patios
- Additional 4' x 6' storage lockers
- Additional parking stalls
- Laminate flooring upgrade for the bedrooms
- EV parking charging unit
- Panasonic microwave and trim kit
- Mudroom closet organizer at entryway (in select units)
- Primary bedroom closet organizer (in select units)