

## FEATURES & FINISHES

### TOWER HOMES

#### Distinct Parkside Living

- 250 thoughtfully curated 1, 2 & 3 bedroom homes built by award-winning local developer, Townline
- Timeless and contemporary architecture by one of North America's premier architectural firms, GBL Architects Inc.
- 3 high-speed elevators for quick access to your home
- Coveted parkside location in the heart of Surrey City Centre
  - Steps from Holland Park, 25 acres of programmed greenspace and home to Surrey's most renowned events
  - Proximity to Downtown Surrey's urban conveniences - shops, restaurants, schools and multiple SkyTrain stations
- Expansive park, mountain, and city views
- Double height lobby with fireplace lounge, statement lighting and rich wood and marble accents
- Secure bike room
- Individual out-of-suite storage

#### Elevated Amenities

Over 13,000 square feet of indoor and outdoor amenities

- Full-Service Concierge
  - Book amenity spaces and guest suite
  - Receive & store deliveries
  - Provide enhanced on-site security
- Indoor Social Lounge
  - Full chef's kitchen
  - Social gathering bar with integrated ice trough
  - Dining area with long table and ample seating to entertain friends and family
  - TV and lounge seating area
  - Billiard & foosball tables

- Outdoor Lounge
  - Social gathering bar with BBQ
  - Dining area with harvest table
  - Fireside lounge
  - Social seating
  - Children's play structure
  - Green lawn
- Dog wash area and fenced dog run
- Fitness studio with cardio & strength training equipment, designated yoga & stretch area
- Co-working space with meeting rooms, communal bar table, individual work stations, coffee station and printer/copier
- Acoustically-engineered music practice room
- Fully-furnished guest suite with mini-fridge and full bath
- Electronic parcel delivery storage
- Cold/dry storage for grocery and floral deliveries

#### Designer Interiors

- Designed by Vancouver-based Bob's Your Uncle (BYU) Design
- Choice of two refined colour palettes in warm grey and sandy tones
- Wide-plank laminate flooring throughout
- Air-conditioning in all homes ensure year-round comfort
- Solid wood shelves and chrome rods in all closets
- Contemporary roller blinds for control of natural light and UV protection
- Samsung front-loading washer and dryer
- Expansive windows and over-height ceilings
- Stone entry threshold and 7' high solid core entry door creates an enhanced sense of arrival

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#### Contemporary Kitchens

- Stainless-steel appliance package:
  - Samsung 24" refrigerator with bottom freezer
  - Samsung 24" four-burner gas cooktop
  - AEG 24" slide-out hood fan
  - Samsung 24" electric wall oven
  - Samsung 24" integrated dishwasher
  - Panasonic built-in microwave with trim kit
- Contemporary two-toned upper and lower cabinetry with under-cabinet LED lighting
- Soft-close cabinetry and drawers
- Solid 1 ¼" eased square edge stone countertops with full-height large format tile backsplash
- Stainless-steel under-mount sink with sleek single handle, polished chrome faucet
- Recessed LED pot lights in ceiling provide optimal lighting for cooking and meal prepping

#### Spa-Inspired Bathrooms

- Soft-close cabinetry and drawers
- Mirrored medicine cabinets offer additional storage (ensuite/main bath only)
- Solid 1 ¼" eased square edge stone counters
- Modern under-mount sinks with sleek single handle, polished chrome faucet
- Large-format porcelain tiles on vanity wall, feature wall and floors
- Contemporary deep soaker tub
- Recessed shower and tub niche for day-to-day essentials (ensuite/main bath only)
- Quiet-close, dual-flush toilet by American Standard

#### Liveable Layouts

- Functional layouts with maximized living space ensures an uncompromised and enriched lifestyle
- Ample room for king-size beds in select one and two-bedrooms
- Spacious outdoor living with oversized patios and balconies

#### First-Class Security & Technology

- USB charging ports in kitchen
- Convenient, multi-function media ports for telephone, data and cable
- Motion sensors on parkade lights for energy and cost efficiency
- Lobby entry phone for visitor pre-screening
- Personally encoded entry system to access lobby, elevator, underground parkade, common areas and suite-specific floor only
- Secure residential underground parking
- Well-lit outdoor common areas and pedestrian walkways
- Complimentary TELUS Optik TV & Internet for 1 year

#### Peace of Mind

- Comprehensive warranty protection by Travelers Guarantee Company of Canada providing coverage for:
  - 2 year material warranty
  - 5 year building envelope warranty
  - 10 year structural defects warranty
- Dedicated support from Townline's renowned customer care team