

# GOOD THINGS COME IN 3'S

*Click the G3 dots  
to meet the neighbours*



MAP

IT DOESN'T GET ANY  
BETTER THAN THIS.  
ONLY IN GUILDFORD

A collection of genuine Studio, 1 Bed, 1 Bed + Den and 2 Bedroom condominiums. Nestled at the heart of the growing Guildford neighbourhood, you are steps away from the Guildford Shopping Centre, community centre and library.

*It's a great start for your new lifestyle.*



# GUILDFORD AMENITIES

Who says you can't have it all? Find everything you need and more just minutes from your door.

AMENITIES GALLERY

AERIAL VIEW

PANORAMIC VIEW

AMENITIES MAP

COMMUNITY

## IT DOESN'T GET ANY BETTER THAN THIS. ONLY IN GUILDFORD

You're going places and you want to be in a central location. At G3 in Guildford, you don't have to compromise value for proximity or style for space. In fact, G3 in Guildford neighbours all major highways and transit routes to access the lower mainland, making it easy to get downtown, or out of town.

And when you're home? The options are endless! Shop 'till you drop at Guildford Shopping Centre, get some fresh air, catch a movie with friends, take your family to the community centre, or simply hop on the Skytrain and see where the day takes you.

Live in a gorgeously designed studio, 1 bedroom, 1 bedroom + den or a 2 bedroom condominium in the heart of growing Guildford.

A great start for first time home buyers and families. A great lifestyle that you can afford.

Guildford Shopping Centre | [VISIT >](#)



Translink | [VISIT >](#)



Guildford Recreation Centre | [VISIT >](#)



Guildford Library | [VISIT >](#)



GET IN TOUCH 604.588.8238

G3 Developments



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BURNABY

VANCOUVER

NEW WESTMINSTER

COQUITLAM

CENTRAL CITY  
SHOPPING CENTRE &  
SFU SURREY CAMPUS

GATEWAY  
SKYTRAIN  
STATION

FRASER RIVER

PORT MANN BRIDGE

108TH AVE

GUILDFORD RECREATION  
CENTRE & LIBRARY

GUILDFORD  
TOWN CENTRE

152ND ST

104TH AVE

154TH ST

**G3**  
RESIDENCES

HWY  
1



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# GUILDFORD AMENITIES

Who says you can't have it all? Find everything you need and more just minutes from your door.

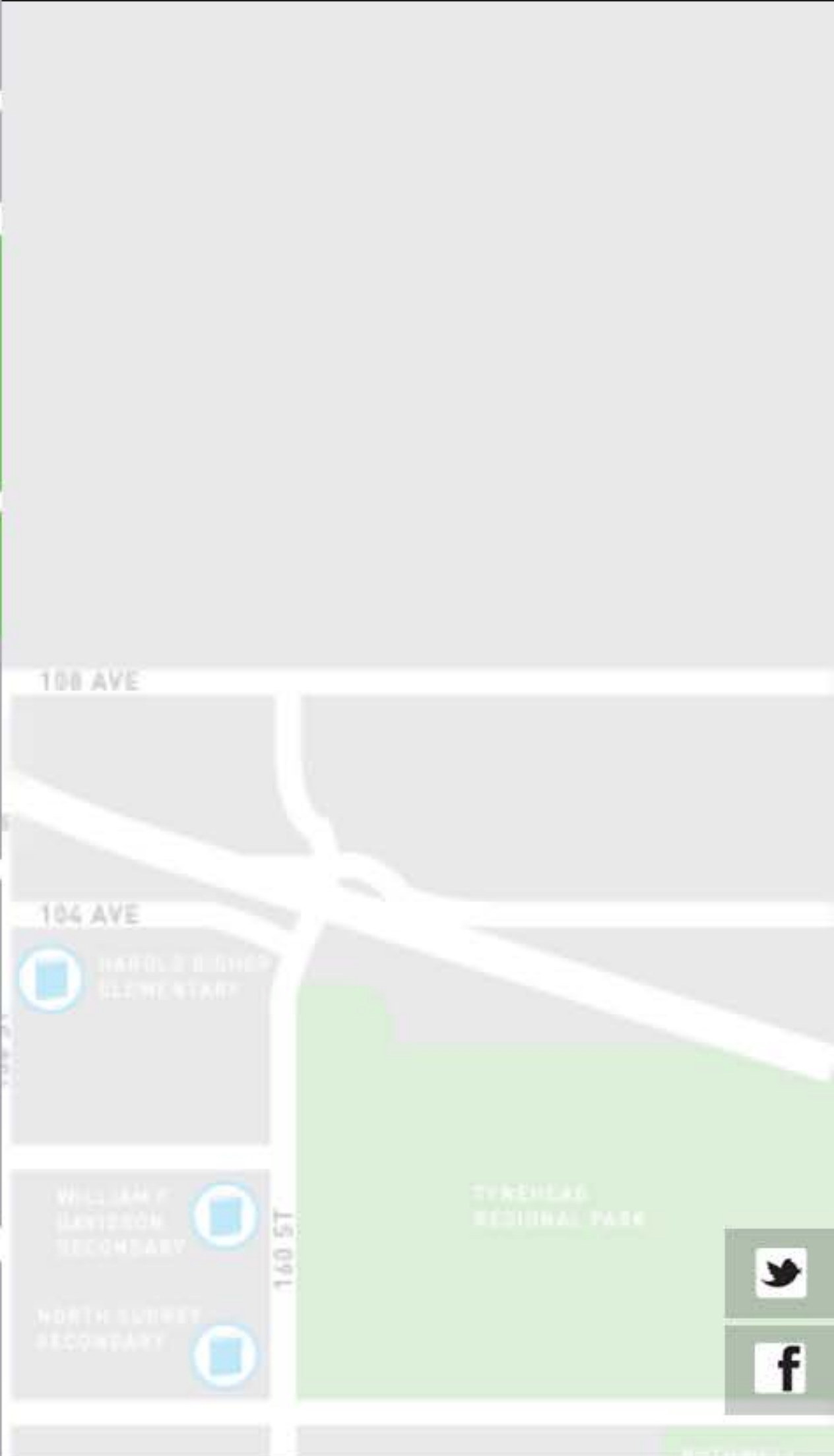
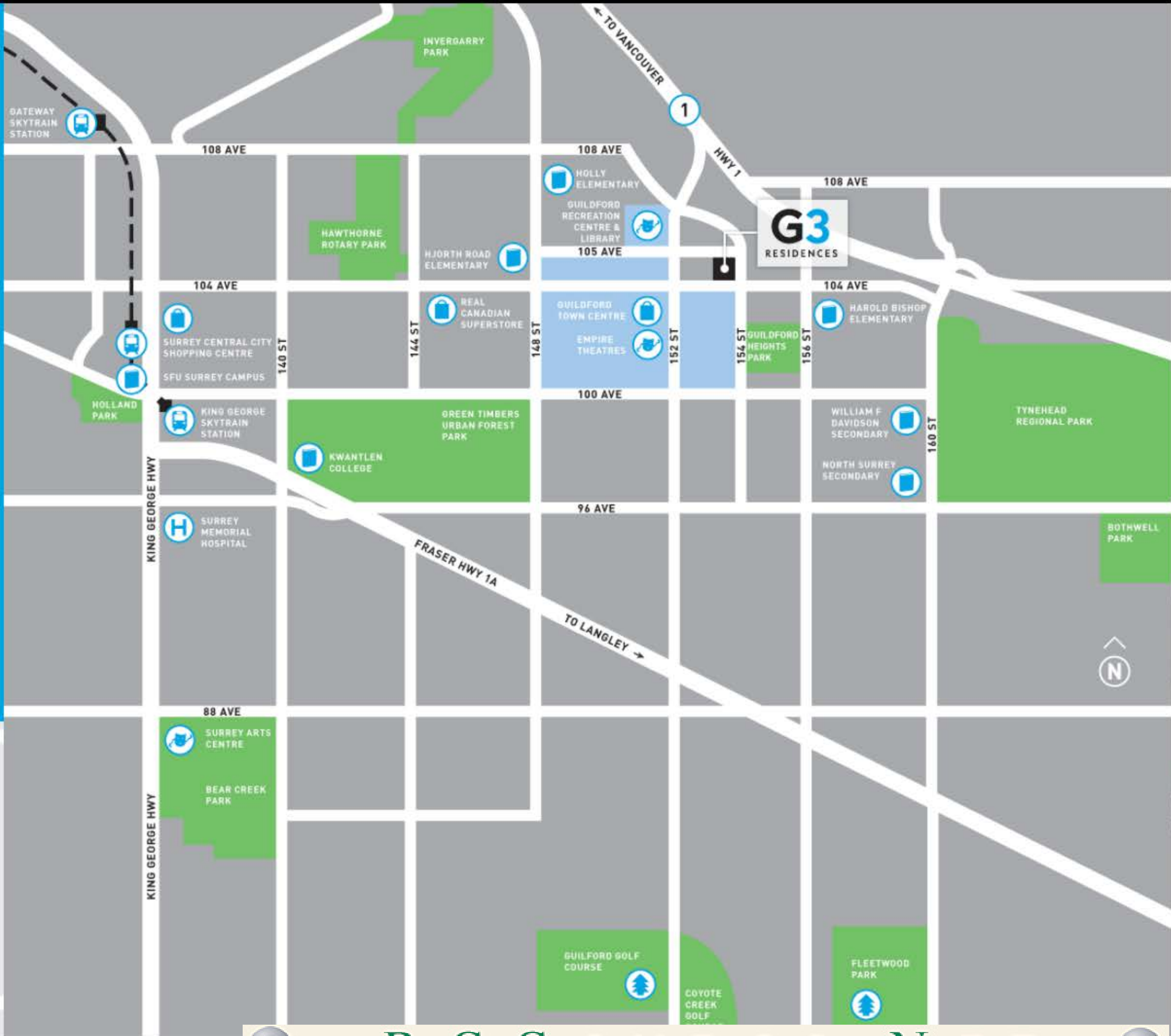
AMENITIES GALLERY

AERIAL VIEW

PANORAMIC VIEW

AMENITIES MAP

COMMUNITY



G3 | PREMIERE

G3 | ENCORE

LEVEL 1

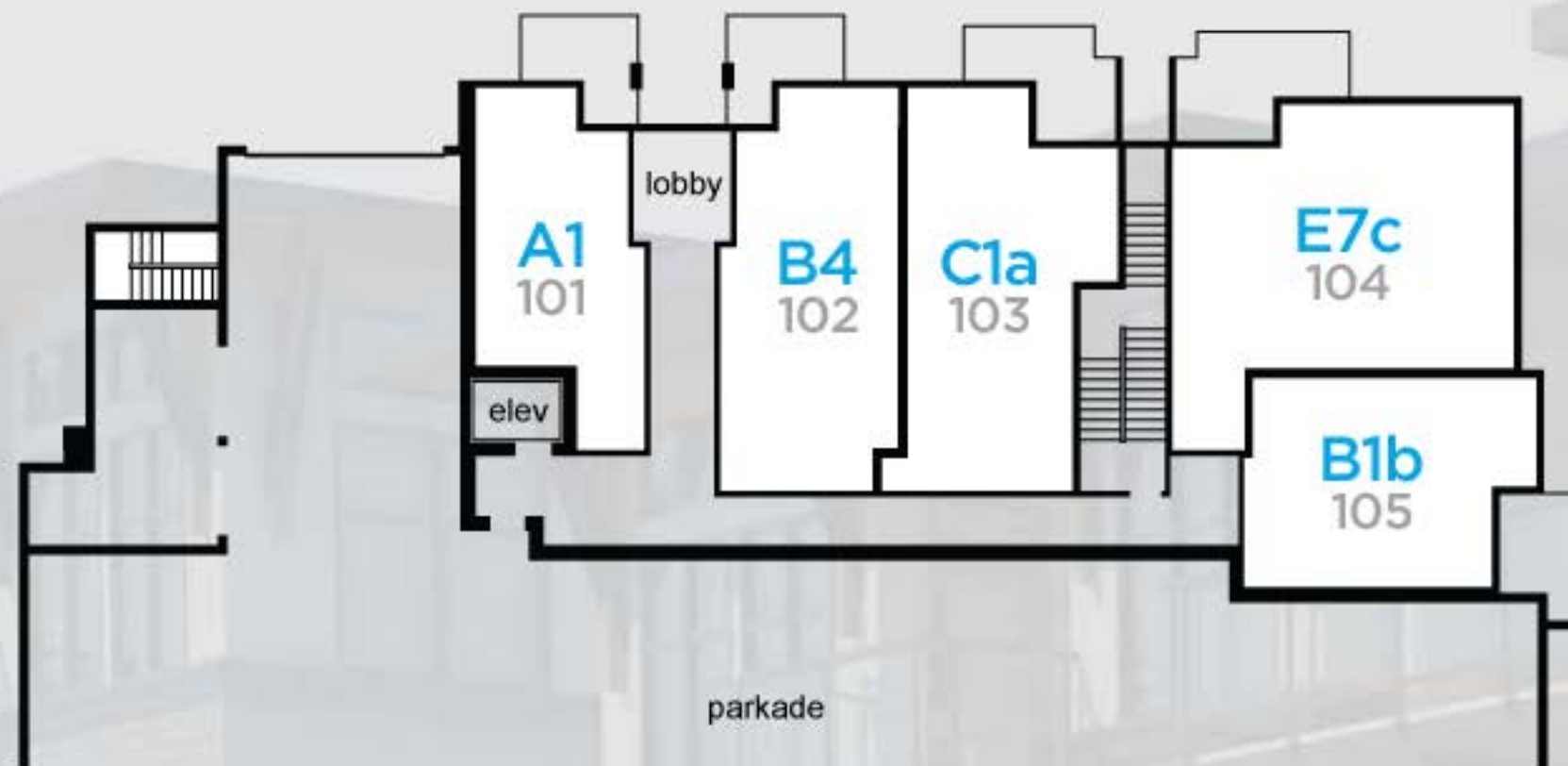
LEVEL 2

LEVEL 3

LEVEL 4

LEVEL 5

CHOOSE A SUITE TO SEE THE LAYOUT



## GREAT HOMES START WITH GREAT FEATURES

Discover a home designed with comfort, style, and functionality. Delight in luxury appliances, generous 9 foot ceilings, and lush community gardens. When it's time to unwind, bring your friends and family, and enjoy the 2,650 sq ft residents lounge.

VIEW THE G3  
RESIDENTS  
LOUNGE  
>>>

### URBAN COMFORT

- 2 designer colour schemes: Sterling and Onyx
- 9'ceilings and higher on the top floor
- Laminate hardwood flooring
- Comfortable carpeting in bedrooms
- Easy-care 12" by 24" porcelain tile flooring in kitchen, entry and bathrooms
- 2" horizontal mini blinds
- Front load washer and dryer
- Pre-wired for digital cable and high-speed internet access

### ELEGANT BATHROOMS

- Thick Quartz countertops
- 3/4" Quartz backsplash
- Undermount sink with Kohler polished chrome faucet
- Soaker bathtubs and semi-frameless glass showers
- Kohler polished chrome showerhead and valve
- Environmentally friendly low flow toilet with soft close seat
- Wall mount vanity light

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G3 Developments



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- Whirlpool stainless steel appliances including slide-in range, over the range microwave with hood fan, fridge and dishwasher
- Thick Quartz countertops, with glass ceramic tile backsplash
- Stainless-steel double-bowl sink with Kohler polished chrome pullout spray
- Soft closing cabinetry with brushed nickel hardware
- Ceiling mount track lighting
- Ceiling mount pendant lights
- Eating bar

- Pre-wired for alarm security system
- Deadbolt lock and view-hole on entry doors
- Video monitored intercom system at entry
- Hard-wired smoke detectors
- Fire sprinklers throughout
- Fully secured underground parkade and storage
- Quality construction using Rainscreen technology
- Comprehensive third party Home Warranty
- 2 year materials and labour
- 5 year building envelope
- 10 year structural defects



## GREAT FEATURES

- 9 foot ceilings
- Lush community gardens
- 2,650 sq ft residents lounge.

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## GOURMET KITCHENS

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GREAT SPACES

ARE ALL IN

THE DETAILS

With high quality finishings, seamless design, and premium-grade appliances, you'll want to show off every square inch of your new home – starting with the kitchen. Choose from two modern and versatile design schemes to match your vision and compliment your style.

CHOOSE YOUR DESIGN SCHEME

>>>



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STERLING

Matte metallic, sleek ceramic tile, polished granite countertops, and the warmth of white oak flooring. It's classic charm with contemporary chic.

VIEW ONYX

▼



ONYX

Rich woodgrain, walnut flooring, marbled granite and solid white cabinetry. The perfect backdrop for sleek, sophisticated style.

GO BACK

▲



## G3 | TEAM

The quality residences at G3 are co-developed by G3 Developments and Strategic Group, both committed to bringing homeowners long term value and satisfaction.

**G3 Developments** With over 60 combined years of experience and three and a half million square feet of building to their credit, the principals at G3 are proven performers. From concept to completion, a proactive, hands-on approach ensures the organizational excellence, attention to construction detail and quality monitoring that a project like G3 demands. This personal commitment, coupled with unmatched technical strength, skilled personal and production efficiency, is all focused on one result - a satisfied homeowner.

**G3 Developments Ltd.**

**Strategic Group** With over \$1 billion in assets, Strategic Group is a fully integrated property owner, manager and developer of real estate as well as an investment company with investments and subsidiaries that span all major industries in North America. Serving Calgary, Edmonton and Surrey, Strategic Group boasts a portfolio that encompasses in excess of four million square feet of office, retail, residential, and industrial space.



[strategicgroup.ca](http://strategicgroup.ca)



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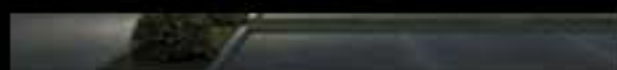
G3 Developments



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Highgrove, Surrey | G3 Developments Partner



15 Sundance Plaza SE, Calgary | Strategic Group



Bosa Foods, Burnaby | G3 Developments Partner



2020 4th St SW, Calgary | Strategic Group



Soul, Surrey | G3 Developments Partner



Finale, Burnaby | G3 Developments Partner



Office 604 588 8238

Fax 604 588 8538

Email [info@G3living.ca](mailto:info@G3living.ca)

G3 Showroom  
10439 154th St, Surrey BC  
Open Daily 12-5pm  
Closed Fridays

# G3

RESIDENCES

GOOD THINGS COME IN 3'S





## G3 Residences

[g3living.ca](http://g3living.ca)

By G3 Developments and Strategic  
Development and Construction Group

104 Ave & 154 St Surrey

From CAD\$139,900 To over CAD\$199,900



G3 Residences is a new condo project by G3 Developments and Strategic Development and Construction Group currently in preconstruction at 104 Ave & 154 St in Surrey. The project is scheduled for completion in 2013. Available condos range in price from CAD\$139,900 to over CAD\$199,900. The project has a total of 155 units.

### Project Details

DEVELOPMENT NAME

G3 Residences

DEVELOPER(S)

G3 Developments and Strategic Development  
and Construction Group

PROJECT TYPE

Condominium

ADDRESS

104 Ave & 154 St

NEIGHBOURHOOD/CITY

Surrey

STATE/PROVINCE

British Columbia

POSTAL CODE

V3R

PROJECT WEBSITE

[g3living.ca](http://g3living.ca)

EMAIL

[info@g3living.ca](mailto:info@g3living.ca)

SALES CENTRE PHONE #

604-588-8238

SALES CENTRE ADDRESS

10439 154th St, Surrey BC



BC CONDOS.NET



|                          |            |                                        |
|--------------------------|------------|----------------------------------------|
| SALES CENTRE HOURS       | Open Daily | 12pm-5pm (except Fridays)              |
| CONSTRUCTION STATUS      |            | Preconstruction                        |
| ESTIMATED COMPLETION     |            | Fall/Winter 2013                       |
| SELLING STATUS           |            | Selling                                |
| TOTAL NUMBER OF UNITS    |            | 155 units                              |
| NUMBER OF STOREYS        |            | 4 storeys                              |
| UNIT SIZES               |            | From 444 to 821 Square Feet            |
| CEILING HEIGHTS          |            | From 9'0" to 10'8"                     |
| SALES COMPANY            |            | The Agency Real Estate Marketing       |
| ARCHITECT(S)             |            | Focus                                  |
| INTERIOR DESIGNER(S)     |            | Christina Oberti                       |
| PRICES(AVAILABLE UNITS)  |            | From CAD\$139,900 To over CAD\$199,900 |
| COST TO PURCHASE PARKING |            | Included in the purchase price         |
| COST TO PURCHASE STORAGE |            | Included in the purchase price         |
| Project Summary          |            |                                        |

From G3 Residences:

G3 is a collection of Studio, 1 Bed, 1 Bed + Den and 2 Bedroom condominiums in the Guildford neighbourhood. Steps from Guildford Shopping Mall, the Guildford Recreation Centre and the Library. Stellar features of your new home include stainless steel appliances and West Coast style architecture.

Studios from \$139,900 and two bedrooms from \$200,000

All homes include parking + storage.

Project Amenities

Lounge | Fitness Centre | Guest Suite

Features & Finishes

#### URBAN COMFORT

2 designer colour schemes: Sterling and Onyx

9' ceilings and higher on the top floor

Laminate hardwood flooring

Comfortable carpeting in bedrooms

Easy-care 12" by 24" porcelain tile flooring in kitchen, entry and bathrooms

2" horizontal mini blinds

Front load washer and dryer

Pre-wired for digital cable and high-speed internet access

#### GOURMET KITCHENS



Whirlpool stainless steel appliances including slide-in range, over the range microwave with hood fan, fridge and dishwasher

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Ceiling mount track lighting

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Eating bar

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Soaker bathtubs and semi-frameless glass showers

Kohler polished chrome showerhead and valve

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Wall mount vanity light

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Video monitored intercom system at entry

Hard-wired smoke detectors

Fire sprinklers throughout

Fully secured underground parkade and storage

Quality construction using Rainscreen technology

Comprehensive third party Home Warranty

2 year materials and labour

5 year building envelope

10 year structural defects



# From \$139,900! Affordable Surrey G3 Residences in Guildford Community > Studios to 2 Bed Floor Plans > Grand Opening at G3 Surrey Condos!



The new Guildford Surrey G3 Residences for sale near Guildford Shopping Centre

## Surrey G3 Residences in Guildford

Good life – Great home – Guildford Surrey real estate district features the new G3 Residences. Good things definitely come in 3's! A collection of genuine studio, 1 bedroom, 1 bed+den and two bedroom Surrey Guildford condominiums are NOW LAUNCHING! Nestled in the heart of the growing Guildford Surrey real estate district, home buyers at the new Surrey G3 Residences will be merely steps from the Guildford Shopping Centre, community centre and library. It's a great start to your new lifestyle right here at the Guildford Surrey G3 Residences for sale. In addition, the stellar features includes West Coast architecture and stainless steel appliances. Register today and find out more about the G3 Developments Ltd Surrey G3 Residences in Guildford. Genuine. Growth. Guildford. The official launch of the new Guildford Surrey G3 Residences is coming late May and this is your exclusive opportunity to select the best unit at the best prices! The preconstruction Surrey G3 Residences in Guildford community will open its new show home where you can see the finished product as well as speak with a sales representative regarding the best prices and floorplans for the first 2 buildings at the development. The grand opening for pre-registrants happens between May 23 to 26. You can visit [www.g3living.ca](http://www.g3living.ca) for all the details regarding the new G3 Residences in Surrey. You can also visit the G3 Surrey condo presentation centre and show home located at 10439 154th Street Surrey BC as they are now open between 12-5pm every day except Fridays.





An aerial view of the Surrey Guildford real estate district map where the G3 Residences are located



Amenity map around the Guildford Surrey G3 Condo neighbourhood

## The GRAND OPENING RELEASE of the First 2 Buildings at G3 Residences in Surrey > G3 Premiere and G3 Encore Buildings

G3 Residences in Surrey Guildford is the newest addition of luxury yet affordable Surrey condos to the area. The first 2 buildings include the preconstruction Surrey G3 Premiere building which is 5 storeys (garden level only has 5 suites with large patios to the penthouse level with 11



spectacular suites for sale). The 2nd building that will be released at the same time is the Guildford Surrey G3 Encore Condo building which is 4 storeys with the ground level patio suites numbering 9 with a guest suite and amenity space up to the 4th level (penthouse) which has 14 suites for sale. Both buildings have a fine collection of studios, one bedrooms, 1 bed plus den and two bedroom floor plans for condo buyers to choose from.

The grand opening price point at the G3 Residences > Truly affordable Surrey condos for sale:

> Studios from \$139,900

> 1 Beds from \$159,900

> 2 Beds from \$199,900



Spectacular gourmet kitchens and relaxing bathrooms at the new G3 Surrey condominiums

## Great Features at the New Guildford G3 Surrey Condo Residences

High quality finishes and seamless design make the affordable Surrey G3 Condos a must-see for first time homebuyers and condo purchasers seeking great value. From premium grade appliances to functional open concept layouts and from spectacular flooring to large windows, the new Guildford G3 Surrey Condo Residences are a great buy for anyone looking in the most exciting community. The homes are designed with comfort, style and functionality all in mind for lasting value. There are 2 colour schemes for prospective home buyers to choose from at the preconstruction Surrey G3 Residences that includes Sterling (matte metallic, sleek ceramic tiling, polished granite counters and white oak floors in a contemporary chic yet classic charm look and feel) as well as Onyx (sophisticated urban chic and sleek style with solid white cabinets, marbled granites, walnut floors and rich wood grain textures).

The 'elegant' bathrooms have wall mounted vanity lighting as well as low flow toilets that are water conserving and hence, environmentally friendly. In addition, the baths have Kohler polished



chrome shower head and pressure valve as well as premium soaker tubs and semi frameless glass showers. Other bathroom features at the affordable Surrey G3 Residences include under mount sink with Kohler polished chrome faucet, ¾” quartz backsplashes and high end quartz counters.

The ‘gourmet’ kitchens at the new Guildford Surrey Condos at G3 Residences feature a premium set of Whirlpool appliances in stainless steel finishing in addition to thick quartz counters (like the bathrooms) and glass ceramic tiled backsplashes that are modern and sophisticated. Also presented in the kitchens are eating bars as per floor plan, ceiling mounted pendant lights, soft closing cabinetry, and stainless steel double bowl sinks with premium Kohler polished chrome pull out spray.

In addition to having 2 colour scheme choices, homebuyers will also find laminate hardwood floors in all main living areas as well as low maintenance and comfortable carpets in the bedrooms. The new Guildford Surrey Condos at G3 Residences will also feature nine foot ceilings and higher on the top penthouse level as well as large format tiled flooring in the bathrooms, entrance and kitchen. For added privacy, the builder has also included 2 inch horizontal mini blinds. All homes at the new G3 Surrey condos will also feature front loading washer and dryer appliances as well as pre-wiring for internet and digital cable.

All homes at the new Guildford Surrey Condos at G3 Residences will come with the 2-5-10 Year comprehensive thirty party Home Warranty in addition to rainscreen building technology, fully secured underground parking, fire sprinklers, hard wired smoke detectors in common areas and suites as well as a video monitoring intercom system in the entry way for added security. Also, all of the new Guildford Surrey Condos at G3 Residences will feature pre wired alarm systems and deadbolt locks.



A rendering of the clubhouse lounge with catering kitchen, terrace deck, fireplace, seating area and pool table





G3 Residences in Surrey Amenity map

## More Information Regarding the new Guildford Surrey Condos at G3 Residences

There is a G3 Residents Lounge that features a private gym, lounge space with catering kitchen, fireplace, bathrooms and pool table. There is also a guest suite in the complex and the G3 Residents Lounge also opens onto a terrace deck that has a children's play area too. A very convenient location in the heart of Surrey's Guildford neighbourhood, the G3 Residences will have easy and close access to Guildford Town Centre and the Guildford Rec Centre where you will find a running track indoors, libraries, parks and great schools. One of the great things about the new Guildford Surrey G3 Residences Condos is the starting price point that is from just \$139,900, representing one of the best real estate value's in the Greater Vancouver regional district. The collection of one bed to two bedroom homes is now accepting pre-registrations. G3 is a collection of Studio, 1 Bed, 1 Bed + Den and 2 Bedroom condominiums in the Guildford neighbourhood. Steps from Guildford Shopping Mall, the Guildford Recreation Centre and the Library. Stellar features of your new home include innovative design and West Coast style architecture.

