



MILL DISTRICT

WARE  STREET

ADVANCE PREVIEW PACKAGE



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REFINED PARKSIDE LIVING

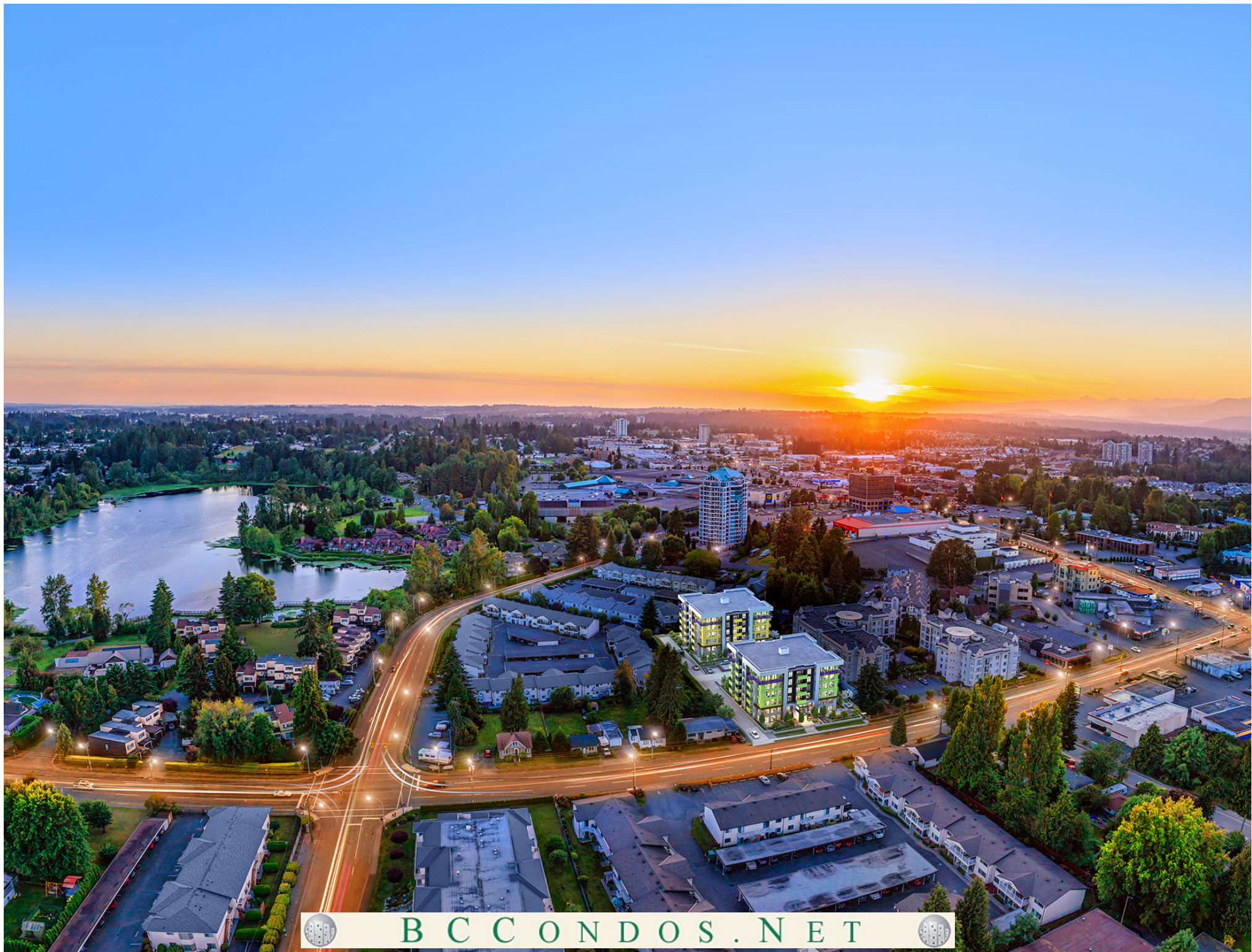


Mill District inspires an exceptional quality of life. The refined collection of spacious 1 to 4-bedroom residences enjoys a premier parkside location in Abbotsford's Mill Lake neighbourhood, an area renowned for its rich heritage, peaceful natural setting, and strong sense of community. With unlimited access to Mill Lake, acres of parkland and walking trails, it's natural to take daily pleasure in the beauty that surrounds you.



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AN ARCHITECTURAL EXPRESSION



Mill District's innovative design pairs engaging details with timeless modern form for a refined aesthetic. Modern architecture highlights the natural surroundings and enhances the sense of place. Inspired green technology contributes to energy and water efficiencies, and thoughtfully curated finishes add a new level of sophistication to everyday living.



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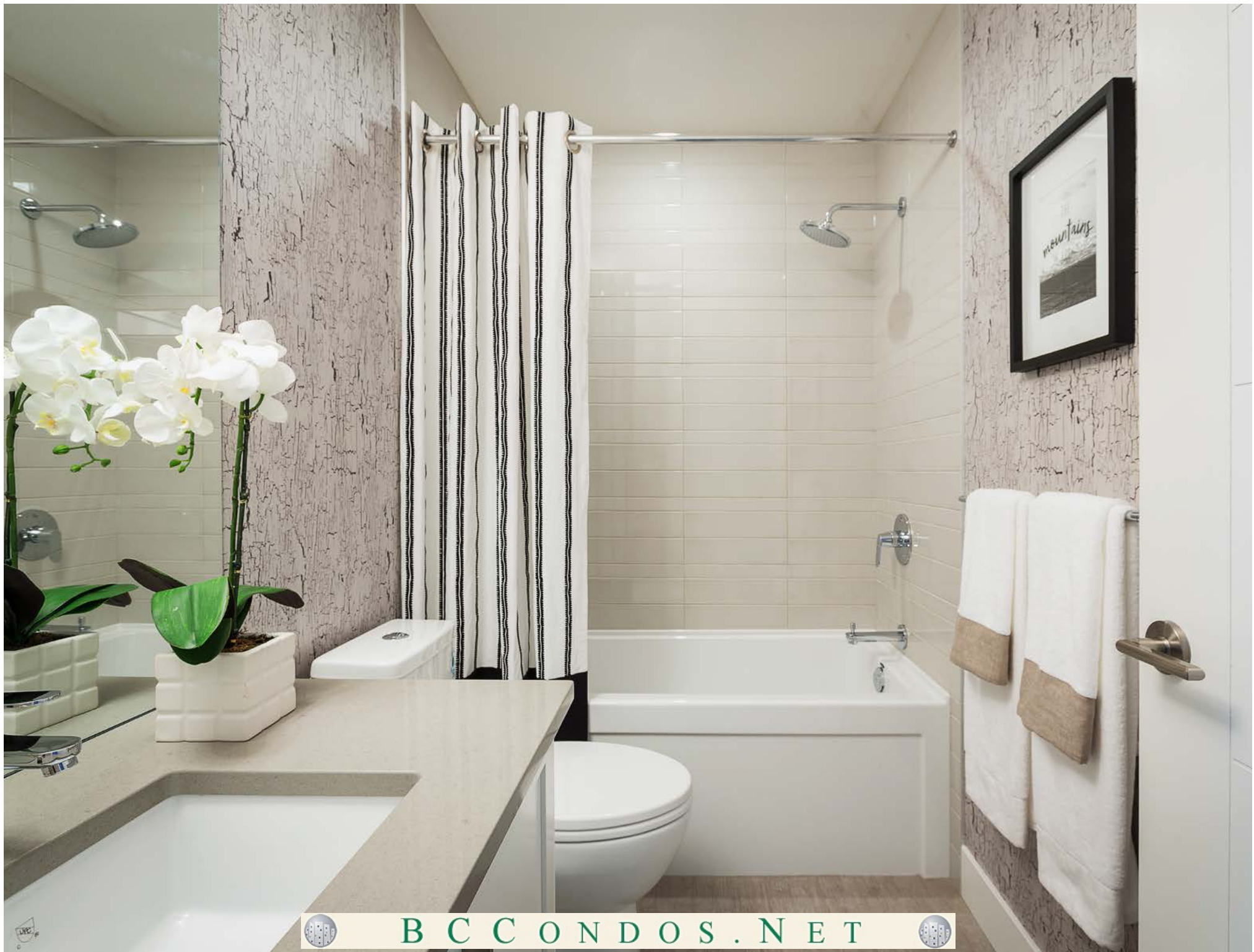
INTELLIGENTLY DESIGNED. IMPECCABLY CRAFTED.





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A NEW LEVEL OF SOPHISTICATION



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FEATURES

PREMIER PARKSIDE LIVING

- Presented by Heinrichs Developments, Mill District is a refined collection of parkside residences set in the heart of Abbotsford's Mill Lake neighbourhood
- An architectural expression of contemporary style, innovative design by award-winning architect David Tyrell pairs engaging details with timeless modern form for a refined aesthetic
- Expansive windows and generous 9' ceilings create a sense of openness and invite natural light while capturing Mill Lake and surrounding mountains in the backdrop
- Spacious sun-lit patios seamlessly blend indoor and outdoor living
- Private covered balconies and large wraparound terraces take livability to new heights
- Year-round comfort is further enhanced with energy-efficient air conditioning in all homes
- Experience the charm of a walkable lifestyle with nature at your doorstep and urban amenities just moments away, matched with unparalleled access throughout Abbotsford and beyond

A NEW LEVEL OF SOPHISTICATION

- Elegant interiors thoughtfully curated by i3 Design showcase an inspired blend of traditional and contemporary elements in two natural West Coast-inspired colour palettes
- Bright, open layouts are presented in spacious one to four-bedroom plans that maximize functionality and flow
- Warm wood-grain laminate flooring sweeps throughout main living areas, or enhance your home with brushed oak wide-plank engineered hardwood flooring (optional upgrade)
- Plush and durable nylon carpeting in bedrooms adds everyday comfort

- Contemporary 2" faux-wood window blinds enhance ambiance and privacy
- Full-size, side-by-side (layout determined) Whirlpool front loading washer and dryer

INTELLIGENTLY DESIGNED KITCHENS

- Timeless shaker-style cabinetry sets the scene and features soft-close doors and drawers accented by contemporary brushed nickel hardware
- Striking polished quartz countertops complemented by intricate hexagon-detailed matte tile backsplash evoke a sense of sophistication and refinement
- Spacious kitchen islands allow you to entertain guests and family with ease - elegant chrome pendant lights above illuminate each occasion
- Every detail counts, with deep 9" double-bowl undermount stainless steel sink, and modern Grohe high arc faucet with pulldown lever
- Premium KitchenAid appliance collection:
 - ~ 30" stainless steel full-depth refrigerator
 - ~ 30" stainless steel gas range
 - ~ Seamless stainless steel top-control dishwasher
 - ~ 30" stainless steel microwave with hood fan
 - ~ For the inspired chef, upgrade to the Fisher & Paykel stainless steel package including 31" refrigerator, 30" gas range, DishDrawer double dishwasher and 30" over-the-range microwave with hood fan

BATHROOMS INSPIRE RELAXATION

- Shaker-style cabinetry features soft-close doors with brushed nickel hardware accents in your choice of two colour schemes
- Large format, 12x24" matte porcelain tile flooring complements sleek, contemporary wall tile accents

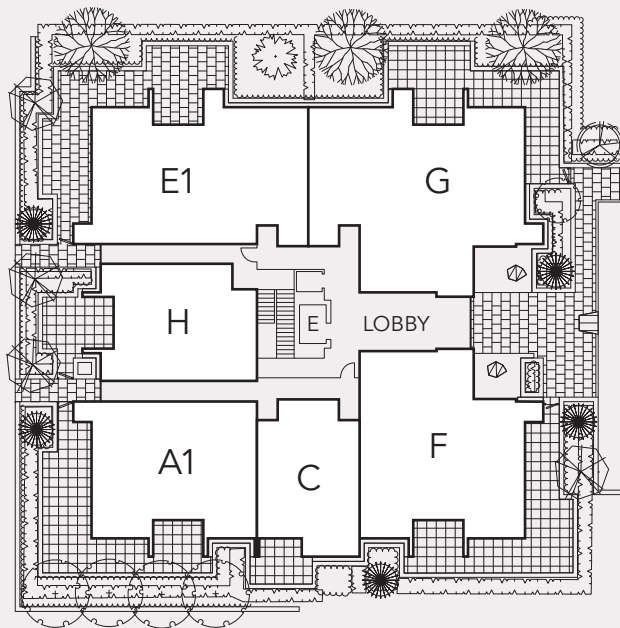
- Modern porcelain sinks and durable laminate countertops, or make a statement with polished quartz countertops and backsplash with undermount sinks (optional upgrade)
- Ensuites feature his-and-hers double vanities for enhanced comfort and convenience
- Enjoy spa-like relaxation with deep-set soaker bathtubs, and elegant frameless glass shower enclosures in ensuites
- European-style Grohe chrome fixtures and luxurious rain shower heads add a modern touch
- Dual-flush, water-efficient toilets with soft close seats

EASY LIVING

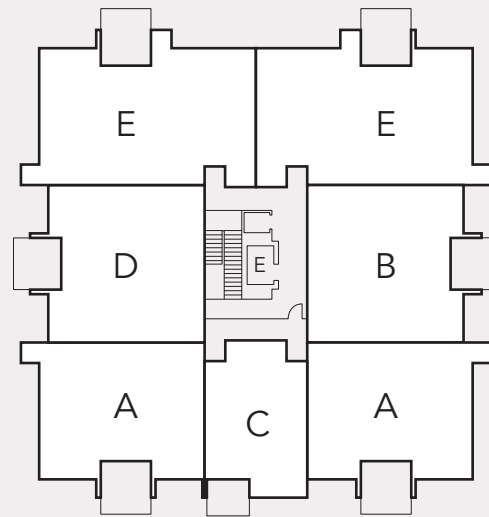
- Secured underground parking for residents with generous outdoor visitor parking
- Keyless FOB entry with enterphone system for visitor access enhances privacy and security
- Spacious storage lockers add comfort for downsizers and growing families
- Enjoy outdoor cooking and entertaining, with gas barbecue connections for every home
- Dedicated after-sales customer service and one-year comprehensive warranty by Heinrichs Developments
- Travelers 2-5-10 warranty including:
 - ~ Two years for materials
 - ~ Five years for building envelope
 - ~ Ten years for structural elements



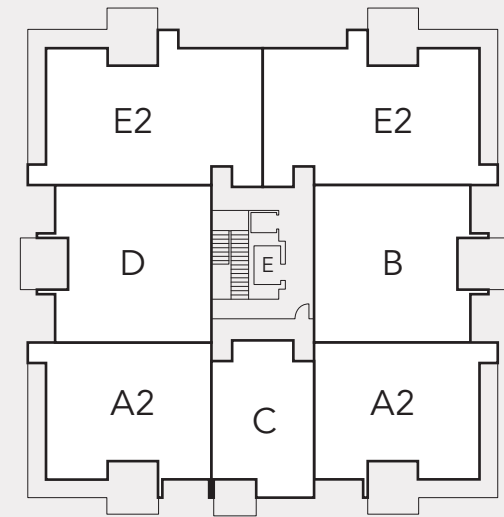
WEST BUILDING



Level 1



Level 2-5



Level 6



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



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HOMES OF EXCEPTIONAL QUALITY AND VALUE



DEVELOPER **Heinrichs Developments**

Heinrichs Developments is proud to be a conscientious builder, creating homes of exceptional value. Led by Gerald Heinrichs, a well-respected local developer, experience spans over 25 years of constructing high quality homes, from custom single-family residences to large multi-family communities. Living spaces are meticulously thought-out, designed with care, and always include sustainable energy-efficiencies, comprehensive warranties and excellent after-sales service.



ARCHITECT **David Tyrell Architecture**

David Tyrell is an internationally published and award-winning architect based in Vancouver. His work is founded on the traditions of West Coast modernism and is recognized worldwide. It is his inspired interpretation of form, light and detail that gives Mill District such a refined elegance.



INTERIOR DESIGN **i3 Design**

i3 Design is a Burnaby-based, multi-disciplinary design firm offering a full range of interior and home design services. Led by a skilled team of professionals, their proven track record within the industry has been recognized for their creative use of quality finishes.



LANDSCAPE ARCHITECT **PMG Landscape Architects**

Award-winning PMG Landscape Architects creates innovative design landscapes that add value to the surrounding communities. Their portfolio spans 20 years and includes residential, institutional, commercial, recreational, and urban planning and design projects within both the public and private sector.



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PRESENTATION CENTRE

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This is not an offering for sale. Any such offerings may only be made with a Disclosure Statement. E.&O.E.



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