

EVERYTHING + ANYTHING JUST AROUND THE CORNER

Coming Soon | 1, 2, 3 Bedroom Homes

REGISTER

THE GUILDFORD IS A 5-STOREY LOW- RISE PERFECTLY SITUATED

In a quiet section just off Surrey's most sought-after street. Enjoy special moments in the kitchen that is made to bring people together or wind down and have tranquil me-time in the carefully designed comforts of a 1, 2, or 3 bedroom home.

VIEW FLOORPLANS



EVERYTHING YOU WANT CONVENIENTLY LOCATED

Appreciate instant access to the whole shebang; a ton of culinary adventures, lots of recreational options, oodles of entertainment choices, and downright unrivalled shopping.

VISIT THE NEIGHBOURHOOD

REGISTER NOW

First Name *

Last Name *

Email *

Telephone *

Postal Code

How Did You Hear About Us?

Are You Working With a Realtor?

If Yes, Which Company?

Are You a Realtor?

Do you have any questions or comments? Leave your comments here.

☐ * Click on the box to confirm you would like to receive future e-communication from Fifth Avenue Marketing.

By submitting this form you agree that Fifth Avenue Real Estate Marketing Ltd. and its affiliated companies may contact you with information about this project and other projects that may be of interest. If you wish to stop receiving this information at any time simply contact Fifth Avenue's privacy officer at 604-583-2212. E.&O.E

SUBMIT



In our continuing effort to improve and maintain the high standard of The Guildford, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. Door swings are approximate and may change. As reverse and/or mirrored plans occur throughout the development, please see architectural plans for exact details if this is material to your decision to purchase. Renderings are an artist's conception and are intended as a general reference only. This is not an offering for sale. E.&O.E.

COMING SOON

For More Information:
778-394-8867

#101 - 15380 102A Ave. Surrey





HOMEMADE HAPPINESS

Need a great space to host the most epic dinner party, dream up deep shower thoughts, or kick back, relax, and enjoy a movie night? Look no further. The Guildford's got you covered.

DOWNLOAD FEATURES



Exterior DETAILS

- 5-storey low rise building featuring Westcoast modern architecture
- Distinctive ledgerstone proudly frames horizontal hardi boards
- Large black exterior windows with black trim
- Overhangs with faux cedar and vinyl soffits
- Spacious and private patios and decks allow propane friendly BBQs
- Glass and metal railings on all balconies with 6' metal privacy fence dividers
- Fully rain screened building

Cutting-Edge APPLIANCES

- Stainless Steel Whirlpool Accu-Chill with FreshFlow product preserver
- Stainless Steel Whirlpool 4 burner Ceran glass top surface
- Stainless Steel Whirlpool 5 cycle dishwasher
- Stainless Steel Slide Out Broan high efficiency range hood fan
- LG front load 5.0 cubic foot capacity washer
- LG front load 7.3 cubic foot capacity dryer

Soothing BATHROOMS

- High gloss cabinetry with soft close doors and drawers
- Quartz countertops with undermount square sinks in all bathrooms
- Oversized porcelain tile on bathroom flooring and shower/tub walls
- Deep soaker tubs in all homes
- Modern sliding glass showers (in all two bedroom homes)
- Grohe rain shower heads with hand shower and built-in diverter in all ensuites
- All mirrors finished with white 2" frame
- Modern chrome three bulb vanity lighting in all bathrooms
- Sleek one piece dual flush toilets
- Chrome Towel bar, toilet paper roll holder, and shower rods included

Delightful KITCHENS

- Flat high gloss cabinetry in grey/white finish
- Ample soft close cabinetry storage for all your food, cooking equipment, and storage needs
- Bar seating overhang on island or wrap around kitchen
- Quartz countertops throughout kitchen
- Large square stainless steel undermount sink with Grohe chrome pull out kitchen faucet
- Porcelain white glossy backsplash tile
- Recessed pot lights throughout kitchen and under cabinetry task lighting
- Custom designed accent shelving above sink and kitchen islands (select homes)

Ambient LIGHTING

- Designer pendant lighting in all kitchens
- Chrome edge ceiling mounts in all bedrooms
- Modern chrome three bulb vanity lighting in all bathrooms
- Recessed pot lights throughout main living space
- Undermount cabinetry lighting standard in all kitchens

Detailed INTERIORS

- 9' ceilings
- Laminate flooring throughout entire home including bedrooms (except townhome stairs)
- White wire closet organizers in bedrooms
- Modern routed interior doors throughout with polished chrome handles
- Casings around all floors and doors
- Large windows allow for ample light to enter into every home
- TV outlets in all living rooms and bedrooms
- All homes hard-wired for security systems and smoke detectors

Quality CONSTRUCTION

- Two high speed elevators within the building
- All floors and ceilings with cement underlay, acoustic mats, fiberglass insulation and resilient metal channels between two layers of drywall
- Superior soundproofing with 2 layers of drywall, plywood and double fiberglass insulation enclose an inch of air space between each home, absorbing sound waves
- R40 insulation in walls and ceilings
- Underground parking for every home

WARRANTY Guarantee

Tangerine Customer Care and WBI new home warranty:

- 1-Year Materials and Labour Warranty;
- 2-Year Materials and Labour Warranty for Distribution Systems;
- 5-Year Building Envelope Warranty; and
- 10-Year Structural Warranty.



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guildford's got SHOPPING

Live next to the undisputed best shopping in the city. Undecided on what to get your best friend for her birthday? Hit the mall, check out over 200+ stores and walk out with just the perfect thing for yourself, oh, and your friend too.

did you KNOW?

Surrey is expected to become the largest city in B.C. by 2041. Right now, it's the fastest-growing city in the province.



guildford's got EATS.

Satisfy any craving! Feeling eclectic or ethnic, comforting or adventurous, ultra-hungry or just need a quick bite? Whatever your culinary query, there is an answer close-by. Eating is happiness and no one goes hungry in Guildford.



guildford's got FUN.

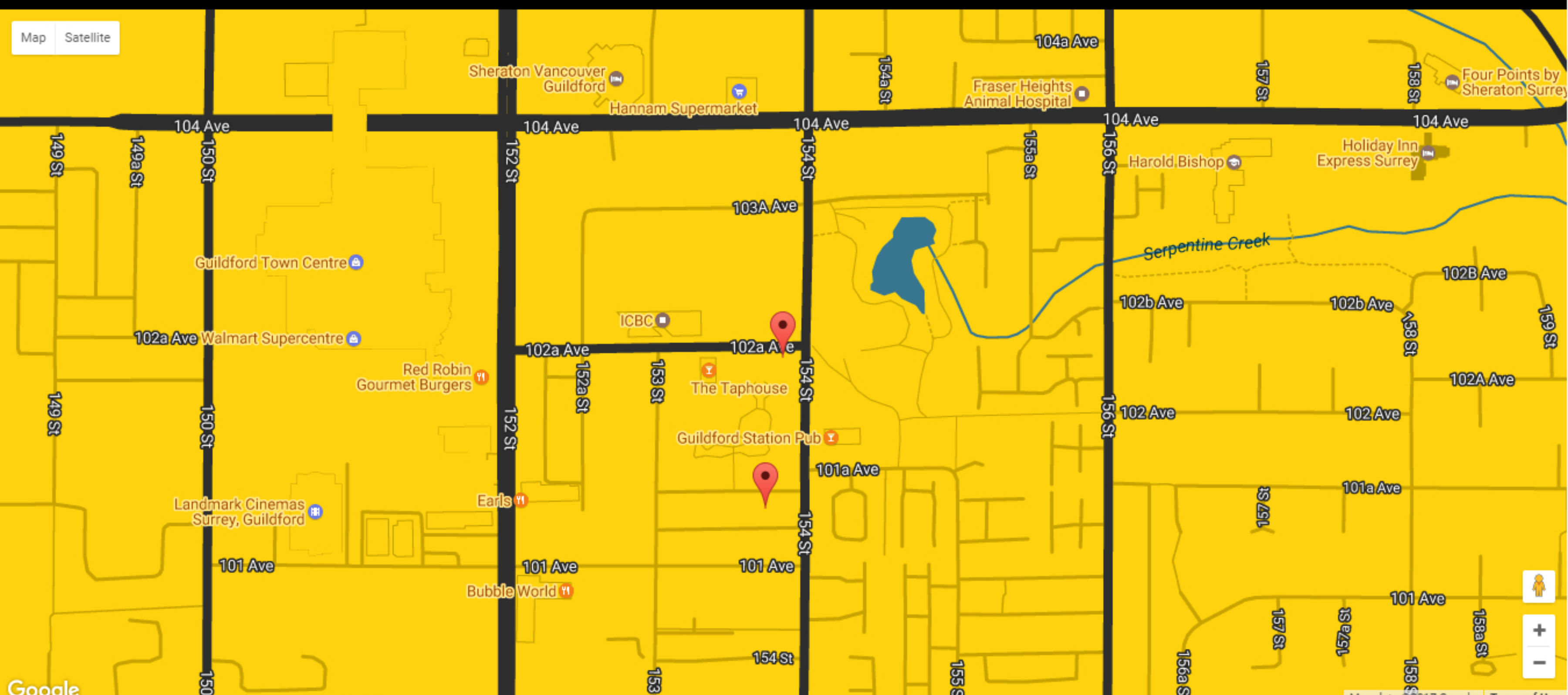
Bored? Never! Sit down, recline, and watch a blockbuster at Landmark Cinemas or get up and go at the Guildford Recreation Centre. Jog, walk, or bike through beautiful old growth forest at Tynehead if you feel the need to connect with nature.



guildford's got ESSENTIALS.

Spend as little time, or a lot (whatever tickles your fancy) perusing fresh and exotic edibles at nearby grocers. Banking, dry-cleaning, treats for your pets, and treats for you, are all so incredibly close it's blissfully convenient. Everything you need is just a short walk away!

Explore the neighbourhood in more depth.



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buying a home for the first time? **HERE’S WHAT YOU NEED TO KNOW...**

5 Simple Steps on How to Buy a Home

Buying your first home can be overwhelming and that’s why we are here to help! After all this is one of the biggest purchases in your life so to keep things simple here are a few tips on the process, of becoming a first-time homebuyer.

► **1. Who Helps Me?**

At the Guildford we have sales people on site to help you learn about that particular development and help you select your home. You may also use your own realtor to represent you when buying a condo. Either way a licensed professional will be there to help guide you.

► **2. Selection**

Choose a home right for your needs. How many bedrooms do you require? Which floor do you prefer to be on? At the Guildford we have 15 different floorplans to suite all lifestyles and functional needs.

► **3. Pricing**

As a first-time buyer, it’s always a good idea to buy into a development at your earliest opportunity. This gives you the best selection of suite layouts and views, and allows you to personalize by selecting your choice of colour scheme. The other benefit to you is it allows you more time to save during the construction period. It’s then your choice whether or not you want to save more money for a larger downpayment and therefore lower mortgage payments.

► **4. Financing**

With interest rates being low it’s a good time for a first-time buyer at the Guildford. Get your financing pre-approved so you know exactly how much you can afford. This process also confirms how much you will need for the deposit. At the Guildford we have partnered with a few banks and mortgage brokers. These banks will lock in the current low interest rate until your deal closes and the broker is there to tailor your lending needs to suit your personal circumstances.

Note: The deposit is part of the down payment. The balance of the down payment is to be paid at the time of closing the mortgage. If you have less than a 20% down payment you will need mortgage insurance, but this expense can be included into your mortgage.

► **5. Offer**

Decide on the individual home and sign on the bottom line! The sales team will prepare the documents and go through the clauses and legal jargon and confirm your deposit. You will receive a disclosure statement for you (or lawyer) to review. You then have seven days from signing before the contract becomes firm and binding. Congratulations you are now a home owner Easy right?

Few other items to keep in mind:

- a. **Lawyers/Notaries:** You are going to need a lawyer or notary to complete the transaction. You can have a lawyer review your contract, and at closing your lawyer or notary will handle all of the paperwork, fees and disbursements so that you can get your keys.
- b. **Pre-Occupancy Walkthrough:** When your home becomes ready but before you move-in a pre-occupancy walkthrough will occur. This is your opportunity to become familiar with how your home operates and check for any repairs that may still need to be addressed.
- c. **Closing Costs:** First-time buyers may be exempt from the Property Transfer Tax if the new construction unit price is under \$750,000, but there are still other costs to be aware of. You will need to pay your lawyer’s fees. You may also require moving fees. According to the Canadian Mortgage and Home Corporation, you should have somewhere in the range of 1.5-4% per cent of the purchase price set aside for closing costs.



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Since 2009 Tangerine Developments has garnered a reputation of quality home building throughout Greater Vancouver. Tangerine Developments prides in the workmanship and customer service it provides to its customers as they understand that a new home is an important investment one makes.

We've Got Passion

The Tangerine Team has utilized their passion, drive, and out of the box thinking to create remarkable and purposefully-designed living spaces for the past 8 years.

We've Got Know How

Tangerine Developments produces functional living spaces that fit their clients lifestyle without compromising style. Having built their own family homes, they know the importance of planning, design development, durability and quality.

We've Got Heart

The Tangerine Team strongly believes that construction is about getting to know their communities and partnering with locals to create beautiful and comfortable homes.

Visit tangerinedevelopments.com



Established in 1980, Fifth Avenue specializes in the marketing and sales of new residential communities for developers throughout B.C., with a specialized focus on Metro Vancouver. Our expertise in residential housing includes, master planned: high-rise and low-rise condominiums, townhomes, single family, resort, and mixed use communities.

Visit fifthave.ca for more info.



Barnett Dembek Architects Inc. (BDA) based in Surrey, British Columbia was established in 2000. We deal with a wide spectrum of project types including, multi-family housing developments, commercial/retail developments, corporate office and educational facilities.

Visit barnettdembek.com for more info.



i3 is a multi-disciplinary design firm offering a full range of services to both single and multi-family home builders. Our areas of expertise cover the complete range of project needs from the most preliminary design stages to final completion. We have assembled a team of some of the best designers and CAD techs in the industry.

Visit i3design.ca for more info.



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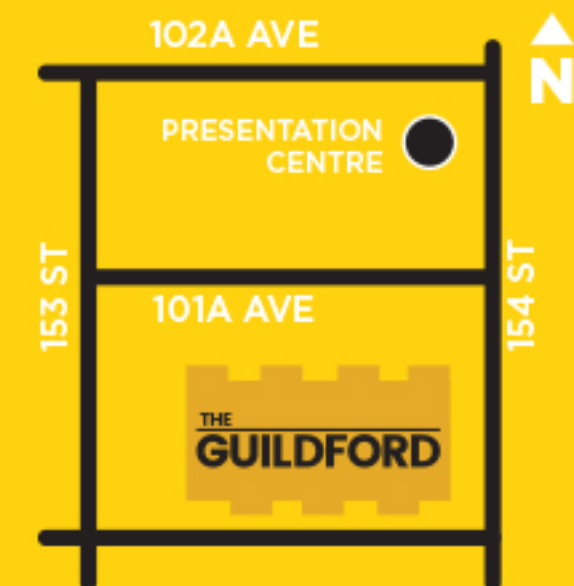
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Presentation Centre
#101 - 15380 102A Avenue
Surrey, BC

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For Sales inquiries Call **778-394-8867**
or email info@theguildford.ca

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