UNIVERSITY DISTRICT

PREVIEW PACKAGE

Better.
Brighter.
Bosa.



blueskyproperties.ca



BLUESKY PROPERTIES

A **BOSA FAMILY** COMPANY

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UNIVERSITY
DISTRICT

Building Brighter Futures

At BlueSky, we believe that brighter futures start at home. For us, a home isn't just four walls. It's more than the space. It's the place – and the people. It's a starting off point for your day, and for your life. So, when we're building homes, we look at things a little differently, and we do things a little differently. We start by looking at the place, and its possibility and potential, looking at what's there, and what we can add to and enhance. We think of you, and what you'll need to thrive in life – both at home, and beyond. And we look at how we can share opportunities, and help make access more attainable for all. As a family company, we are proud to play a part in helping families, individuals, and future generations thrive. We're BlueSky, and we're building brighter futures.





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A Bright Community in a Growing City

Following the success of the North Tower, BlueSky is excited to introduce the third and final tower at University District. With two towers, containing over 700 studio, one-, two-, and three-bedroom homes, this neighbourhood hub will offer plenty of new homes for starter families, downsizers, and investors alike. University District is also set to take advantage of all that Surrey has to offer, located in the centre of it all, future homeowners will be within steps of public transit, post-secondary education and countless shops and services.

Just 1 block away from direct SkyTrain access

Walk Score of 87 – very walkable

5 major post-secondary schools

Best of all it's a Bosa





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Surrey by the Numbers

Surrey is the second largest city in British Columbia and it's moving forward at a pace that's faster and stronger than everywhere else. Surrey City Centre's population will double by 2041, and 25% of Metro Vancouver residents will live in Surrey by 2046. Plus, 40,000 new jobs will appear in the city over the next 10 years. Why? Well, Surrey has smarts, and they know how to plan for what people want. Including access to the outdoors. Surrey maintains over 6,600 acres of parkland, and 100 kilometres of trails across 200 parks. And it's convenient. The expanding transportation network includes 4 SkyTrain stations, countless bus routes, and a proposed transit line that will connect Surrey's core to it's growing neighbourhood centres. Surrey is a great, affordable place to live, and it just keeps on getting better.

$16.8 billion in infrastructure investment in the next 10 years

Access to over 200 parks

Surrey welcomes 1,000 new residents each month

35 recreation facilities





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Life Starts Here

Located at the corner of University Drive and 104th Avenue, the University District community is at the heart of Surrey City Centre within walking distance of the SkyTrain, SFU, Holland Park, and countless restaurants, shops and services.

FOOD

1 Central City Brew Pub Surrey
2 Vlassis Greek Taverna
3 Nahm Thai Bistro
4 Neptune Seafood Restaurant
5 DONI Korean Restaurant
6 White Spot
7 Big Star Sandwich Co.
8 Prado Cafe
9 Dominion Bar + Kitchen
10 Mahaveer Chef's Choice

CENTRAL CITY SHOPPING CENTRE

11 Best Buy
12 The Brick
13 Bed Bath & Beyond
14 Winners
15 T & T Supermarket Inc
16 Shoppers Drug Mart

SHOPS

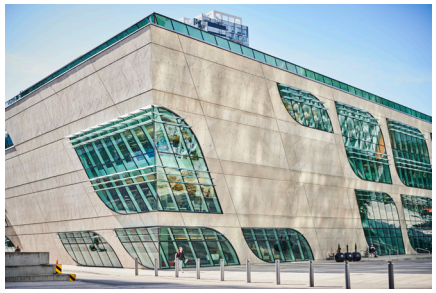
17 Walmart Surrey Supercentre
18 Canadian Tire
19 Safeway
20 Pharmasave King George
21 BC Liquor Store

FITNESS

22 Chuck Bailey Recreation Centre
23 North Surrey Recreation Centre
24 Steve Nash Fitness World
25 Club16 Trevor Linden Fitness Central City

EDUCATION

26 Old Yale Road Elementary
27 K B Woodward Elementary
28 Kwantlen Park Secondary School
29 Simon Fraser University Surrey Campus





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Siteplan



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AS SEEN FROM UNIVERSITY DISTRICT

Views from the South Tower







*Views depicted are not representative of the North Tower

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UNIVERSITY DISTRICT

LEVEL 5-26

SOUTH TOWER

05
1 BED + 1 BATH
INTERIOR: 515 SF
EXTERIOR: 58 SF
PLAN C7

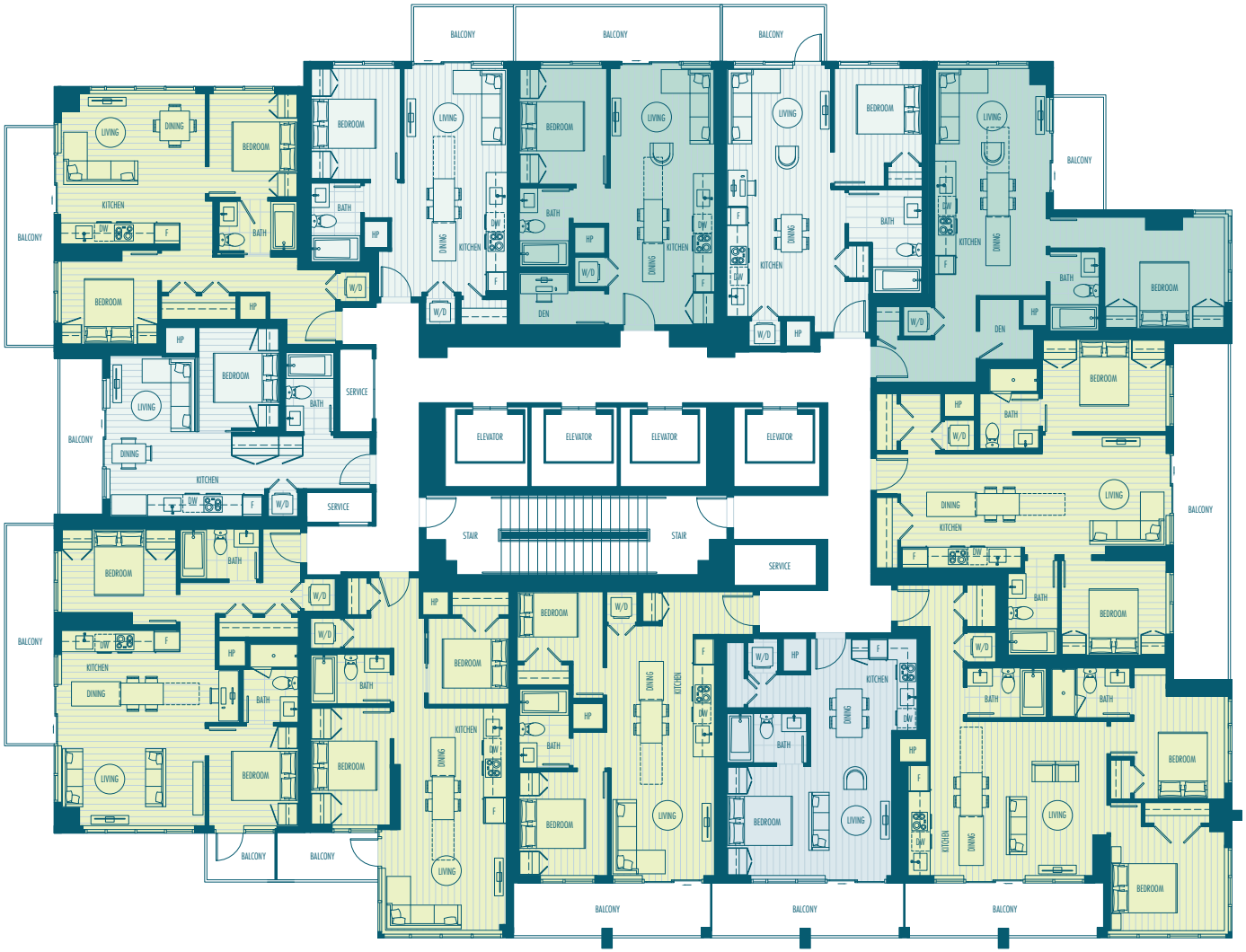
06
1 BED + DEN + 1 BATH
INTERIOR: 578 SF
EXTERIOR: 121 SF
PLAN D7

07
1 BED + 1 BATH
INTERIOR: 579 SF
EXTERIOR: 62 SF
PLAN C8

04
JR. 2 BED + 1 BATH
INTERIOR: 688 SF
EXTERIOR: 111 SF
PLAN E4

03
JR. 1 BED + 1 BATH
INTERIOR: 461 SF
EXTERIOR: 74 SF
PLAN B1

02
2 BED + 2 BATH
INTERIOR: 811 SF
EXTERIOR: 146 SF
PLAN F4



08
1 BED + DEN + 1 BATH
INTERIOR: 675 SF
EXTERIOR: 61 SF
PLAN D8

09
2 BED + 2 BATH
INTERIOR: 820 SF
EXTERIOR: 200–324 SF
PLAN F5

10
2 BED + 2 BATH
INTERIOR: 875 SF
EXTERIOR: 114 SF
PLAN F6

- STUDIO
- 1 BED
- 1 BED + DEN
- 2 BED

01
JR. 2 BED + 1 BATH
INTERIOR: 674 SF
EXTERIOR: 51 SF
PLAN E3

12
JR. 2 BED + 1 BATH
INTERIOR: 657 SF
EXTERIOR: 111 SF
PLAN E5

11
STUDIO + BATH
INTERIOR: 475 SF
EXTERIOR: 109 SF
PLAN A1

N

0 2 4 10

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BLUESKY PROPERTIES

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UNIVERSITY DISTRICT

LEVEL 27-37

SOUTH TOWER

05
1 BED + 1 BATH
INTERIOR: 515 SF
EXTERIOR: 58 SF
PLAN C7

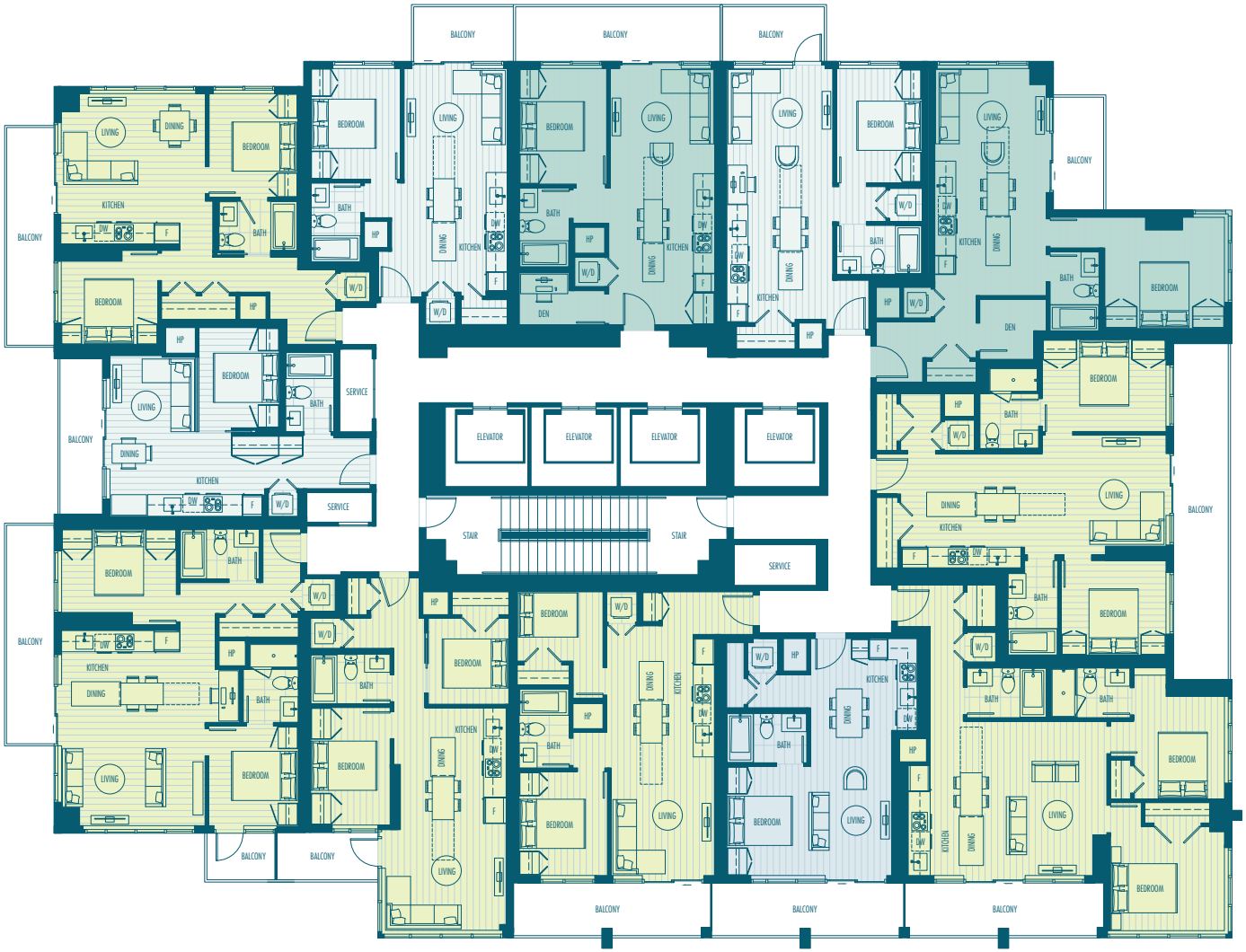
06
1 BED + DEN + 1 BATH
INTERIOR: 578 SF
EXTERIOR: 121 SF
PLAN D7

07
1 BED + 1 BATH
INTERIOR: 574 SF
EXTERIOR: 60 SF
PLAN C9

04
JR. 2 BED + 1 BATH
INTERIOR: 688 SF
EXTERIOR: 111 SF
PLAN E4

03
JR. 1 BED + 1 BATH
INTERIOR: 461 SF
EXTERIOR: 74 SF
PLAN B1

02
2 BED + 2 BATH
INTERIOR: 811 SF
EXTERIOR: 146 SF
PLAN F4



08
1 BED + DEN + 1 BATH
INTERIOR: 686 SF
EXTERIOR: 61 SF
PLAN D9

09
2 BED + 2 BATH
INTERIOR: 820 SF
EXTERIOR: 200 SF
PLAN F5

10
2 BED + 2 BATH
INTERIOR: 875 SF
EXTERIOR: 114 SF
PLAN F6

- STUDIO
- 1 BED
- 1 BED + DEN
- 2 BED

01
JR. 2 BED + 1 BATH
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11
STUDIO + BATH
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0 2 4 10

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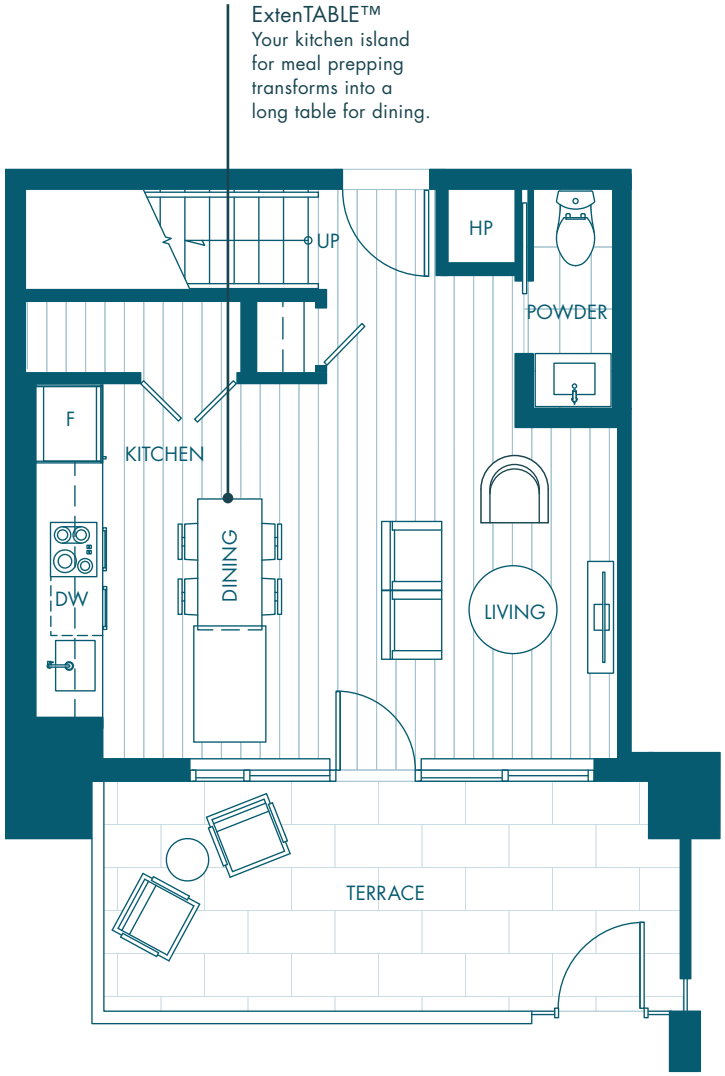
UNIVERSITY
DISTRICT

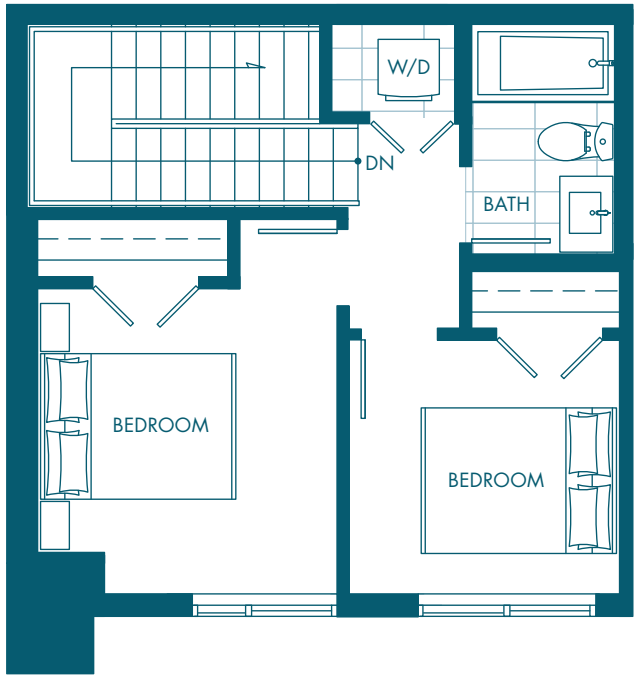
SOUTH
TOWER

Plan

THA4

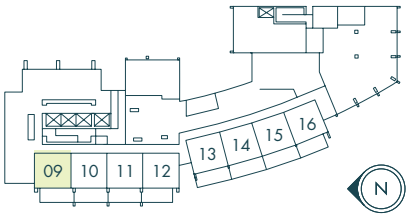
ExtenTABLE™
Your kitchen island
for meal prepping
transforms into a
long table for dining.



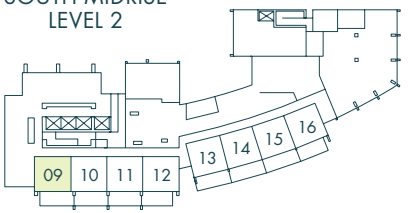


SOUTH TOWER
2 BED + 1.5 BATH
WEST VIEW

INTERIOR: 900 SF
EXTERIOR: 169 SF
TOTAL: 1069 SF



SOUTH MIDRISE
LEVEL 2



SOUTH MIDRISE
LEVEL 1

0 1 2 3 4 5 10FT

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BLUESKY PROPERTIES
A BOSA FAMILY COMPANY

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UNIVERSITY
DISTRICT

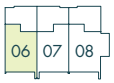
SOUTH
TOWER

Plan

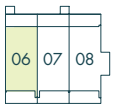
THB2

SOUTH TOWER
3 BED + 2.5 BATH
EAST + WEST VIEWS

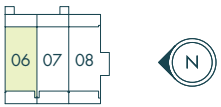
INTERIOR: 1478 SF
EXTERIOR: 423 SF
TOTAL: 1901 SF



SOUTH MIDRISE
LEVEL 3

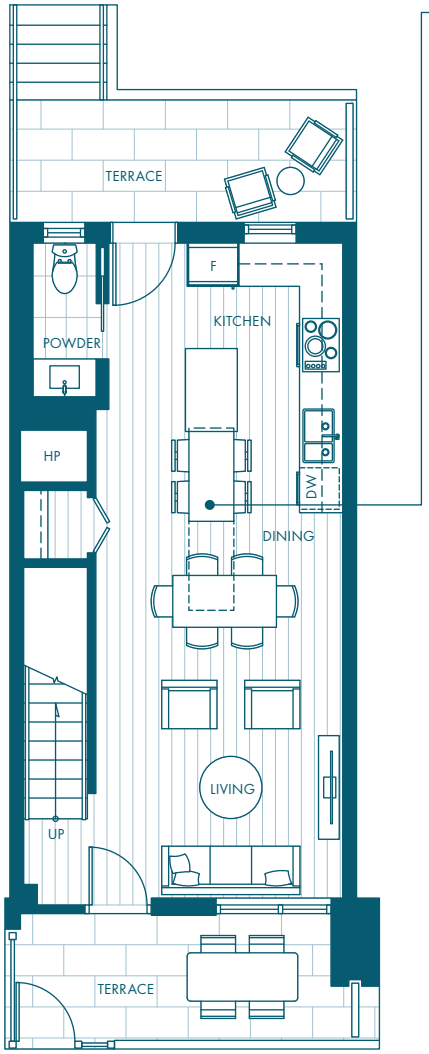


SOUTH MIDRISE
LEVEL 2



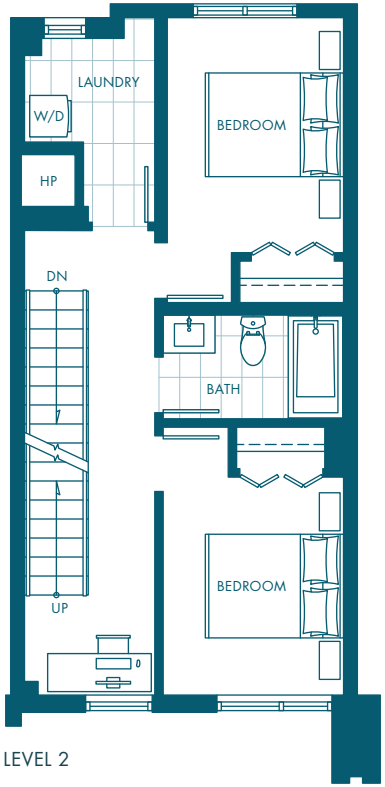
SOUTH MIDRISE
LEVEL 1

0 1 2 3 4 5 10FT

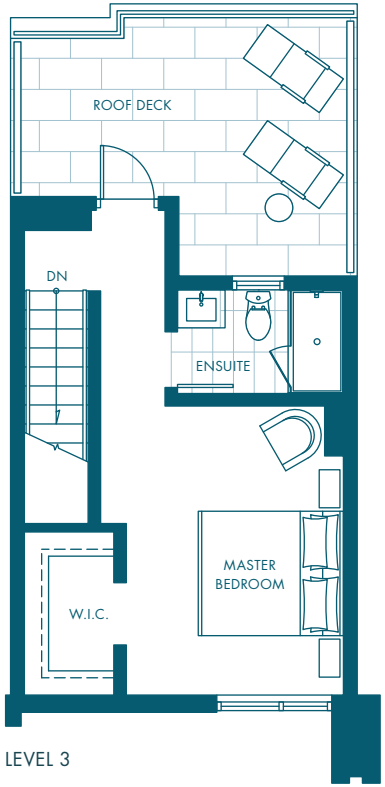


LEVEL 1

ExtenTABLE™
Your kitchen island for meal prepping transforms into a long table for dining.



LEVEL 2



LEVEL 3

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Specifications

THOUGHTFUL DETAILS

- Choice of three contemporary designer colour palettes: Light, Medium or Dark
- Air conditioning included in all homes
- Durable wood-inspired laminate flooring throughout
- Sustainable heat recovery ventilator (HRV) unit which introduces fresh air into each room
- Hard-wired smoke detectors
- Energy-efficient, double-glazed windows and glass doors with thermally broken frames
- Discreet and stylish roller shades throughout
- Laundry closet with front-loading stacking washer and dryer

SAFE AND SECURE

- 4 elevators in each tower for improved wait times and convenience
- Heavy-duty solid deadbolt lock
- Two personally coded entry devices for access to entry lobby, elevators, and individual residential floors
- Entry phone outside main lobby with security camera
- Well-lit pedestrian walkways in outdoor common areas
- Secure underground parking
- Home warranty coverage for:
  - 1-year materials and labour warranty
  - 2-year major mechanical systems warranty
  - 5-year building envelope warranty
  - 10-year structural warranty
- BlueSky Customer Care Warranty included with every home

RESORT-INSPIRED AMENITIES

- Over 23,000 square feet of private resort-inspired amenities
  - Full-time amenity concierge and security
  - Amenity lobby lounge with fireplace and seating area
  - Bike pavilion with urban bike storage, bike washing station, workshop, lockers, and spinning/training room
  - Fully equipped fitness centre with yoga room, cardio, strength, TRX and turf sprint track
  - Executive meeting boardroom
  - Indoor and outdoor children's play areas
  - Business centre with flexible workspaces
  - Multiple lounges with ample soft seating
  - Entertainment kitchens with dining space
  - Games room with pool table, table tennis and large screen TV
  - Heated outdoor pool with sun loungers and cabanas
  - Men's and women's changerooms and bathrooms
  - Poolside dining terrace featuring fire pit, harvest table, and BBQs
  - Landscaped courtyard with seating areas
  - Common area Wi-Fi
  - Dog washing station
  - Car washing station
  - Private mailroom in entrance lobby
  - Executive meeting boardroom
  - Temperature controlled parcel delivery room
  - BOSAvolt™—parking spaces provide electric vehicles with the power to recharge batteries (optional upgrade)

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Specifications

ELEVATED COOKING

- Italian kitchens feature contemporary wood-grain finish on upper cabinets and backsplashes
- Matte black powder coated metal open shelving feature compliment upper cabinets
- Modern matte lacquered lower cabinets and kitchen islands (select homes)
- ExtenTABLE™ dining and worktable transforms kitchen islands (select homes)
- In-ceiling electrical boxes over kitchen islands ready to accept personalized light fixtures (select homes)
- Premium soft-close doors and retractable drawer-slide mechanisms
- Stylish under cabinet task lighting
- USB charging plug in all kitchens
- Grohe™ kitchen faucet in matte black with integral pullout spray
- Composite stone countertops
- Undermount 18-gauge stainless steel sink

TRANQUIL BATH

- Main bathrooms feature luxurious soaker tub with integral shower
- Master ensuites feature freestanding showers
- Custom mirrored medicine cabinet with storage shelf and integrated lighting
- Composite stone countertops
- Rectangular undermount sink
- Single-lever Grohe™ faucet in matte black
- Grohe™ rainshower in matte black
- Handset porcelain tile flooring and wall tile
- Recessed lighting above water closet and tub/shower
- Ground fault circuit interrupter plugs at all vanities
- Dual-flush water closet
- Matte black towel bars and paper holders
- Contemporary wood-grain storage drawers

PREMIUM STUDIO AND 1-BEDROOM APPLIANCE PACKAGE:

- 24” integrated refrigerator with bottom freezer
- 24” induction cooktop and convection wall oven
- 24” hood fan insert
- Sleek dishwasher with integrated door panel
- Stainless steel microwave with trim kit

PREMIUM 2-BEDROOM AND TOWNHOME APPLIANCE PACKAGE:

- 30” integrated refrigerator with bottom freezer
- 24” or 30” induction cooktop and convection wall oven
- 24” or 30” hood fan insert
- Sleek dishwasher with integrated door panel
- Stainless steel microwave with trim kit

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Best of all, it's a Bosa

As a Bosa Family Company, building is in BlueSky's DNA.

Our roots in construction and community building run all the way back to the 1960s, when our family emigrated from Italy, looking for a brighter future, and began building homes in Vancouver. A generation later, we've built more than 7,000 homes for over 15,000 homeowners throughout the Lower Mainland, and our family remains deeply involved in every part of the process. Today, we are proud to play a part in helping families, individuals, and future generations alike thrive and grow, as they work towards their own brighter future.

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UNIVERSITY DISTRICT

For more information, please contact a member of our sales team

ud@blueskyproperties.ca

blueskyproperties.ca

604.588.5795

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