

ENDLESS POSSIBILITIES

METRO VANCOUVER'S FASTEST GROWING CITY

- Live in the heart of Surrey City Centre and enjoy the convenience of all it has to offer while being surrounded by breathtaking mountains and stunning city views
- The future 140 St SkyTrain Station is within walking distance of your new home
- The SkyTrain expansion plan will connect residents all over the Lower Mainland giving a true sense of community
- The nearby Forsyth Park offers perfect symmetry between city and suburban life

CONSCIOUS DESIGN

- Ultramodern architecture highlights the West Coast infused design by DF Architecture
- 254 thoughtfully designed homes built by quality-driven and trusted developer ML Emporio Properties
- Private outdoor balconies extend the living space and invite the surrounding natural beauty in
- Ground level homes come equipped with a water bib
- Large windows allow for substantial light to pour into homes highlighting their stunning design

TASTEFUL INTERIORS

- Choose from two modern colour palettes: **Blanc** (Light) & **Noir** (Dark)
- Recessed pot lights throughout the living spaces add warmth and overall enhance their natural ambience
- Shutter-style wood blinds on double-glazed windows provide both beauty and privacy
- Luxurious wide-plank laminate flooring throughout main living areas and bedrooms combine durability with elegance
- High ceilings maximize light throughout all homes
- Energy efficient wifi-enabled front-loading Samsung washer and dryer
- Staying organized is easy with generous closets and modern wire shelving

FALL IN LOVE WITH COOKING

- Elegant two-toned cabinetry offers ample storage and soft-close drawers
- Intuitive under-cabinet LED lighting provides added flare
- Share recipes with family and friends around the sizeable kitchen island (in most homes)
- Stunning quartz countertops with matching full-height backsplash unique to each colour palette
- Stainless steel under-mount sink with polished chrome faucet with pull-out spray and integrated swivel
- USB charging port conveniently located in kitchen islands
- Stainless steel appliance package:
 - 33" Samsung French door refrigerator and freezer
 - 30" Samsung stainless steel convection cooktop and oven
 - 24" Samsung efficient dishwasher
 - 30" Faber slide-out hoodfan
 - Panasonic stainless steel microwave and trim kit

TRANQUIL BATHROOMS

- Beautiful solid quartz countertops with matching backsplash throughout all bathrooms
- Stay organized with mirrored medicine cabinet with LED vanity light and convenient wall-mounted shelf
- Choose between two colour palettes of elegant flat panel cabinetry with soft close hardware
- Bathroom floors outfitted with oversized light grey tile will transport you to your favourite spa
- Destress and relax in the large soaker bathtub
- Seamless undermount sink with polished chrome faucets and accessories throughout
- Dual-flush toilet
- Frameless glass shower door in bathroom with a shower
- Polished chrome shower head with separate adjustable wand offer four sprays of varying pressure

BLENDED AMENITIES

Amenity spaces in both buildings seamlessly blend indoor and outdoor recreation while providing homeowners a chance to entertain, relax and enjoy all their community has to offer

- Fitness facility outfitted with the finest fitness equipment
- Entertaining has never been more convenient with Viktor's fully equipped communal kitchen and lounge
- Celebrate with family and friends in the luxuriously outfitted lounge with state-of-the-art entertainment media
- Indoor amenity spaces open up onto the beautiful landscaped outdoor private courtyard with outdoor furnishing and play area perfect for gathering with family and friends

FEEL TAKEN CARE OF

- Safe and secure parcel delivery lockers
- Secure residential underground parking
- Parking stalls roughed in for EV charging
- Hardwired smoke detectors in all homes and common areas
- Easily accessible and secure bike storage room
- Fire sprinklers in all homes and common areas
- Comprehensive 2/5/10 Warranty:
 - 2 year materials and workmanship protection
 - 5 year building envelope protection
 - 10 year structural protection

