

FEATURES



The First Drop of the Realco Block

- A community of two 6-storey buildings, Scott + 77 is a mix of 291 thoughtfully designed homes built by Georgie Award Winner, Realco Properties, a quality-driven, local North Delta developer
- Homes enhance family living by emphasizing functionality and incorporating elevated interior features
- Modern architecture by Keystone Architects is inspired by the community's natural elements
- Oversized private balconies for each home extend the living space and invite nature indoors

Max Community + Family

- Nestled in the heart of North Delta, this vibrant neighbourhood is rapidly evolving into Delta's fastest-growing, family-focused community
- Everyday conveniences — including parks and shopping centres — are within minutes of your front door, making life a breeze
- Top schools, including IB, are in the community close to home — kids will receive a premium education
- The new rapid transit expansion (R6 bus line) links North Delta to communities throughout the Fraser Valley and beyond — cutting your morning commute to Scott Road SkyTrain station by 10 minutes in each direction

Max Home

- Beautifully designed interiors by The Collaborative Design Studio complement the architecture — featuring modern, linear lines and neutral, contrasting tones
- Carefully designed, functional layouts for maximum livability
- Choose from two sleek designer colour palettes: Light + Dark
- Double-glazed windows provide homes with natural light
- Airy 9' ceilings enhance spacious living
- Recessed pot lights throughout add warmth and atmosphere
- Thoughtful roller shades on all windows provide ambiance and privacy
- Elegant, durable, and easy-to-clean vinyl floors throughout
- Built-in melamine closet organizers in all closets
- Most entry and/or laundry closets are equipped with a charging station for Dyson or other vacuums
- Bedrooms include built-in USB charging ports
- Energy-efficient front-loading washer and dryer
- Expansive patios feature BBQ gas hook-ups and are large enough to entertain family and friends
- Each home has through-the-wall air conditioning vents to attach your free-standing air conditioning units
- Telus Optik 'Home Sweet Home' Package:
 - Telus Pure Fibre Internet 500 + Telus Optik TV Core for \$80/month

Max Kitchens

- Functionality and style merge in versatile kitchens — outfitted in a Light or Dark scheme
- Convenient island complete with room for seating and a variety of plugs for electronics, including phones and appliances
- Modern flat-panel cabinetry, with soft-close drawers, provides plenty of storage — and includes a coveted pantry
- LED under-cabinet lighting for precision tasks
- Sophisticated and durable quartz countertops complemented by polished porcelain backsplashes
- Stainless steel under-mount sink with bold matte-black faucet
- Premium appliance package:
 - 30" Samsung stainless steel refrigerator with bottom freezer
 - 30" Samsung stainless steel slide-in gas range with convection oven
 - 30" stainless steel slide-out under-cabinet hood fan
 - 24" Samsung stainless steel fingerprint-resistant dishwasher
 - Samsung stainless steel microwave

Max Bathrooms

- Modern flat-panel, soft-close vanity drawers and handy medicine cabinet provide plenty of storage
- Sophisticated and durable quartz countertops
- Polished chrome plumbing fixtures throughout
- Subtle Terrazzo-style tile flooring
- Primary ensuite feature shower with glossy floor-to-ceiling tiles and wall-mount spray system
- Main bathrooms feature a large soaker tub — perfect for winding down with epsom salts or a glass of wine
- Toilets include soft-close seat

Max Amenities

- Lifestyle is experienced to the max in an unexpected mix of indoor and outdoor amenities — all 30,000 square feet of them — designed with the same innovative approach as interiors
- OUTDOOR AMENITIES:
 - Beautifully landscaped, ground-level, resident-only courtyard:
 - Watch your kids make life-long friends on the playground
 - Let your pup run wild in the enclosed dog area
 - Cook a summer feast in the BBQ kitchen
 - Hang with friends in the sun on ample seating
 - Expansive rooftop terrace with neighbourhood views:
 - Get together with friends in the dining and lounge areas

- Gather around the cozy fire pits to chill outdoors year-round
- Play fun games on the perfectly manicured artificial turf lawn
- Outdoor bike station for handy repairs when you're on the go

INTERIOR AMENITIES:

- State-of-the-art fitness facility to keep up with your health goals:
 - Customize your routine with top-of-the-line cardio and weight-lifting machines/accessories
 - Breathe deeply in a peaceful yoga/meditation room
- Inspiring co-work lounge for easy work-from-home days:
 - Focus on solo work or spark ideas together on high-tops and lounge seating
 - Take private calls or Zoom meetings in enclosed pods with sound absorption
- Vibrant social lounge amplifies the community feel:
 - Host your fave people to watch the big game on a huge flat-screen TV
 - Prep a celebratory meal in a fully-equipped kitchen; then gather with your nearest and dearest around a long dining table
 - Unwind from a workday by challenging friends to a game of pool
 - Savour a drink by the fireplace
- Intimate cafe-style lounge
 - Cozy up with your favourite book or for a quiet chat

Max Peace of Mind

- Touchless access to main elevator and parkade elevator lobbies
- Secure well-lit underground parkade with double-gate fob access
- EV charging capabilities in every parking stall for a more sustainable future (rough in only)
- Bike/storage lockers offer ultimate access to prized possessions
- Two elevators with restricted floor access
- All homes and common areas are equipped with hardwired smoke detectors, CO2 detectors, and fire sprinklers
- At Realco Properties, all homes are backed and insured with comprehensive third-party warranty — 2-5-10 home warranty insurance



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