

the
GROVE

AT VICTORIA HILL



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MAPLE SERIES

FEATURES LIST

YOUR QUALITY BUILT EXTERIORS

- The Grove architecture is a unique collection of Traditional Craftsman and West Coast design
- Innovative & durable, fiber cement siding with board-and-batten and stylish accents of brick, stone and shingle
- Protective Rainscreen technology and umbrella architecture featuring oversized roof lines
- Oversized windows that permit an abundance of natural light into the homes
- Weather-engineered windows that incorporate a concealed air barrier technology contributing to superior Rainscreen performance
- Oversized balconies or patios with breathtaking river and park views

YOUR ELEGANT AND FUNCTIONAL INTERIORS

- Two tastefully-designed colour schemes including Dark Walnut "Queens" and Light Cherry "Stanley"
- Over height 9' ceilings
- Vaulted ceilings in areas of top floor homes
- Hand set 12" x 24" tile entry flooring
- Premium bevel-edge single plank laminate flooring in Wenge or Brazilian Teak in living and dining area
- Premium trackless, stain resistant berber-styled carpeting in all bedrooms
- Mirrored closet doors in entrance way and some bedrooms
- Convenient wire shelving in all closets
- Contemporary ceiling lights installed in all bedrooms
- Decorative baseboards and coordinated door mouldings
- Horizontal Venetian blinds on all exterior windows
- State-of-the-art energy efficient electric fireplace with elegant wood mantel top
- Whirlpool front loading, high-efficiency stacking washer and dryer

GOURMET KITCHENS

- Granite countertops with extended breakfast bar
- Four Stainless Steel KitchenAid™ appliances including:
 - Stainless Steel "ceran" top electric range with warming drawer
 - 22 cu.ft. Architect series refrigerator with bottom-mount slide out freezer
 - 5 cycle dishwasher with tap-touch controls
 - 1.4 cu.ft. built-in premium convection microwave/hood fan combination
- Dark Walnut or Light Cherry coloured natural grained, laminate cabinetry with brushed stainless pulls
- Expansive cabinetry with convenient pantry-style shelving (in most homes)
- Undermounted double bowl stainless steel sink with in-sink garbage disposal
- Chrome single lever faucet with integrated extension spray
- Matte finish, oversized imported 12"x 24" ceramic floor tile
- Full height, matte white 4"x16" ceramic tile backsplash
- Warm track lighting and ambient pendant lighting

LUXURY BATHROOM

- Soaker tub and/or glass enclosed shower with single lever, pressure balanced shower control
- Hand set 12"x 24" floor tile
- Over height tub and/or shower ceramic tile surround
- White shaker-style cabinetry with roll out storage
- Granite countertops with undermounted sink and modern chrome faucet
- Elegant polished chrome accessories
- Polished edge vanity mirrors in all bathrooms

THE GROVE AMENITIES

- Grand over height lobby
- Exclusive access to the revitalized heritage building, The Boiler House with updated facilities including:
 - Entertainment size social lounge including fully functional kitchen
 - Games area
 - Media room outfitted with stepped theatre seating
 - Professionally equipped, multi-staged fitness studio
 - Private men's and women's change rooms
 - Library
 - Outdoor basketball court
 - Outdoor patio
- Reliable on-site resident caretaker
- Landscaped courtyard with mature heritage trees and central water feature at The Grove in addition to expansive green space throughout Victoria Hill

YOUR PEACE OF MIND

- Convenient and secure wireless entry access
- Lobby and garage entrance interphone with security camera and floor specific access
- Brightly painted and well-lit underground parking with controlled access security gate
- Protected underground guest parking
- Homes pre-wired for in-suite security system
- Secure satin nickel anodized lockset and peephole on all suite entry doors
- Fire protection sprinkler systems in all homes and common areas
- Private mail room with wireless entry access
- All homes backed by 2-5-10 National Home Warranty. Offering 2 year in-home coverage for workmanship and materials, 5 year water penetration coverage and 10 year structural coverage all for your peace of mind



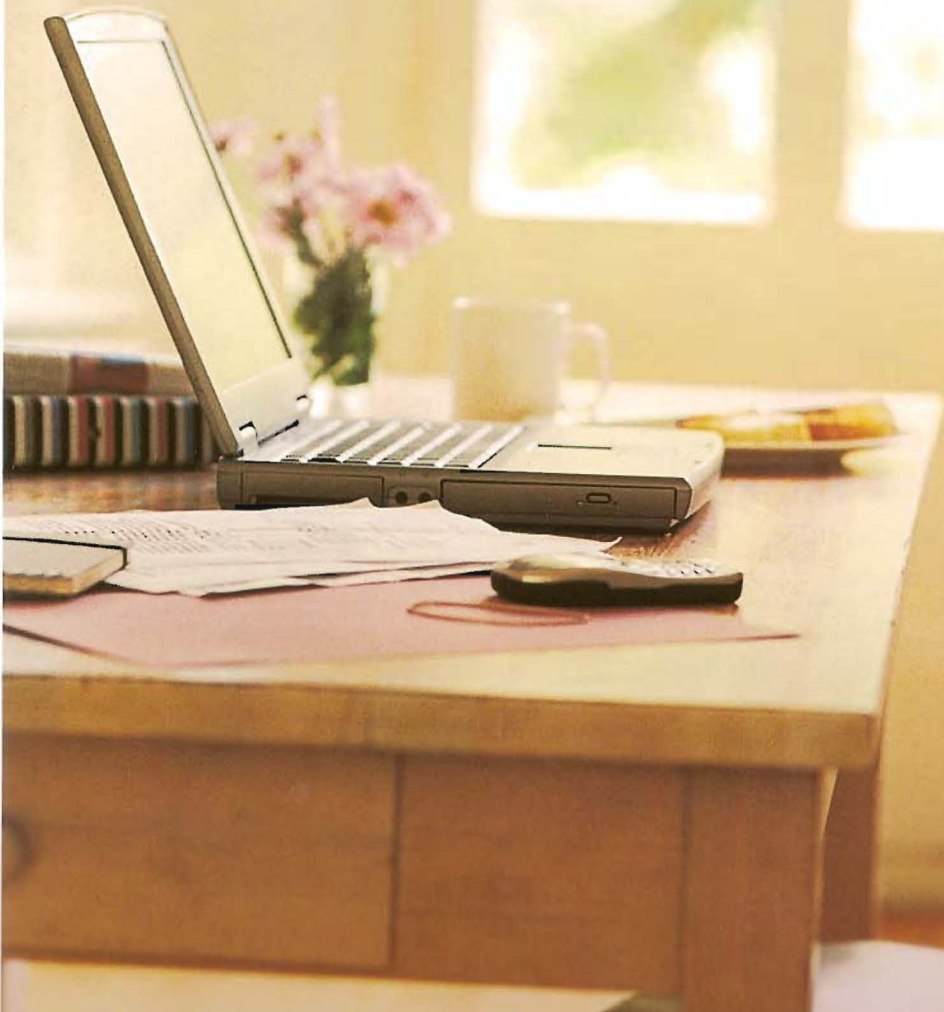
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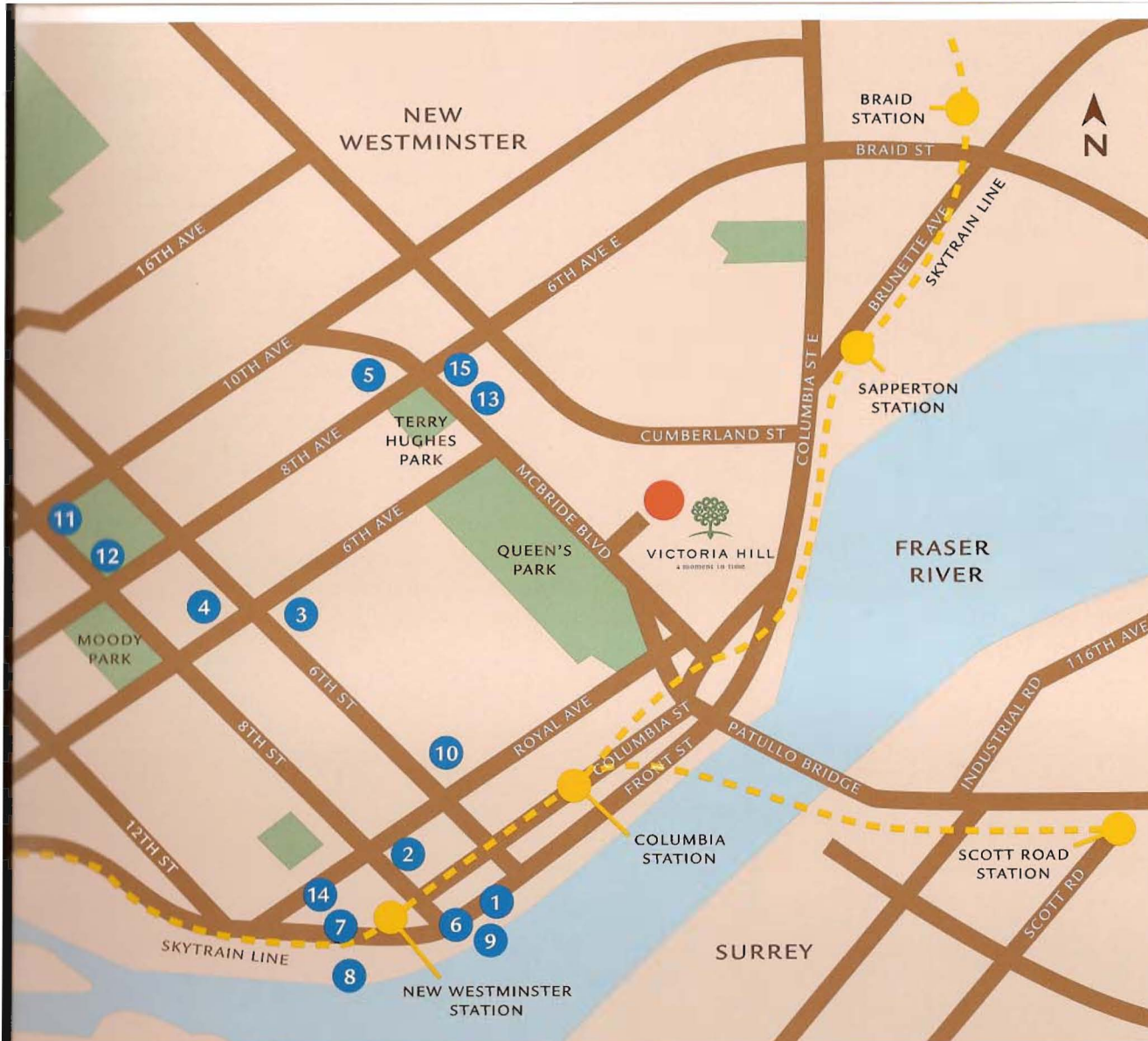
THE GROVE AT VICTORIA HILL

Indulge yourself in a home set among exotic mature trees on a gently sloping landscaped hillside. Stroll along relaxing greenways beside sparkling streams and admire tranquil river and mountain views spread before you. Nine discreetly placed buildings named after Victoria Hill's abundant old-growth trees beckon with the elegance of over height ceilings, granite countertops and stainless steel appliances. The Grove at Victoria Hill is truly the uncompromising vision of The Onni Group created with timeless perfection in mind.



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- 1 Westminister Quay Public Market
- 2 Douglas College
- 3 New Westminister Public Library
- 4 Royal City Centre
- 5 Royal Square Mall
- 6 Fraser River Discovery Centre
- 7 Samson V Maritime Museum
- 8 Inn at Westminister Quay
- 9 Riverboat Casino
- 10 City Hall
- 11 New Westminister Secondary
- 12 Massey Theatre
- 13 Canada Games Pool & Fitness Centre
- 14 Columbia Square
- 15 Justice Institute of BC

PRESENTATION CENTRE

Off McBride Boulevard north of Columbia Street
Open Daily 12 Noon - 5 pm (Except Fridays)

FOR MORE INFORMATION

604.523.0733

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YOUR HILLSIDE NEIGHBOURHOOD

Indulge yourself in a home set amongst exotic mature trees on a gently sloping landscaped hillside. Stroll along relaxing greenways beside sparkling streams and admire tranquil river and mountain views spread before you.

Nine discreetly placed lowrise buildings named after Victoria Hill's abundant trees beckon with the elegance of hardwood flooring, granite countertops and stainless steel appliances.

The Grove at Victoria Hill is truly the uncompromising vision of The Onni Group of Companies created with timeless perfection in mind.

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Your Quality-Built Exteriors

- The Grove architecture is a unique collection of Traditional Craftsman and West Coast design
- Over 40 acres of preserved green space, water ponds, pedestrian parkways and trails surround The Grove
- Innovative & durable, fiber cement siding with board-and-batten and stylish accents of brick, stone and shingle
- Protective Rainscreen technology and umbrella architecture featuring oversized roof lines
- Oversized weather-engineered windows permit an abundance of natural light into the homes contributing to superior rainscreen performance
- Weather-engineered windows that incorporate a concealed air barrier technology contributing to superior Rainscreen performance
- Oversized balconies or patios with breathtaking river and park views

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Your Elegant and Functional Interiors

- Two tastefully-designed colour schemes; Dark Wenge "Queens" and Light Cherry "Stanley"
- Over-height 9' ceilings, with vaults in areas of many 4th floor homes
- 12" x 24" hand set tile in the entry, kitchen, bathrooms, laundry and closet
- Premium bevel-edged single plank laminate flooring in Vienna Walnut or African Walnut in the living and dining areas
- Premium trackless, stain resistant berber-style carpeting in all bedrooms
- Mirrored closet doors in some bedrooms

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Elegant and Functional Interiors

- Contemporary ceiling lights installed in bedrooms
- Decorative baseboards & coordinated door mouldings
- Horizontal Venetian blinds on exterior windows
- Heat source electric fireplace
- Wood veneer mantle-top
- Whirlpool front-loading Energy Star washer and dryer

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The Grove Amenities

- Access to the revitalized heritage building, The Boiler House with updated facilities including:
 - Entertainment size social lounge with fully functional kitchen Games area
 - Media room outfitted with stepped theatre seating
 - Professionally equipped, multi-staged fitness studio
 - Private men's and women's change rooms
 - Library
 - Outdoor basketball court
 - Large outdoor patio
- Reliable on-site resident caretaker
- Access to children's play area with slide and jungle gym equipment
- Landscaped courtyard with mature heritage trees and central water feature at The Grove in addition to expansive green space throughout Victoria Hill

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Gourmet Kitchens

- Granite countertops with extended breakfast bar (in most homes)
- GE stainless steel appliance package:
 - 22 cu ft Energy Star French door fridge with bottom mount freezer
 - Electric slide-in range with ceramic glass cook top
 - Energy Star tall tub dishwasher with sound reduction system
 - Built-in microwave/hood fan combo
- Dark Wenge or Light Cherry coloured natural grain laminate cabinetry with brushed stainless pulls
- Over Height upper cabinets and a minimum of 1 lazy susan per kitchen

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Gourmet Kitchens

- Undermount double bowl stainless steel sink with in-sink garburator
- Polished chrome faucet with convenient integrated pulldown sprayhead
- Full height ceramic tile backsplash
- Warm track lighting in kitchen with ambient pendant fixtures above breakfast bar

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Luxury Bathrooms

- Spacious tub and/or glass enclosed shower with single lever, pressure balanced shower control
- Full height tile surround in shower and shower/tub combos
- Granite countertops with undermount sink and classic polished chrome faucet
- Elegant polished chrome accessories and polished edge vanity mirror in bathrooms
- Cabinetry with convenient storage space

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Your Peace of Mind

- Convenient and secure wireless entry access
- Lobby and garage entrance enterphone with security camera and floor specific access
- Brightly painted and well-lit underground parking with controlled access security gate
- Protected underground guest parking
- Homes pre-wired for in-suite security system
- Secure satin nickel anodized lockset and peephole on all suite entry doors
- Fire protection sprinkler systems in all homes and common areas
- All homes at The Grove are backed by a 2-5-10 National Home Warranty. Offering 2 year in-home coverage for workmanship and materials, 5 year water penetration coverage and 10 year structural coverage

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Commitment To Sustainability

- Energy Star appliances operate quietly and use less energy and water
- Low-E windows reduce solar heat gain by 50% or more when compared to ordinary windows; ultimately keeping your home warm in the winter and cool in the summer
- Energy-saving compact fluorescent bulbs and motion sensor lights in common areas
- Exterior building materials selected for maximum durability in the West Coast climate
- Low VOC paints and carpets are less toxic to the environment and improve air quality in the home

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Commitment To Sustainability

- Storm Water Management - dry stream beds which are connected to rain water leaders are charged during storm events falling into the central pond
- Many of the building materials used are from managed and sustainable sources - materials purchased locally reducing carbon footprint from minimizing transport
- Recycling program includes education, site signage and bins to separate your recyclables
- Commitment to park-side living having dedicated the majority of the 65-acre site to public green space

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YOU **CAN'T AFFORD** TO MISS THIS OPPORTUNITY!

Priced from just \$265,900



Discover a collection of luxury lowrise residences surrounded by century old trees, 40-acres of preserved green space and panoramic views of the mighty Fraser River. Enjoy top-of-the-line stainless steel KitchenAid appliances, granite countertops and a full list of the best in-suite finishings New Westminister has to offer. With a variety of homes ranging in size from 1 Bedrooms to 3 Bedrooms The Grove at Victoria Hill has something for everyone and is still within your reach - you simply can't afford to miss this opportunity!

PHASE 1 NOW COMPLETE – MOVE IN TODAY!

TYPE	SQ FT	PRICED FROM	INVESTMENT DOWN
1 Bed	650	\$265,900	\$13,295
1 Bed + Den	830	\$304,900	\$15,245
2 Bed	915	\$354,900	\$17,745
2 Bed + Den	1,015	\$384,900	\$19,245
3 Bed	1,200	\$495,900	\$24,795

Presentation Centre Open Daily 12- 5 pm except Friday
 #102 - 285 Ross Drive, New Westminister, BC



1.888.851.5547 ONNI.COM onni

* Prices are subject to change without notice. E.&O.E.



Victoria Hill is located on the north side of the Fraser River in New Westminister. Located adjacent to Queen's Park and Glenbrook Ravine, this neighbourhood boasts over 60 acres of stately grounds including century old forest growth, rolling landscapes and sweeping views of the Fraser River.

Visit our Presentation Centre today located off McBride Blvd and Royal Avenue

[CLICK HERE FOR MAP](#)

**Our Presentation Centre is open from noon - 6pm daily (except Fridays)
or contact us at 604.523.0733**

To receive updates on Victoria Hill

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RAVINE PARK

GREENWAY SYSTEM

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Onni's Commitment to Public Greenspace

Onni's goal at Victoria Hill is to reinforce the existing natural splendor. Victoria Hill is a site rich with mature landscaping and a variety of tree and plant life which have been maintained throughout the last century. The dormant state of the site prior to development has allowed for the proliferation of multiple types of vegetation. Onni must adhere to strict guidelines with respect to the conservation and enhancement of the existing mature trees and green space. In fact, out of the 65 acre site, approximately 40 acres will be set aside for park space and pedestrian greenways all of which will be improved and dedicated back to the community.

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The Grand Lawn

The Grand Lawn including the heritage wall fronting Columbia St. is a major protected heritage space and now forms the formal front lawn at Victoria Hill. The area has been improved with view points overlooking the Fraser River, new plantings amongst the heritage trees and greenway connections including an alternative to the sidewalk on Columbia St.

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Centre Park

The Centre Park features a grove of heritage linden trees and includes a fully landscaped pond. This pond with its quaint boardwalks and view points will be a focal point and central-meeting place accessible by the Victoria Hill Greenway system.

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Ravine Park

The Ravine Park is made up of close to 15 acres of park land meandering through what is known as the Glenbrook Ravine. This area will be improved with pathways and public refuge locations and provides access to the neighborhoods north of Victoria Hill.

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Greenway System

The Greenway system is a series of fully accessible pedestrian and bicycle friendly pathways that run through the North-South and East-West of the site. The North-South Greenway of urban character will be flanked by streams and provide a public connection from the North of the site through to the Centre Park and on to the Grand Lawn down to Columbia Street. The East-West Greenway (Park to Park Greenway) provides a link from the Ravine Park to the East and Queens Park via a new pedestrian overpass to the West.

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McBride Overpass

The McBride Overpass is the link from Victoria Hill to Queens Park. It is a pedestrian/bicycle bridge providing a fully accessible route west across McBride Boulevard into the park. The bridge includes beautifully landscaped approach ramps, public view points/seating areas and a public art feature.

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From: Onni Group [mailto:onnigroup@onni.com]

Sent: September 26, 2011 4:12 PM

To: Les Twarog

Subject: The Grove: 3% and Final Release



Dear Les,

EARN 3% COMMISSIONS AT THE GROVE

FINAL RELEASE

After the successful launch of the first seven buildings at The Grove, we are pleased to announce the final release! The final two buildings of the 9-building development have been released for sale. These homes boast:

- Spectacular river views
- Convenient New West location
- A range of home sizes (650-1,250 Sq Ft) and layouts
- Easy access to The Grove's landscaped walking paths, and newly opened park and pond

OWN WITH JUST 5% DOWN

The final release is nearing completion with move-ins estimated for spring next year. Select homes in the previous phase are ready for move-in today! All homes at The Grove require a total deposit of 5% and showcase pricing inclusive of HST.



1 bedrooms starting from **\$270,900 (HST included)**

2 bedrooms starting from **\$356,900 (HST included)**



THE BEST COMMISSIONS IN NEW WEST

Earn a 3% flat commission on every home at The Grove. With completion around the corner, you can be paid in full in just over 6 months.

Visit us today for more information. We look forward to seeing you.

The Grove Team

Presentation Centre located at:
245 Ross Drive,
New Westminster
Open daily from 12-6pm (except Fridays)
T: 604.523.0733
vichill@onni.com

