

## A BETTER HOME.

Architectural presence. Functional space. Natural light. From making the most of every inch to creating beautiful street appeal, our obsession for design and detail is evident throughout. It's how we build you a better home.

### A BETTER HOME

1, 2, 3 & 4 bed Georgian apartments and city townhomes in Guildford's central and ultra-convenient location.

Handsome architecture that is elegantly simple, drawing upon both classic and contemporary Georgian design. The exterior façade is in a white, black, and charcoal palette.

### INSIDE THE HOME

For Guildhouse's interiors, we were inspired by contemporary shaker-style and Scandinavian-inspired kitchens. A timeless look, marrying it with today's must-haves and a smart, smooth contemporary finish.

A striking herringbone floor pattern, brings back a historic pattern that's in vogue.

Pocket doors and barn doors throughout the home add a particularly versatile architectural element. They're there when you need privacy and gone when you don't (plan specific).

Architectural baseboard and doorway trims blend a modern form with traditional proportions.

White-on-grey or white-on-white palette keeps it simple, clean, and elegant, with wood tones warming it up (plan specific).

High-volume, 10-foot ceilings in all homes (main level only in townhomes).

Oversized, 8-foot-high windows increase natural light and extend space throughout living, dining, and master bedrooms (plan specific).

Loop-pile carpeting throughout bedrooms.

Recessed pot lights in select locations.

Reinforced TV wall with cord-concealing conduit for wall-mounted big-screen television (plan specific).

### INSIDE THE KITCHEN

Dramatic details, monochrome color accents and texture provide a thrilling backdrop for strikingly sophisticated matte black hardware.

Set against a modernist's re-take on shaker cabinetry in matte white and grey colorways (plan specific) are the clean lines of beautifully modern flat panel cabinetry with handle-free doors, eliminating unnecessary hardware.

These kitchens are roomy too, with plenty of clearance and lots of opportunity for storage.

Predominantly matte white and black detailing; white back-splash tile against matte black pulls for texture.

Full-height pantry (some homes).

Thin is in. Sleek, slim-profile, durable laminate (standard), rich laminate woodgrain (optional), and stone countertops (optional).

Kohler white cast iron single-bowl sink.

Kohler pull-down faucet in matte black.

Under-cabinet LED integrated task lights.

Appliance ensemble:

Whirlpool 30" stainless steel, 19 cu. ft. refrigerator with bottom freezer;

Fisher & Paykel, 30" stainless steel counter-depth refrigerator with bottom freezer (optional);

Whirlpool 30" stainless steel electric slide-in range;

Whirlpool fully integrated dishwasher with hidden controls;

Whirlpool stainless steel microwave and hoodfan combination; and

Whirlpool front loading washer and dryer.

### INSIDE THE BATHROOM

Matte grey and white shaker-style cabinetry (plan specific) with chrome pulls for texture.

Over-size porcelain tile lines the floor and walls, providing a quiet backdrop as you sink deep into the deep soaker tub.

Acri-tec white, rectangular porcelain sinks.

Thin is in. Sleek, slim-profile, durable laminate (standard) and stone countertops (optional).

Kohler single-lever faucets in polished chrome.

Kohler showerheads and bathtub faucets in polished chrome.

Integrated linear lighting above and below floating mirror.

Acri-tec white, dual flush toilet (high efficiency).

### THE SETTING

Offering the best of both worlds — within walking distance to forested parks, shopping, and entertainment destinations yet set back from the bustle of high-street living. We love it here.

An outdoor communal courtyard and landscaped auto court with spaces to sit, play, and gather. Surrounded by trees and grassy commons.

Substantial monumentation, layered landscape with lighting. All of which continues throughout the entire property.

Common areas include landscaped walking paths that connect to communal green spaces.

Private amenity building, exclusive to residents, with fitness area and furnished meeting room.

A little bit of everything, all within a short walk, like an urban village.

### MOSAIC HOMEOWNER CARE

MOSAIC's own warranty, backed by Travelers 1-2-5-10 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.

MOSAIC's Homeowner Care orientation program and on-call homeowner support.

#### FLOORPLANS

2 BEDROOM

H PLAN

H1 PLAN

2 BEDROOM & DEN

A2 PLAN

I1 PLAN

3 BEDROOM

F PLAN

4 BEDROOM

F1 PLAN

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#### CONTACT US

101a Ave & 150th St, Surrey

HOME STORE OPEN DAILY 12-6PM

604.574.1143

guildhouse@mosaichomes.com

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