



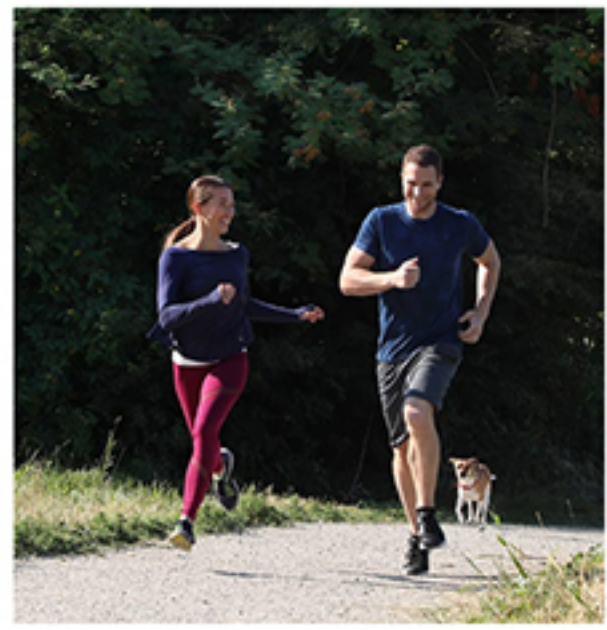
## The Life That Fits

### WELCOME TO COMMUNITY

Canopy is a welcoming community of 302 contemporary family townhomes, where city living meets natural space. Craftsman-inspired architecture exudes character, with charming brickwork and oversized windows to maximize natural light. Generous landscaped yards include private patios or balconies for entertaining. Winding streets with mature trees meander past the inviting Community Hall. A multi-use pathway connects to the seemingly endless trails of Tynehead Park. It's the life that fits and the home you love, all within reach of both city and park.







## CANOPY AMENITIES

- Lush green groves of natural space with old-growth trees and meandering trails.
- Pathways connecting into kilometres of walking and biking trails at Tynehead Regional Park.

- An inviting Community Hall with kitchenette, lounge space, exercise room, games room, and rooftop patio.
- Dedicated visitor parking stalls for your guests.







## Nobody's Backyard Is Bigger



### IDYLLIC LIVING, CITY LIFE

This idyllic park-side enclave is gracefully removed from the commotion of the city, yet shops, dining and entertainment are minutes away. The Tynehead area is adjacent to Guildford, with all the amenities of Surrey and Langley close at hand. Access Hwy 1 in seconds to reach all of Metro Vancouver, or immerse yourself in the quiet of the woods.

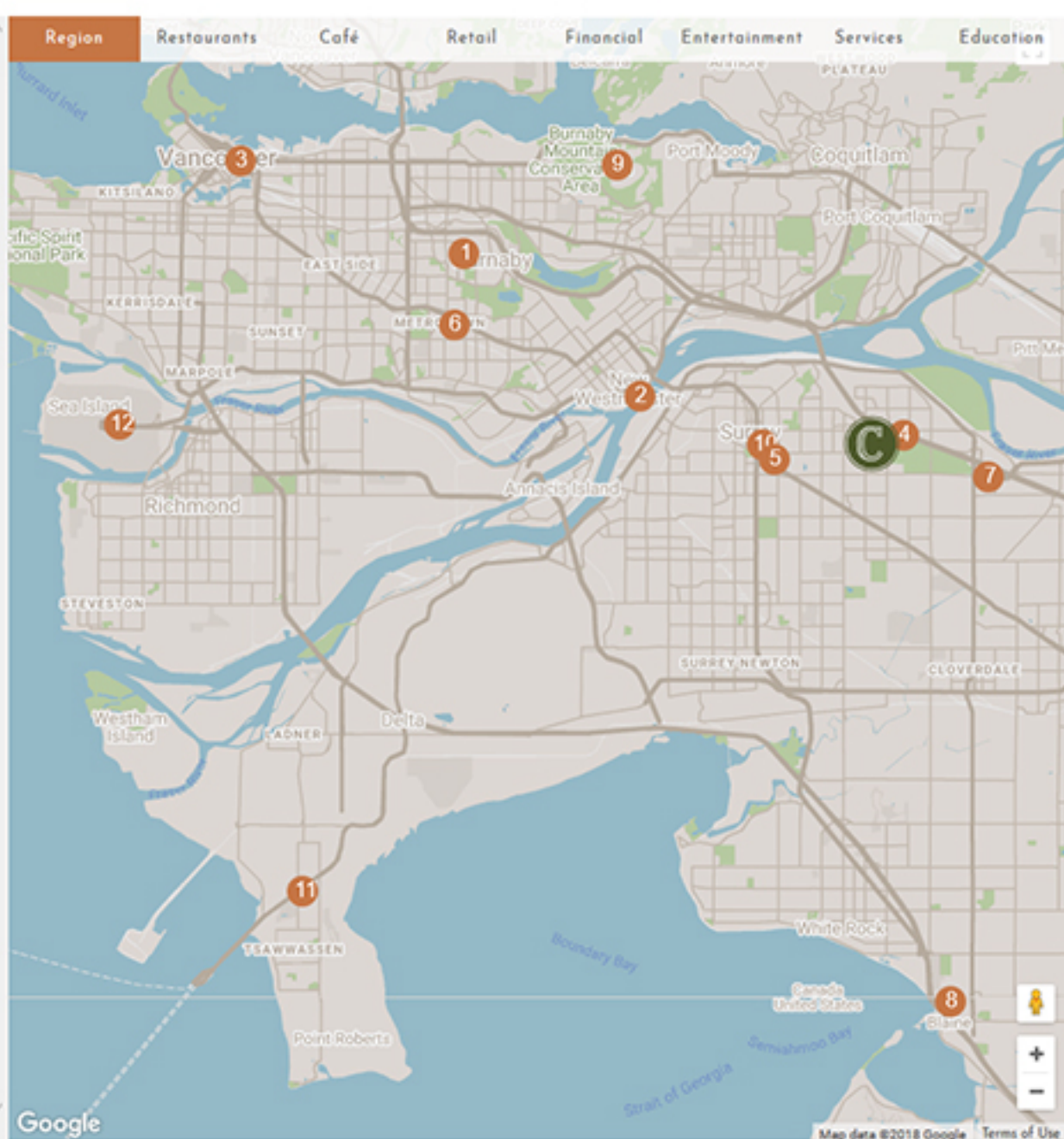




## REGIONAL AMENITIES

Transit, shopping centres, post secondary education and key transportation routes are in easy reach.

- 1 BCIT
- 2 Douglas College
- 3 Downtown
- 4 Highway 1
- 5 King George Station
- 6 Metrotown
- 7 Pacific Highway
- 8 Peace Arch U.S.A. Border Entry
- 9 Simon Fraser University
- 10 Simon Fraser University Surrey
- 11 Tsawwassen Mills
- 12 YVR-Airport



## PARKSIDE LIVING

At Canopy, contemporary family homes back onto 642 acres of trees, trails, meadows and river, inviting the ramblings of families, the running of dogs and the laughter of children. Tynehead Park is filled with adventure and delight: bridges crossing creeks, welcoming picnic areas, a fish hatchery and butterfly garden. Here is the expansive natural space of a bygone era... with all the conveniences of the city close at hand.







## The Home That Fits

### DETAILS THAT MAKE A DIFFERENCE

Each home at Canopy is thoughtfully designed to create a contemporary yet welcoming feel, with distinctive details and quality finishings intended for the lifestyles of today. Timeless interiors are complemented by shaker-style interior doors and kitchen cabinetry. Stainless steel appliances and solid quartz countertops bring a sleek elegance to your kitchen, while flat-panel cabinetry and polished chrome hardware and fixtures make for modern bathrooms.



# Features & Amenities

## TIMELESS INTERIORS

- Timeless white or grey interior colour schemes by Interior Design Lab
- All homes feature lofty 9 foot ceilings on the main floor
- Generous walk-in or walk-through closets in the master bedroom (plan dependent)
- Distinctively high quality carpeting in bedrooms, 24"x24" porcelain tile in entries and durable, wide plank laminate flooring throughout main living areas
- Create a comfortable environment for everyone with individually controlled electric baseboard heat
- 2" faux wood blinds throughout
- Classic shaker style interior doors throughout the home
- Whirlpool™ high efficiency, front loading washer and dryer with smooth wave stainless steel wash basket

## CONTEMPORARY KITCHENS

- Classic shaker style cabinetry with polished chrome hardware and soft close doors & drawers
- Kitchen islands in a wood laminate finish (plan dependent)
- Wood accent kitchen shelving
- Solid slab thick polished quartz countertops by Caesarstone™
- Elegant large format classic stone ceramic tile backsplash
- Double bowl undermount stainless steel sink with Grohe™ chrome single lever dual spray faucet
- Gourmet, stainless steel appliance package including:
  - Whirlpool™ 30" 5-Burner slide in gas range
  - Whirlpool™ over-the-range microwave with hidden vent for streamlined appearance
  - Whirlpool™ French door counter-depth ENERGY STAR® qualified refrigerator with bottom-mount freezer drawer
  - Whirlpool™ ENERGY STAR® qualified dishwasher with sensor and memory cycle

## ELEGANT BATHROOMS

- Modern flat panel wood laminate cabinetry with polished chrome hardware
- Solid slab thick polished quartz countertops by Caesarstone™
- Undermount basin sinks
- Eurosmart single lever, polished chrome Grohe™ faucets
- 12"x36" porcelain wall tile (main and lower level bath only)
- WaterSense® Certified, luxury performance toilets
- 5' soaker tubs with Grohe™ polished chrome fixtures
- 24"x24" porcelain floor tile
- Frameless glass shower with porcelain tile surround (ensuites only)





## TECHNOLOGY, CONVENIENCE, SECURITY

- All homes are pre-wired for in-home security system and built-in vacuum system of your choice
- Gas barbeque outlets included on decks or patios (plan dependent)
- 5-Year Building Envelope Warranty
- 10-Year Structural Defects Warranty
- Home entertainment is provided by Telus, and includes 1 year pre-paid service of the Future Friendly Home Package:

### OPTIK Internet

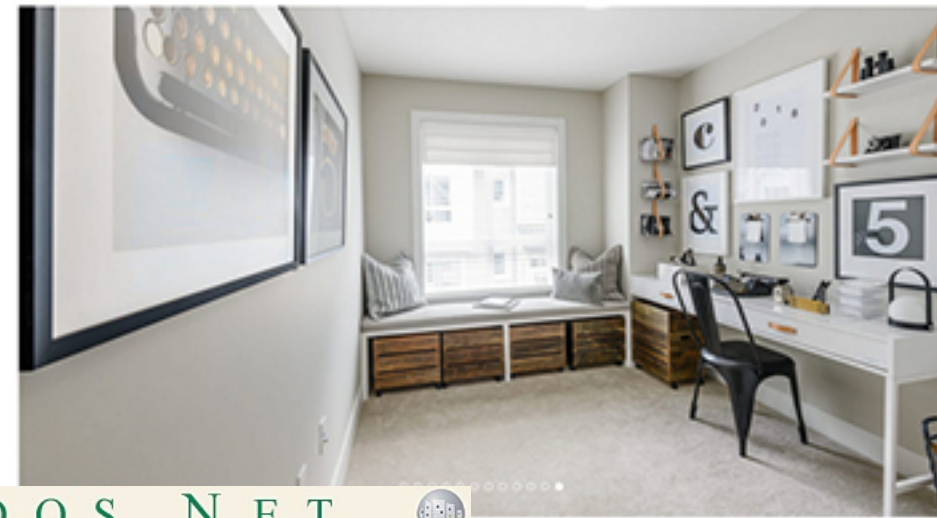
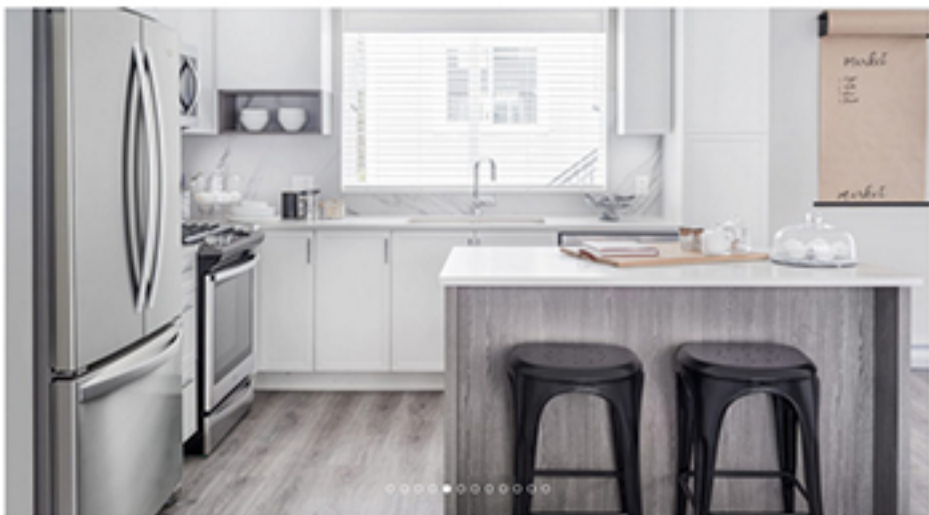
- High speed internet 15mbps
- Wireless Gateway

### OPTIK TV

- The Essentials Channels
- 1 X PVR Anywhere
- Choice of two Theme Packs











Rooted in a 65+ year tradition of quality and trust, StreetSide Developments is a division of Qualico®, western Canada's largest fully integrated, privately owned real estate company. Every year, thousands of Canadian families choose Qualico® to build their homes to exacting standards.

Fuelled by creativity and inspired by modern living, StreetSide Developments is an evolution of everything we've learned, with a specific focus on building multi-family homes that fit today's contemporary lifestyles. With a solid reputation for providing superior value, unprecedented customer service and an authentic commitment to the communities we serve, StreetSide Developments is proud to bring Canopy to the Metro Vancouver marketplace and build on Qualico's® strong vision and tradition of hard work, quality and trust.



**CANOPY**  
AT TYNEHEAD PARK



A QUALICO® Company

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