









DISTINCT PARKSIDE LIVING IN SURREY CITY CENTRE

Home neighbours 25 acres of green, recreation, and entertainment spaces at Holland Park, including sports fields, a playground, an amphitheatre, and elegant gardens. Just down the street, the city core offers a dynamic outdoor hub for community events and celebrations at Surrey Civic Plaza, over 150 shops and restaurants concentrated around the Central City shopping district, and convenient access to rapid transit via two Skytrain stations-all within a few minutes' walk from your front door.





LIVING PROOF THAT DESIGN MATTERS

Developed and built by Townline, The Holland's contemporary form rises 25 storeys, offering a collection of one and two-bedroom condominiums and three-bedroom townhomes. Beautiful landscaping at street level extends natural elements of the park to your front door. The lobby's statement lighting resembles art. A full-service concierge greets you and guests, and handles your daily needs, from receiving and securely storing deliveries to booking amenity spaces. This is the beginning of an elevated lifestyle.





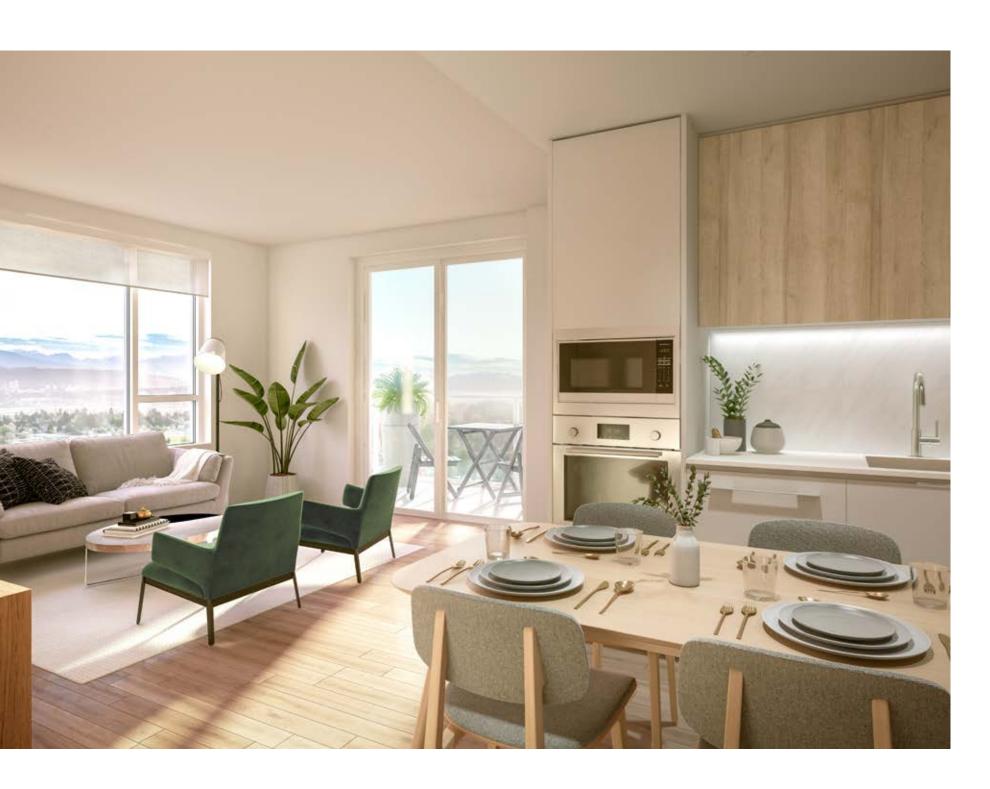






EXPERIENCE AN ENVIRONMENT THAT ENRICHES

13,000 square feet of amenities inspire you to socialize around the seamless experience of indoor living, outdoors. Entertain friends & family in the Indoor Lounge equipped with a full chef's kitchen, dining area and billiard and foosball tables. In the evening, walk out to the Outdoor Lounge, complete with a BBQ, harvest table, children's play area, fireside seating, and recreation lawn to enjoy dinner and a glass of wine under the stars. Go on walks with your furry friends and come back to a designated pet wash area. A fitness studio, music room, and co-working office space offer an expansive selection of amenities, with something for everyone at The Holland.



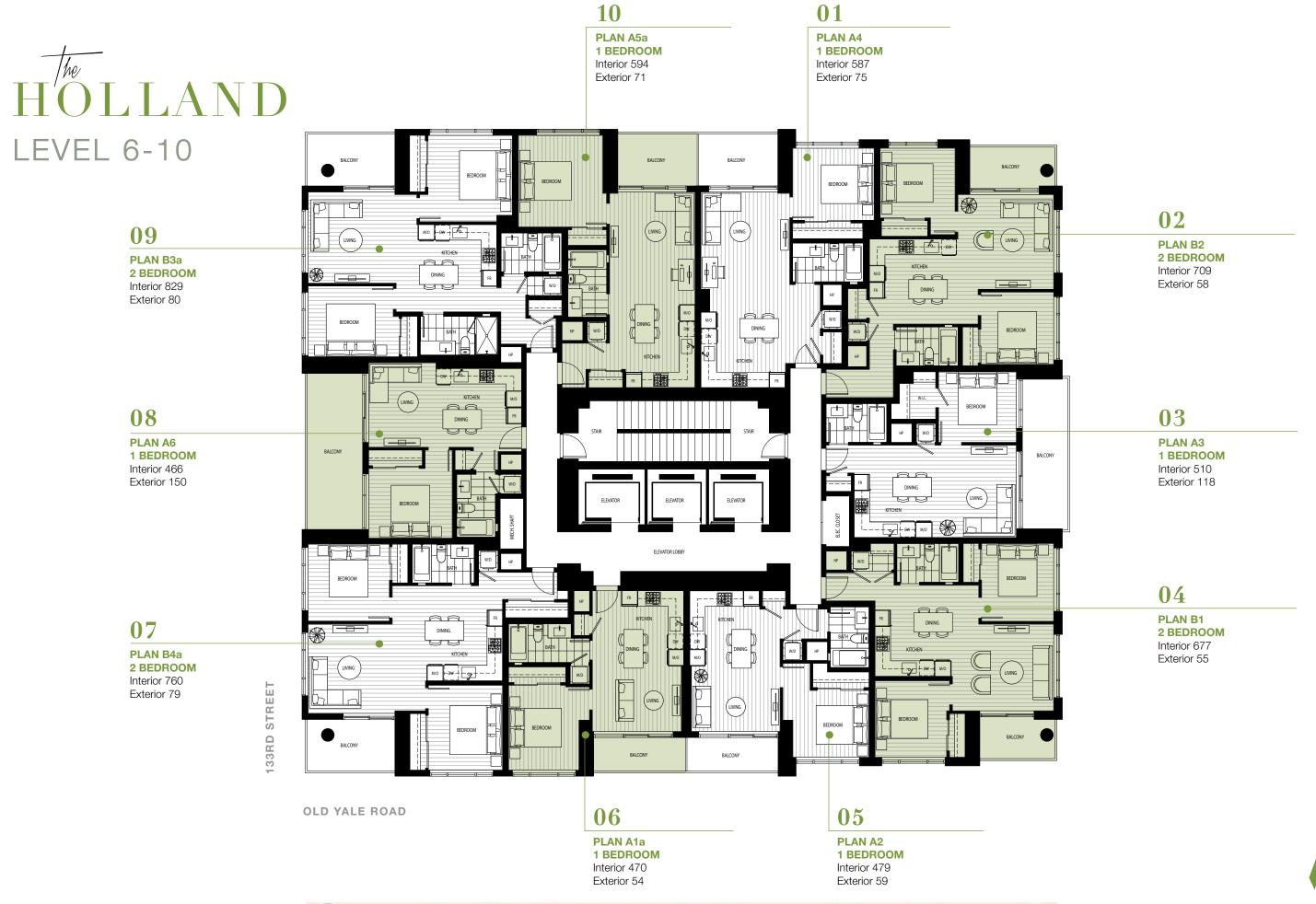
SPACES DESIGNED FOR LIVEABILITY

The Holland's interiors convey a modern elegance inspired by nature. A comforting palette of warm grey and sandy tones creates a beautiful backdrop for highly liveable layouts, where each room has been meticulously planned for quality, comfort, and style. Living at The Holland opens your eyes to a vibrant urban experience at a refreshing parkside location.



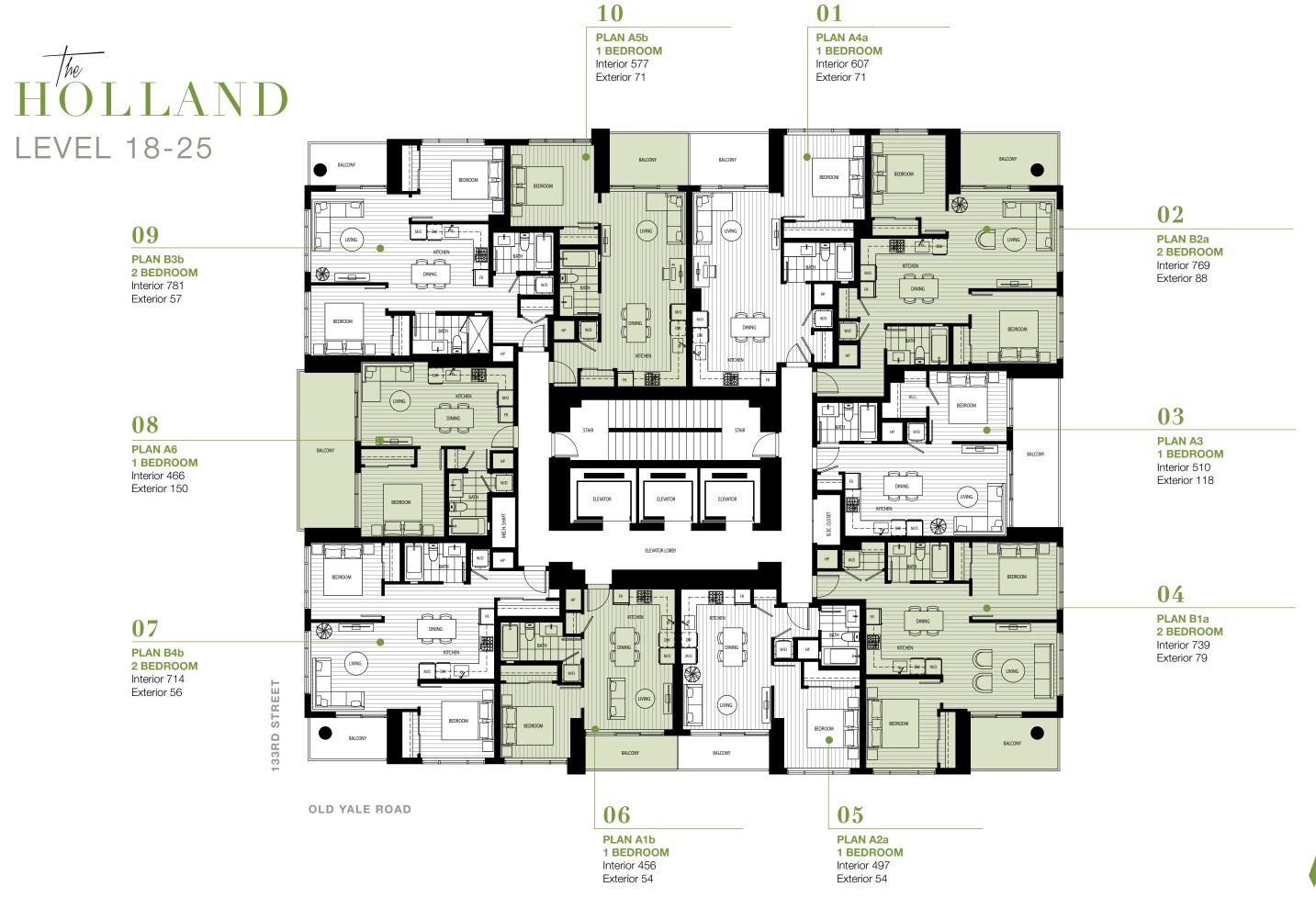






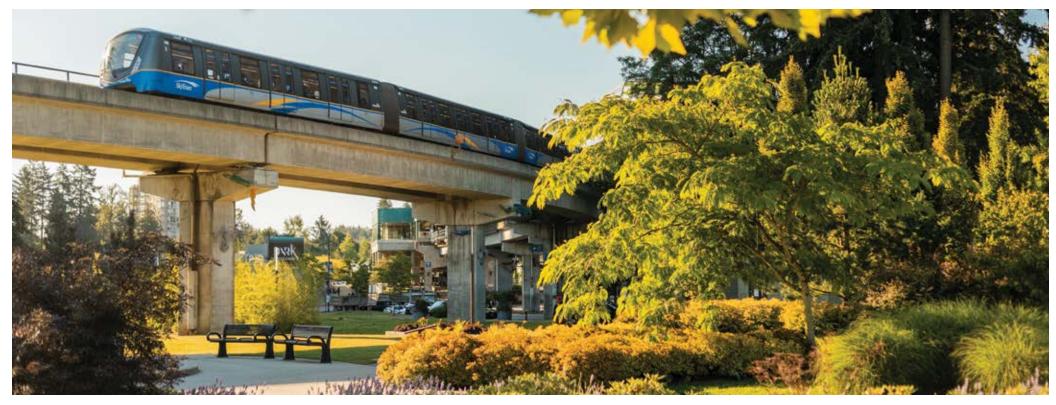




















FEATURES & FINISHES

Distinct Parkside Living

- 250 thoughtfully curated 1, 2 & 3 bedroom homes built by award-winning local developer, Townline
- · Timeless and contemporary architecture by one of North America's premier architectural firms, GBL Architects Inc.
- · 3 high-speed elevators for quick access to your home
- · Coveted parkside location in the heart of Surrey City Centre
- · Steps from Holland Park, 25 acres of programmed greenspace and home to Surrey's most renowned events
- Proximity to Downtown Surrey's urban conveniences shops, restaurants, schools and multiple SkyTrain stations
- · Expansive park, mountain, and city views
- Double height lobby with fireplace lounge, statement lighting and rich wood and marble accents
- · Secure bike room
- · Individual out-of-suite storage

Elevated Amenities

Over 13,000 square feet of indoor and outdoor amenities

- · Full-Service Concierge
 - · Book amenity spaces and guest suite
 - · Receive & store deliveries
- · Provide enhanced on-site security
- · Indoor Social Lounge
- · Full chef's kitchen
- · Social gathering bar with integrated ice trough
- · Dining area with long table and ample seating to entertain friends and family
- · TV and lounge seating area
- · Billiard & foosball tables

- Outdoor Lounge
- · Social gathering bar with BBQ
- · Dining area with harvest table
- · Fireside lounge
- · Social seating
- · Children's play structure
- · Green lawn
- · Dog wash area and fenced dog run
- Fitness studio with cardio & strength training equipment, designated yoga & stretch area
- · Co-working space with meeting rooms, communal bar table, individual work stations, coffee station and printer/copier
- · Acoustically-engineered music practice room
- · Fully-furnished guest suite with mini-fridge and full bath
- · Electronic parcel delivery storage
- · Cold/dry storage for grocery and floral deliveries

Designer Interiors

- · Designed by Vancouver-based Bob's Your Uncle (BYU) Design
- Choice of two refined colour palettes in warm grey and sandy tones
- · Wide-plank laminate flooring throughout
- · Air-conditioning in all homes ensure year-round comfort
- · Solid wood shelves and chrome rods in all closets
- Contemporary roller blinds for control of natural light and UV protection
- · Samsung front-loading washer and dryer
- · Expansive windows and over-height ceilings
- · Stone entry threshold and 7' high solid core entry door creates an enhanced sense of arrival

Contemporary Kitchens

- · Stainless-steel appliance package:
- · Samsung 24" refrigerator with bottom freezer
- · Samsung 24" four-burner gas cooktop
- · Cyclone 24" slide-out hood fan
- · Samsung 24" electric wall oven
- · Samsung 24" integrated dishwasher
- · Panasonic built-in microwave with trim kit
- Contemporary two-toned upper and lower cabinetry with under-cabinet LED lighting
- · Soft-close cabinetry and drawers
- Solid 1 ¼" eased square edge stone countertops with full-height large format tile backsplash
- Stainless-steel under-mount sink with sleek single handle, polished chrome faucet
- Recessed LED pot lights in ceiling provide optimal lighting for cooking and meal prepping

Spa-Inspired Bathrooms

- · Soft-close cabinetry and drawers
- Mirrored medicine cabinets offer additional storage (ensuite/main bath only)
- · Solid 1 1/4" eased square edge stone counters
- Modern under-mount sinks with sleek single handle, polished chrome faucet
- · Large-format porcelain tiles on vanity wall, feature wall and floors
- · Contemporary deep soaker tub
- Recessed shower and tub niche for day-to-day essentials (ensuite/main bath only)
- · Quiet-close, dual-flush toilet by American Standard

Liveable Layouts

- Functional layouts with maximized living space ensures an uncompromised and enriched lifestyle
- · Ample room for king-size beds in select one and two-bedrooms
- · Spacious outdoor living with oversized patios and balconies

First-Class Security & Technology

- · USB charging ports in kitchen
- Convenient, multi-function media ports for telephone, data and cable
- · Motion sensors on parkade lights for energy and cost efficiency
- · Lobby entry phone for visitor pre-screening
- · Personally encoded entry system to access lobby, elevator, underground parkade, common areas and suite-specific floor only
- · Secure residential underground parking
- · Well-lit outdoor common areas and pedestrian walkways
- · Complimentary TELUS Optik TV & Internet for 1 year

Peace of Mind

- Comprehensive warranty protection by Travelers Guarantee Company of Canada providing coverage for:
- · 2 year material warranty
- · 5 year building envelope warranty
- · 10 year structural defects warranty
- · Dedicated support from Townline's renowned customer care team



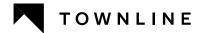


THE TOWNLINE WAY

Townline is an industry-leading, Vancouver based real estate developer known for their innovative living solutions, unparalleled attention to detail, and renowned customer care.

For nearly 40 years, every Townline project – from single-family homes and townhomes to concrete high-rise towers, mixed-use communities, and alternative housing solutions – has been defined by purposeful design, meticulous construction, forward-thinking amenities, and an unwavering commitment to enriching the cities and communities we build in.

Townline is deeply involved at each stage of every project, with in-house development, finance, construction, marketing, sales and leasing, and customer care teams. We believe in a person-to-person approach with each of our stakeholders, partners, homeowners, and tenants to ensure we meet the unique needs of neighbourhoods and the individuals within them. That's the Townline Way.





The Parker - Vancouver



Harmony - Richmond



Calla at the Gardens - Richmond



Sussex - Burnaby







TOWNLINE.CA





