

Features You'll Love

AN EVOLVING NEIGHBOURHOOD

WALK ON THE WEST SIDE

- Melrose offers a rare combination of mountain and water views, quiet streets, parks, and an abundance of restaurants and boutiques in the heart of Surrey City Centre
- Refined residences are immersed in an environment of academic excellence with Simon Fraser University, Kwantlen Polytechnic University, Douglas College and City Centre Library all nearby
- Designed by Wilson Chang Architect Inc., the building's architecture pairs a contemporary West Coast form with elegant bold detailing to create a unique sense of drama
- The luxurious design continues inside with rich and timeless details and finishes of the highest quality by Cristina Oberti Interior Design
- A five minute walk to Surrey-Vancouver SkyTrain and the future Surrey-Langley SkyTrain extension plan that will bring a plethora of new businesses, shops and residents to Surrey's fast-growing neighbourhood
- Just a short drive away, Green Timbers Park provides a natural oasis away from the hustle and bustle of city living
- Walkable to Holland Park and Royal Kwantlen Park with access to tennis courts and an outdoor pool

LA-INSPIRED DESIGN

- 221 luxurious high rise residences built by quality-driven and trusted developer ML Emporio Properties
- Fresh interiors, functional layouts and thoughtfully designed amenities elevate homes
- Individually controlled heating and cooling systems in every home
- Private outdoor balconies seamlessly blend indoor and outdoor living with water hose bib in select homes

STYLISH INTERIORS

- Customize your home with two designer colour schemes curated by Cristina Oberti Interior Design.
- Choose from two fresh and sophisticated colour palettes: Silk (Light) & Satin (Dark)
- Recessed pot lights illuminate living spaces
- Sleek roller shades on double-glazed windows provide privacy and shade on sunny days
- Beautiful wide plank laminate flooring throughout much of the home
- High ceilings and large windows allow natural light to pour into homes
- Energy efficient front-loading Samsung washer and dryer
- Closets outfitted with modern wire shelving

HEART OF THE HOME

- Custom and sleek two-toned cabinetry with soft-close drawers add personality to kitchens
- Stunning quartz countertops with matching full-height backsplash unique to each colour palette
- Waterfall kitchen islands in larger homes exude luxury and are the heart of the home for cooking and entertaining
- Glamorous under-cabinet LED lighting illuminates countertops
- Stainless steel under-mount sink with Grohe polished chrome faucet
- USB charging port conveniently located in kitchen islands
- Studio & One Bedroom Homes:
 - 24" Fulgor Milano integrated refrigerator and freezer with chic panelling
 - 24" Fulgor Milano 4-burner gas cooktop and built-in 2.6 cu. ft. wall oven
 - 24" Fulgor Milano Efficient dishwasher with chic panelling
 - Haier over-the-range microwave and hood fan in studio
 - 24" Faber slide-out hood fan
 - 24" Panasonic stainless steel microwave and trim kit. Studios will have an OTR microwave

- 2 Bedroom & 3 Bedroom Homes*:
 - 30" Fulgor Milano integrated refrigerator and freezer with chic panelling
 - 30" Fulgor Milano 5-burner gas cooktop and built-in 4.4 cu. ft. wall oven
 - 30" Faber slide-out hood fan
 - 24" Fulgor Milano Efficient dishwasher with chic panelling
 - 24" Panasonic stainless steel microwave and trim kit

*Includes Townhomes

REJUVENATING BATHS

- Pristine bathrooms outfitted with linear, smooth white wall tile and Italian-made marble style floor tile
- Ensuite bathrooms designed with Carrera marble-style porcelain wall and floor tile
- Quartz countertops and backsplash create a spa-like serenity
- Smooth-finish cabinetry with quiet soft-close effect
- Ensuite bathrooms feature wood-grain cabinetry with quiet soft-close effect
- Tranquil dual rainfall shower head and adjustable wand in shower*
- Relax with roomy soaker bathtubs in most homes
- Stay organized with mirrored medicine cabinets and designer vanity light fixture
- Kohler undermount sink with polished chrome Grohe faucets and polished chrome bathroom accessories
- Dual-flush Kohler toilet with quiet-close lid
- Frameless glass shower enclosure and custom quartz wall shelf in shower*

*Select homes

WORK, LIVE, PLAY

- Staying fit has never been this convenient with Melrose's world class fitness facility right outside your door.
 - Melrose offers homeowners an unparalleled facility with cardio, spinning, weight training and yoga options
 - Set your daily intention in one of the many

- outdoor meditation pods or enjoy an early morning tai chi session while taking in the surrounding lush landscaping and stunning views
- Recovery has never been easier with Melrose's luxurious his and hers showers and infrared sauna rooms
- Melrose's stunning rooftop courtyard is designed with family and friends in mind
 - While the kids play hide-and-seek in the private playground's playhouse, parents can enjoy some downtime on the daybeds under the arbour
 - Surrounding views of the serene landscaped garden set the tone for a memorable evening
 - Come evening, host your friends and family in the lounge with a fully-outfitted kitchen or fire up the barbeque on the beautiful outdoor terrace
 - Finish your night with a game of pool or gather around one of the outdoor fire pits
- Work from home made easy
 - Melrose's private work room is perfect for those early morning Zoom meetings providing you with a relaxing space to concentrate on your work
 - The private work room is also great for those in need of extra space to study

PEACE OF MIND

- Safe and secure parcel delivery area and mail room
- Luxury concierge service with dedicated concierge area
- Secure residential underground parking
- Parking stalls roughed in for EV charging
- Hardwired smoke detectors in all homes and common areas
- Easily accessible and secure bike locker
- Fire sprinklers in all homes and common areas
- Pamper your pup with built-in dog wash station
- Comprehensive 2/5/10 Warranty:
 - 2 year materials and workmanship protection
 - 5 year building envelope protection
 - 10 year structural protection
- MERV-13 BioPure enhanced air filtration system to ensure the cleanest air quality in your building to mitigate risk of virus and bacteria spread.

