



ordinary escape the



The
BEVERLY

AT FRASER HEIGHTS

Serene and Connected. Welcome to The Beverly.

Quiet yet connected luxurious homes located in one of Surrey's most charming established family neighbourhoods, Fraser Heights. Architecturally inspired by modern design to create a new standard of living in a serene setting with effortless access to convenient amenities and everyday necessities.



VIBRANT LIVING
B[®]_{PH}
4 BEDROOM HOMES



Vancouver Amenities and Valley Attractions

The Beverly is Fraser Heights at its best: instant access to urban convenience and yet a quiet refuge from the hustle and bustle of city life.

You'll appreciate being conveniently located for all of life's necessities - and its little luxuries. The Riverbank trails and dog-friendly parks are mere minutes away or you can be in Vancouver in 20 minutes via Trans Canada Highway.

Established communities wrap around the area, with Guildford Town Centre, endless dining and cafe options; and high-ranking schools, including Pacific Academy, within a five-minute drive - the ideal place to cultivate the lifestyle you desire.





FRASER HEIGHTS

SURREY BEND REGIONAL PARK

GUILDFORD

TYNEHEAD PARK

TYNEHEAD

**BEV+
ERLY**

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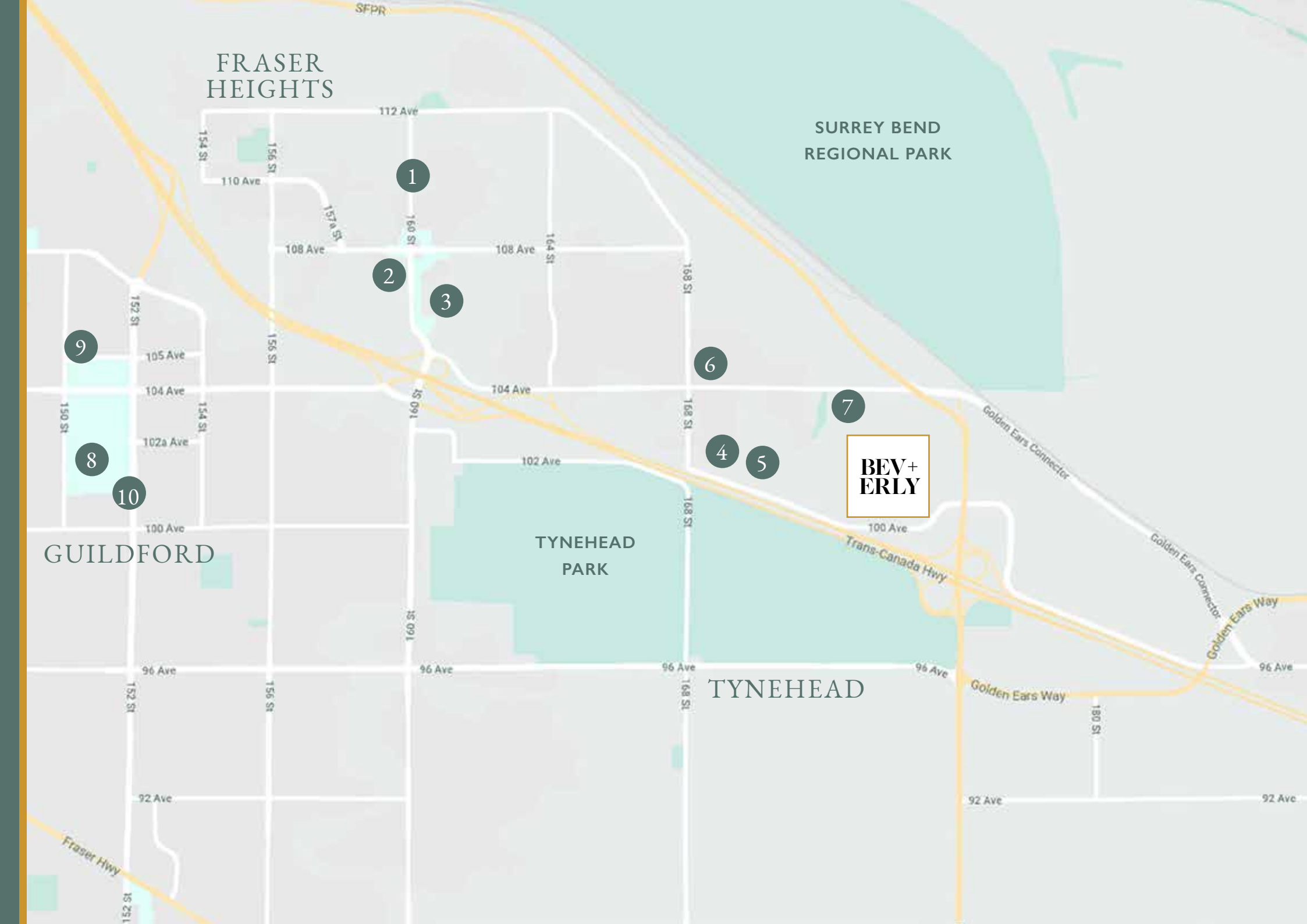
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**BARNSTON
ISLAND**

NO.1

Nesters Market
Pretopia Pet Food & Dog Grooming
Oxygen Yoga and Fitness
Red Shiso Japanese Restaurant
Fraser Heights Wine Cellar
Scotiabank
A&W
Doma Sushi
Chui Hong Korean Restaurant
Tim Hortons
Fraser Heights Dental Clinic

NO.2

Starbucks
TD Canada Trust
Rexall
Fluid Day Spa

NO.3

Fraser Heights Recreation Centre

NO.4

Pacific Academy Private School

NO.5

Bothwell Elementary School
Public catchment elementary (17070 102 Ave)

NO.6

Royal Bank
Glen Fraser Pizza
Little Cloud Coffee
Sushi Zion
Artistic Edge Dance Academy
Fraser Heights Montessori

NO.7

Abbey Glen Park

NO.8

Guildford Town Centre
Starbucks
Landmark Cinemas
White Spot
Milestones
Earls
Hannam Supermarket

NO.9

Guildford Recreation Centre
Guildford Library
Blenz Coffee

NO.10

T&T Supermarket
M&M Food Market
Bubble World



*Contemporary Townhomes with
Mid-Century Modern Style*

The Beverly is a refined townhome collection set in an idyllic location. But there is nothing quiet about the design - Crisp, modern yet luxurious architecture has found a home in Fraser Heights.

Livability is a theme that runs throughout the 42 homes featuring an open concept main floor, spacious bedrooms and double garage. The design is fresh and family-friendly, providing an ideal blend of style and substance.



The Beverly's two timeless interior colour schemes deliver homeowners a natural, sleek and elegant backdrop to create family memories.



SUNRISE SCHEME



SUNSET SCHEME



Indulge your senses and sink into relaxation

Designed for a rejuvenating experience in bathrooms that celebrate clean lines and polished surfaces - a welcome space to recharge or retreat. Sleek cabinetry topped with Quartz countertops and undermount sinks.

Unwind in the contemporary Main Bathroom with a leisurely bath in the luxurious soaker tub, or, refresh in the spa-inspired luxuries of the Ensuite with premium fixtures and daring matte black finishes that provide energy and elevation.

FEATURES + FINISHES



BEVERLY IS HOME

- 42 townhomes beautifully nestled in a tranquil area of the Fraser Heights neighbourhood
- Timeless contemporary architecture highlighted with crisp white, rich wood and charcoal tones with Hardie™ siding and panels
- Located on a quiet road that encourages walks after dinner and neighbourhood friendships
- Serene outdoor living with lush landscaping, paving stones and outdoor amenity spaces that work for different elements of your day - picnic, relax or play with kids on the grounds with play structures
- Enjoy social gatherings in the indoor amenity space for entertaining, games - pool, fooseball, ping pong
- Within five minute drive to parks, schools such the top rated Pacific Academy, shopping, dining and recreational amenities.
- Easy access to Trans-Canada Highway, Golden Ears Way, Highway 15 and 17
- Vancouver amenities and Valley attractions are just 20 mins away

IMPRESSIVE INTERIORS

- Choice of a bold white scheme with a black island - Sunset; *or* a refined modern scheme with white oak finishing - Sunrise
- Spacious open floor plans feature 10-foot ceilings in the main living areas
- Large windows allowing natural sunlight to brighten your home
- Smooth finish painted ceilings throughout
- Beautiful doors and closets accented with matte black hardware

- Elegant and durable wide-plank vinyl hardwood floors in the entry, kitchen, dining and living spaces, while plush carpeting adds comfort to the stairs and upper floor
- Retreat to you master suite complete with his and her walk-in closets and a vaulted ceiling in most homes
- Flush mounted LED pot lights tastefully illuminate key areas
- Sleek, modern tile in powder, main bath, ensuite and laundry
- Contemporary roller shades that allow you to regulate sunlight and preserve privacy with ease
- USB charging ports in master suite and kitchen
- Built-in desk that creates a great space for work and/or study
- Ground floor bonus space for entertaining or future growth

KITCHENS

- Chef-inspired spacious kitchens with ample space for cooking, entertaining or working from home
- Soft-close flat-panel cabinets and drawers complemented with sleek handles on lower cabinetry
- Polished quartz countertops and accented with porcelain backsplash
- Stylish pendant lighting suspended over large island and under-cabinet lighting
- Large stainless steel double-bowl undermount sink with garburator and pullout spray
- Innovative and stylish stainless steel appliances coordinate beautifully:

- 30" Frigidaire french door refrigerator and 30" freezer with ample storage, auto close doors and trim kit
- 30" KitchenAid Smart Commercial-Style Gas Range with true convection oven
- KitchenAid dishwasher with third level utensil rack and top controls
- KitchenAid sleek wall-mount canopy hood with Whisper Quiet® System
- Large Panasonic built-in microwave

BATHROOMS

- Durable polished quartz countertops
- Sleek undermount rectangular sinks with sleek finishes
- Modern flat-panel cabinets with soft-close hardware
- Step into style on porcelain tile flooring
- Luxurious soaker bathtub in main bathroom
- Efficient dual flush Kohler® toilets
- Double sinks in ensuite for added convenience in most homes
- Walk-in shower in ensuite with sleek Delta™ Ara® Collection shower head and faucets
- Frameless sliding shower door with clear tempered glass and matte black finish in ensuite
- NuHeat heated flooring in the ensuite
- LED vanity mirror lighting on sensor in powder and master

EVERYDAY CONVENIENCES

- Secure and spacious double garages
- Electric Vehicle outlets roughed in

- Programmable, smart and connected Google Nest® Thermostat ready
- Year round comfort in each home with your choice of the roughed in air conditioning or energy efficient air source Heat Pump
- Convenient hookup for barbeque ready to use
- Built-in closet shelving and organizers throughout entry and bedroom closets
- Efficient hot water on demand system for all household conveniences and necessities
- Closet depth front loading side-by-side Whirlpool Washer and Dryer with intuitive controls - complete with countertop and solid shelving for the convenience of your laundry needs and storage

AMENITIES

- A choice of outdoor green spaces ready for family picnics and children's play areas for precious moments all year round
- Have a quiet moment amongst the serene setting of trees, plants and shrubs beautifully landscaped
- A clubhouse designed for balanced living and entertaining inclusive of a kitchen, dining area, lounge, a fully equipped games area - complete with pool, fooseball, ping pong tables.

SAFE AND SECURE

- Comprehensive 2/5/10 year home warranty protection
- Hard-wired smoke and carbon monoxide detectors



FEATURES + FINISHES

SITE PLAN



the ordinary escape



PENDING SALE
 SOLD

The developer reserves the right to modify or make substitutes to the building design, specifications and floorplans should they be necessary. Renderings, views, and layouts are for illustration purposes only. Sales by RYSE Real Estate Marketing via Century 21 Coastal. This is not an offering for sale. Any such offering may be made only with a disclosure statement. Prices and specifications are subject to change. E & O.E.

OUR STANDARD

His Grace Homes and AcePoint Homes create spaces to fit your lifestyle; crafting layouts that are purposeful and fit your daily routines. Bringing years of experience and knowledge to deliver exceptional quality to every single home. We are dedicated to the highest standards in every aspect of our build and this is reflected in the quality of the product delivered to our customers.



therysemark.com

WE BUILD TO BRING EVERYONE TOGETHER

HIS GRACE HOMES + ACEPOINT HOMES

A great project like The Beverly is the end result of meticulous planning and review by a team driven by years of expertise in real estate and development - His Grace Homes and AcePoint Homes focuses on quality, integrity and building relationships.

Over the course of a combined experience of 25+ years, they have overseen a number of land development, real estate development and construction projects. They have developed/constructed hundreds of single-family homes, multi-family residences, apartments and commercial projects throughout the Lower Mainland in BC.

The entire team is dedicated to building spaces that prioritize family , communities, lifestyle and a connection to nature; and are proud of the deep base of knowledge, innovation and value they bring to each project.





EscapeToTheBeverly.com

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