

features & finishes

CONVENIENT LOCATION

- The perfect balance of urban and suburban in Newton, Surrey—across from a community park; surrounded by schools, retail, recreation, and restaurants
- Easy access and quick connections to King George Boulevard and the King George SkyTrain station just a 10-minute drive away

AMENITIES THAT EXPAND YOUR LIVING SPACE

- Gather in the indoor lounge with a kitchenette, bar fridge, fireplace, and large TV for watching the game with friends
- Spacious, air-conditioned fitness centre with a variety of cardio machines and weight-lifting equipment
- Outdoor lounge area with BBQ, fire table, and comfortable seating for entertaining
- Courtyard tea house with gazebo and seating for shaded outdoor comfort
- Kids play area for your little ones
- Dog wash for your furry friends
- Car wash stall & bike repair station

MODERN WEST-COAST EXTERIORS

- Design-forward, wood-frame architecture by Vancouver-based BHA Architecture
- Generous space for outdoor enjoyment: balconies are large and garden-level homes have spacious fenced and landscaped patios
- Hose bib on all garden-level patios
- Gas BBQ hookup on all patios and balconies
- All homes come with 1 parking stall and 1 4' x 6' storage locker

BALCONY SOLARIUMS FOR YEAR-ROUND ENJOYMENT

- All 2-bedroom homes on the 2nd, 3rd, and 4th floors feature Lumon brand balcony enclosures that create an extra indoor room when closed for more livable space you'll enjoy all year round, protected from noise, wind, and extremes of weather
 - On warm days, simply slide the panels away and open up the room, transforming it back into a traditional balcony space
- Ceiling-mounted heaters are included in all glass-enclosed balconies to ensure comfort in the colder months

TIMELESS INTERIORS

- Choose from two nature-inspired colour palettes: Light & Dark
- Homes designed for real life: open, efficient floorplans that maximize functional floorspace; quality finishes that retain their beauty and are easy to maintain

- Solid wood flat-panel entry door with self-close hinges for excellent sound attenuation
- 9' ceilings in all main living areas (except dropped ceilings to accommodate mechanical ducting where required)
- A large selection of homes feature a tech nook or flex space for your home office
- Durable laminate flooring connects the entry, kitchen, living and dining areas, while plush carpet in bedrooms enhances barefoot comfort
- Overhead pot lights throughout the living spaces
- Modern perforated roller shades on all windows, with black-out roller shades in bedrooms for sound sleep
- Energy-efficient Whirlpool front-load washer and dryer

GOURMET KITCHENS

- Modern two-toned cabinetry with soft-close hinges and drawers throughout
- Under-cabinet task lighting makes meal prep easier
- Adjustable shelving to maximize functional storage space
- Full-height glass tile backsplash
- Corner cabinets have organizers so you can find everything you're looking for
- Dual-bin, roll-out recycling centre for compost and recycling
- Stunning engineered stone countertops
- Most homes have kitchen islands with breakfast bars
- Deep double-bowl undermount stainless sink has chrome faucet and pull-down sprayer to make meal prep and clean-up a breeze
- Modern stainless steel appliance package includes:
 - Whirlpool 24" large-capacity dishwasher—great for big family dinners
 - Whirlpool 19 cubic foot 30" refrigerator with bottom freezer to keep you well stocked up
 - Whirlpool 30" 4-burner gas range and self-cleaning oven to delight the family chef
 - Faber slide-out hood fan to clear the air

COMFORTING BATHROOMS

- Spa-inspired porcelain floor tile in all bathrooms
- Relax deeply in your generous 60" slope-backed soaker tub
- Modern polished chrome fixtures including faucets, shower heads, towel racks, and robe hooks
- Solid surface engineered stone countertops with porcelain undermount sinks
- Elegant semi-frameless glass shower looks beautiful and is easy to clean
- Convenient medicine cabinets for storing things out of sight
- 4.8L high-efficiency toilets
- Ensuite bathrooms have chrome shower heads with hand-held wands
- Ensuites—and some main bathrooms—feature dual porcelain sinks to make mornings run smoothly

QUALITY HOME CONSTRUCTION

- Silva uses premium construction materials to minimize sound transfer within the building
 - With the addition of a premium sound-absorbing acoustic mat in the ceiling and floor assembly, Silva generates a Sound Transmission Class (STC) rating that is better than the current BC Building Code, minimizing the transfer of low frequency noise such as voices, music etc. in your home
 - By incorporating the acoustic matting into the building construction, Silva also offers an improved Impact Isolation Class (IIC) rating, which reduces noise from footsteps and dropped objects
- Rain screen technology
- Convenient electric baseboard heating
- Energy Recovery Ventilator (ERV) in-home air intake and ventilation system
- Domestic hot water provided by a central high-efficiency, gas-fired boiler serving the entire building

FUTURE THINKING

- Telus Fibre connectivity for lag-less streaming, gaming, and working from home
 - Receive a 50% discount for 2 years on 'Home Sweet Home' Telus PureFibre high-speed internet and Optik TV (including 4K PVR Anywhere)
- USB plug in kitchen island outlet and primary bedroom bedside outlet

- Reinforced TV wall with cord concealing conduit for wall mounting your large-screen TV
- Outlet in front entry closet for charging your cordless vacuum

FOR YOUR PEACE OF MIND

- Safe and secure underground parkade with painted walls, motion-activated lighting, video surveillance and emergency panic buttons
- Restricted fob access to main entry, common areas, underground parking, and elevator levels
- Enterphones at main lobby and parkade
- All ground-floor homes have a security system installed, complete with sensors and keypad
- Hardwired smoke detectors and sprinklers in all homes
- Secure smart parcel lockers in lobby to house the deliveries of your online shopping purchases
- After-sales care provided by Wanson's experienced and dedicated Customer Care Team
- Comprehensive 2/5/10 New Home Warranty
 - 2 Year material & workmanship warranty
 - 5 year building envelope warranty
 - 10 year structural protection

OPTIONAL UPGRADES

- Home cooling system for optimal year-round comfort
- Outdoor composite wood decking for all balconies & patios
- Lumon integrated shades for homes with Lumon balcony enclosure systems
- Additional 4' x 6' storage lockers
- Additional parking stalls
- Laminate flooring upgrade for the bedrooms
- EV parking charging unit
- Panasonic microwave and trim kit
- Mudroom closet organizer at entryway
- Primary bedroom closet organizer
- Second bedroom closet shelf and rod upgrade
- Living room feature wall