





everything you love close to home

WELCOME TO SILVA 3: AN INVITING NEW COMMUNITY TO COMPLETE SURREY'S MOST VIBRANT NEIGHBOURHOOD

Silva 3 evolves Newton for a new generation. A rare piece of land becomes a haven where young families put down roots in a community that has long been home, close to family and the familiar touchpoints that create a sense of belonging.

at the heart of your world

PARKFRONT, WALKABLE, CENTRAL

Newton is one of Surrey's fastest growing and most connected communities, and Silva's location can't be beat. Home faces a leafy community park. Shops are a short stroll away. Transit is within mere steps. The kids can walk to school.



extremely walkable

With a walk score of 88, you can stay fit doing most of your errands on foot.

close to transit

Walk 2 minutes to the King George Blvd bus stop and connect to SkyTrain.

bike-friendly neighbourhood

Commute on 2 wheels or cycle for recreation. Central to many great routes, Silva's bike score is 98.

surrounded by green space

Over 200 parks, sports fields, and playgrounds provide ample opportunities for getting outside.

recreation centres nearby

Sign up for Pilates or pickleball, ballroom dancing or swimming lessons. Choose from 20 community facilities.

your living room in the garden

MORE SPACE TO CALL YOUR OWN

Sometimes you want to go out without actually leaving home. Pop down to the outdoor lounge, an extension of your living room. Read a book in the sun or have dessert by the fire while you chat with friends.

silva 3
HOMES IN THE HEART OF SURREY



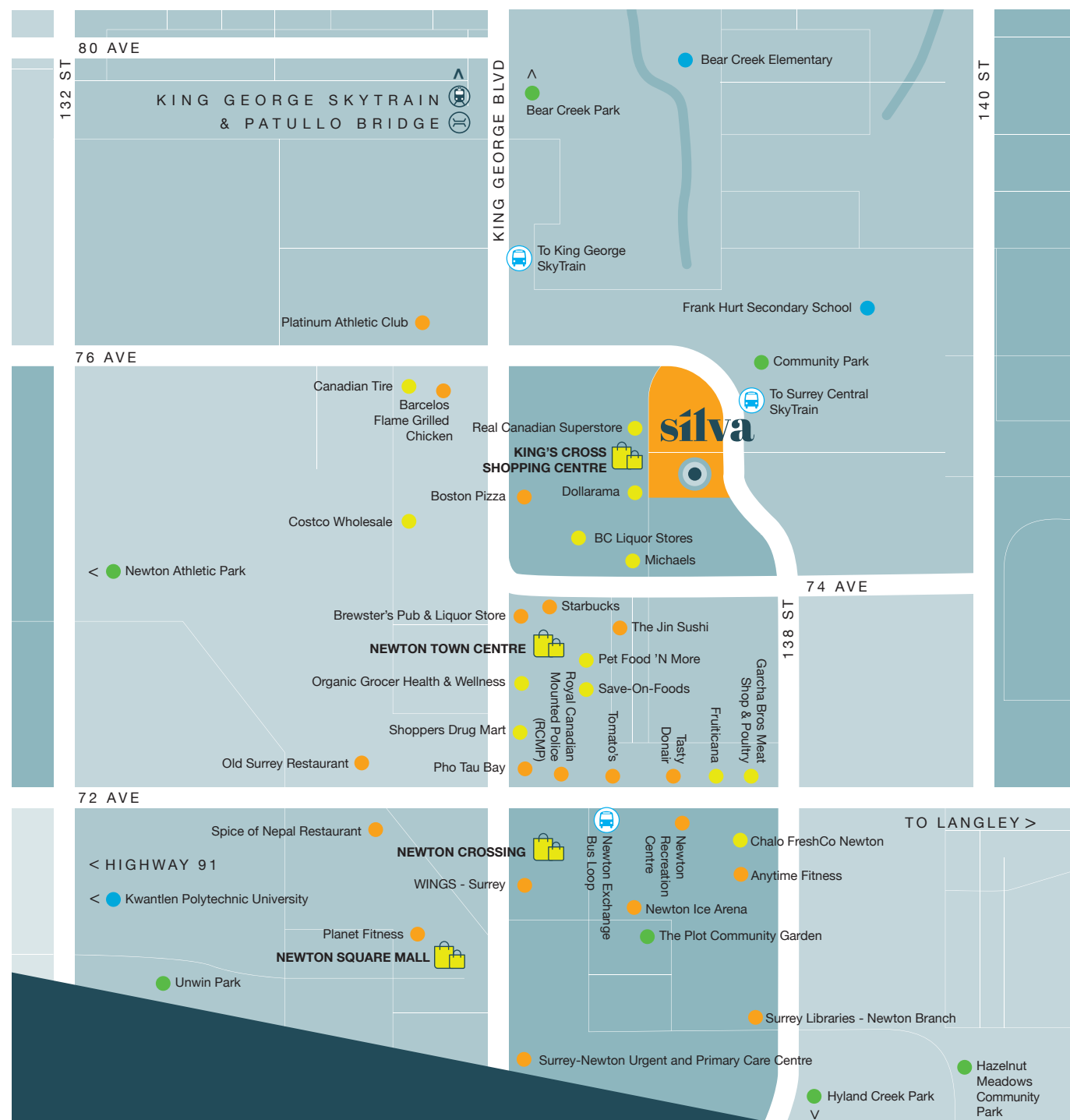
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your social life here at home

NEIGHBOURS BECOME FRIENDS AND FAMILIES THRIVE IN THIS PARKSIDE COMMUNITY

Silva 3 offers more of the important things in life: great outdoor living and amenities that make every day better. Enjoy the serenity and sociability of landscaped green space in your backyard. Relax in the teahouse while keeping one eye on the kids as they play in the landscaped central courtyard. After a game of Bocce, someone might suggest a potluck barbecue.



IN YOUR WALKABLE NEIGHBOURHOOD

SILVA

SHOPPING

EATS & DRINKS

PARKS

EDUCATION

AMENITIES & SERVICES



Frank Hurt Secondary · 6 Min Walk



Newton Recreation Centre · 8 Min Walk



Dollarama · 4 Min Walk



Boston Pizza · 5 Min Walk



Guildford Golf & Country Club · 5 Min Drive



Real Canadian Superstore · 3 Min Walk



Community Park · 1 Min Walk

the world at your doorstep

EVERYTHING YOU NEED, WITHIN AN EASY WALK

Schools, parks, sports fields, supermarkets, organic grocers, and pet food stores are all within a convenient distance. Whether you crave sushi, pizza, curry, pho, or elegant French cuisine, it's all right here, close to home.

more of what you value most

WITH AMENITIES THAT MAKE EVERY DAY BETTER,
YOU'LL LIVE YOUR BEST LIFE AT Silva 3

The indoor lounge is ideal for gathering with friends and family to watch your favourite show, cheer for your team, or host a multi-generational boardgame tournament.

silva 3
HOMES IN THE HEART OF SURREY



Image for illustration purposes only.

more of what you love
without leaving home



SPACE FOR HEALTH AND WELLNESS

Reach peak health with a fitness centre right in the building. It has everything you need for cardio, strength-training, yoga, or Pilates.

where your favourite memories are made

FEATURES THAT SIMPLIFY YOUR BUSY LIFE AND ADD JOY TO TIME AT HOME

Natural hues and textures create a haven of relaxation. Space is brilliantly planned, with generous storage cabinets, accent shelves, and breakfast bars. Tech nooks are perfect for working from home and doing homework. Best of all, you'll use your balcony year-round. Sliding glass panels enclose it, turning it into a sun-soaked second living room or morning room.



JEWEL-BOX BALCONIES

Lumon retractable glass panels transform your balcony into a solarium for weatherproof enjoyment. When temperatures rise, they slide away for outdoor living.



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
- All homes come with one parking stall and one 4' x 6' storage locker

BALCONY SOLARIUMS FOR YEAR-ROUND ENJOYMENT

- All 2 & 3-bedroom homes on the 2nd, 3rd, and 4th floors feature Lumon brand retractable glass panels 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

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 comfor
- 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 (on select homes only)
- 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 3 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 3 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 3 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
- 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



levels
2-4



an expert collaboration

For decades, Wanson Group has been creating value for homeowners and building quality homes that stand out for their livability, with thoughtfully imagined amenities that foster a spirit of true community. From our first duplex in 1995, to the many projects since, our vision has been to provide homes that are well planned and painstakingly crafted.



Our team always goes the extra mile to ensure that every home is a source of pride for those who live in it and invest in it. We are honoured to have recently won a District of North Vancouver Design Excellence Award—and delighted to work with the industry's best to create Silva 3.



the team

BHA ARCHITECTURE INC. ARCHITECTS

BHA (formerly Burrowes Huggins Architects) has 30 years of expertise in designing residential communities that look great, perform beautifully, and that owners love coming home to.



CONNECT LANDSCAPE ARCHITECTURE LANDSCAPE ARCHITECTURE

Connect is a full-service landscape design firm with over 30 years of award-winning success. They are known for designing healthy, vibrant communities with memorable outdoor spaces and experiences.



RENNIE MARKETING

For more than 40 years, rennie's full-service brokerage, developer services, and dedicated intelligence divisions have combined to help buyers, sellers, developers, and institutions achieve their goals.



PORTICO DESIGN GROUP INTERIOR DESIGNER

Portico's approach has always been to bring space to life. Each home is true to the architecture, location, and community, so people find joy in the spaces they use daily.



PERFORMANCE BUILDERS BUILDER

This full-construction service company is known for exceptional quality and precise attention to detail. They have a long history of creating successful homes and communities throughout the Lower Mainland.



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SilvaSurrey.com