



DAWSON + SAWYER



Be you.
Be home.
Be awesome.

EXTERIOR

GUILDFORD
THE
GREATEST



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GUILDFORD THE GREATEST LOCATION

Located in the heart of Guildford.

10 minutes South of Burnaby and Coquitlam Centre on major transit + consumer routes.

Nestled between three city parks.

5 Minute walk to Guildford Town Centre and Guildford Recreation Centre.

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Neighbourhood Amenities

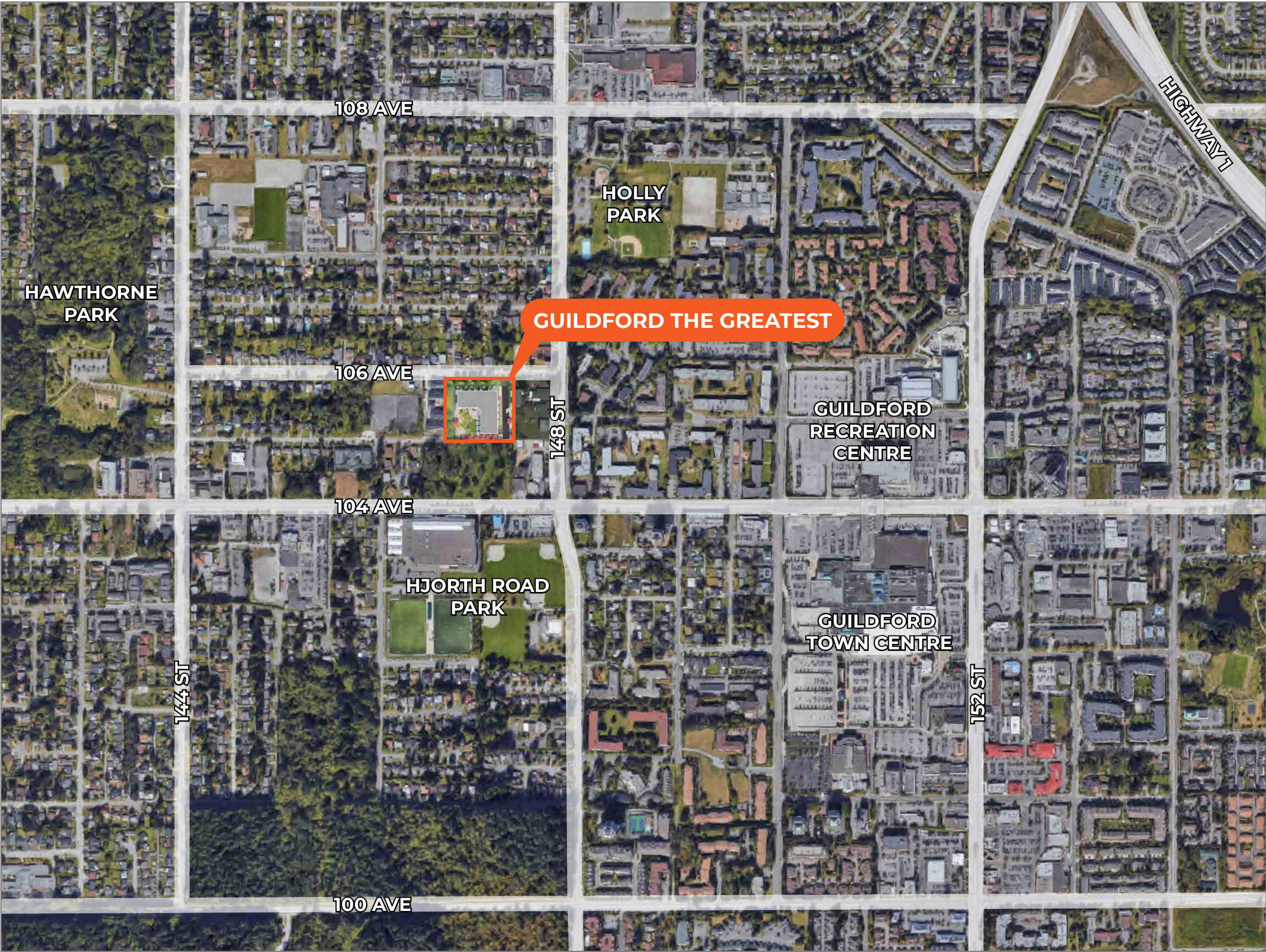
13,000 SF of outdoor amenity space with a park, landscaped walking paths, outdoor lounge, playground, community garden + outdoor fire-pits.

Indoor Amenities

2,000 SF indoor amenity featuring kitchen, dining, fireside lounge, ping pong table, yoga studio, gym, co-working space and arts + crafts room.

AMENITIES

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AERIAL MAP



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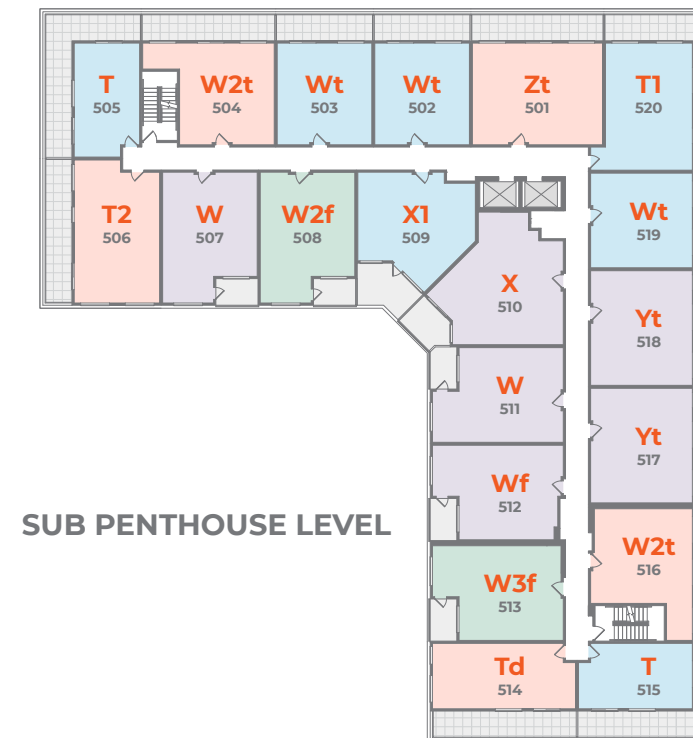
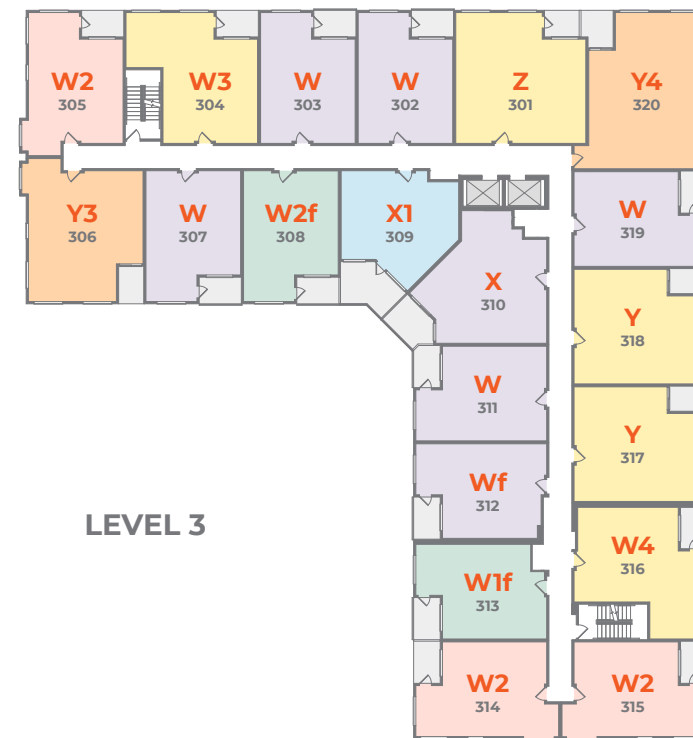
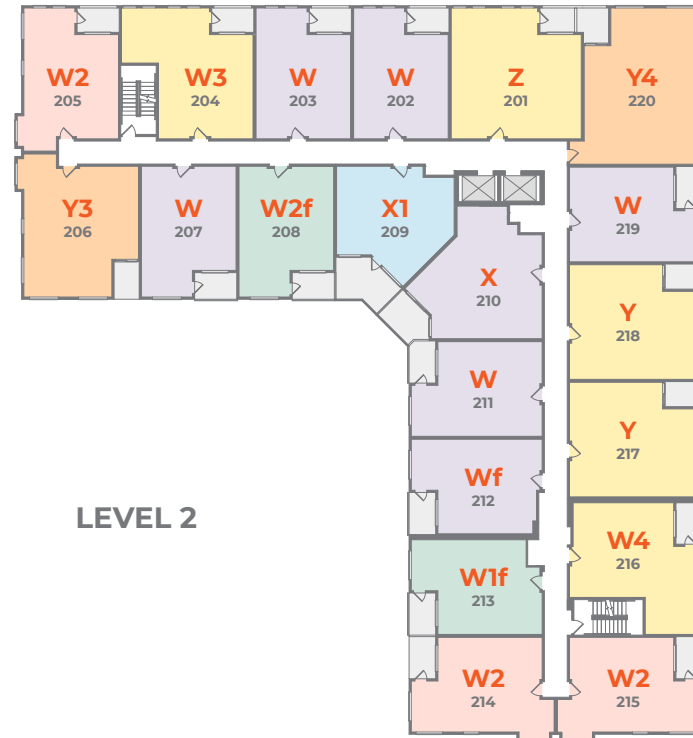
Great!
Grand!
Wonderful!



SITE PLAN



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- 1 BED
- 1 BED + FLEX
- 2 BED (JR)
- 2 BED
- 3 BED (JR)
- 3 BED

FLOORS



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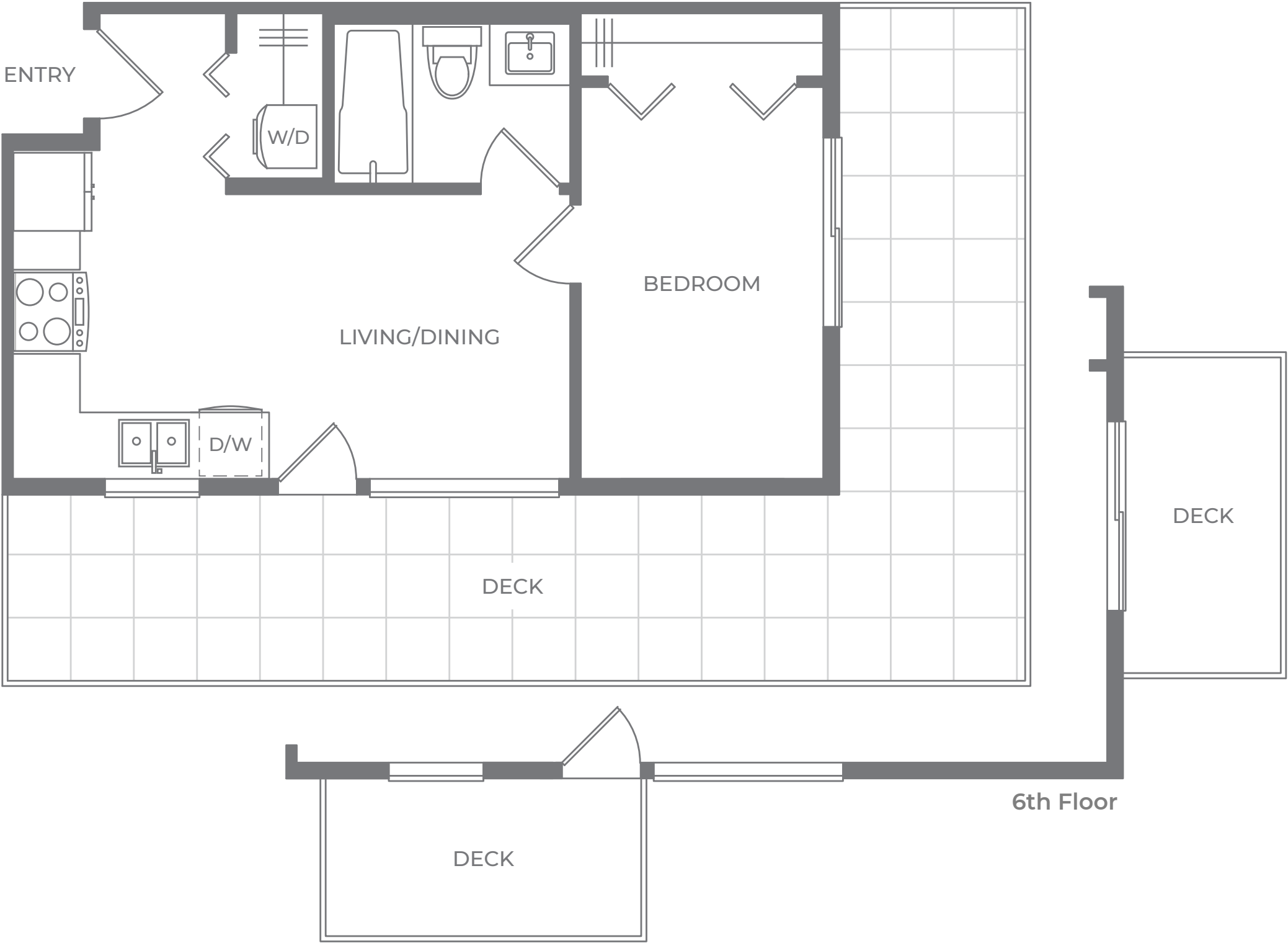
1 Bedroom

TOTAL SQ FT 501-693

INTERIOR SQ FT 401

DECK SQ FT 100-292

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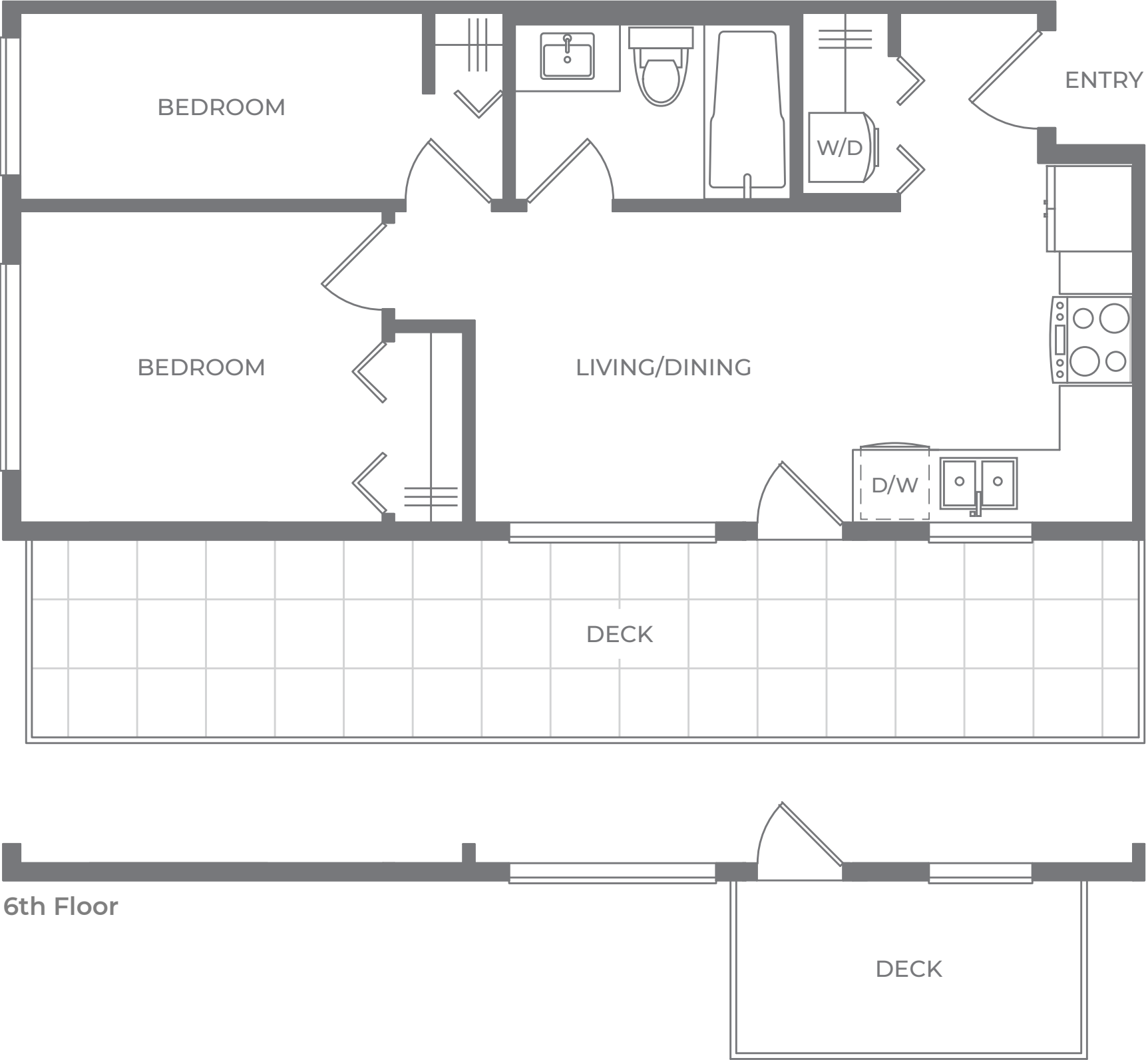
2 Bedroom

TOTAL SQ FT **554-702**

INTERIOR SQ FT **504**

DECK SQ FT **50-198**

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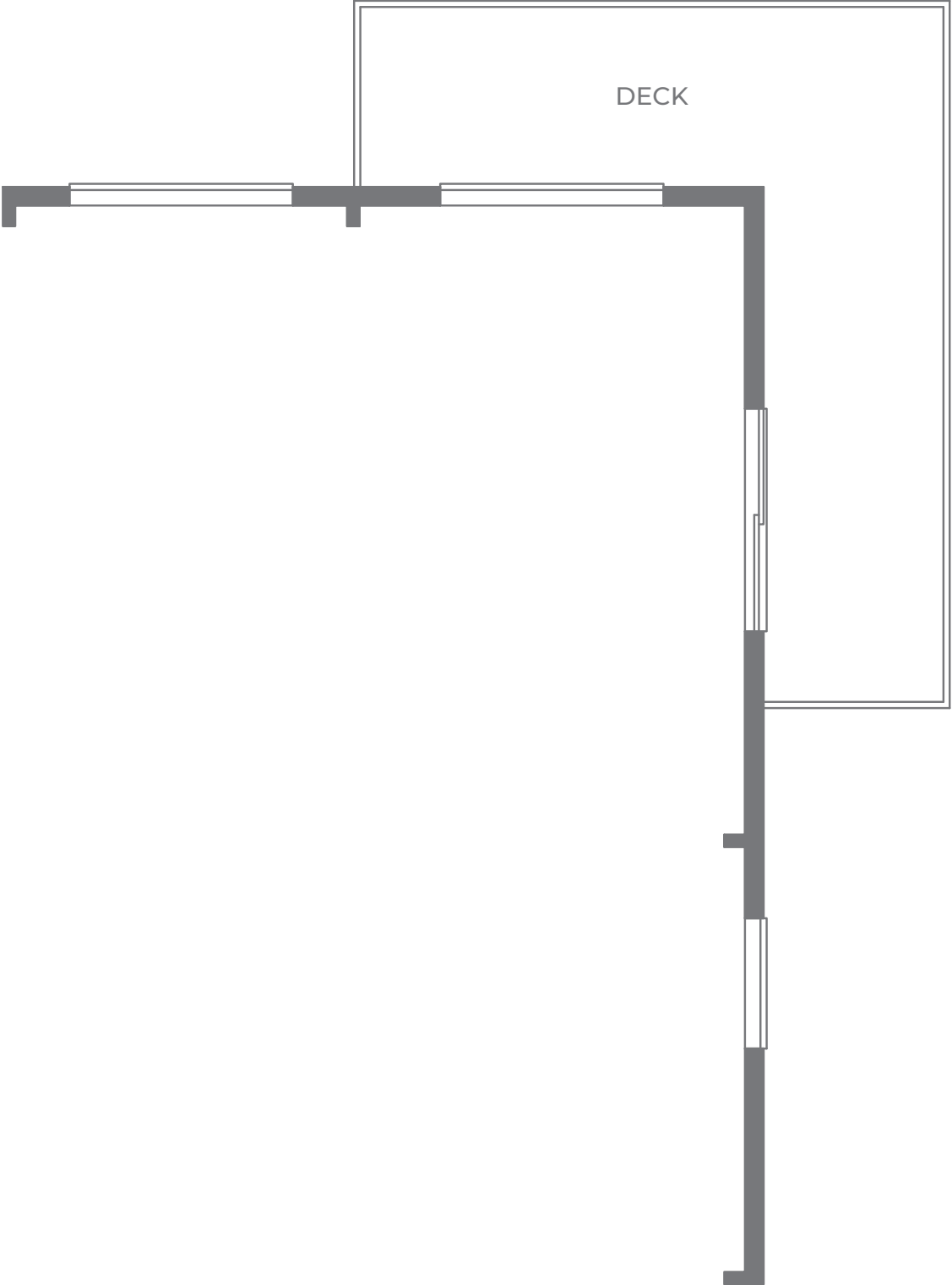
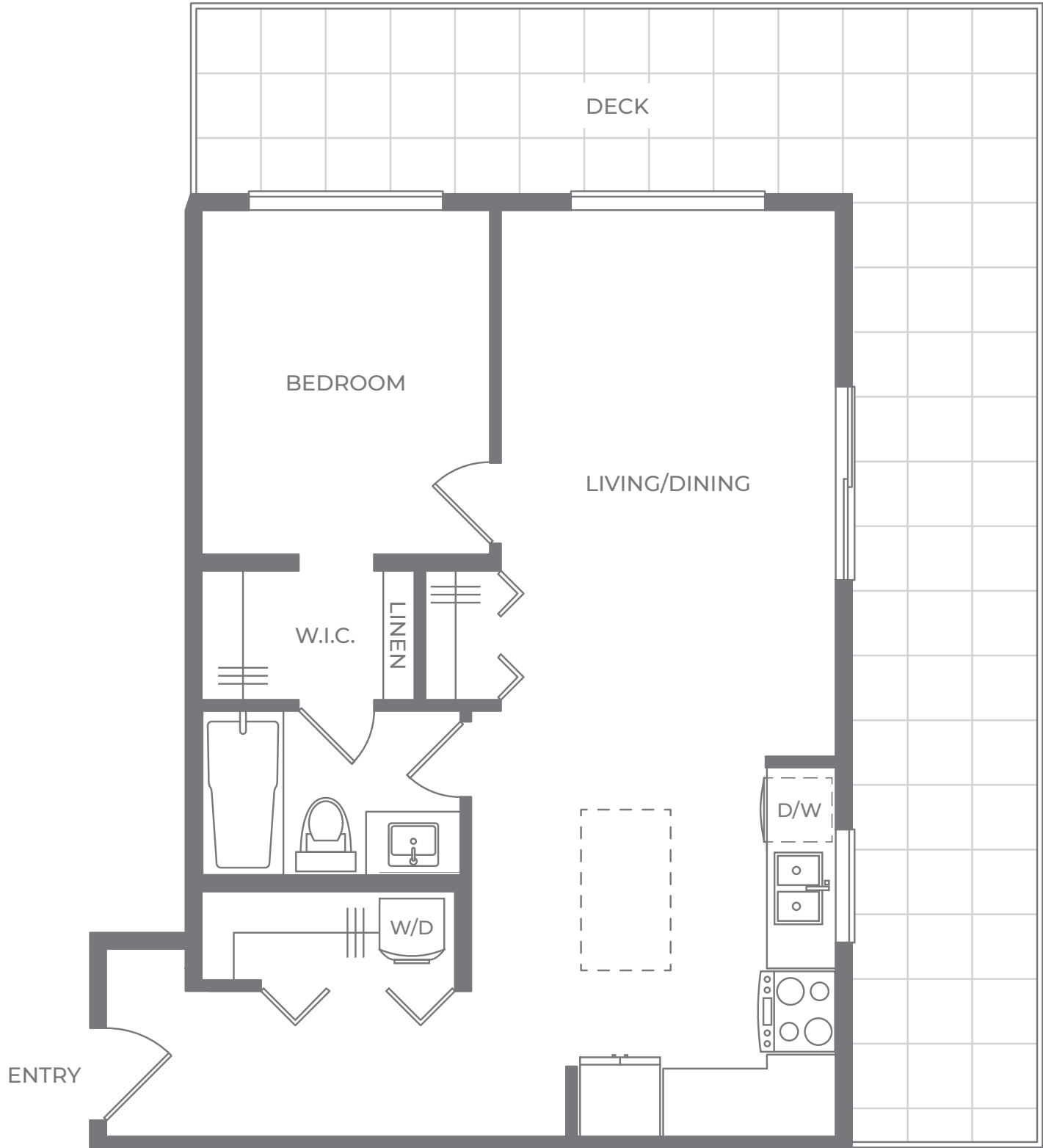
1 Bedroom

TOTAL SQ FT **770-959**

INTERIOR SQ FT **620**

DECK SQ FT **150-339**

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6th Floor

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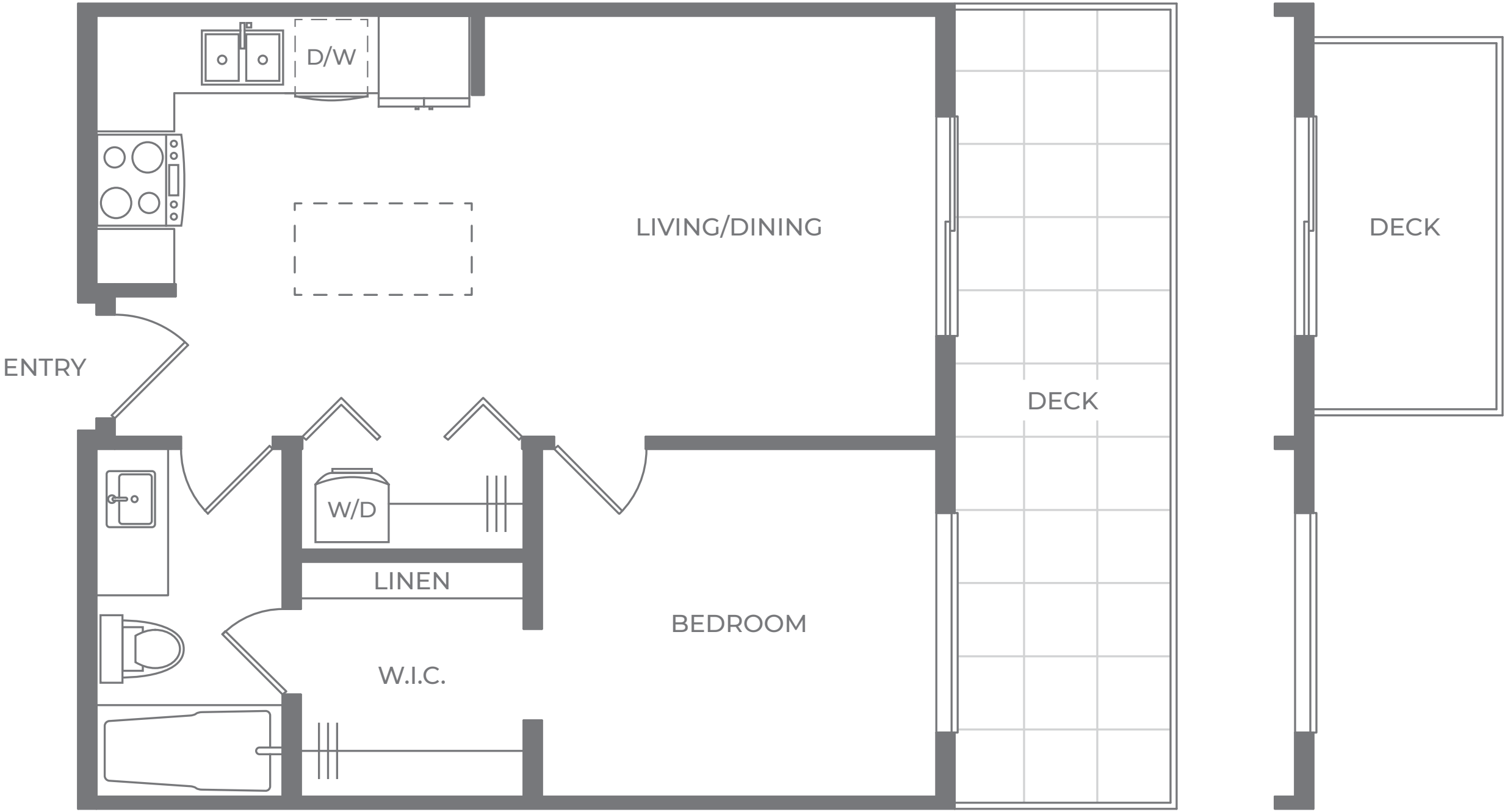
1 Bedroom

TOTAL SQ FT 569-652

INTERIOR SQ FT 519

DECK SQ FT 50-133

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X1

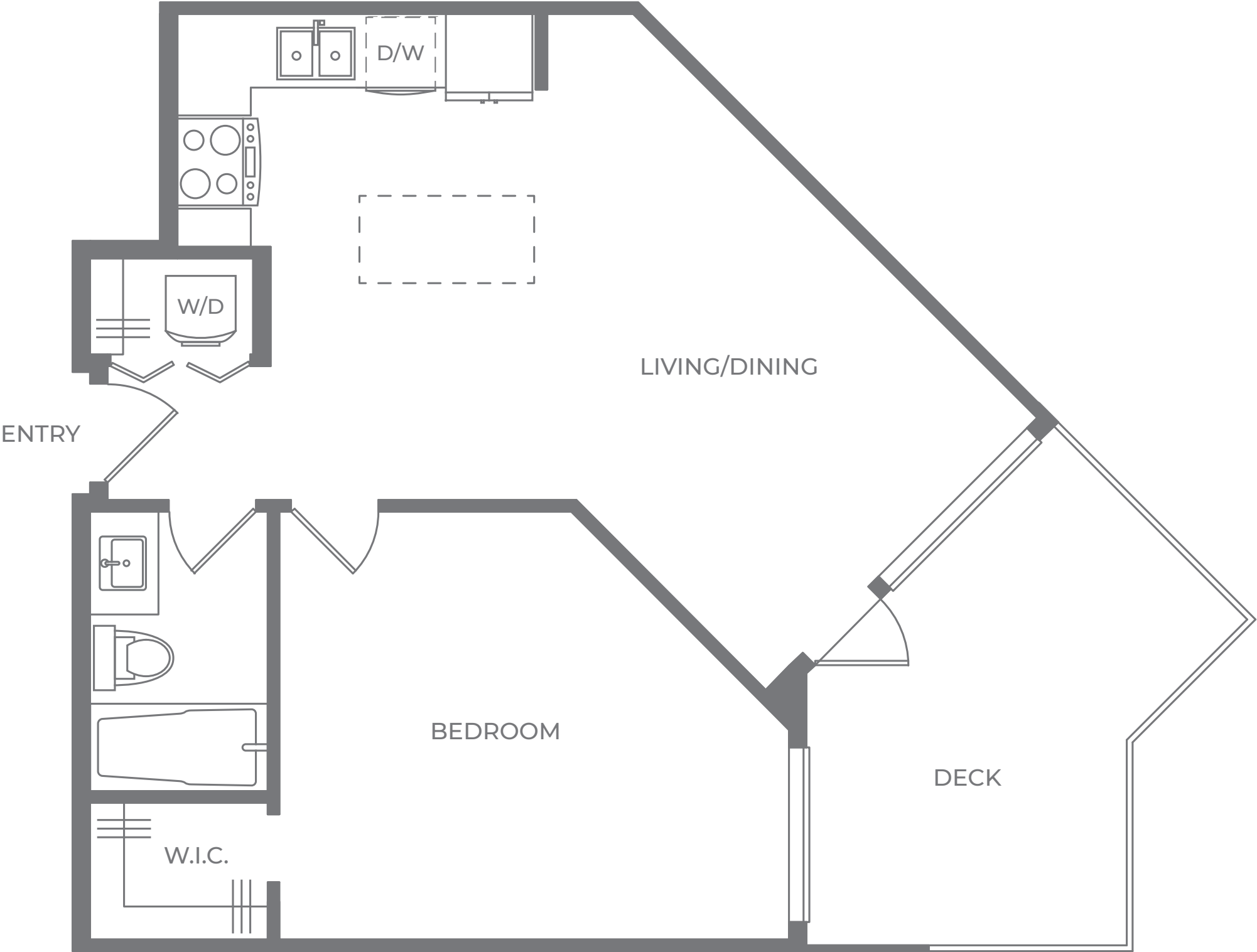
1 Bedroom

TOTAL SQ FT 710

INTERIOR SQ FT 584

DECK SQ FT 126

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TOTAL SQ FT

639

INTERIOR SQ FT

581

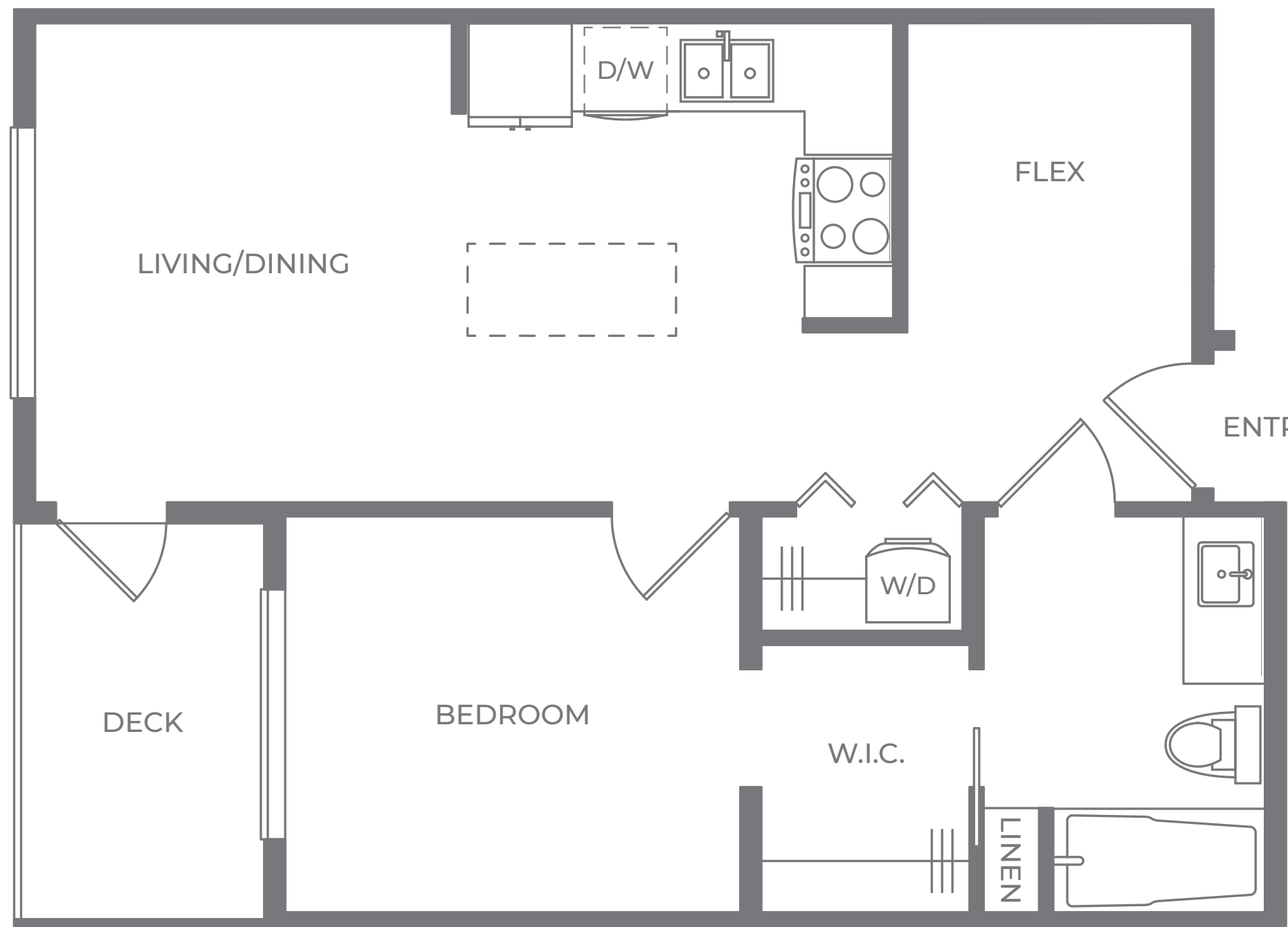
DECK SQ FT

58

This floor plan illustrates a 1-bedroom apartment layout. The entrance (ENTRY) leads into a flexible living and dining area (LIVING/DINING). To the left of this area is a kitchen (FLEX) equipped with a four-burner stove, a refrigerator, and a dishwasher (D/W). A dashed rectangle in the living area indicates a designated spot for a sofa or rug. The bedroom (BEDROOM) is located at the rear of the unit, featuring a window seat and access to a private deck (DECK). The bathroom (W.I.C.) includes a toilet, a sink, and a linen closet (LINEN). A washer/dryer (W/D) unit is situated near the bedroom entrance. The plan also shows a closet in the living area and a door leading to a balcony or deck area.

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<div>W3f</div> <div>1 Bedroom + Flex</div>	TOTAL SQ FT <div>646</div>	INTERIOR SQ FT <div>588</div>	DECK SQ FT <div>58</div>	<div>GUILDFORD</div> <div>THE</div> <div>GREATEST</div>
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W1f*

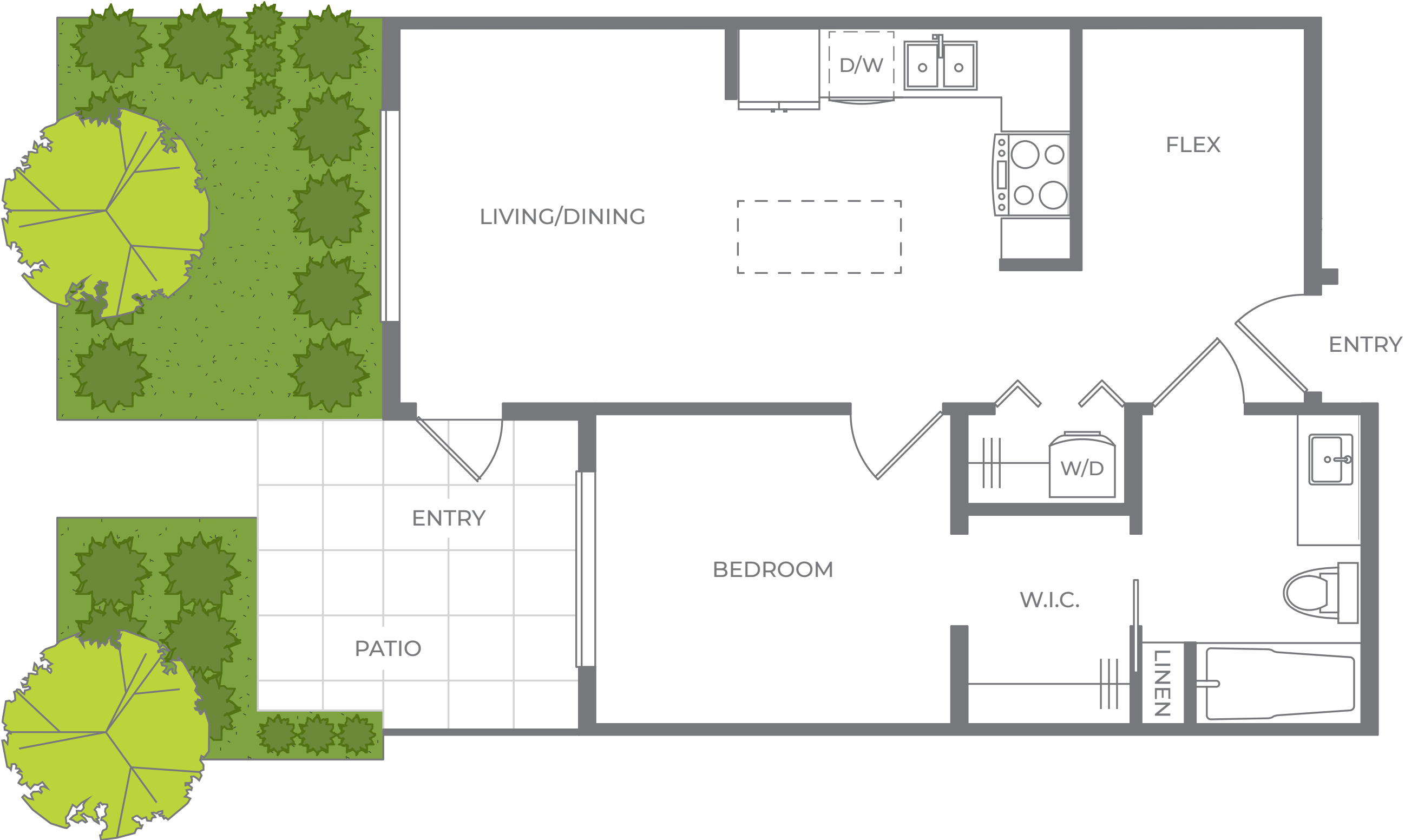
1 Bedroom + Flex

TOTAL SQ FT 688

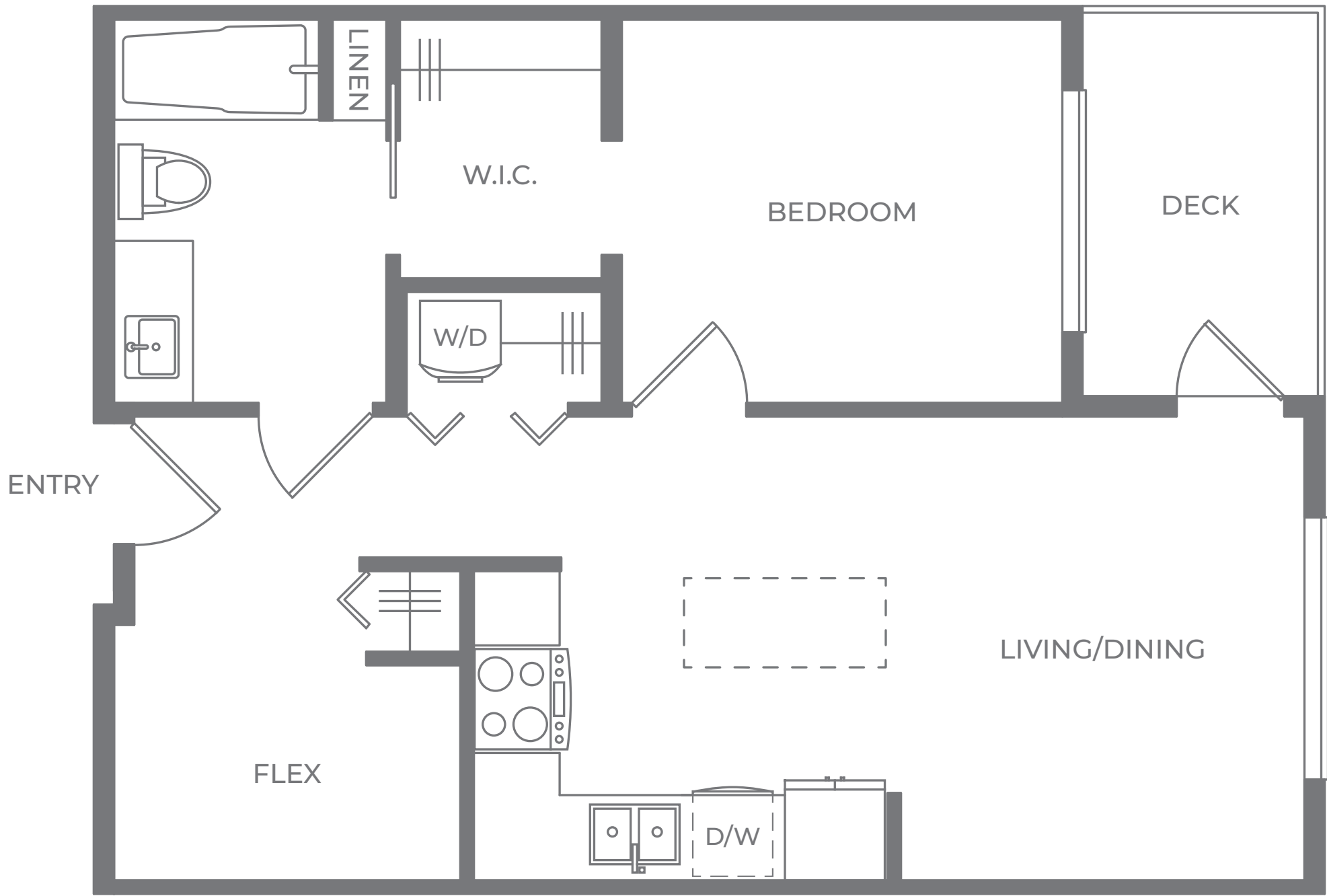
INTERIOR SQ FT 588

DECK SQ FT 100

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W2f 1 Bedroom + Flex	TOTAL SQ FT 663	INTERIOR SQ FT 605	DECK SQ FT 58	GUILDFORD THE GREATEST
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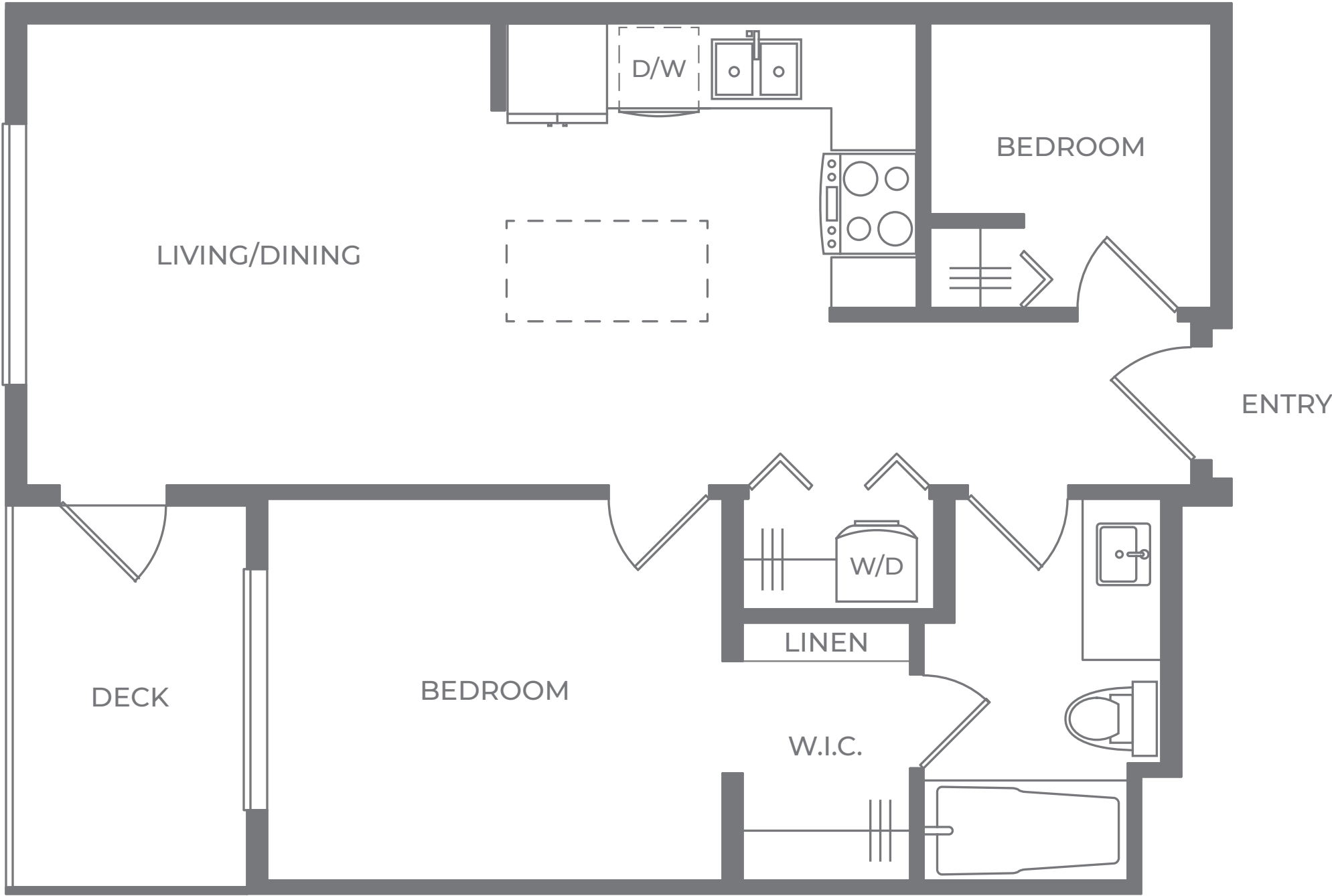
2 Bedroom (Jr)

TOTAL SQ FT 648

INTERIOR SQ FT 590

DECK SQ FT 58

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Wf*

2 Bedroom (Jr)

TOTAL SQ FT 703

INTERIOR SQ FT 619

PATIO SQ FT 84

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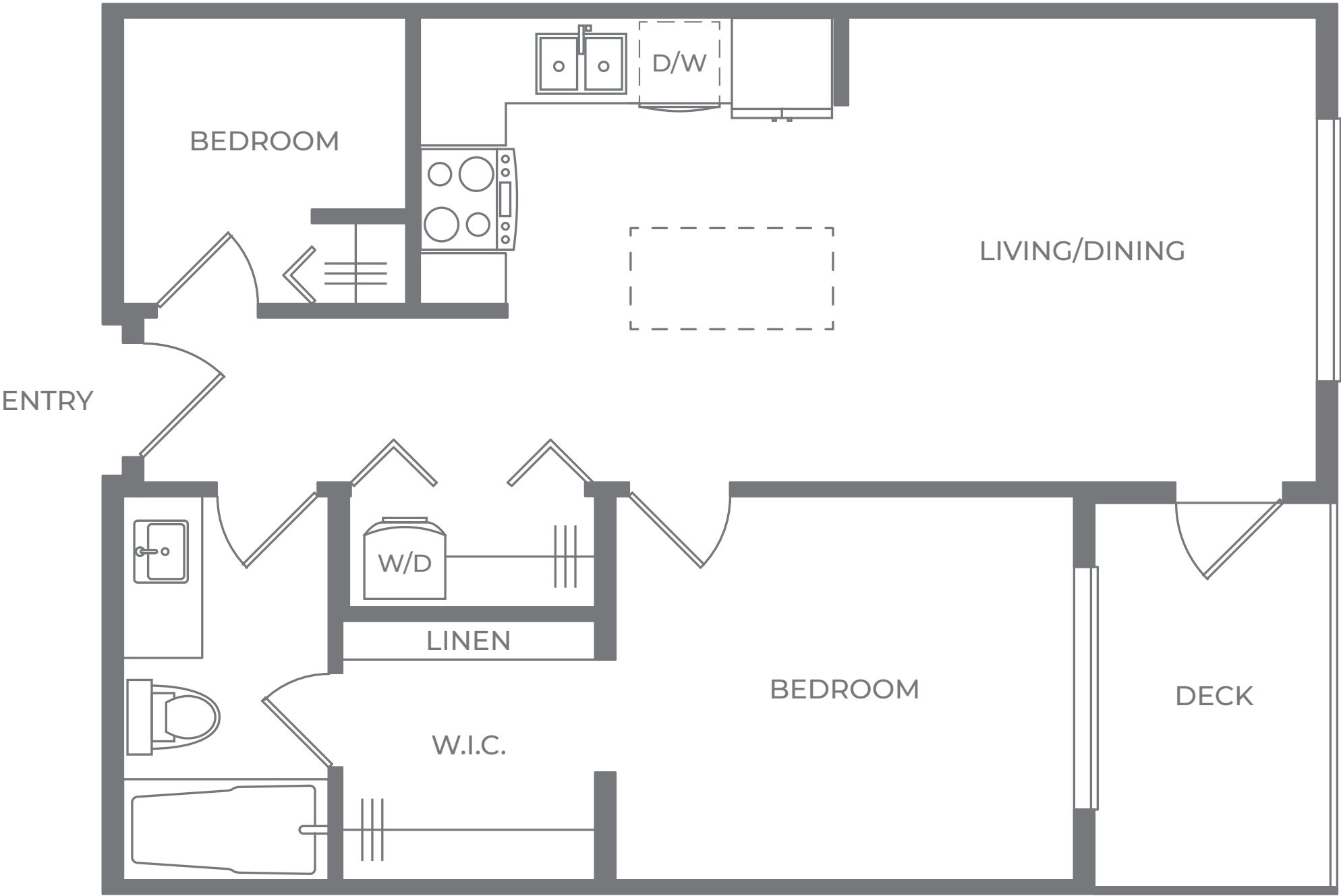
2 Bedroom (Jr)

TOTAL SQ FT 663

INTERIOR SQ FT 605

DECK SQ FT 58

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Select 2nd
Floor Homes



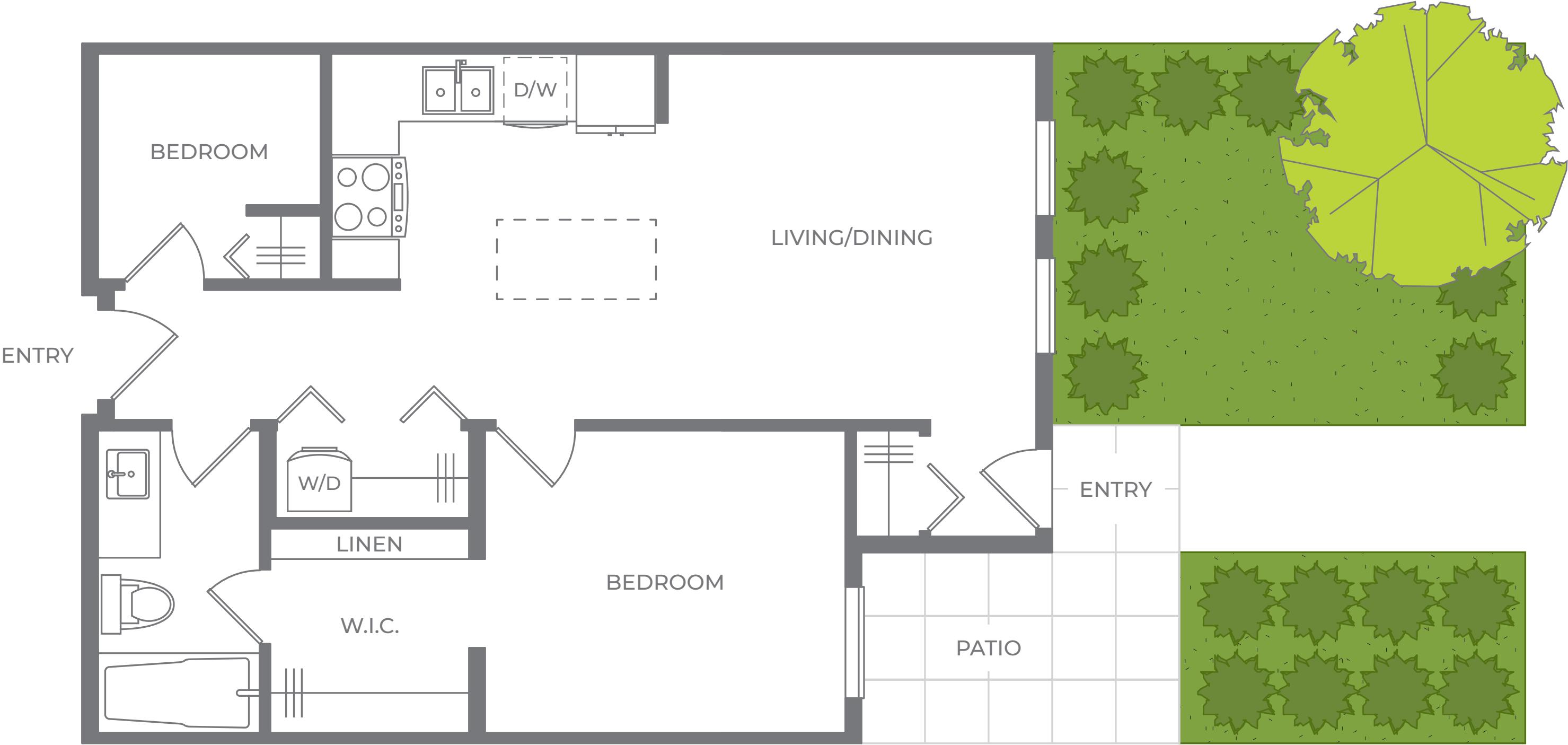
2 Bedroom (Jr)

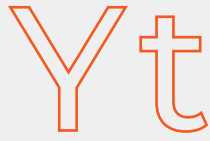
TOTAL SQ FT 711

INTERIOR SQ FT 627

PATIO SQ FT 84

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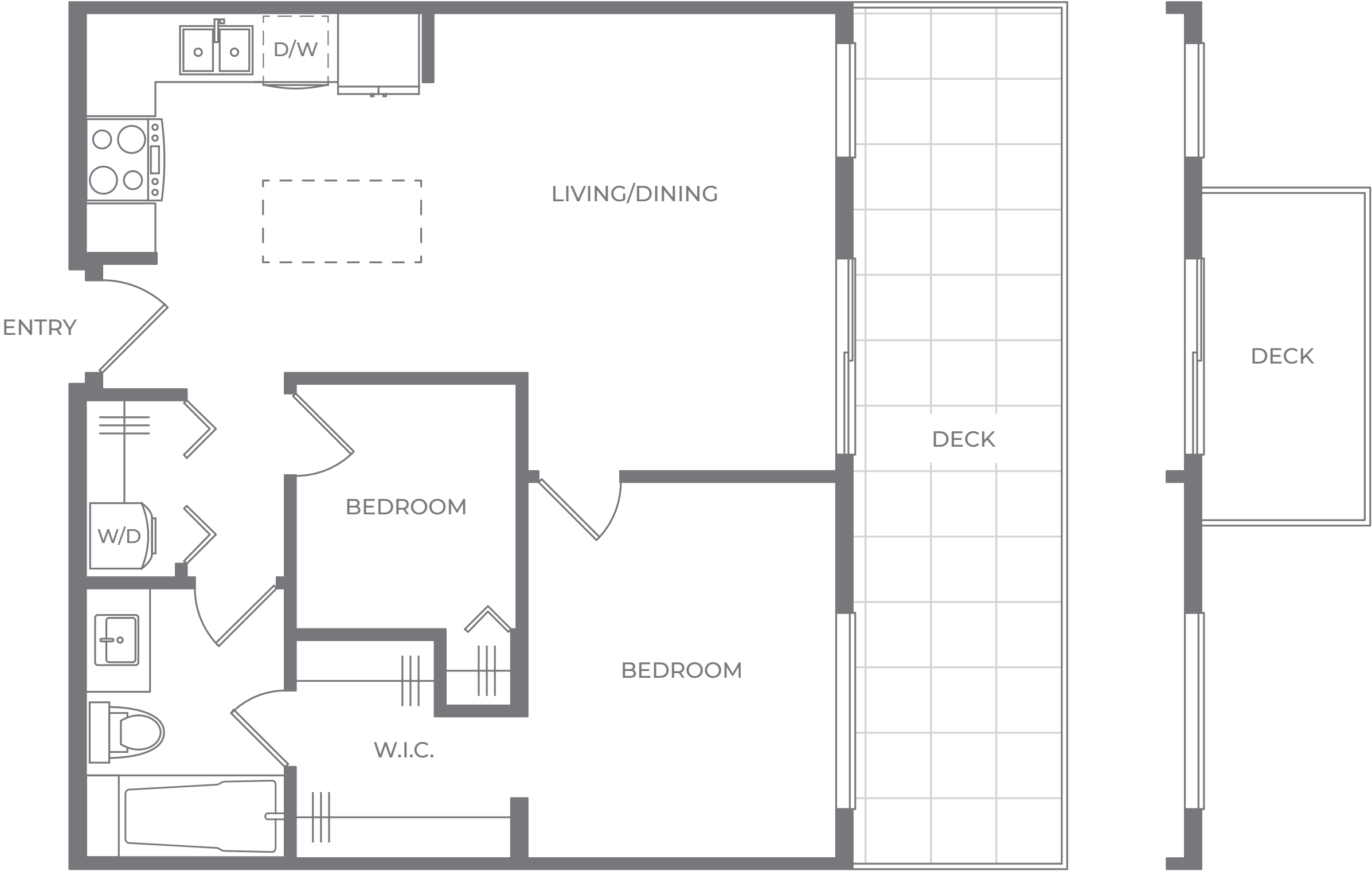
2 Bedroom (Jr)

TOTAL SQ FT **676-787**

INTERIOR SQ FT **626**

DECK SQ FT **50-161**

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6th Floor

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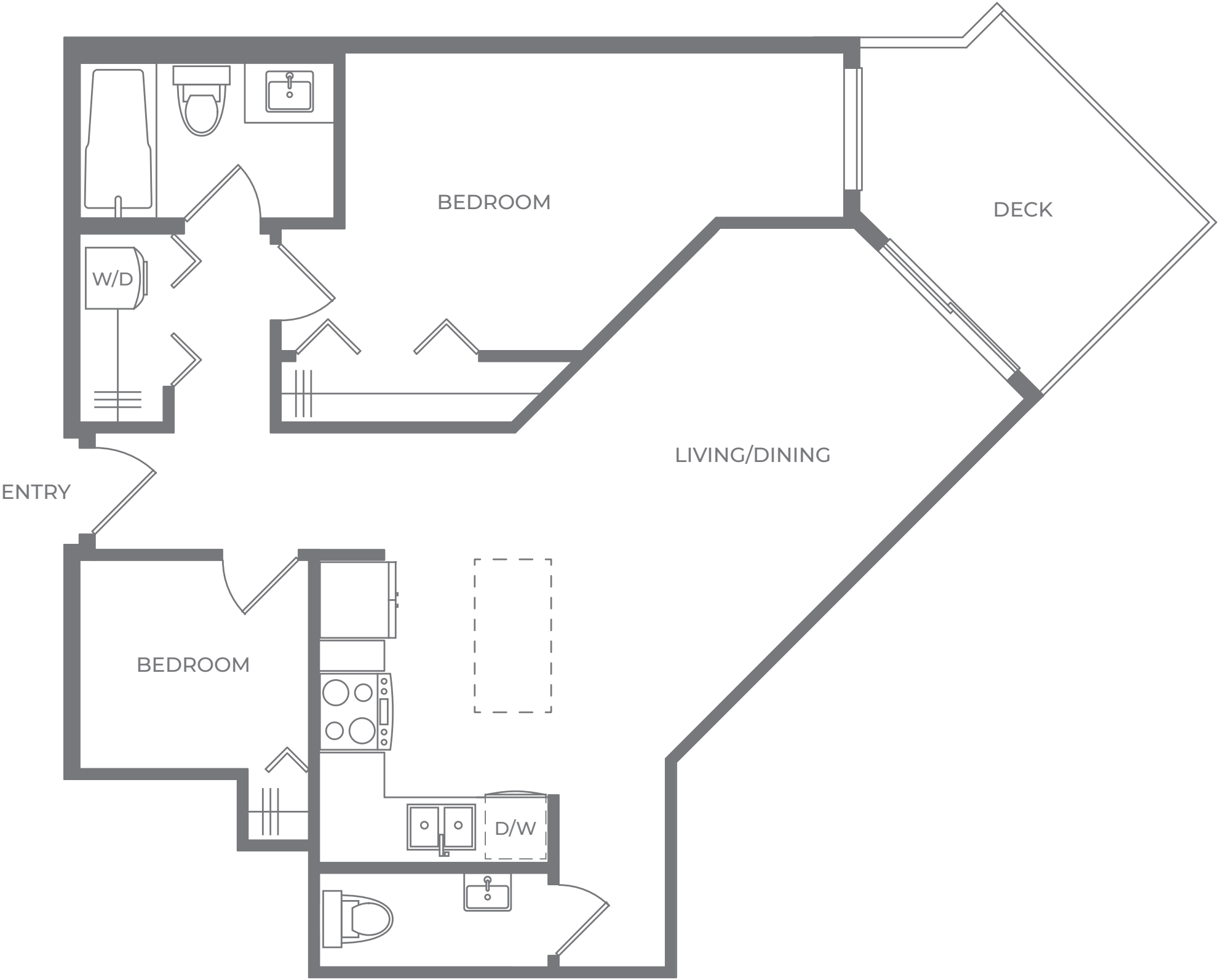
2 Bedroom (Jr)

TOTAL SQ FT **793**

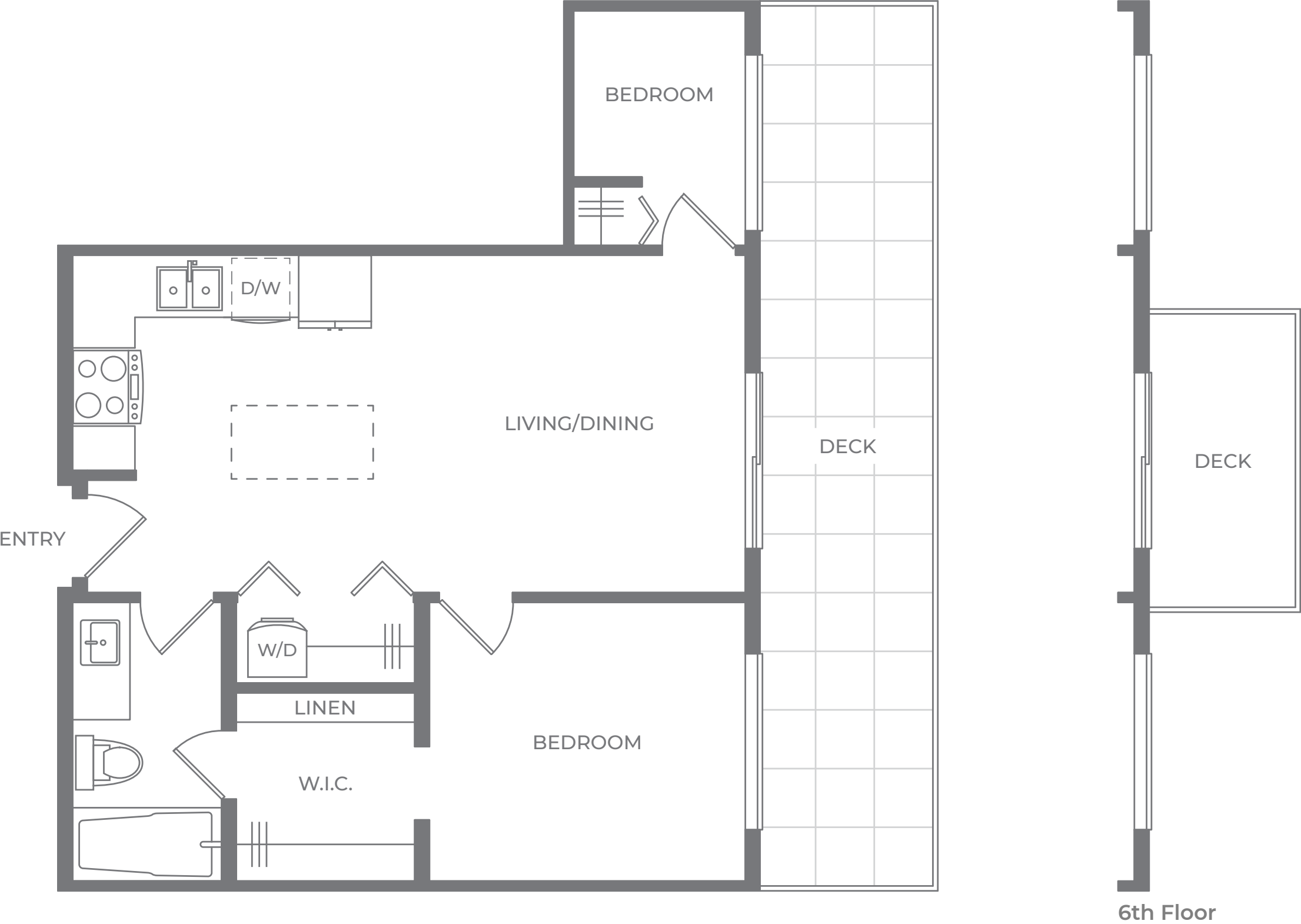
INTERIOR SQ FT **708**

DECK SQ FT **85**

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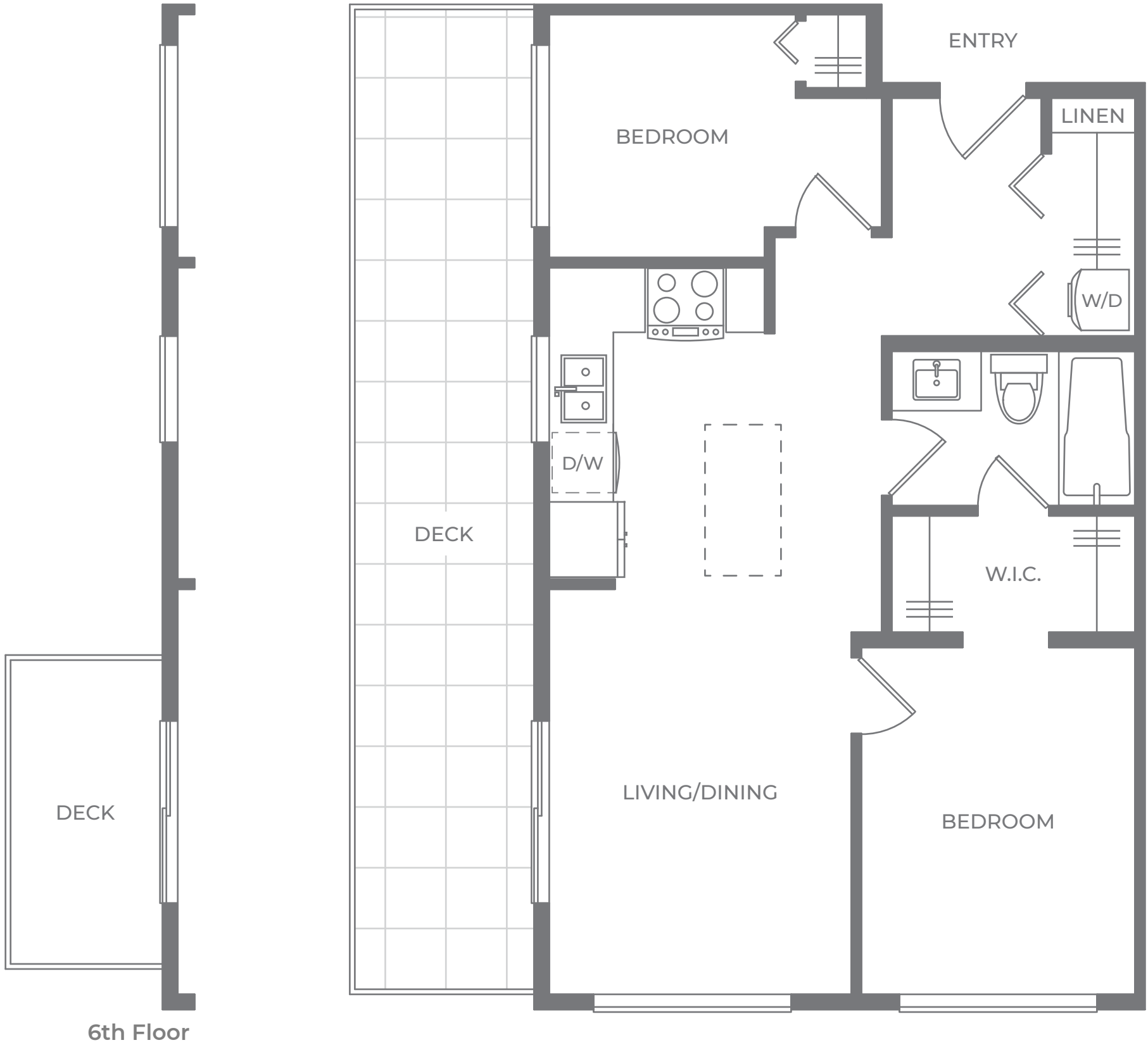
W2t	2 Bedroom	TOTAL SQ FT 629-763	INTERIOR SQ FT 579	DECK SQ FT 50-184	GUILDFORD THE GREATEST
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6th Floor

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T22 Bedroom	TOTAL SQ FT 690-838	INTERIOR SQ FT 640	DECK SQ FT 50-198	GUILDFORD THE GREATEST
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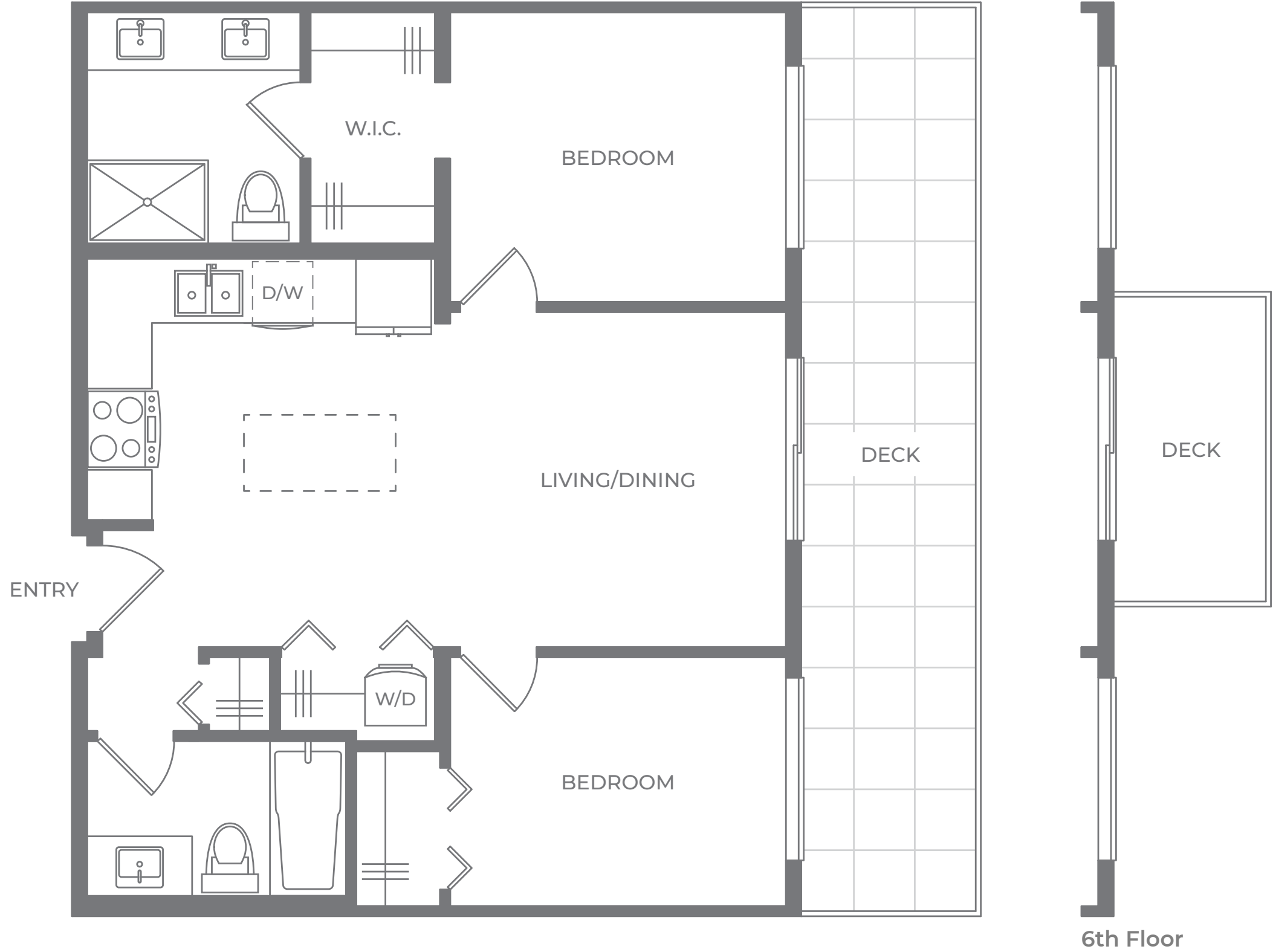
2 Bedroom

TOTAL SQ FT **759-891**

INTERIOR SQ FT **709**

DECK SQ FT **50-182**

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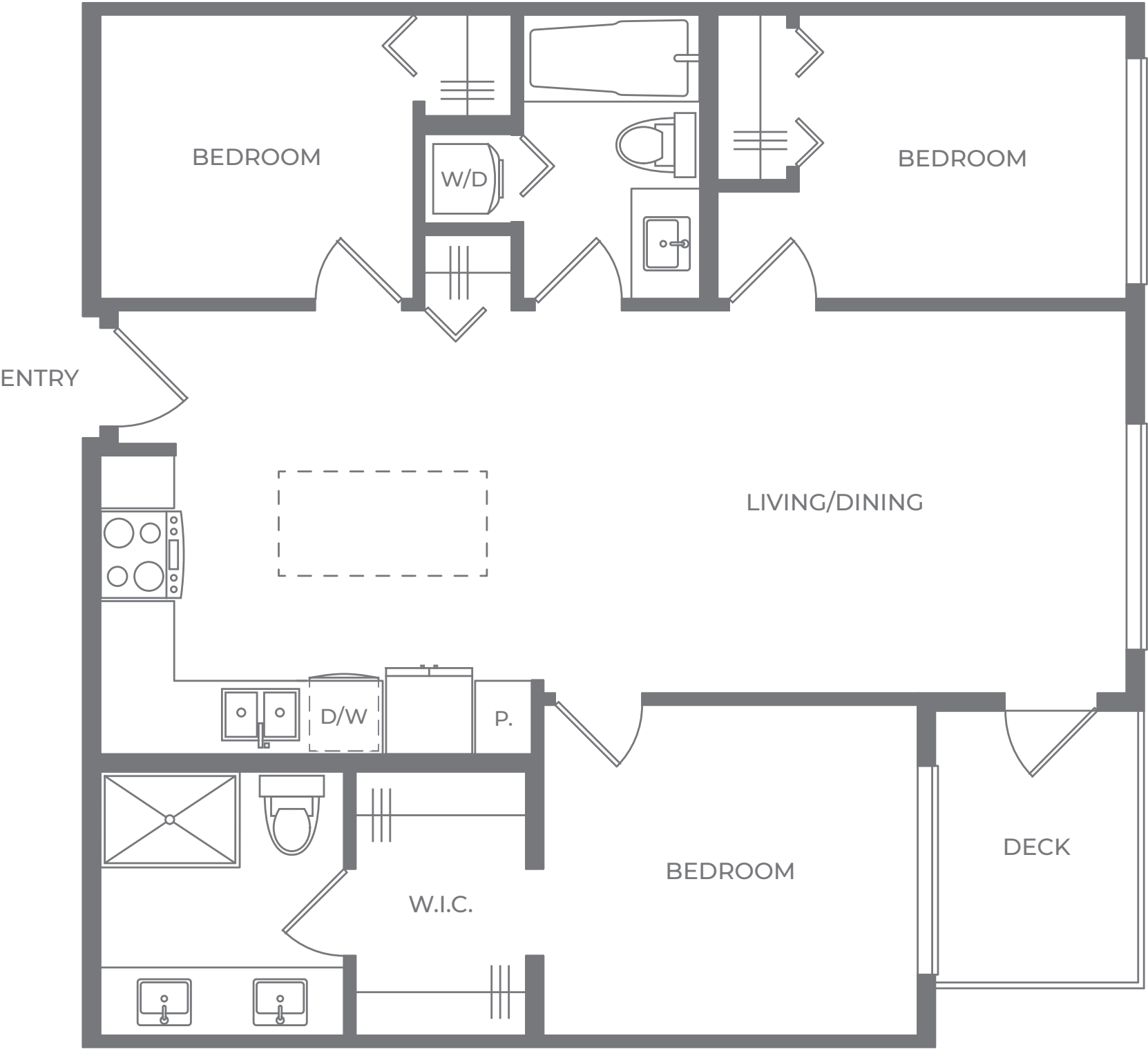
3 Bedroom (Jr)

TOTAL SQ FT 894

INTERIOR SQ FT 848

DECK SQ FT 46

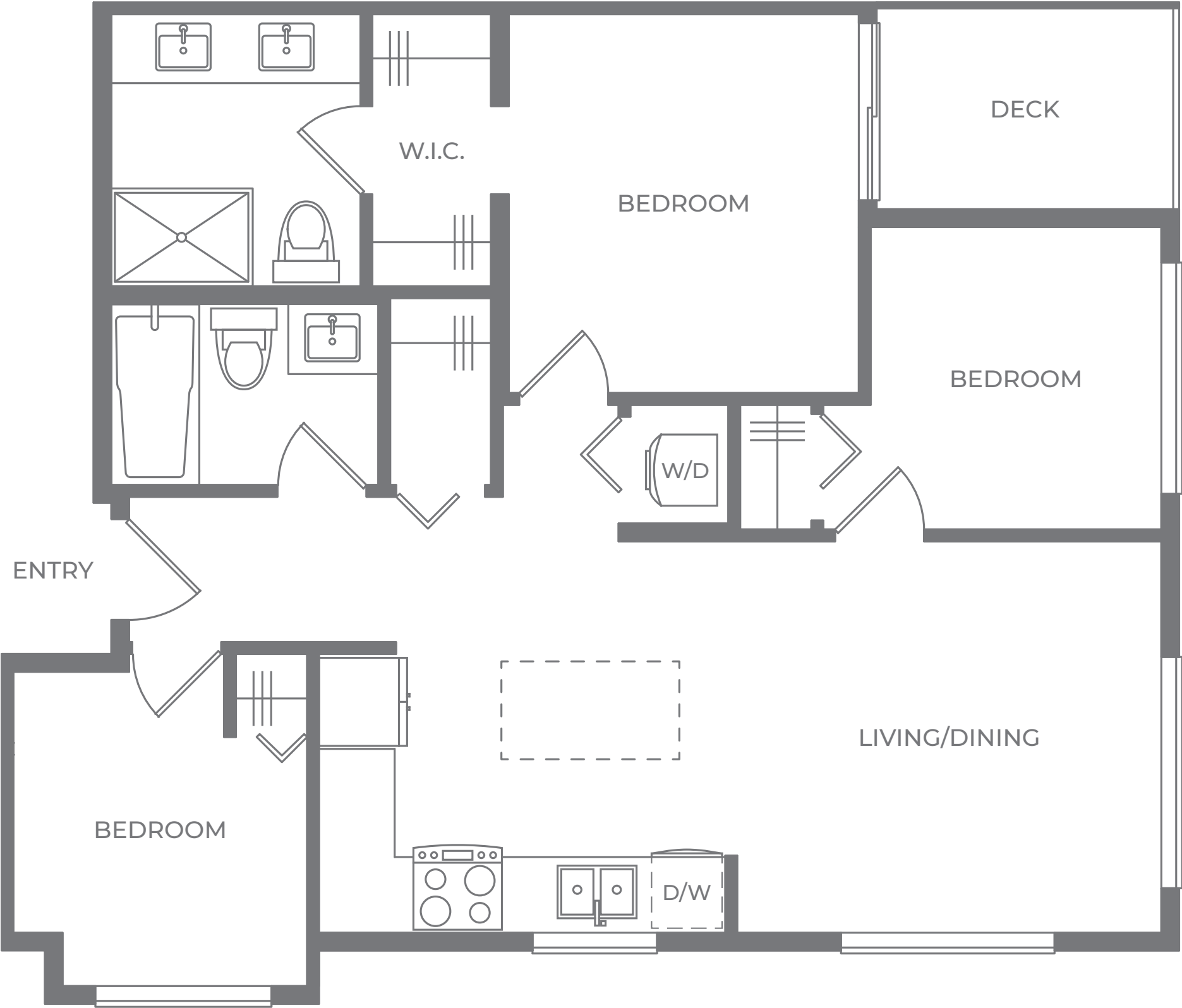
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2nd Floor

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Y33 Bedroom	TOTAL SQ FT839	INTERIOR SQ FT789	DECK SQ FT50	GUILDFORD THE GREATEST
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Y4

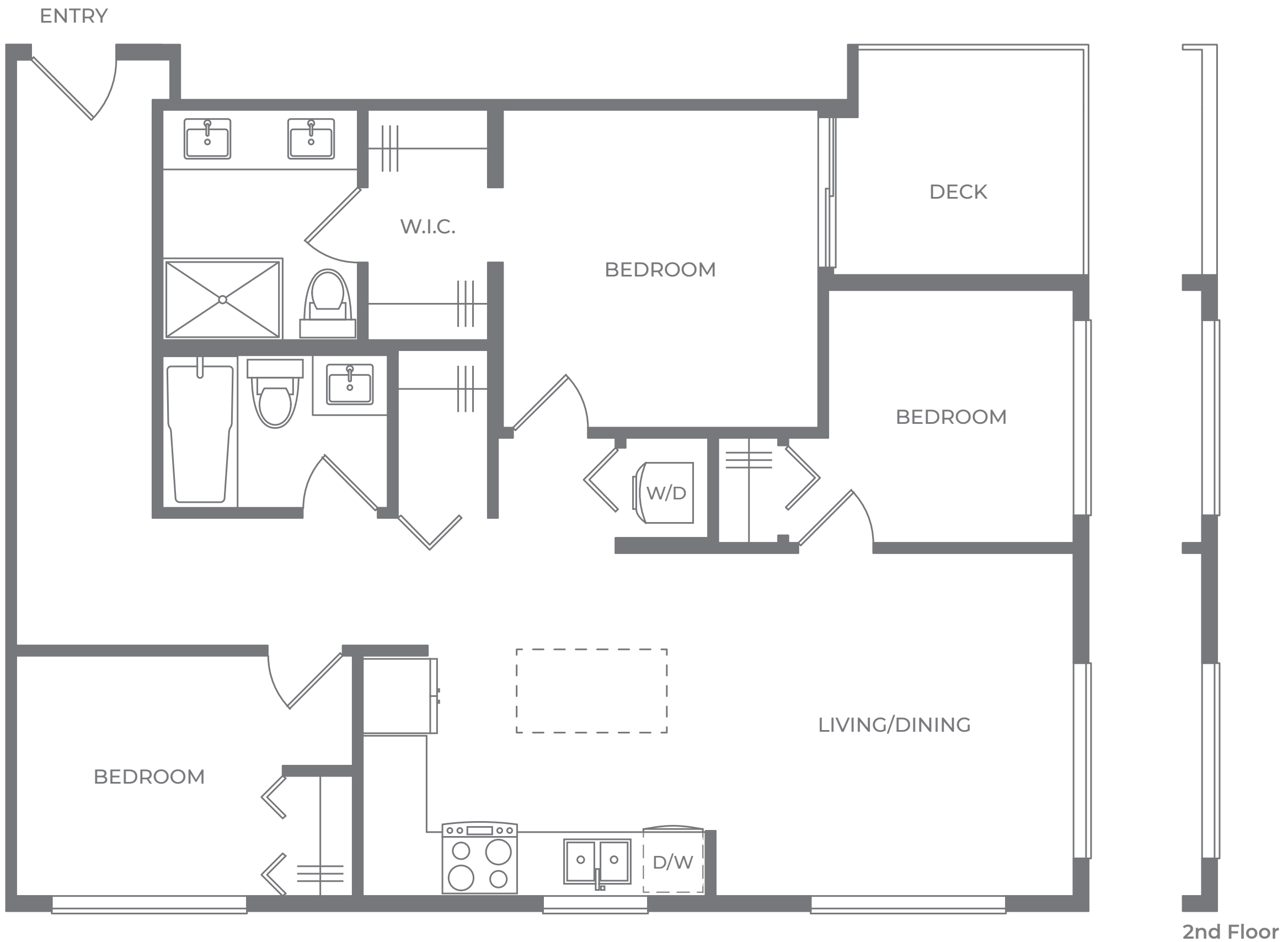
3 Bedroom

TOTAL SQ FT 1,004

INTERIOR SQ FT 942

DECK SQ FT 62

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Kitchen Updates

- 1 Streamlined Recessed Pot Lights
- 2 Modern Flush Mount Lights (Living + Primary Bedroom)
- 3 Design-Forward Cabinet Hardware
- 4 Contemporary Shaker Soft Close Cabinets + Drawers
- 5 Fridge With Ice Maker
- 6 Functional Under Cabinet Lighting
- 7 Versatile Vena Porcelain Backsplash Tile
- 8 Sleek GROHE Pull-Down Spray Faucet
- 9 Durable Quartz Countertops
- 10 Water-Proof Transcend Flooring (Kitchen, Living + Bedrooms)

Bathrooms Updates

- 11 New Modern Vanity Light
- 12 Modern GROHE Shower Head + Diverter Trim
- 13 Timeless GROHE Plumbing Fixtures
- 14 Durable Quartz Countertops
- 15 Streamlined Under-Mount Sink
- 16 Contemporary Shaker Soft Close Cabinets + Drawers
- 17 Design-Forward Cabinet Hardware
- 18 Versatile Vena Porcelain Wall Tile
- 19 Durable Porcelain Tiled Floors from Spain
- 20 Soft Close Toilet
- 21 Lincoln Park One Panel Interior Doors



Spacious Kitchens

Pot Lights

Contemporary, grey or white shaker cabinetry with designer brushed nickle hardware and soft close doors + drawers

Modern Vena porcelain tile backsplash

Imported quartz countertop

Stainless steel double bowl sink

GROHE Polished chrome faucet with dual spray

Full sized stainless steel appliance package

Large optional island with cabinetry + imported stone countertop

Under cabinet lighting

Beautiful Bathrooms

Contemporary, grey or white shaker cabinetry with designer brushed nickle hardware and soft close doors + drawers

Single-lever Grohe faucets in polished chrome

Deep soaker tubs and oversized showers with surrounding Vena porcelain tile (plan specific)

Imported quartz countertop

Handset Spanish porcelain floor tiles

Soft close toilets

Double vanity undermount sinks (plan specific)

Floating vanity with optional custom lighting

Timeless Exteriors

Timeless architecture with brick + concrete composite

Covered deck or patio with privacy screen

Layered landscaping of grasses, flowering shrubs and trees

Spacious underground with double gate entry + secure bike storage

Thoughtful Interiors

Contemporary open living spaces with durable transcend waterproof laminate flooring

Big character low-E windows to maximize light, ventilation, and energy efficiency

Tall 9' to 10' ceilings

Professionally designed lighting package

Contemporary clean-lined baseboards and door casings

Electric baseboard heating with individual thermostat controls

Linen closet and flexible storage (plan specific)

Space for in-suite washer + dryer

Entertainment centre wire management system

Digital cameras in lobby, entry and underground parking

Access control security throughout building, floors and elevator/parkade

EV + electric bike charging (optional)

Air conditioning (optional)

Energy recovery ventilators (ERV) to maintain air quality in each home

Dawson + Sawyer Standard

Sturdy 2 × 6 exterior wall construction with R20 insulation

State-of-the-art rainscreen system

Cast iron plumbing throughout to minimize sound transmission

1 ½" L.W. concrete floor topping, acoustic insulation resilient channel with two layers of drywall on ceiling to maximize sound protection between homes

30 year manufacturer warranty on 2 layer SBS torch on roof

All homes outfitted with smoke detectors, along with carbon monoxide detectors in bedrooms

Automatic fire suppression alarm and sprinklers in all homes and common areas

Low VOC paint and carpet

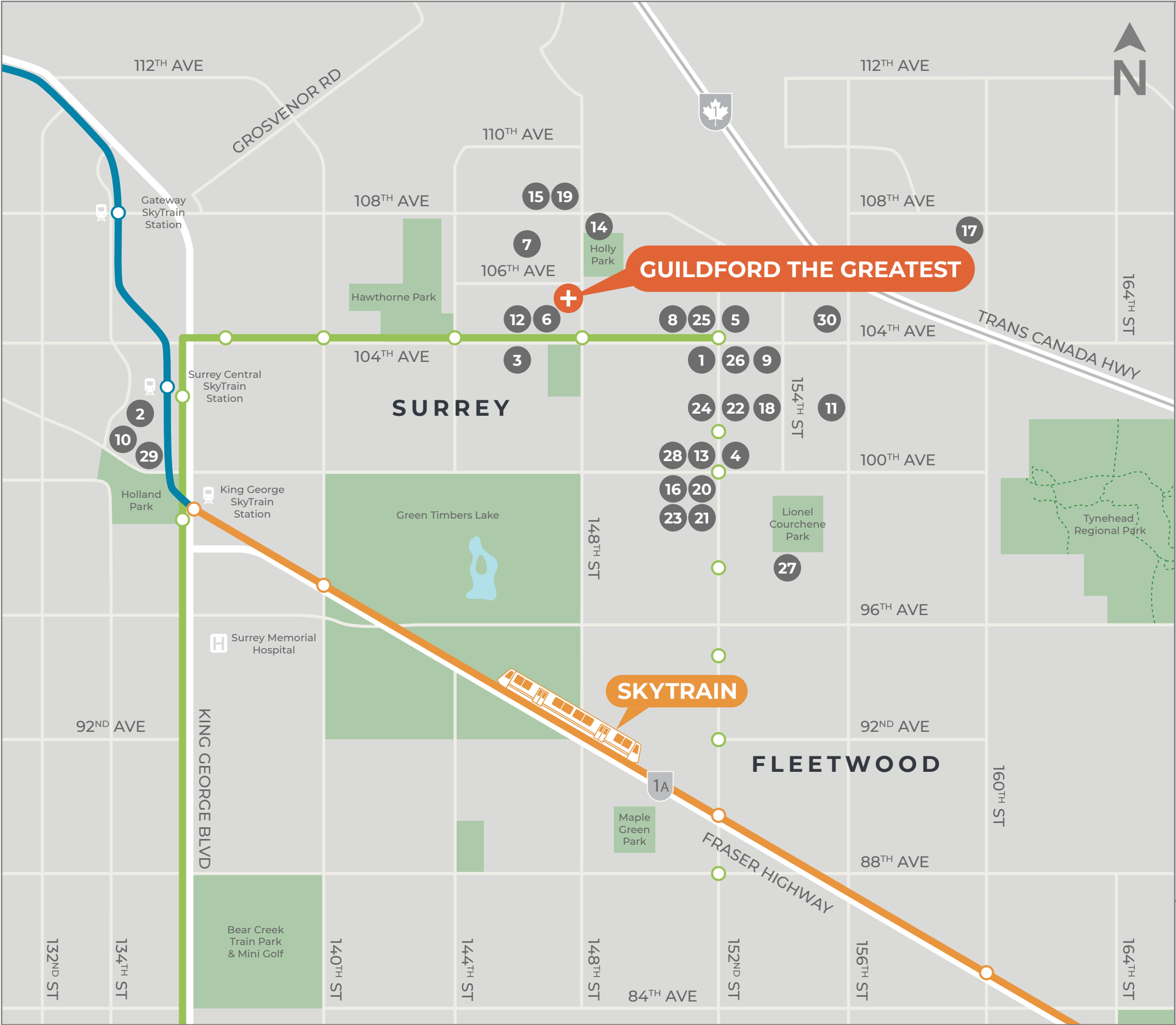
Protected by Travelers 2/5/10 Warranty Program

- 2-year Materials and Labour
- 5-year Building Envelope
- 10-year Structural

Superior service by our dedicated Dawson+Sawyer Homeowner Care Team

FEATURES

GUILDFORD
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What's in your neighbourhood?

SHOP

- 1. **Guildford Town Centre**
Hudson's Bay
Sephora
Walmart
Apple Store
Aritzia
UNIQLO
H&M
Lululemon
Sport Chek
London Drugs

- 2. **Central City Shopping Centre**
Black Bond Books
Shoppers Drug Mart
Winners
The Brick
Best Buy

- 3. Real Canadian Superstore
- 4. T & T Supermarket
- 5. Hannam Supermarket

LEARN

- 6. Hjorth Road Elementary
- 7. Guildford Park Secondary
- 8. Guildford Public Library
- 9. Guildford School of Music & Dance
- 10. Simon Fraser University

DINE

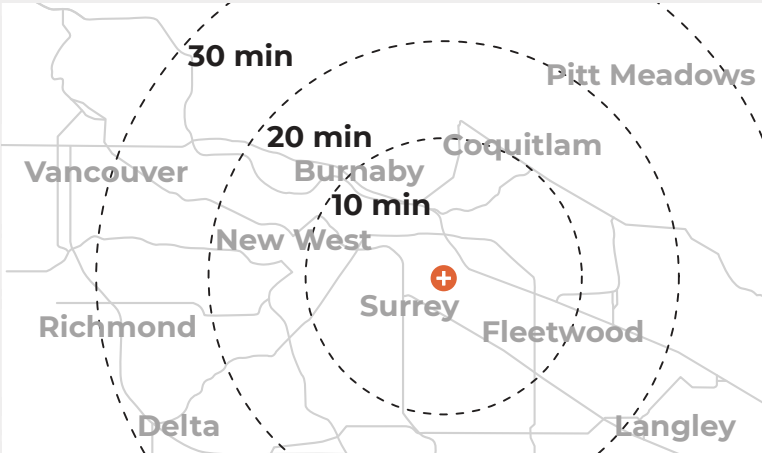
- 11. Guildford Station Pub
- 12. Lee Yuen Seafood
- 13. Hanako Japanese Restaurant
- 14. Pho Tau Bay
- 15. Malaysian Hut Restaurant
- 16. Sanhao BBQ Delight
- 17. Chui Hong Korean Chinese
- 18. The Taphouse Guildford
- 19. Kambingan
- 20. Browns Social House
- 21. Steve's Poké Bar
- 22. Earls Kitchen + Bar
- 23. Menchie's Frozen Yogurt
- 24. **Guildford Town Centre**
Famoso Neapolitan Pizzeria
White Spot
Boston Pizza
Milestones

PLAY

- 25. Guildford Rec. & Aquatic Centre
- 26. Anytime Fitness
- 27. The Surrey Canadian Baseball Assoc.
- 28. Landmark Cinemas
- 29. Club 16 Trevor Linden Fitness
- 30. Willowbrae Childcare Academy

- SkyTrain - Surrey-Langley
- SkyTrain - Expo Line
- B-Line
- Frequent Bus Stops

DRIVING TIME



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Homes
Sweet
Homes

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