

DAWSON + SAWYER



Be you.
Be home.
Be awesome.

RO
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EX

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.



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.

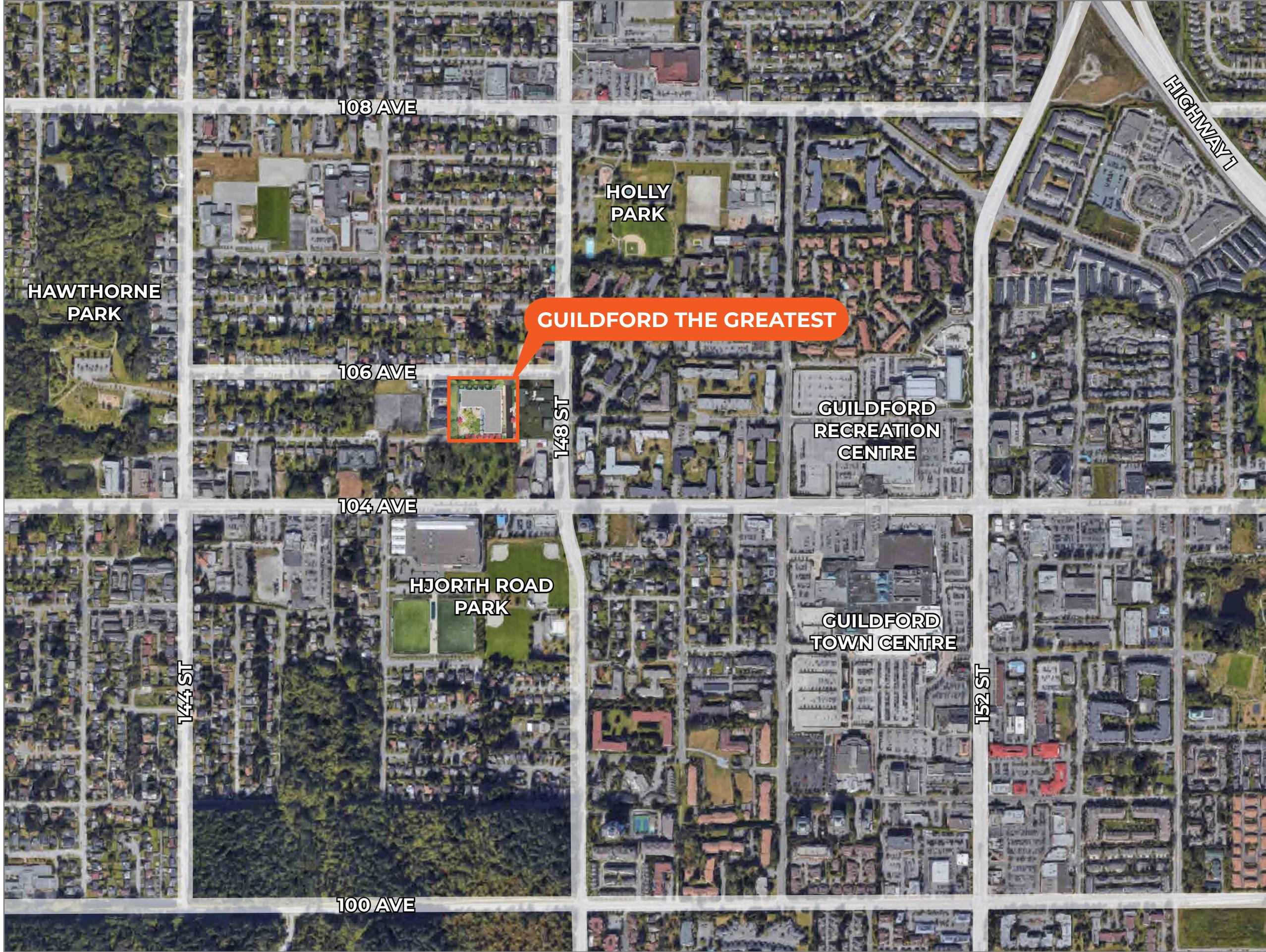
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GUILDFORD
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AERIAL MAP



**GUILDFORD
THE
GREATEST**



SITE PLAN



106 Avenue

Great!
Grand!
Wonderful!



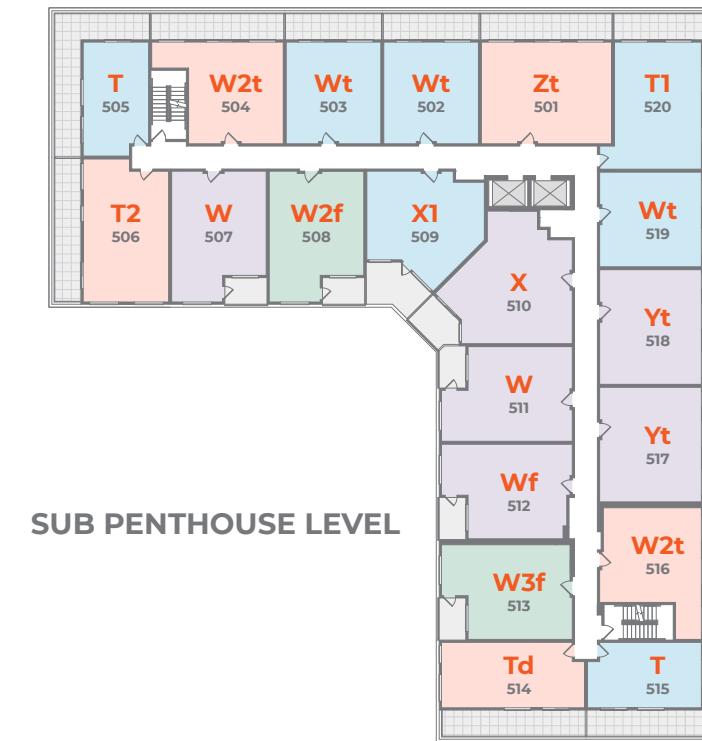
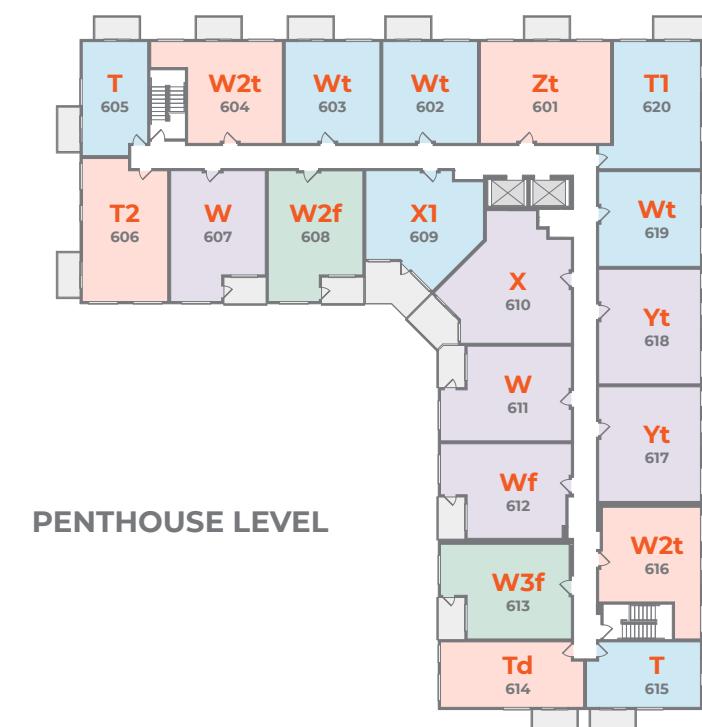
GUILDFORD
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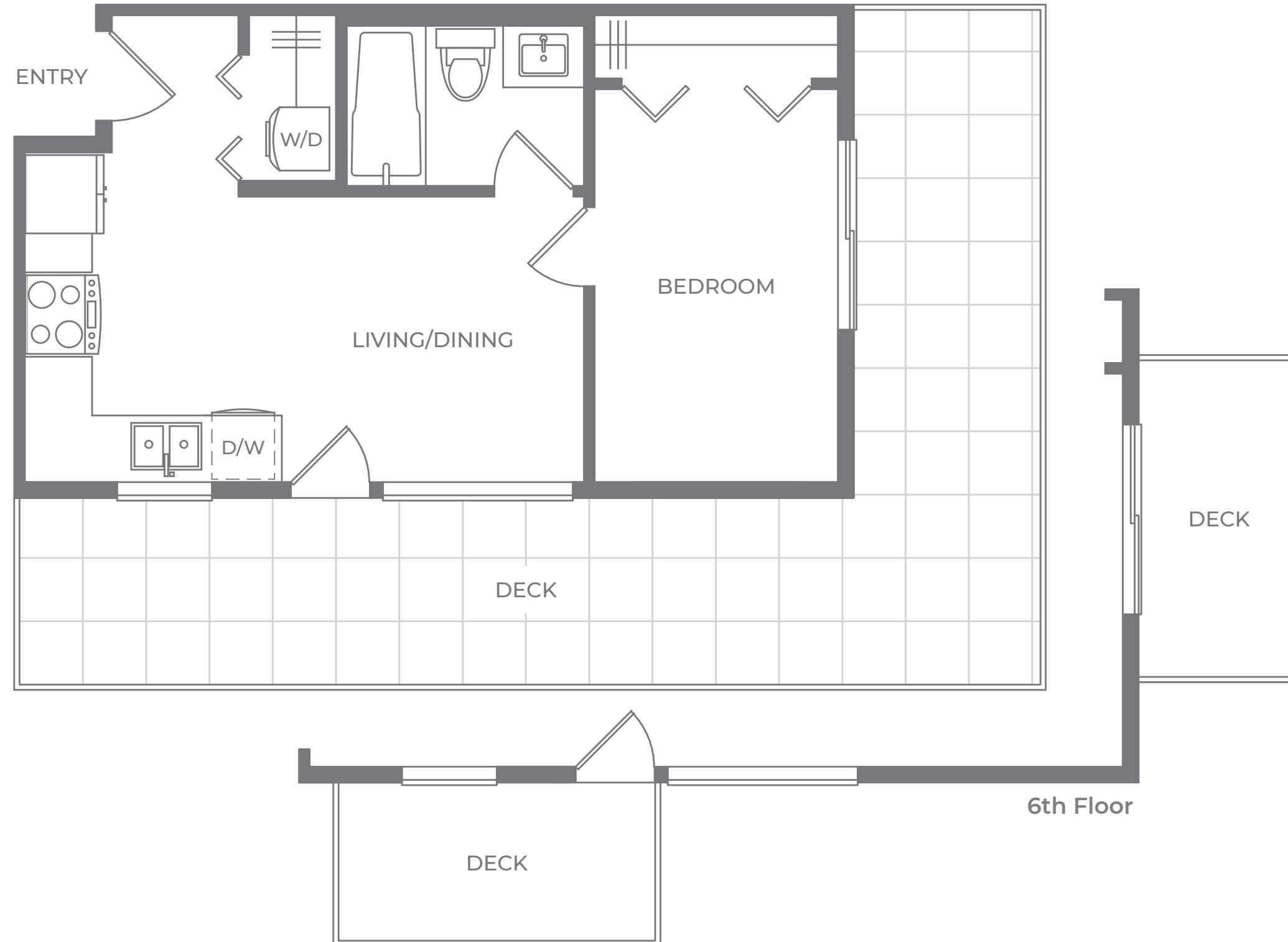
LEVELS



GUILDFORD
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GREATEST

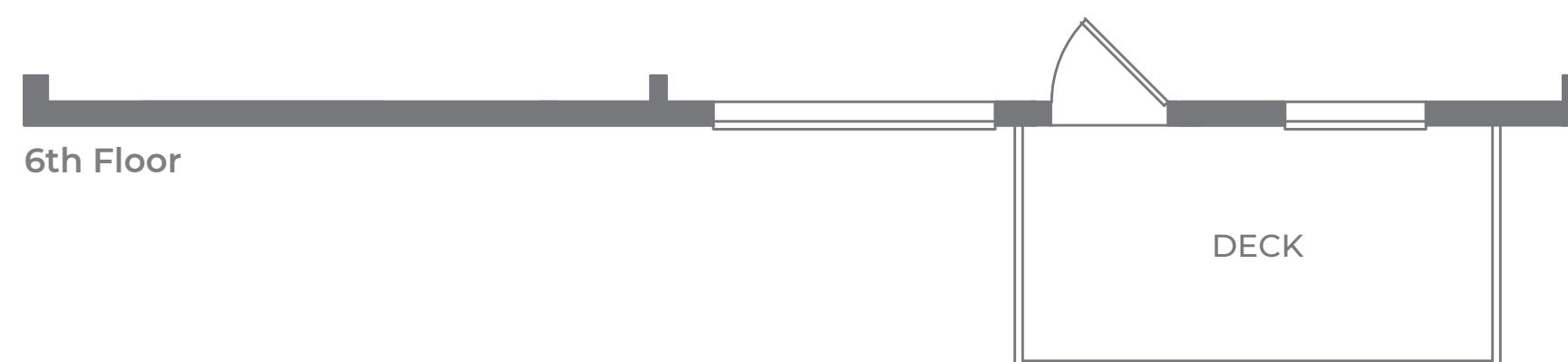
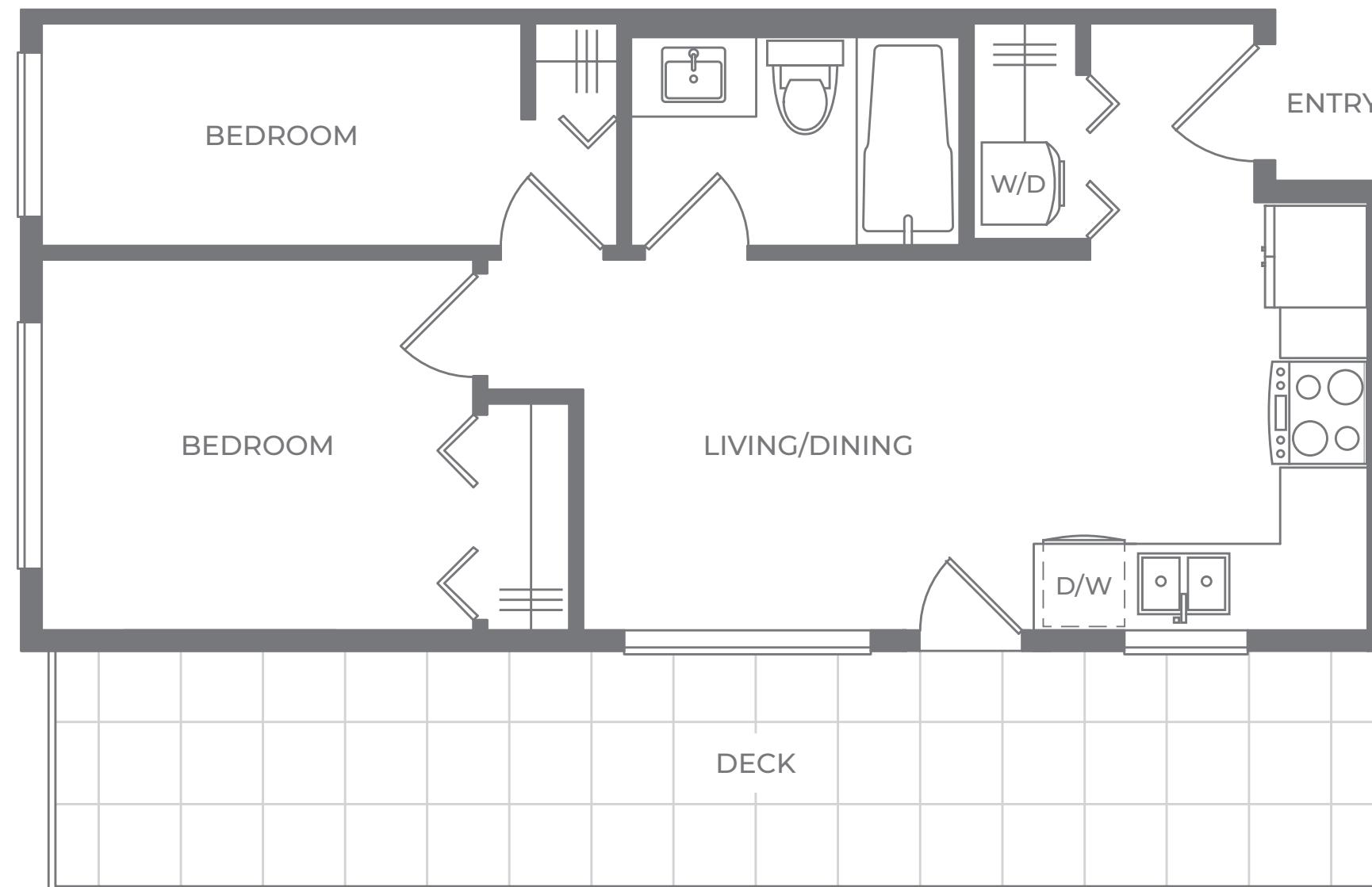
1 BED
1 BED + FLEX
2 BED (JR)
2 BED
3 BED (JR)
3 BED

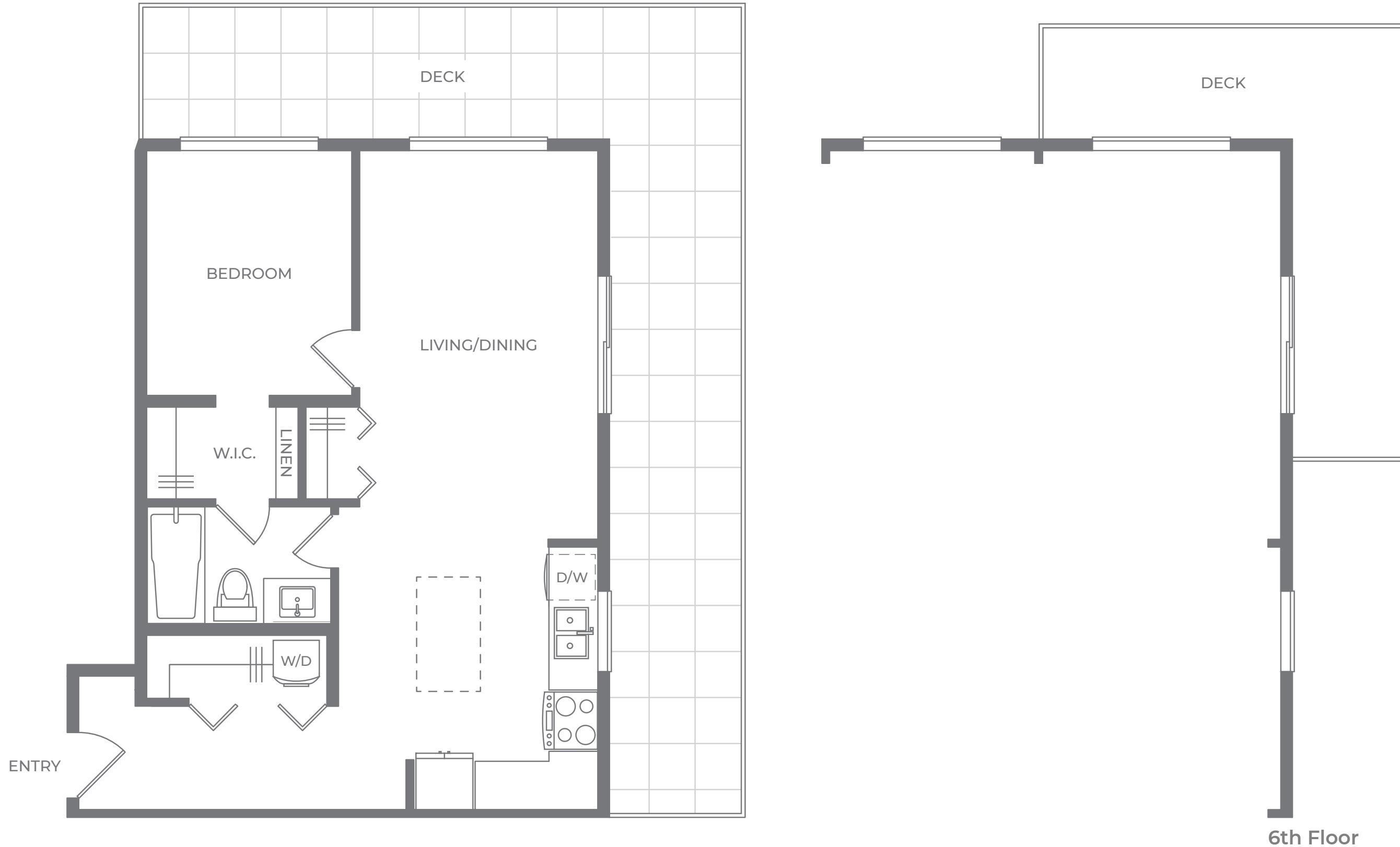


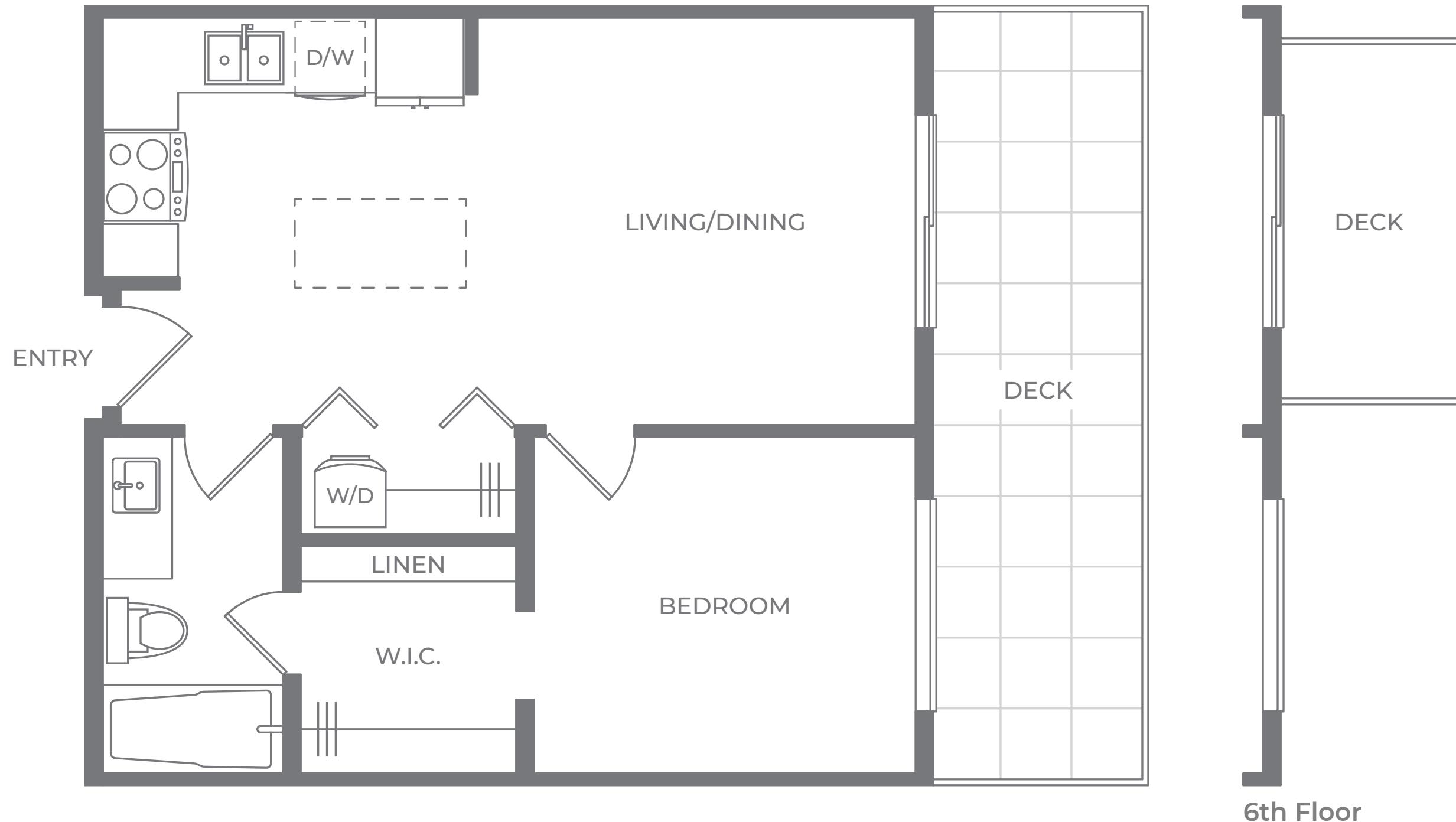
T**1 Bedroom****TOTAL SQ FT 501-693****INTERIOR SQ FT 401****DECK SQ FT 100-292****GUILDFORD
THE
GREATEST**

Td

2 Bedroom

TOTAL SQ FT **554-702**INTERIOR SQ FT **504**DECK SQ FT **50-198****GUILDFORD**
THE
GREATEST

T1**1 Bedroom****TOTAL SQ FT 770-959****INTERIOR SQ FT 620****DECK SQ FT 150-339****GUILDFORD
THE
GREATEST**

Wt**1 Bedroom****TOTAL SQ FT 569-652****INTERIOR SQ FT 519****DECK SQ FT 50-133****GUILDFORD
THE
GREATEST**

X1**1 Bedroom**

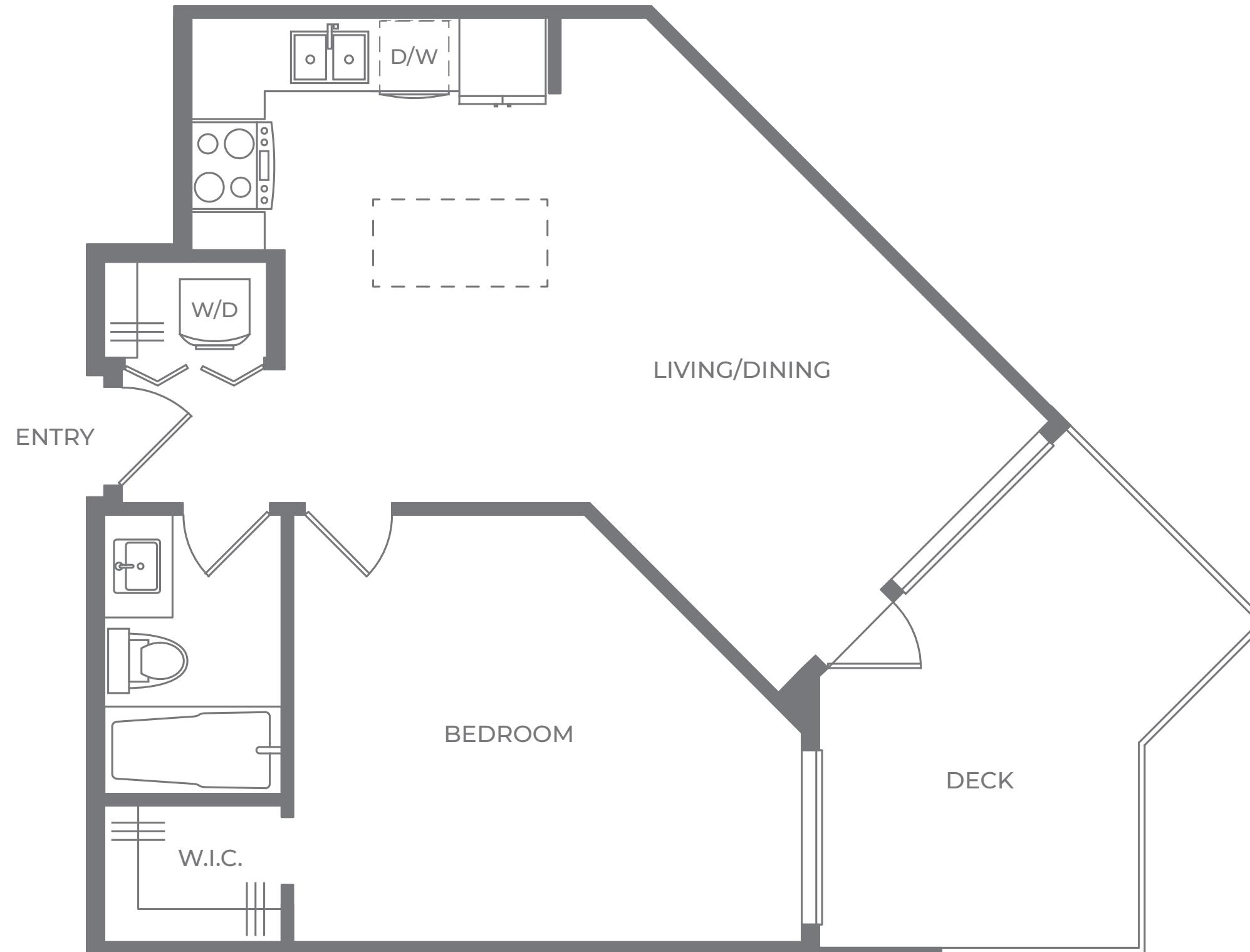
TOTAL SQ FT

710

INTERIOR SQ FT

584

DECK SQ FT

126**GUILDFORD
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W1f**1 Bedroom + Flex**

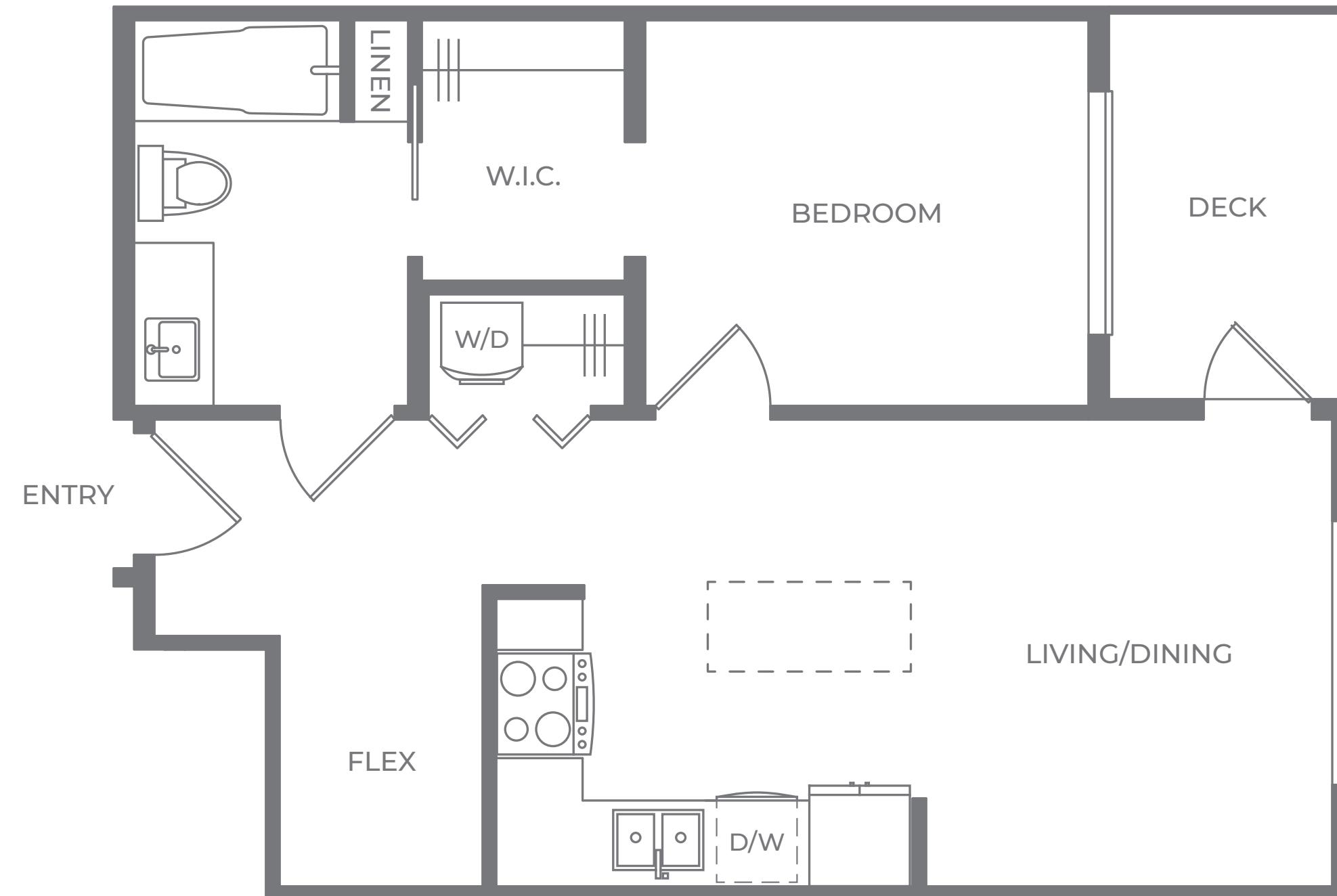
TOTAL SQ FT

639

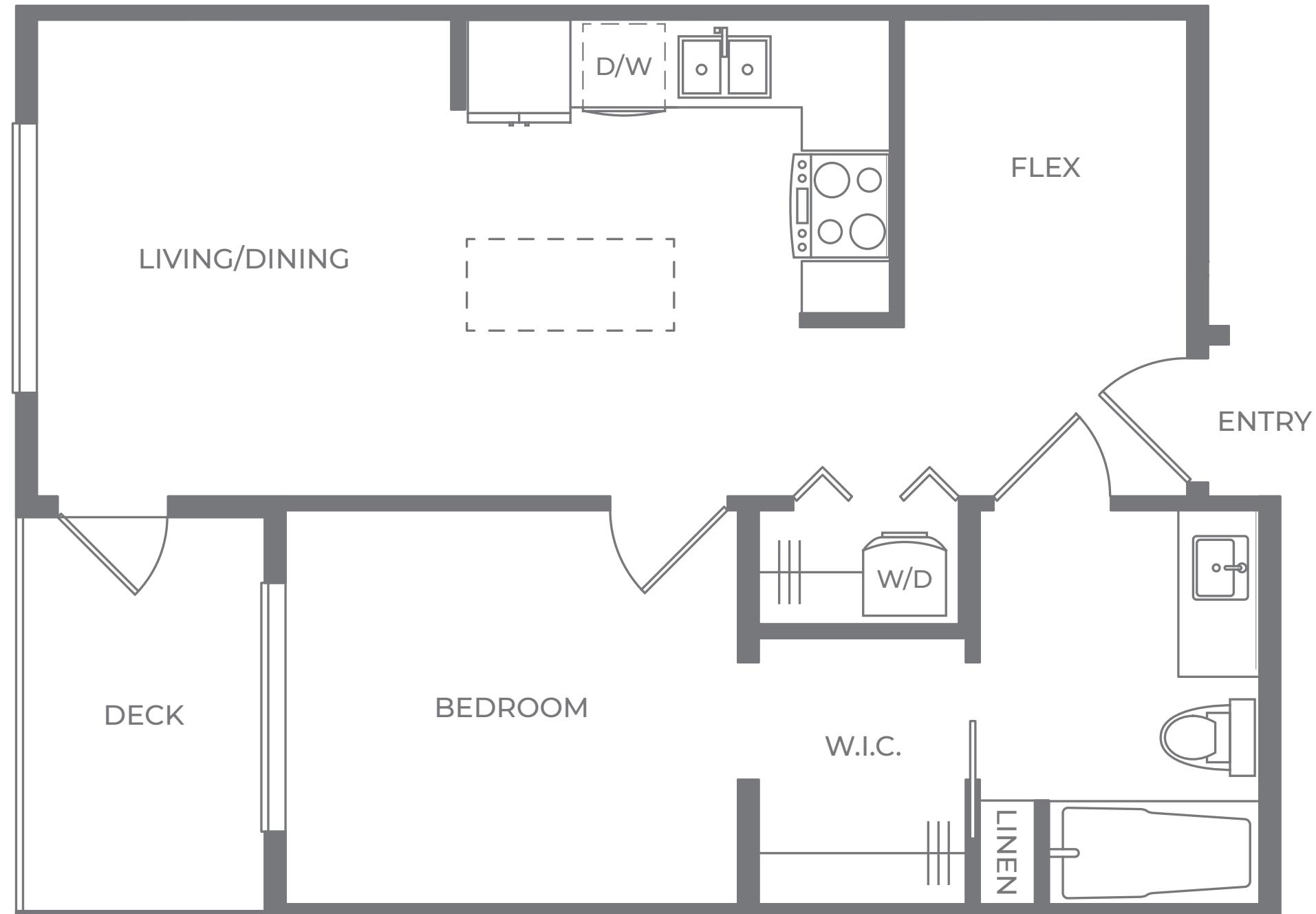
INTERIOR SQ FT

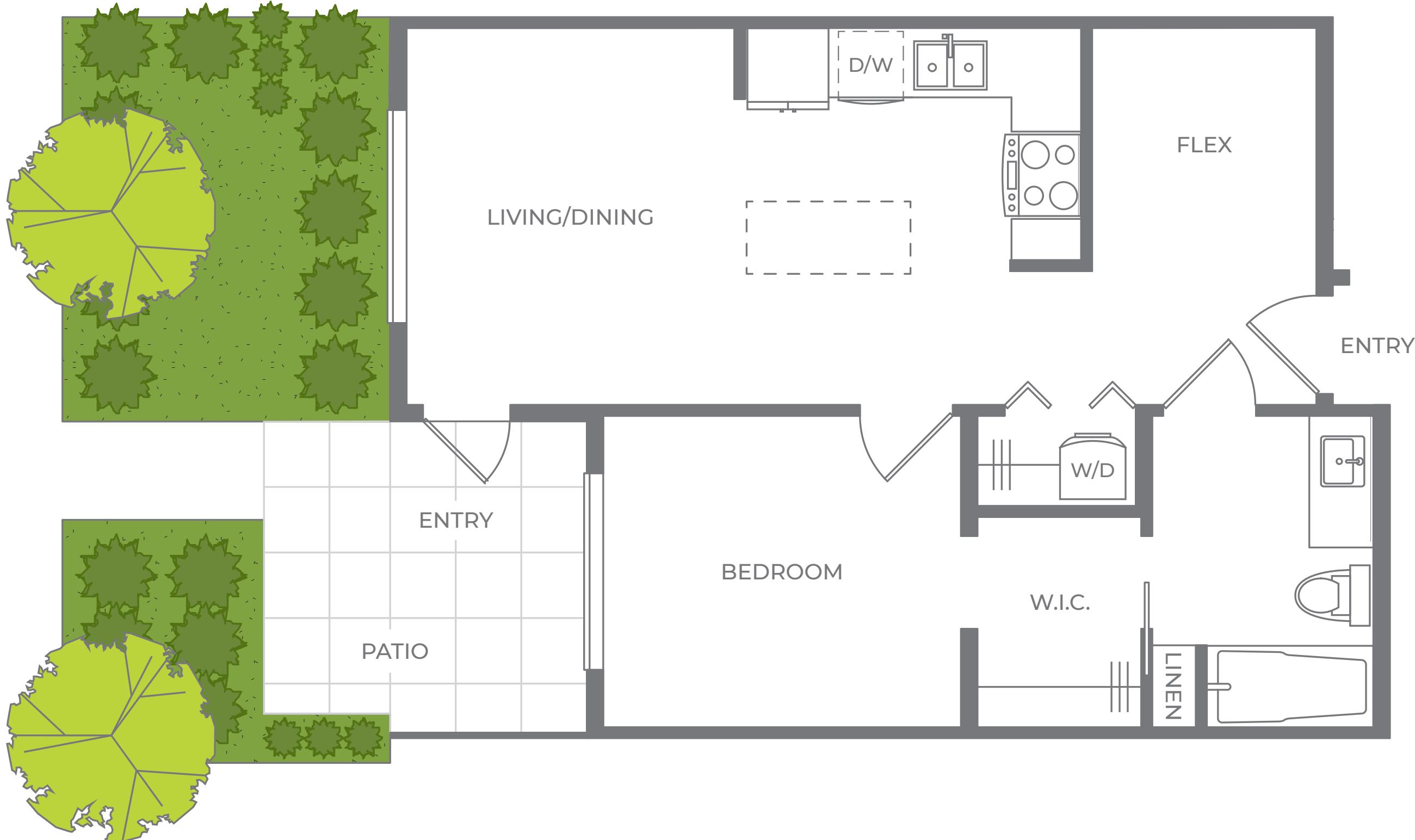
581

DECK SQ FT

58**GUILDFORD
THE
GREATEST**

W3f	1 Bedroom + Flex	TOTAL SQ FT 646	INTERIOR SQ FT 588	DECK SQ FT 58	GUILDFORD <small>THE</small> GREATEST
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W7f***1 Bedroom + Flex****TOTAL SQ FT****688****INTERIOR SQ FT****588****DECK SQ FT****100****GUILDFORD
THE
GREATEST**

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W2f

1 Bedroom + Flex

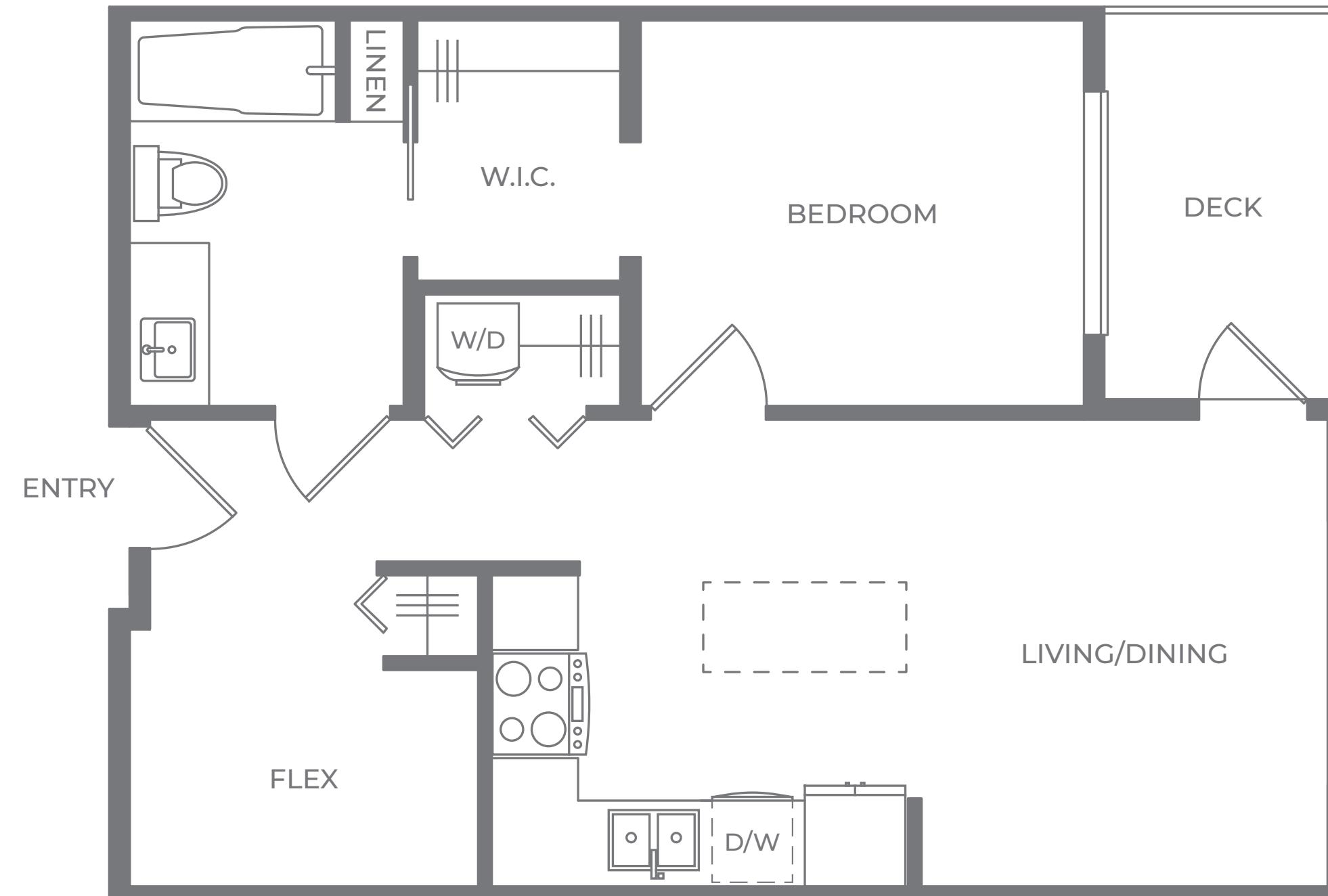
TOTAL SQ FT

663

INTERIOR SQ FT

605

DECK SQ FT

58**GUILDFORD
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Wf

2 Bedroom (Jr)

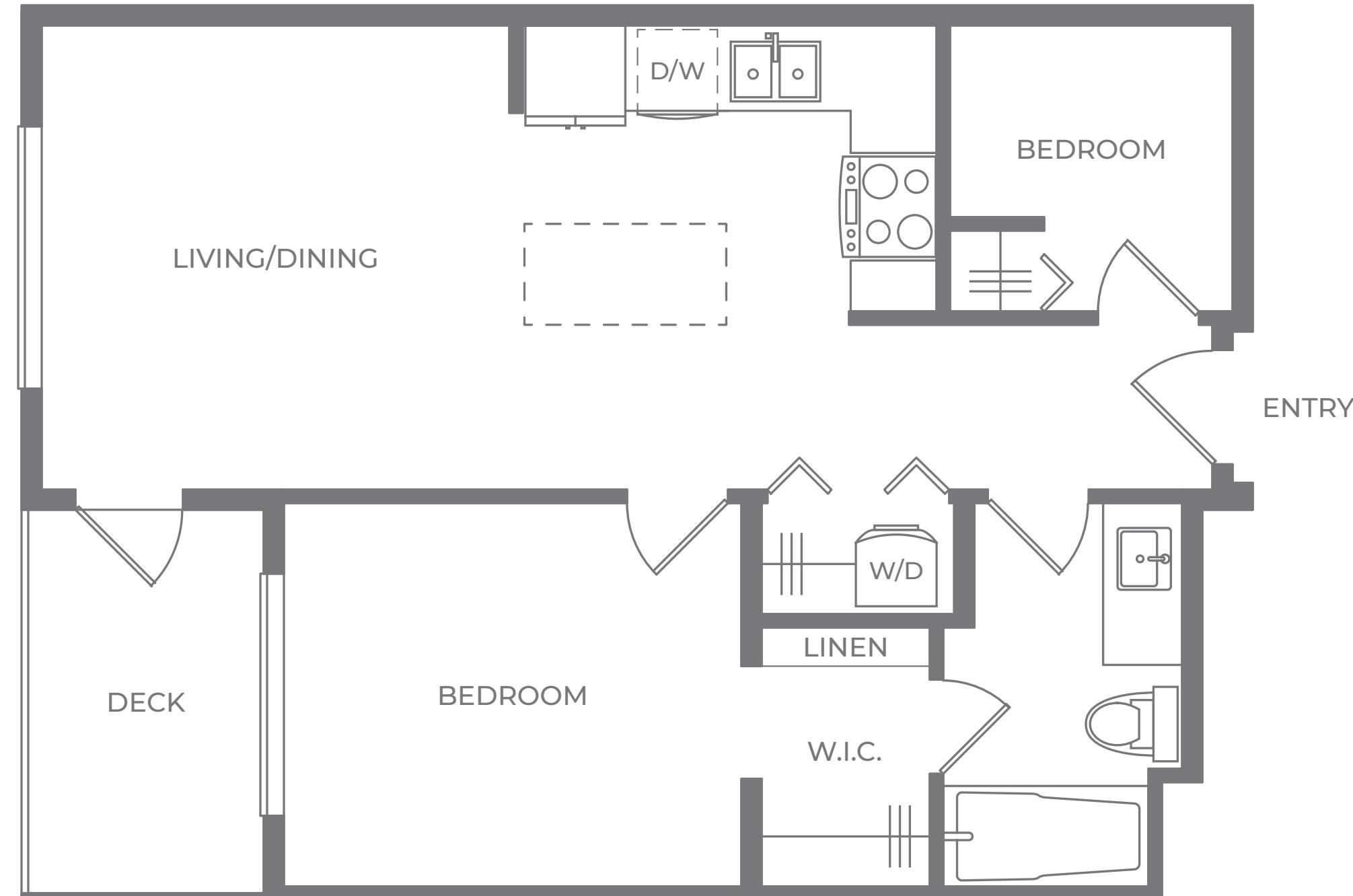
TOTAL SQ FT

648

INTERIOR SQ FT

590

DECK SQ FT

58**GUILDFORD
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Wf***2 Bedroom (Jr)**

TOTAL SQ FT

703

INTERIOR SQ FT

619

PATIO SQ FT

84**GUILDFORD
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W**2 Bedroom (Jr)**

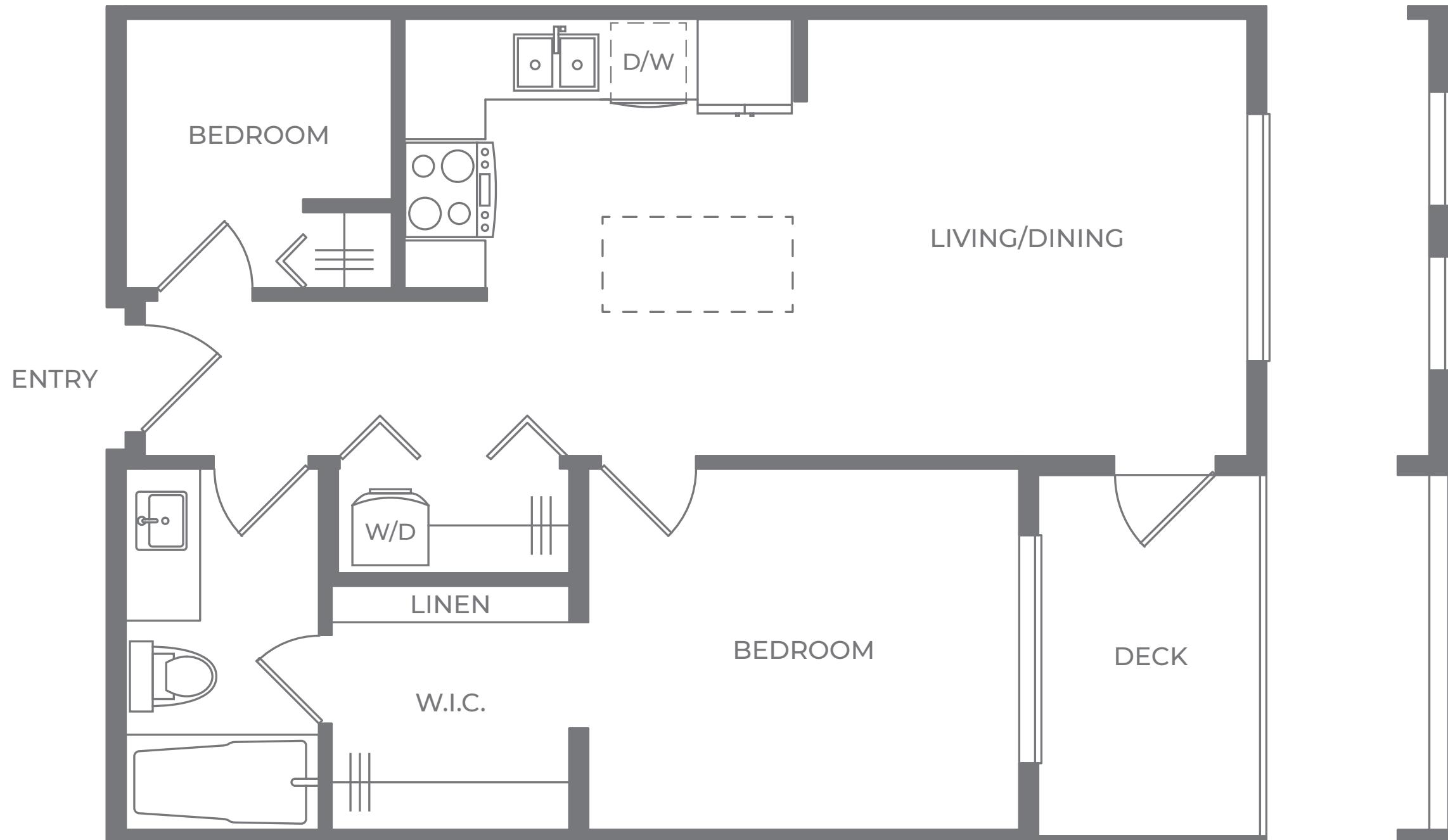
TOTAL SQ FT

663

INTERIOR SQ FT

605

DECK SQ FT

58**GUILDFORD
THE
GREATEST****Select 2nd
Floor Homes**



2 Bedroom (Jr)

TOTAL SQ FT

711

INTERIOR SQ FT

627

PATIO SQ FT

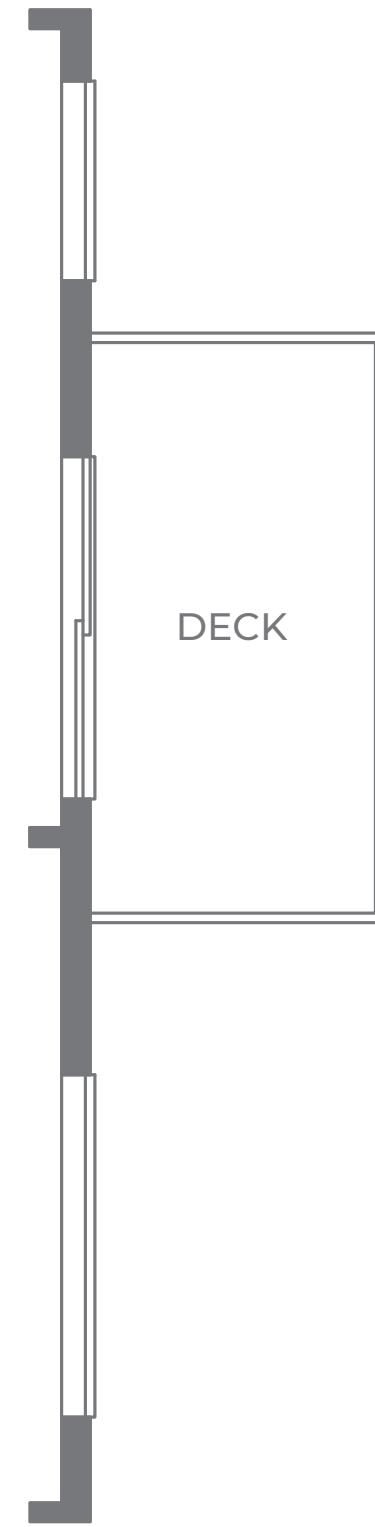
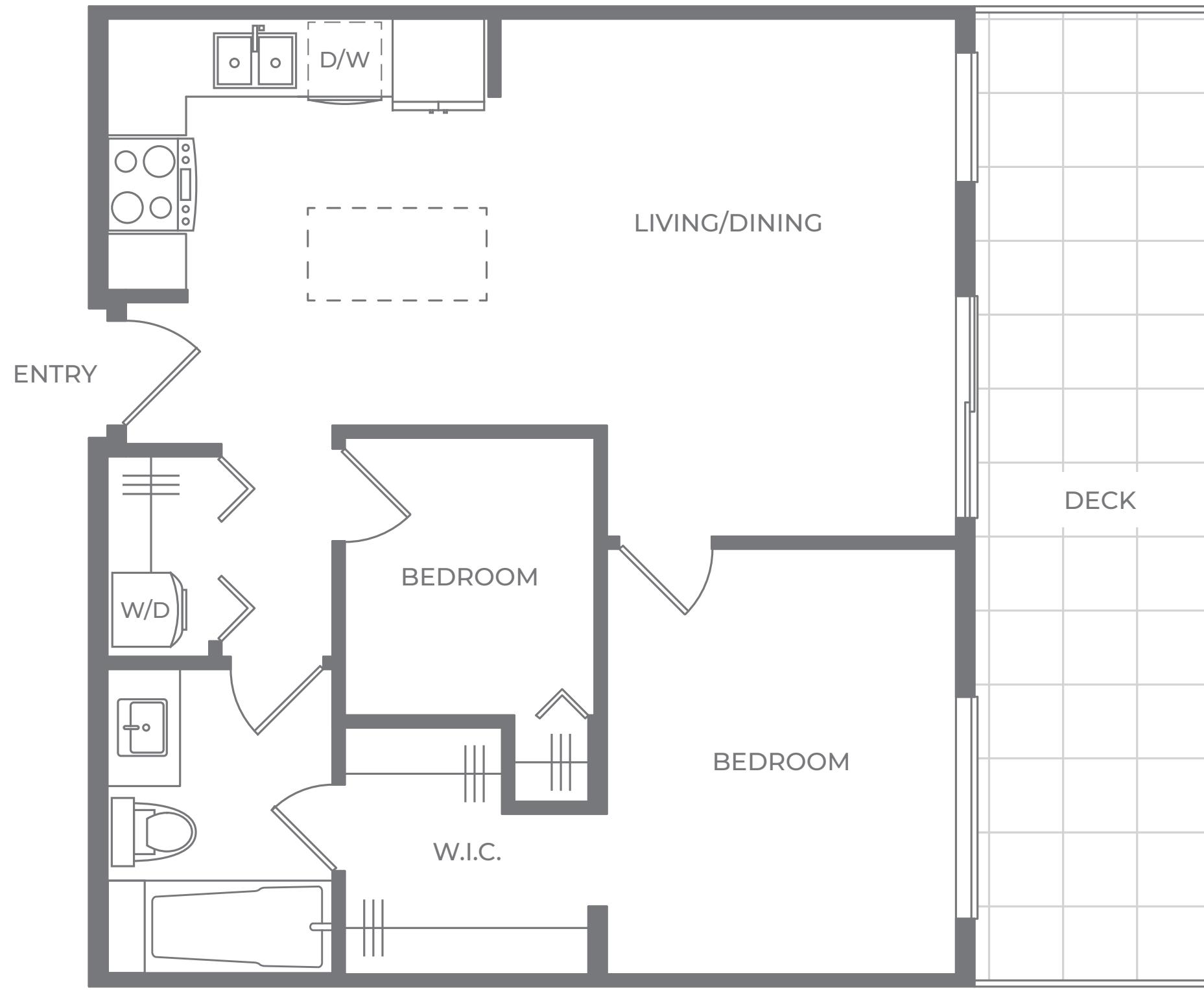
84

GUILDFORD
THE
GREATEST



Yt

2 Bedroom (Jr)

TOTAL SQ FT **676-787**INTERIOR SQ FT **626**DECK SQ FT **50-161****GUILDFORD**
THE
GREATES



2 Bedroom (Jr)

TOTAL SQ FT

793

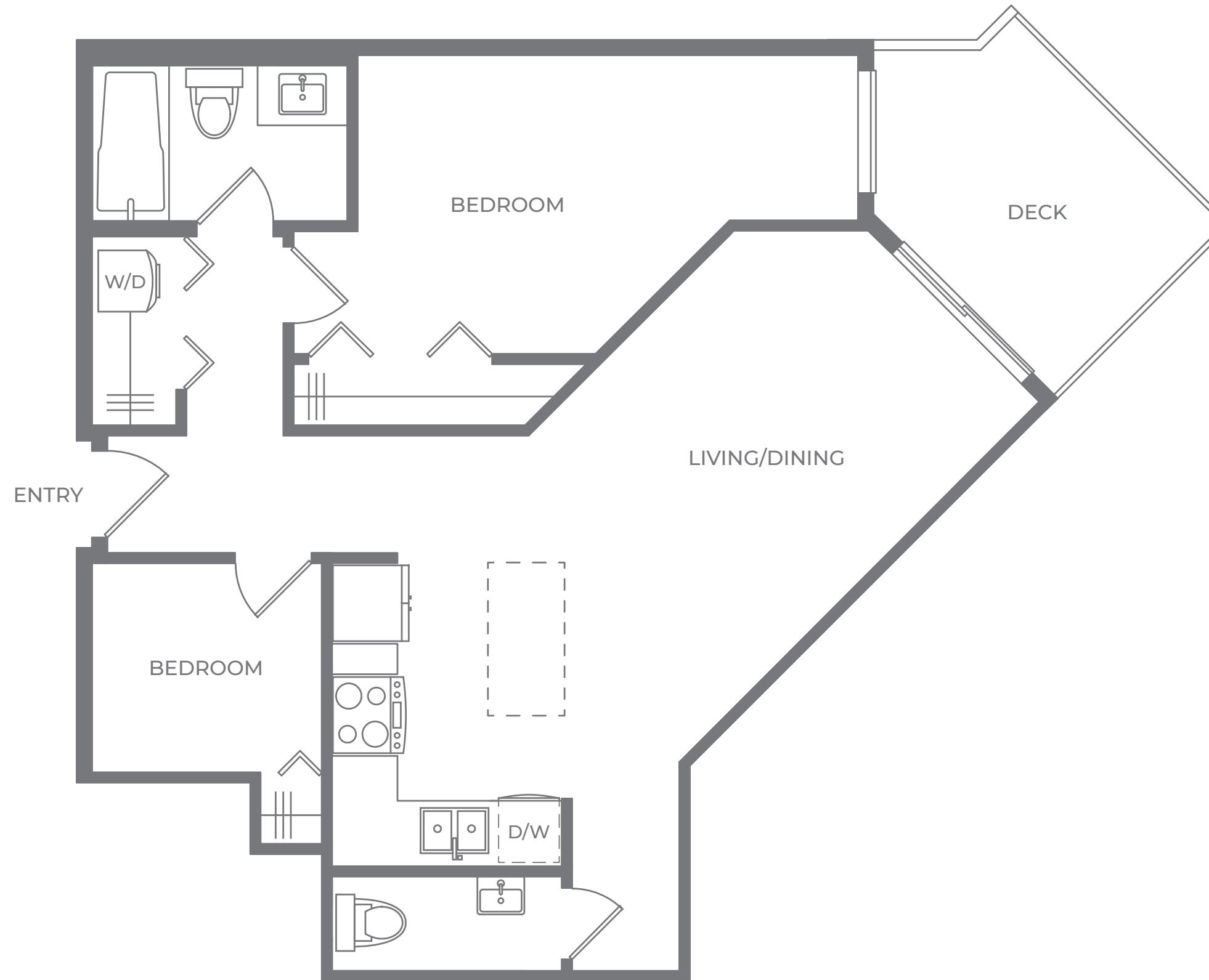
INTERIOR SQ FT

708

DECK SQ FT

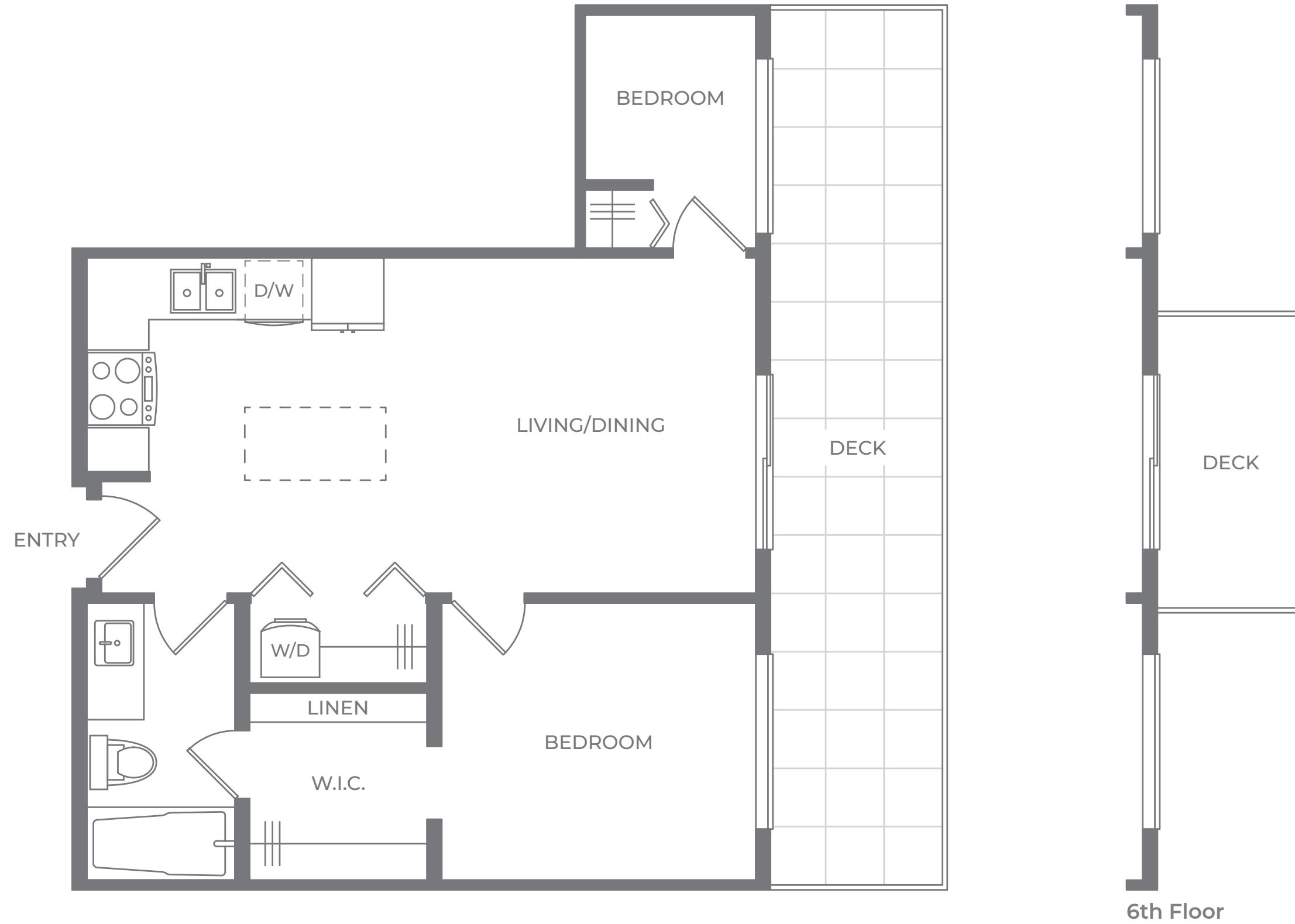
85

GUILDFORD
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GREATEST

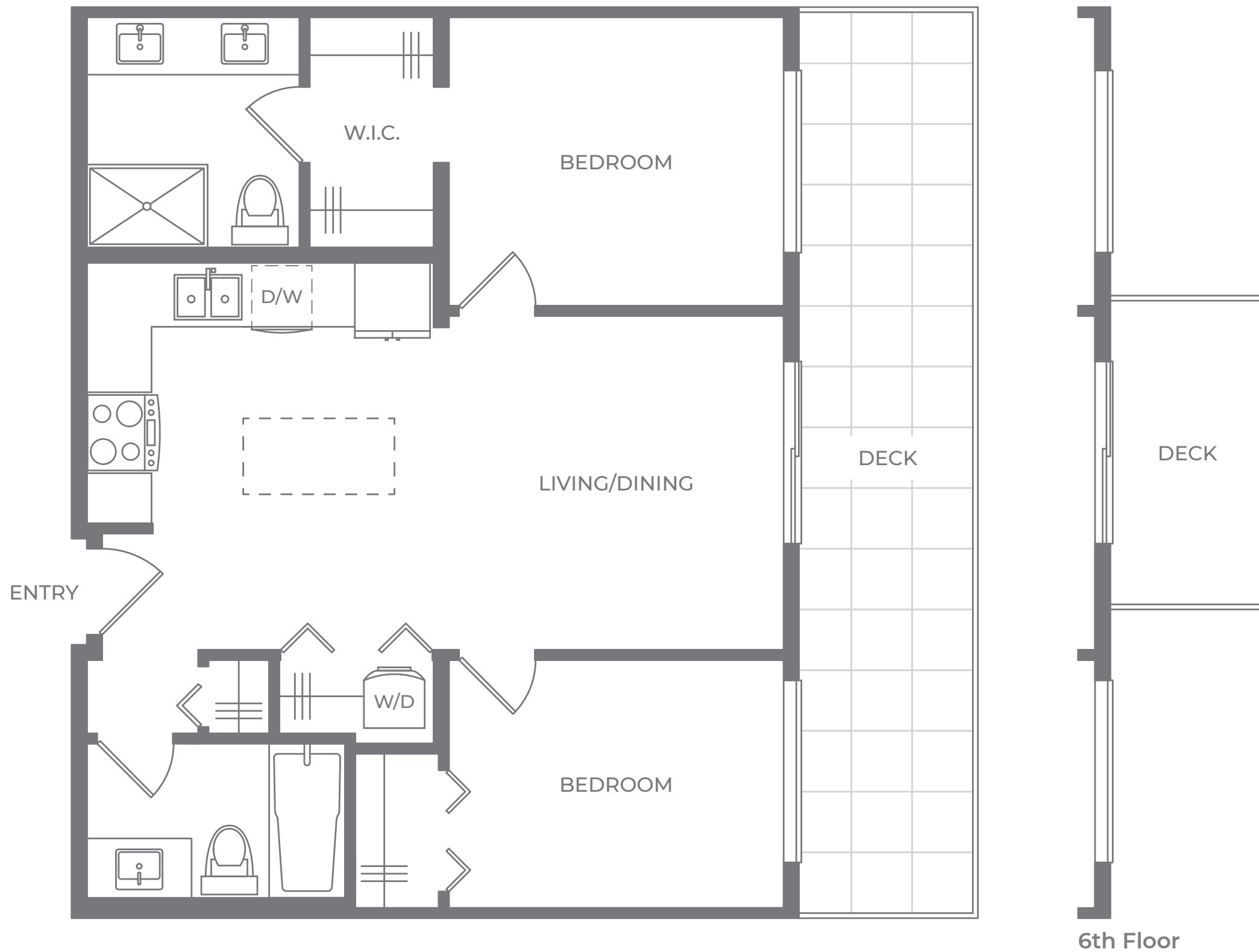


W2t

2 Bedroom

TOTAL SQ FT **629-763**INTERIOR SQ FT **579**DECK SQ FT **50-184****GUILDFORD
THE
GREATEST**

T2**2 Bedroom****TOTAL SQ FT 690-838****INTERIOR SQ FT 640****DECK SQ FT 50-198****GUILDFORD
THE
GREATEST**

Zt**2 Bedroom**TOTAL SQ FT **759-891**INTERIOR SQ FT **709**DECK SQ FT **50-182****GUILDFORD
THE
GREATEST**

Z**3 Bedroom (Jr)**

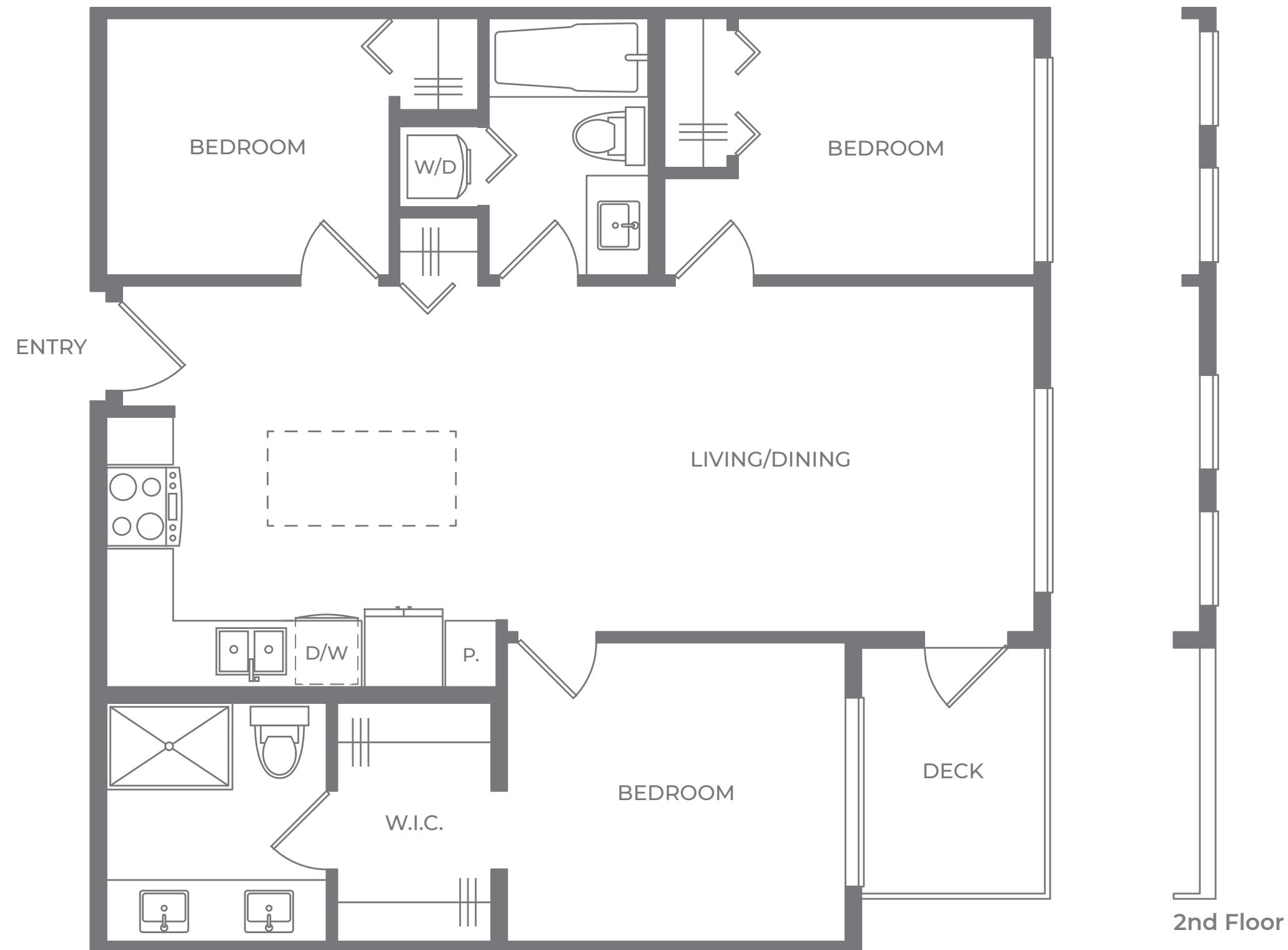
TOTAL SQ FT

894

INTERIOR SQ FT

848

DECK SQ FT

46**GUILDFORD
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Y3**3 Bedroom**

TOTAL SQ FT

839

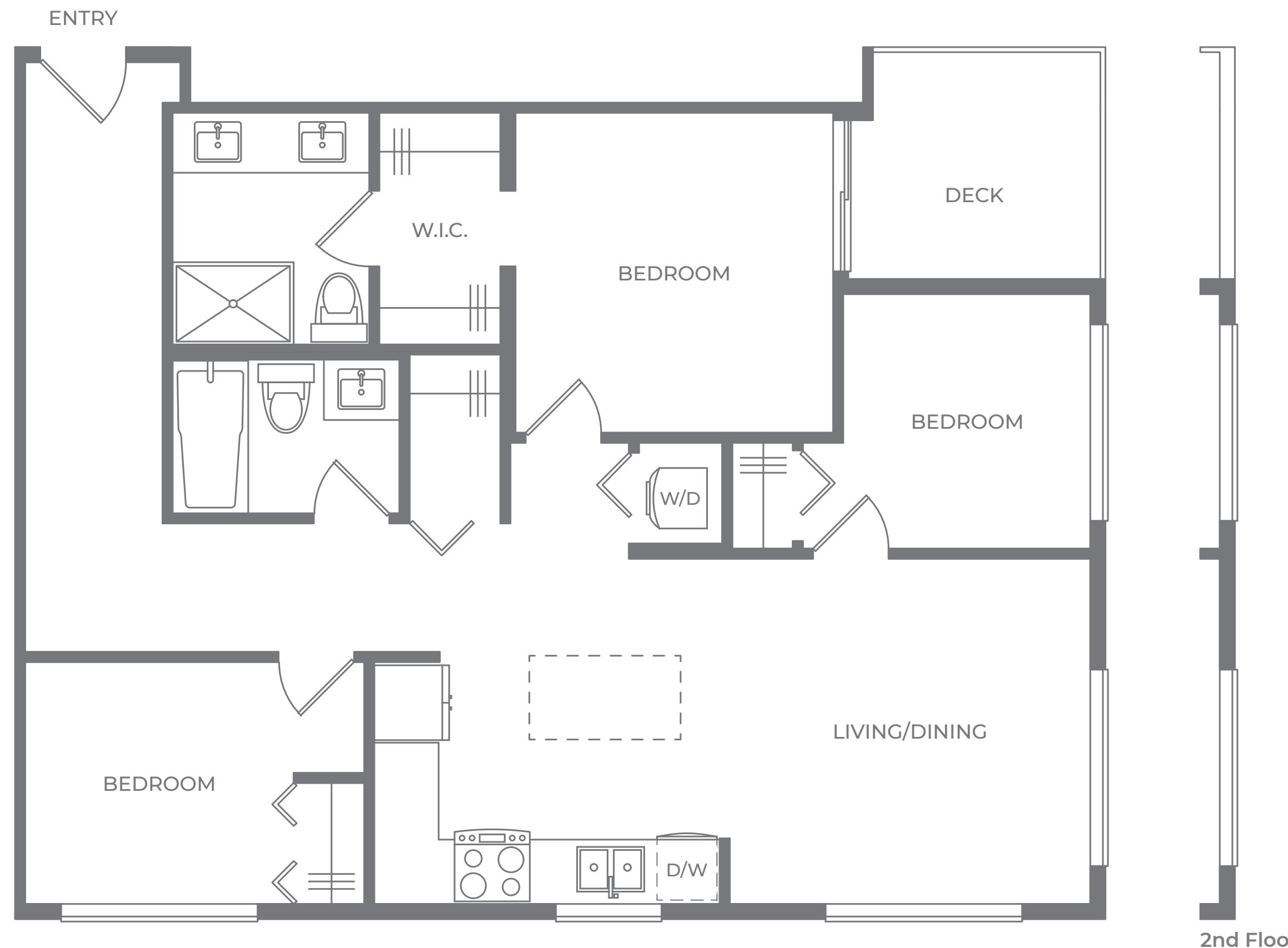
INTERIOR SQ FT

789

DECK SQ FT

50**GUILDFORD
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Y4**3 Bedroom****TOTAL SQ FT 1,004****INTERIOR SQ FT 942****DECK SQ FT 62****GUILDFORD
THE
GREATEST**

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UPDATES

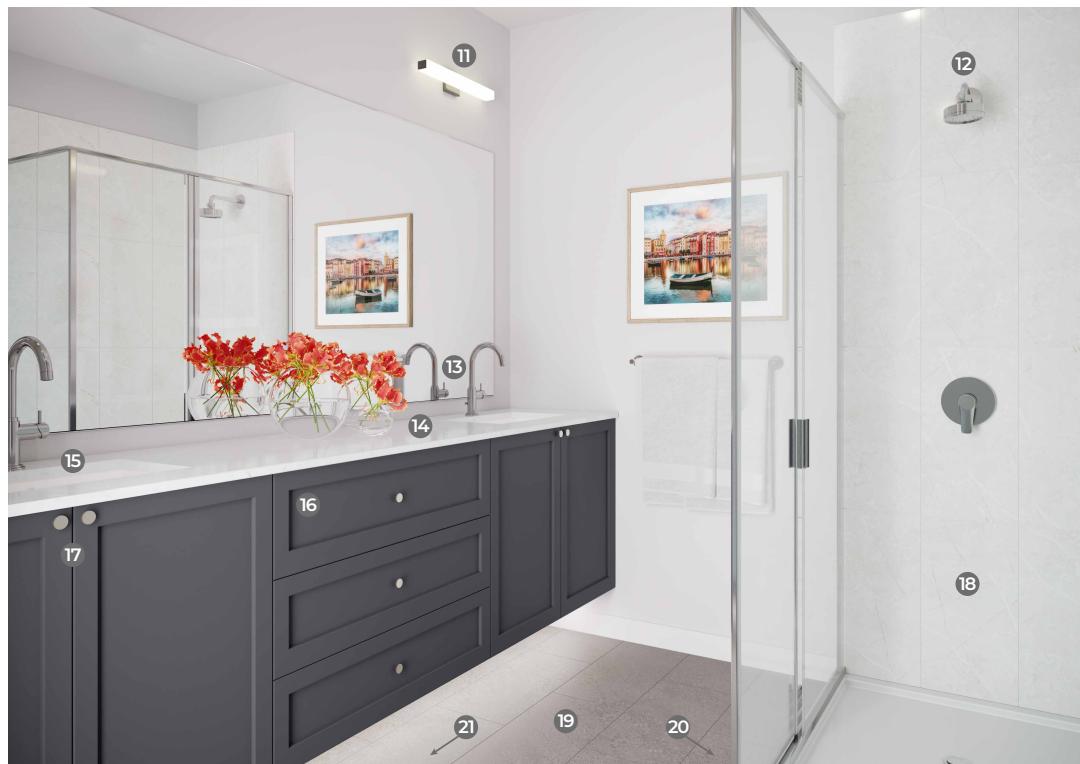


Kitchen Updates

- 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



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Spacious Kitchens

Pot Lights
Contemporary, grey or white shaker cabinetry with designer brushed nickel 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 nickel 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

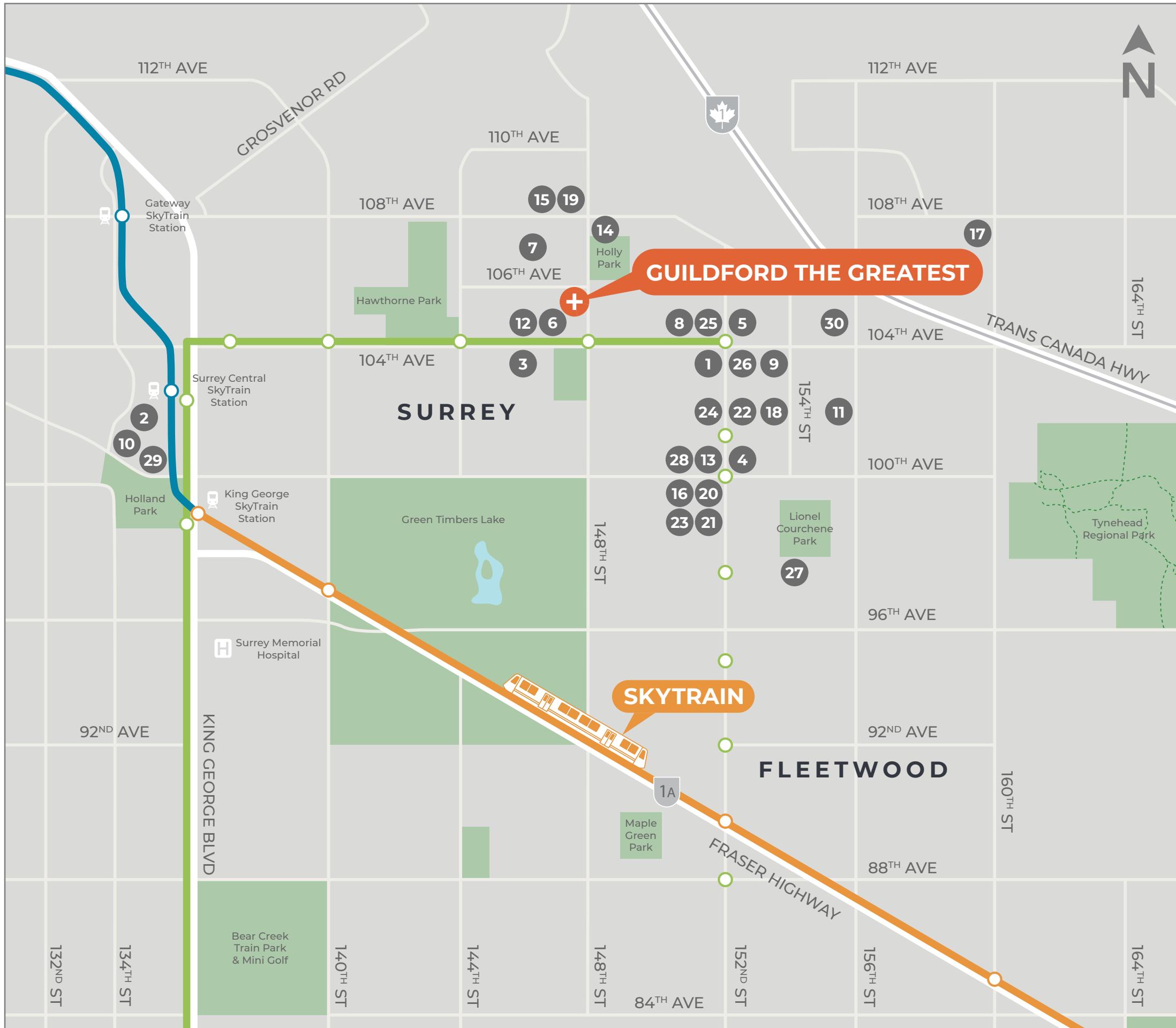
Sturdy 2 x 6 exterior wall construction with R20 insulation
State-of-the-art rainscreen system
Cast iron plumbing throughout to minimize sound transmission
1 1/2" L.W. concrete floor topping, acoustic insulation resilient channel with two layers of drywall on ceiling to maximize sound protection between 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

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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

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

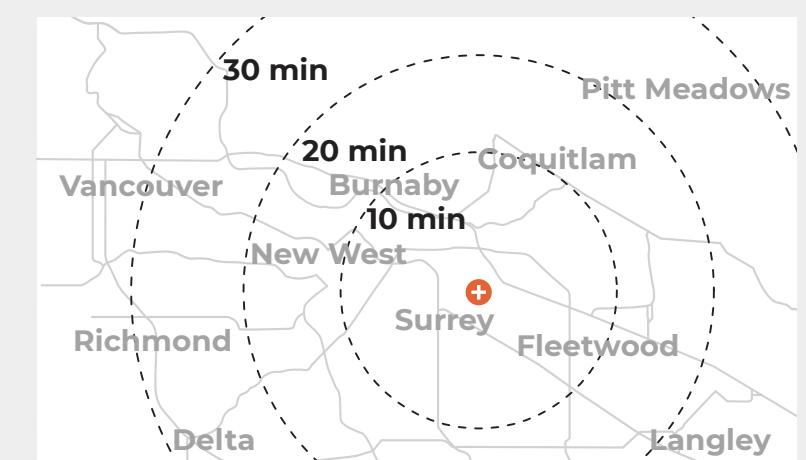
PLAY

- 25. Guildford Rec. & Aquatic Centre
- 26. Anytime Fitness
- 27. The Gym Group - Guildford

LEARN

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

DRIVING TIME



GUILDFORD THE GREATEST



Homes
Sweet
Homes

dawsonswyer.ca