

### BE FIRST ON 104 AVE

- An opportunity to make your mark at the forefront of the future redevelopment of 104 Avenue
- Ideally situated minutes from Surrey City Centre's finest amenities, yet away from the downtown hustle and bustle
- A short 11-minute walk to Surrey Central SkyTrain Station and a 28-minute drive to Downtown Vancouver

### A FLAGSHIP TOWER FOR BC'S FASTEST GROWING REGION

- StreetSide Developments is a division of Qualico, one of Western Canada's largest and most established developers with over 70 years of experience
- StreetSide's flagship tower stands 34-storeys tall and features 341 concrete residences
- Bold architecture and design by award-winning dys architecture
- Oversized double-pane windows flood your home with natural light
- Spacious balconies or terraces expand your living space, bringing the outside in

### DESIGNED TO STAND OUT

- Clean contemporary interior design by award-winning BYU Design
- Personalize your home with one of three colour palettes: Light, Medium, and Dark
- Elevated overheight ceilings in the living rooms
- Heat pump heating and cooling for year-round comfort
- Durable wide-plank laminate flooring throughout the living, dining, sleeping, and kitchen areas
- Roller blinds throughout for privacy
- Energy-efficient Samsung front-loading washer and dryer

### STATE-OF-THE-ART KITCHENS

- European-inspired cabinetry in a combination of smooth and wood grain finishing, featuring soft-close doors and drawers
- Quartz countertops and porcelain backsplash for premium durability
- Recessed LED under-cabinet lighting for well-lit kitchen prep
- Undermount stainless steel sink and chrome dual-spray pull down faucet
- Premium appliance package including:
  - Studio, 1-bed, 1-bed + den, and jr. 2-bed homes (24" package)
  - 2-bed, 2-bed + den, 3-bed, PHs, and THs (30" package)
  - Refrigerator with fully-integrated panel to match cabinetry
  - 4 zone induction cooktop with touch controls
  - Black glass wall oven with convection
  - Dishwasher with fully-integrated panel
  - Stainless steel glide-out range hood fan
  - Panasonic stainless steel microwave with trim kit

### ZEN-INSPIRED BATHROOMS

- Mirrored medicine cabinet with sconce lighting and open shelf detail offers additional storage
- Durable quartz countertops and timeless porcelain floor, bath, and shower wall tiles
- European feature wall tile in ensuites
- High efficiency, dual flush and soft-close toilets
- Relaxing soaker-style bathtub in main bathroom and frameless glass showers in ensuites
- Undermount rectangular sink for a sleek modern look in all bathrooms
- Riobel shower head plus handheld shower on

slidebar in ensuite, and a dual jet shower head in main bathroom

- Chrome fixtures and faucets for a timeless appeal

### OVER 37,000 SF OF AMENITIES

- Enjoy Surrey's largest amenity space within a standalone community
- Enter your grand, overheight lobby flooded with natural light and beautiful elements of the outdoors including lush greenery
- 2nd Floor Mezzanine:
  - Lounge in the mezzanine overlooking the lobby as you wait for the arrival of guests
  - Chic open concept coworking lounge for informal meetings and two study pods for focused work
  - A formal well-equipped boardroom and private secondary meeting room are perfect for collaborative brainstorming and presentations
- 3rd Floor Amenity:
  - Polish your putting skills at the outdoor putting green or relax by the tranquil water feature
  - Create social media content or record your podcast in the media room
  - Cozy up to a good book in the library complete with fireplace and quiet reading nooks
- 5th Floor Amenity:
  - Host out-of-town family and friends in Juno's guest suite, offering a well-appointed retreat for their stay
- 8th Floor Amenity:
  - Fully-equipped gym and fitness area with a boxing section featuring punching bags and speedballs as well as a tranquil yoga room
  - Relax in your at-home infrared sauna and showers

- Host your next soirée in your private dining lounge
- Enjoy football Sundays in your entertainment lounge, complete with table tennis, foosball, air hockey, and comfortable lounge seating
- Meet friends in your beautifully landscaped outdoor terrace featuring a designated BBQ area, lush gardens, hanging nest chairs, community garden plots, and children's play area
- 34th Floor Sky Lounge:
  - Breathtaking panoramic views of Downtown Surrey
  - Plan a family picnic at our outdoor harvest table and sun loungers with a golden hour sunset as your backdrop
  - Hire a bartender to host a swanky cocktail party
  - Host ultimate game nights in your well-appointed billiards room, complete with flat screen TVs and foosball
  - Watch the latest blockbuster movies or host video gaming sessions with friends, all within our versatile theatre room

### BUILT BY ONE OF CANADA'S MOST ESTABLISHED DEVELOPERS

- Developed and built by StreetSide Developments, a QUALICO® Company
- Concierge services
- Secure bicycle storage
- Parcel lockers
- Secure key-less entry
- EV-ready parking stalls with optional charging station
- Car wash station
- Pet wash station
- Dedicated in-house Homeowner Care team
- 2-5-10 New Home WBI Warranty

FEATURES