

PROSPER
in guildford
PREVIEW PACKAGE





PROSPER

in guildford

FAQ

Address

Site: 14245 - 14265 103A Avenue, Surrey
Presentation Centre: 14974 104 Avenue, Surrey, BC, V3R 1M9

Amenities

Indoor:

- Entertaining Kitchen & Dining Room
- Games zone with billiards table
- Theatre room with 85" TV, comfortable seating and surround sound
- Fitness Room

Outdoor:

- Yoga/meditation garden
- BBQ area

Appliances

Modern stainless steel appliances, including: refrigerator, cooking range, vented hood fan, dishwasher, and microwave. Stacked front loading washer and dryer.

Lighting

Dimmable recessed downlights

Heating

Electric baseboard

Ceiling Height

9' ceiling heights (floors 2, 3, 4); 10' ceiling heights (floors 1, 5)

Colour Scheme

City (dark scheme) & Town (light scheme)

Estimated Completion

Spring 2024

Deposit Structure

15% Deposit

- \$5000 with offer
- 10% (less the initial deposit) due in 7 days
- 5% due 30 days after Building Permit issuances
- Payable to Owen Bird Law Corporation, in trust

Parking

1 parking space included for all homes

Storage

1 storage locker included

Pets

2 dogs or 2 cats or 1 of each

Rentals

Allowed

Strata Fees

Approximately \$0.49 cents / sf

Phone

604-363-2499

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FEATURES & FINISHES

Building Features

- This stylish 5-storey building features 65 suites ranging from studios to three bedrooms, plus over 4,000SF of shared indoor and outdoor amenities
- Located between Guildford Town Centre and Central City Shopping Centre, close to rapid transit, retail, groceries, and parks
- Tastefully decorated interiors and amenities by award winning Collaborative Design Studio

Amenities

- Indoor amenities include a full kitchen & dining room for celebrations of all sizes, a games zone with billiards table, an ultra-modern theatre room complete with an 85" 4K TV and surround sound perfect for watching the big game or streaming the latest series, plus a fully-equipped state-of-the-art fitness centre
- Outdoor amenities include a yoga & meditation garden to enjoy a zen moment and a BBQ area perfect for alfresco dining

Suite Features

- 9' ceiling (floors 2, 3, 4) and 10' ceiling (floors 1, 5) in all living areas, with dropped ceilings where required
- Solid wood entry door
- Modern doors with linear detail and polished chrome levers; pull handles for closets
- Durable laminate flooring throughout

- Baseboards and doors casing throughout provide a clean finish
- Homes are painted white throughout creating a bright open space and clean canvas for those wanting to add a punch of colour
- Smooth painted ceilings throughout
- Stacked, front loading washer and dryer
- Each suite comes with a private patio, balcony or roof deck
- Roller shades are included throughout the home with bedroom shades being black-out to create the perfect sleeping environment

Kitchen Features

- Soft closing flat panel cabinets in a combination of high gloss and matte finish with modern edge pull hardware
- Quartz countertops with stainless steel under-mount sink and single handle faucet
- Contemporary porcelain tile backsplash with under cabinet lighting
- Modern stainless steel appliances, including: refrigerator, cooking range, vented hood fan, dishwasher, and microwave

Bathrooms

- Custom-designed bathroom, with flat-panel laminate cabinets and quartz countertop
- Under-counter basin with singlelever chrome faucet

- Acrylic, deep soaker tub with porcelain wall tile; polished chrome trim
- Sleek polished chrome hardware
- Elongated dual flush toilets
- Ensuites to receive large walk-in shower with frameless glass, modern shower head, and trim package

Electrical Features

- Dimmable recessed downlights in kitchen and bathroom(s)
- Individual service panel with circuit breakers
- USB outlets in bedrooms(s), kitchen island, and bathrooms
- Electric baseboard heating allows for each space to be at it's own perfect temperature
- Suite hydro individually metered using "Smart Meter" technology
- Plug outlet in laundry area

Security Features

- Enter-phone and cameras at all visitor entrances
- Electronic fob-access control system throughout common areas
- Secure underground parking and storage with security cameras and 2 secured gates
- Backed by 2-5-10 new home warranty
- Exceptional after sales home care provided to every homeowner



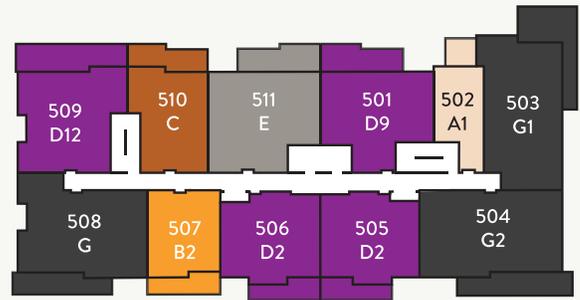
PROSPER

in guildford

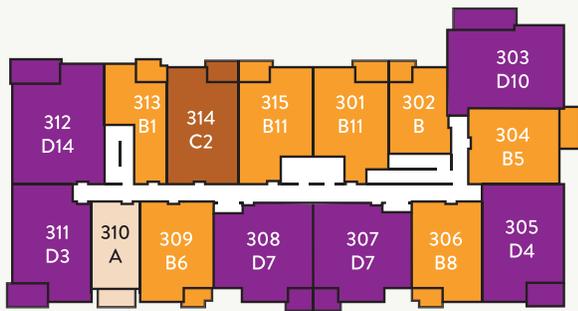
Keyplan



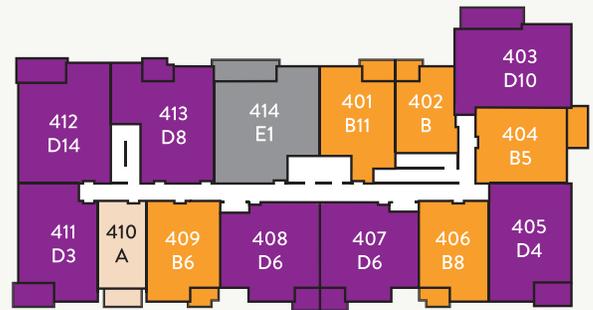
- Studio
- 1 Bedroom
- 1 Bedroom & Den
- 2 Bedrooms
- 2 Bedrooms & Den
- 3 Bedrooms



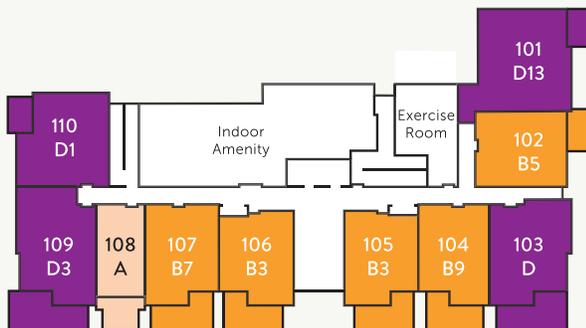
FIFTH LEVEL



THIRD LEVEL



FOURTH LEVEL



MAIN LEVEL



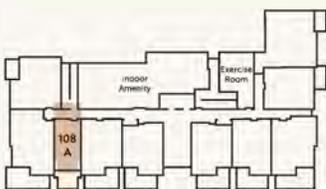
SECOND LEVEL



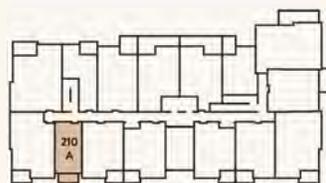
Plan A

Studio

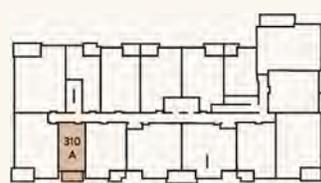
Indoor 383 SF
Outdoor 52 SF*
Total 435 SF



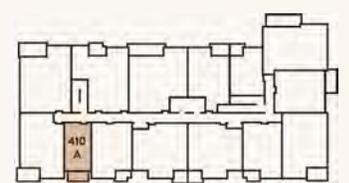
MAIN LEVEL



SECOND LEVEL



THIRD LEVEL



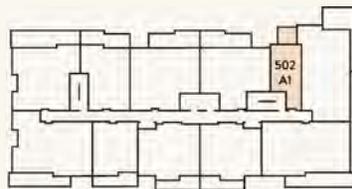
FOURTH LEVEL

*** OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.**

Plan A1

Studio

Indoor 389 SF
Outdoor 71 SF
Total 460 SF



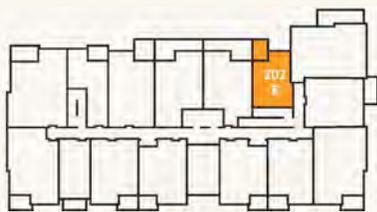
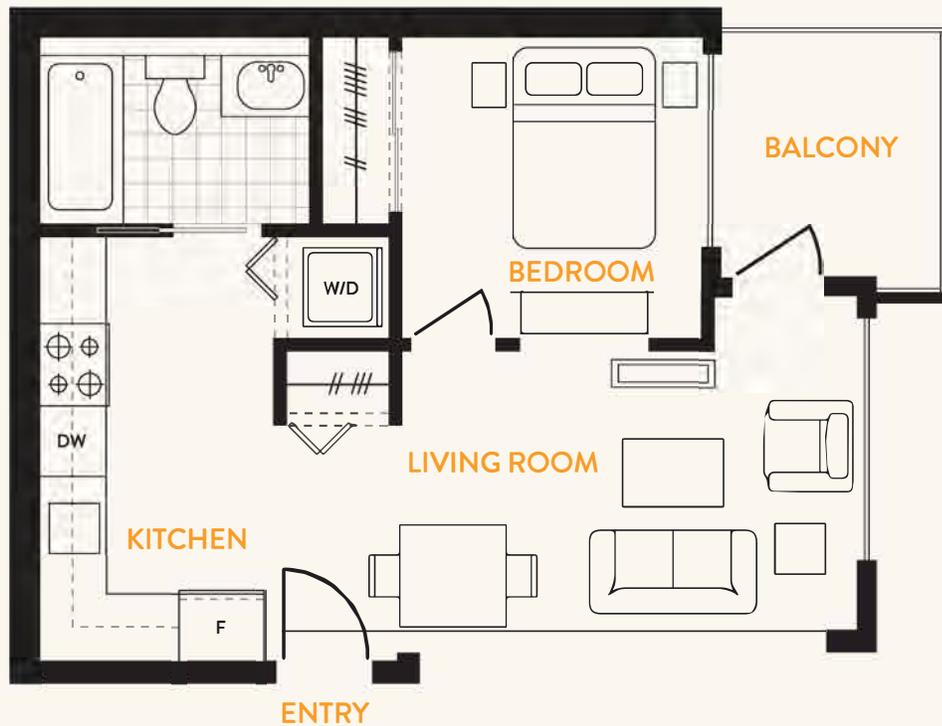
FIFTH LEVEL

Plan B

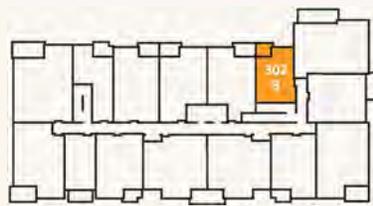
1 Bedroom
1 Bathroom

Indoor 440 SF
Outdoor 50 SF*
Total 490 SF

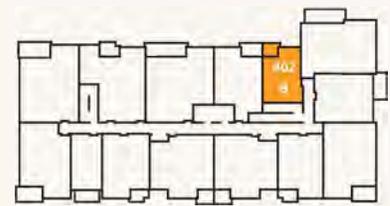
TILE FLOORING
IN BATHROOM



SECOND LEVEL



THIRD LEVEL



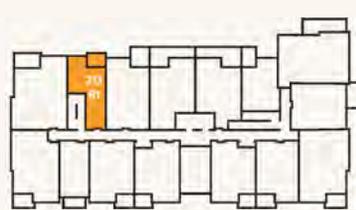
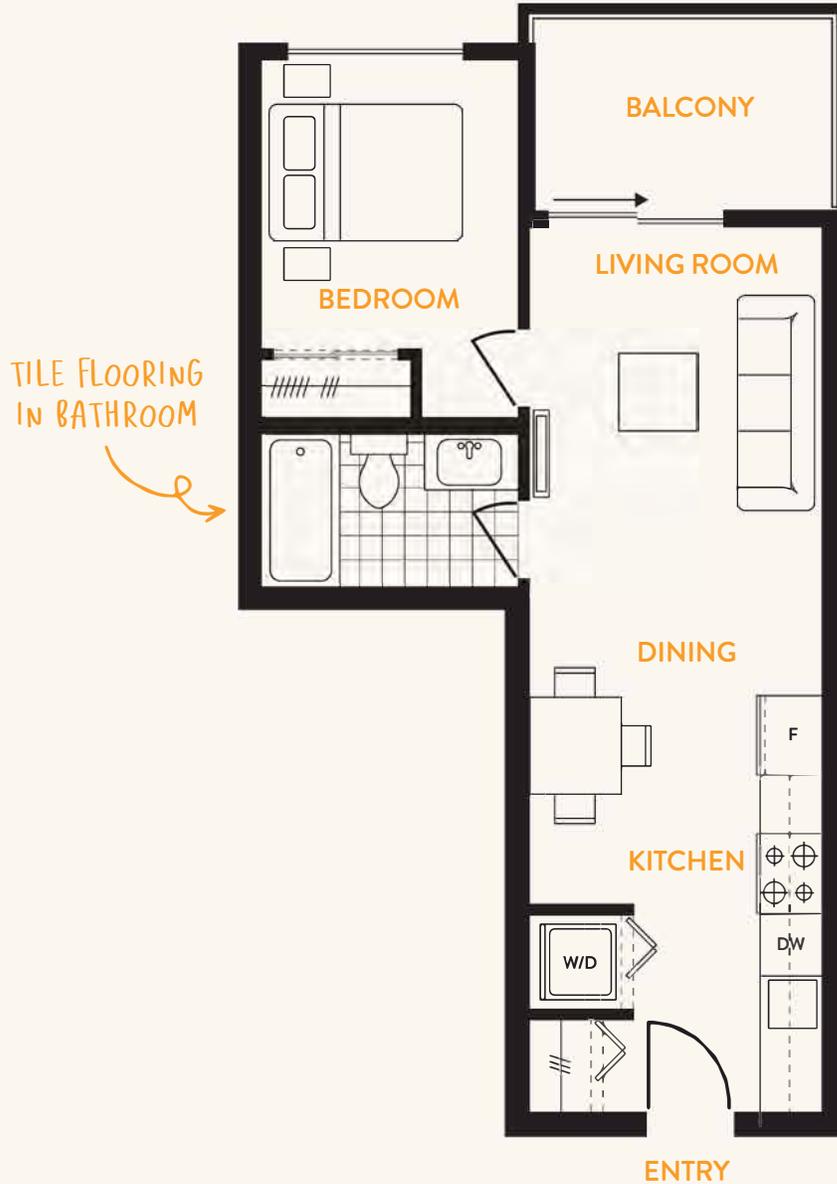
FOURTH LEVEL

* OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.

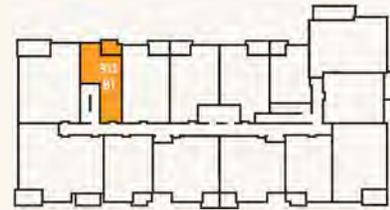
Plan B1

1 Bedroom
1 Bathroom

Indoor 461 SF
Outdoor 60 SF*
Total 521 SF



SECOND LEVEL



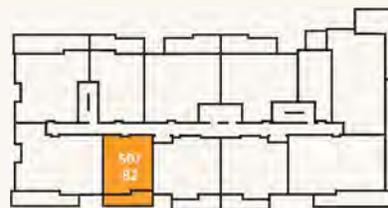
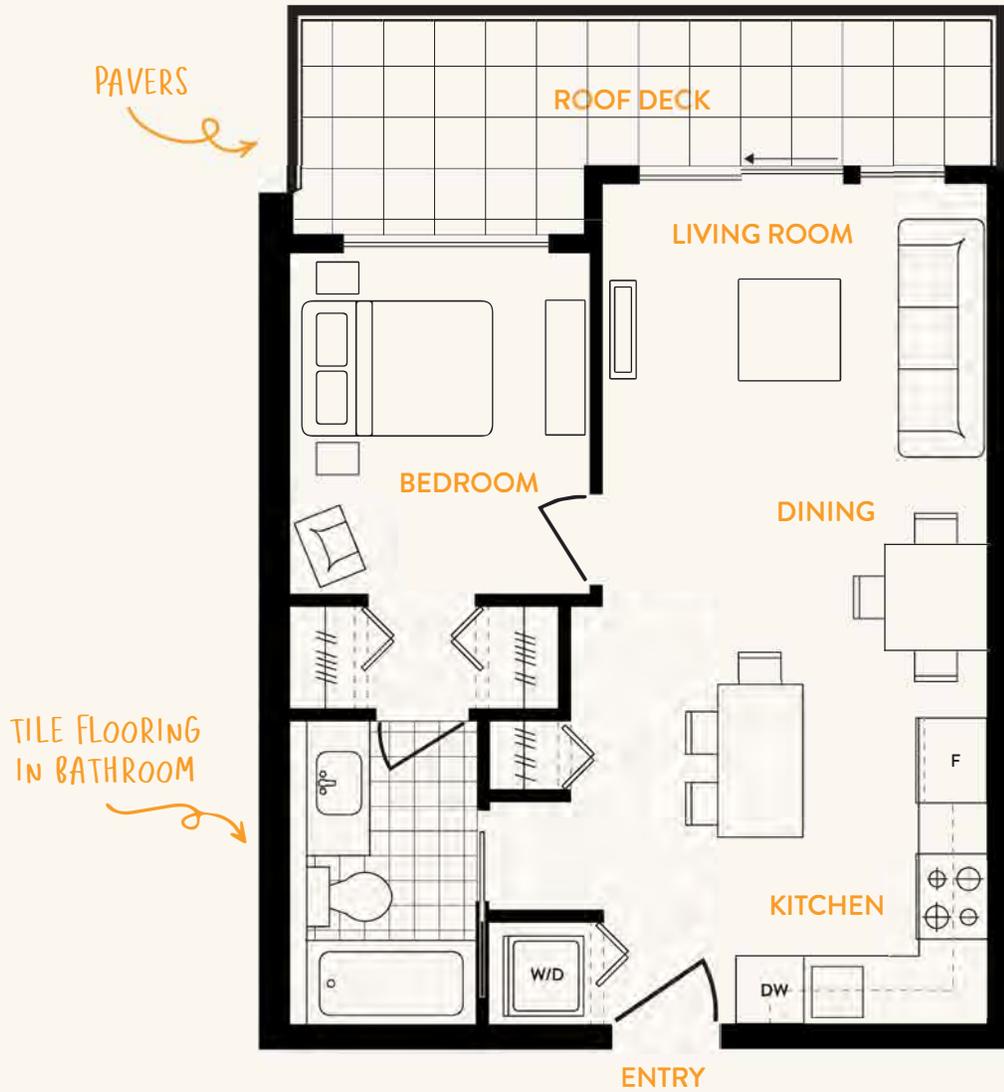
THIRD LEVEL

*** OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.**

Plan B2

1 Bedroom
1 Bathroom

Indoor 531 SF
Outdoor 110 SF
Total 641 SF

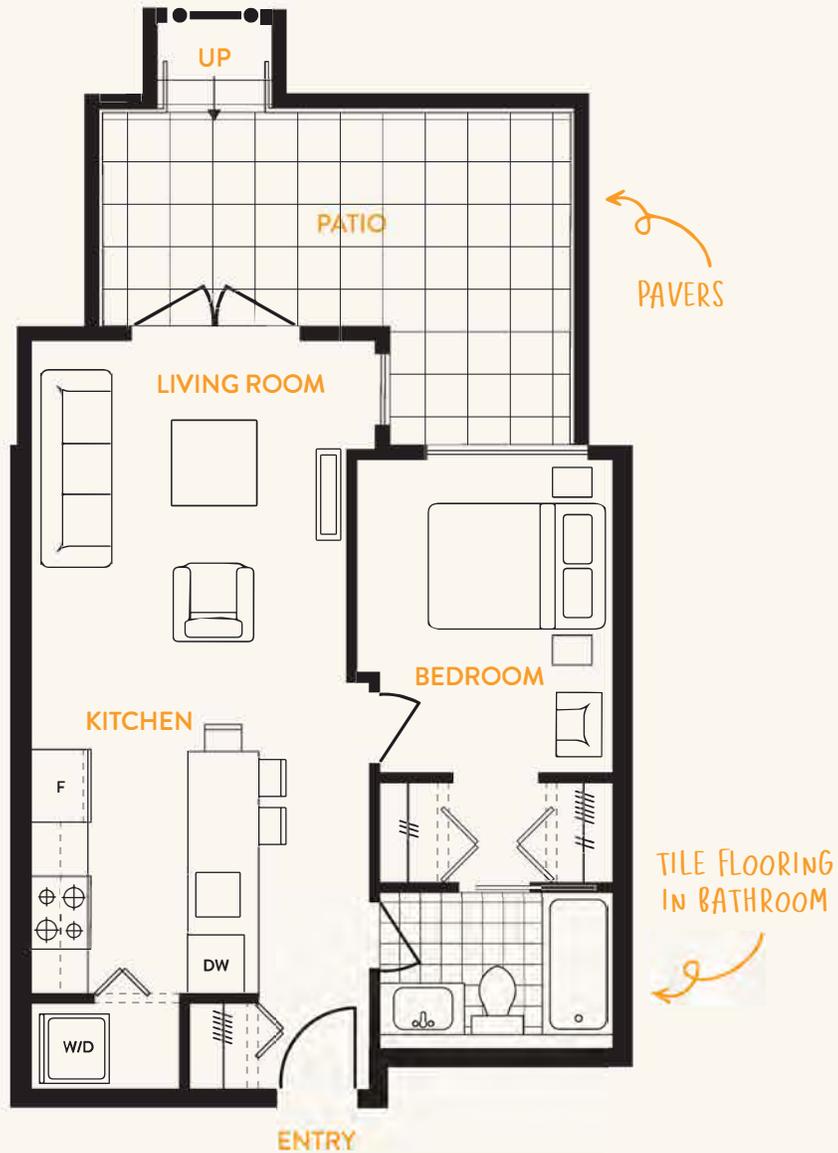


FIFTH LEVEL

Plan B3

1 Bedroom
1 Bathroom

Indoor 541 SF
Outdoor 150 SF*
Total 691 SF

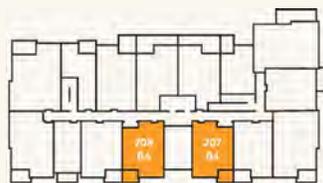
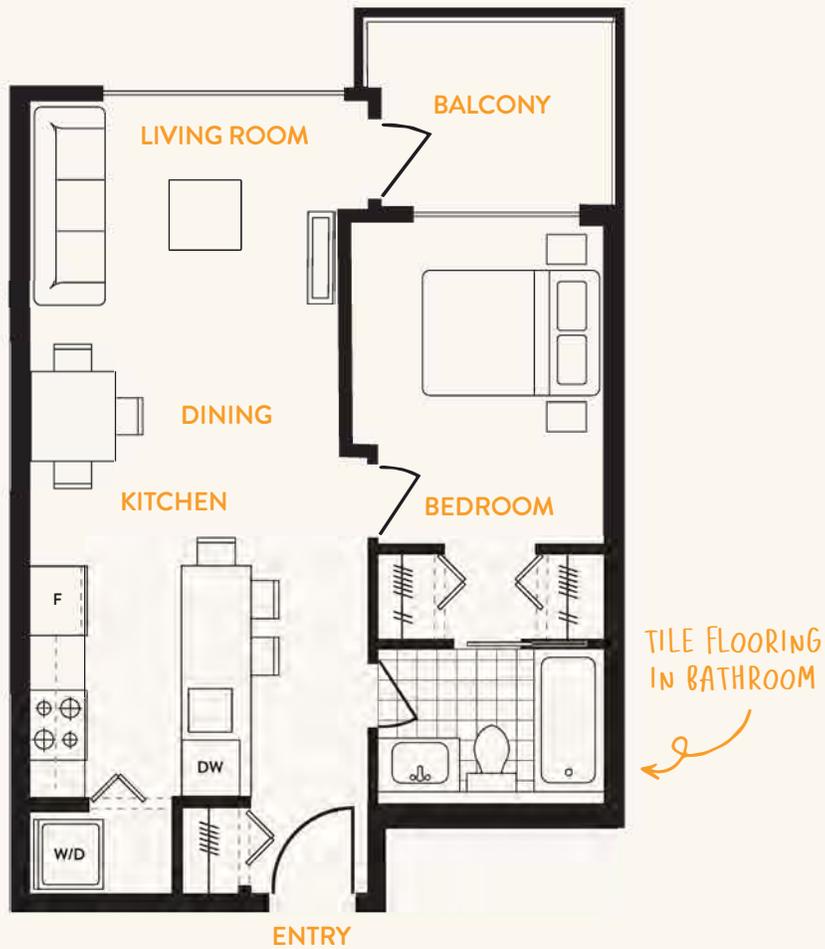


*** OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.**

Plan B4

1 Bedroom
1 Bathroom

Indoor 558 SF
Outdoor 55 SF
Total 613 SF

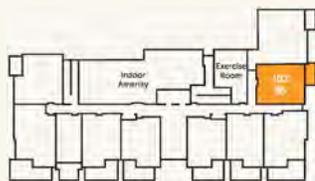
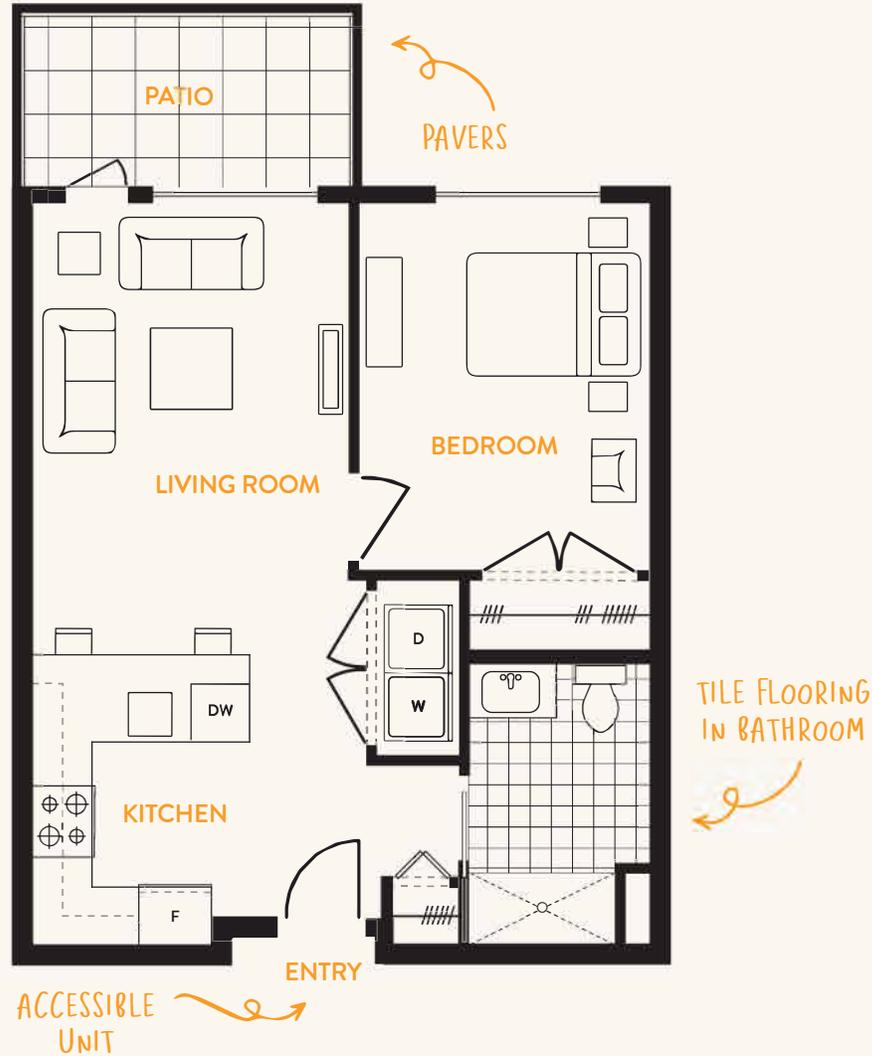


SECOND LEVEL

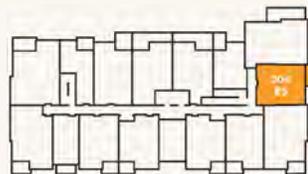
Plan B5

1 Bedroom
1 Bathroom

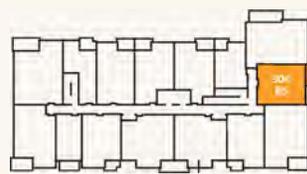
Indoor 579 SF
Outdoor 66 SF*
Total 645 SF



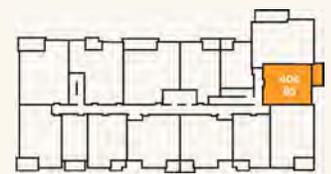
MAIN LEVEL



SECOND LEVEL



THIRD LEVEL



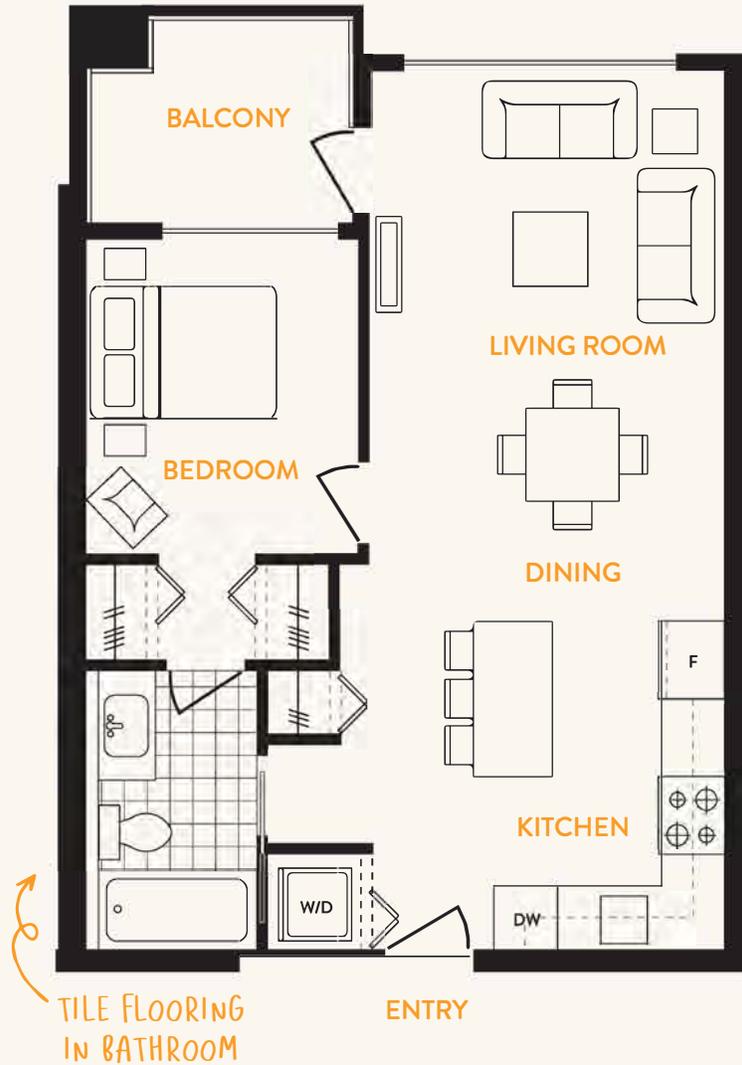
FOURTH LEVEL

*** OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.**

Plan B6

1 Bedroom
1 Bathroom

Indoor 582 SF
Outdoor 54 SF*
Total 636 SF

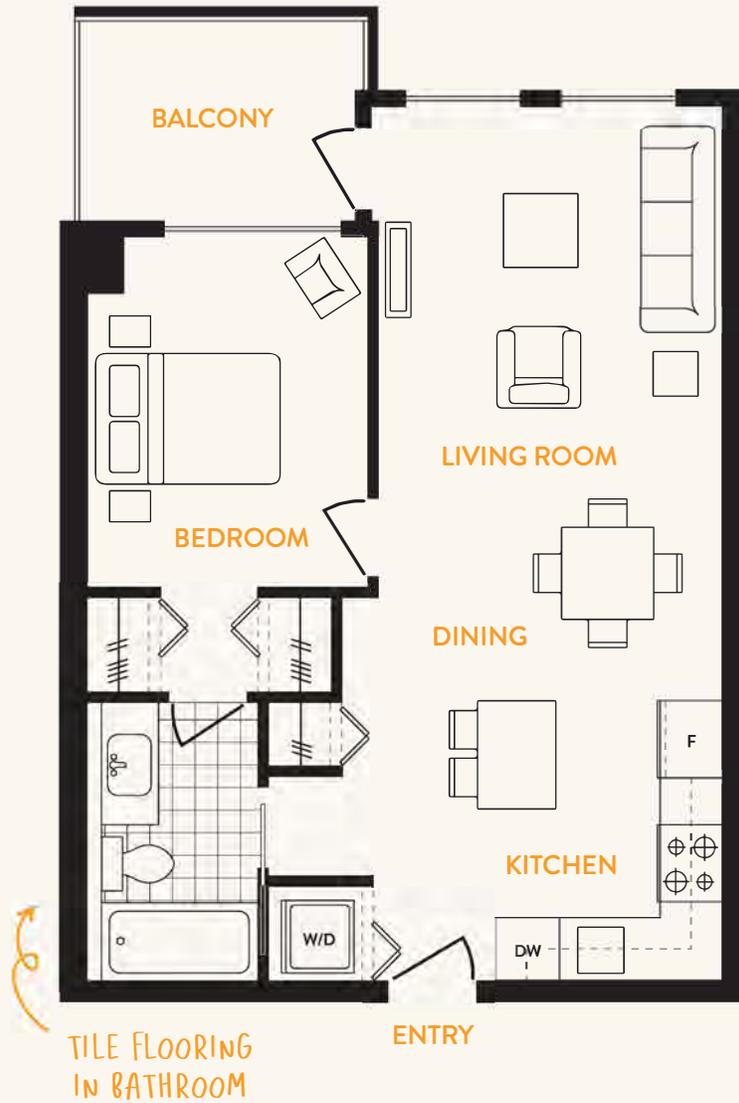


*** OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.**

Plan B7

1 Bedroom
1 Bathroom

Indoor 585 SF
Outdoor 61 SF*
Total 646 SF

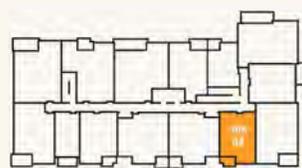
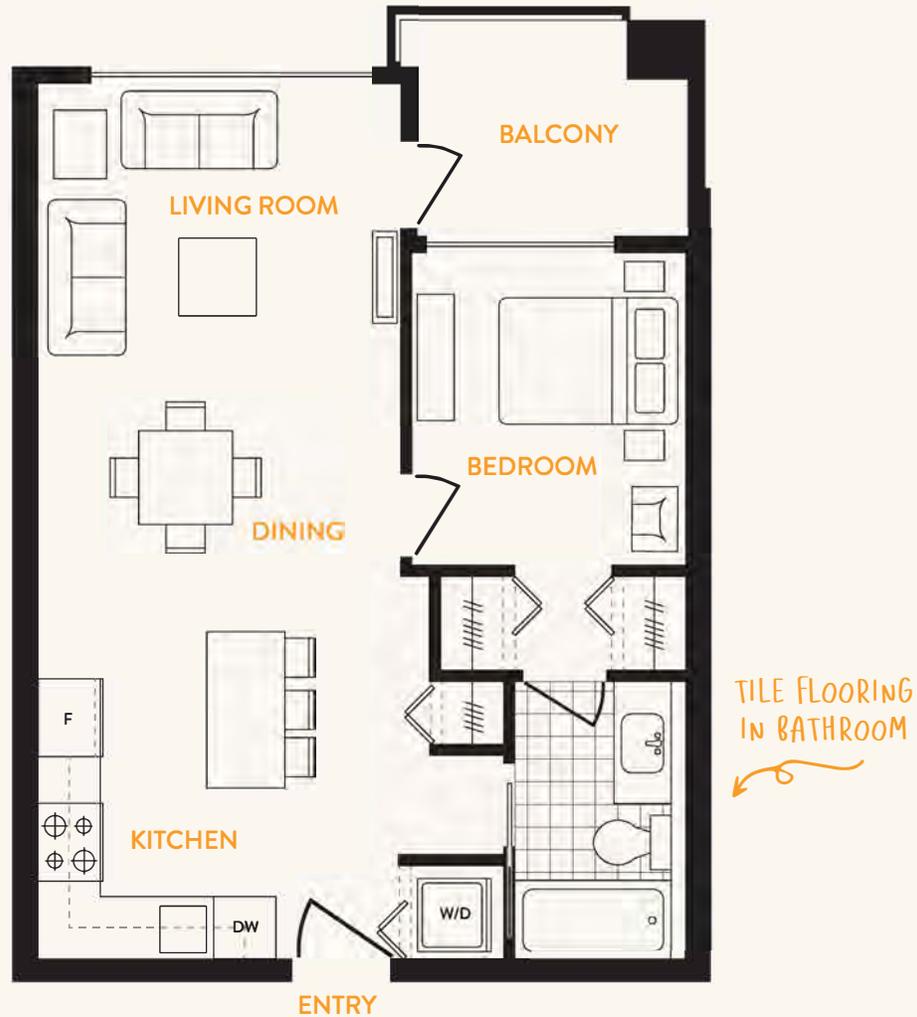


*** OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.**

Plan B8

1 Bedroom
1 Bathroom

Indoor 591 SF
Outdoor 54 SF*
Total 645 SF

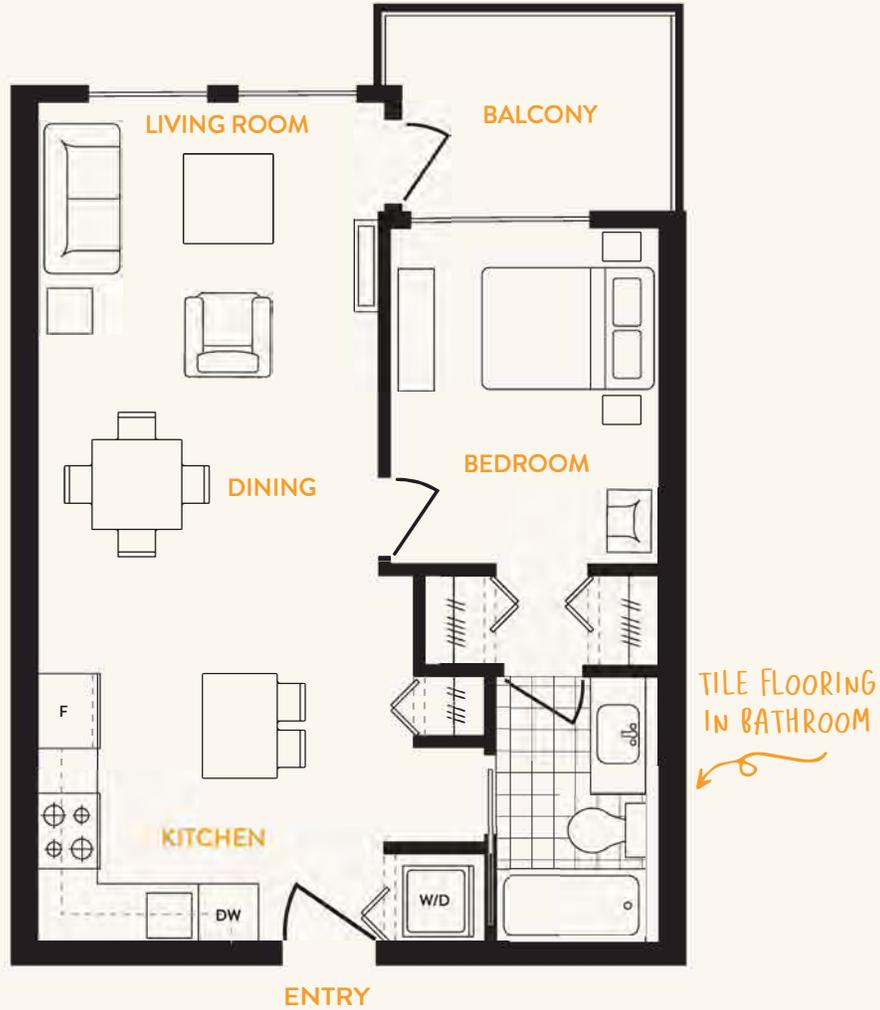


*** OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.**

Plan B9

1 Bedroom
1 Bathroom

Indoor 595 SF
Outdoor 61 SF*
Total 656 SF

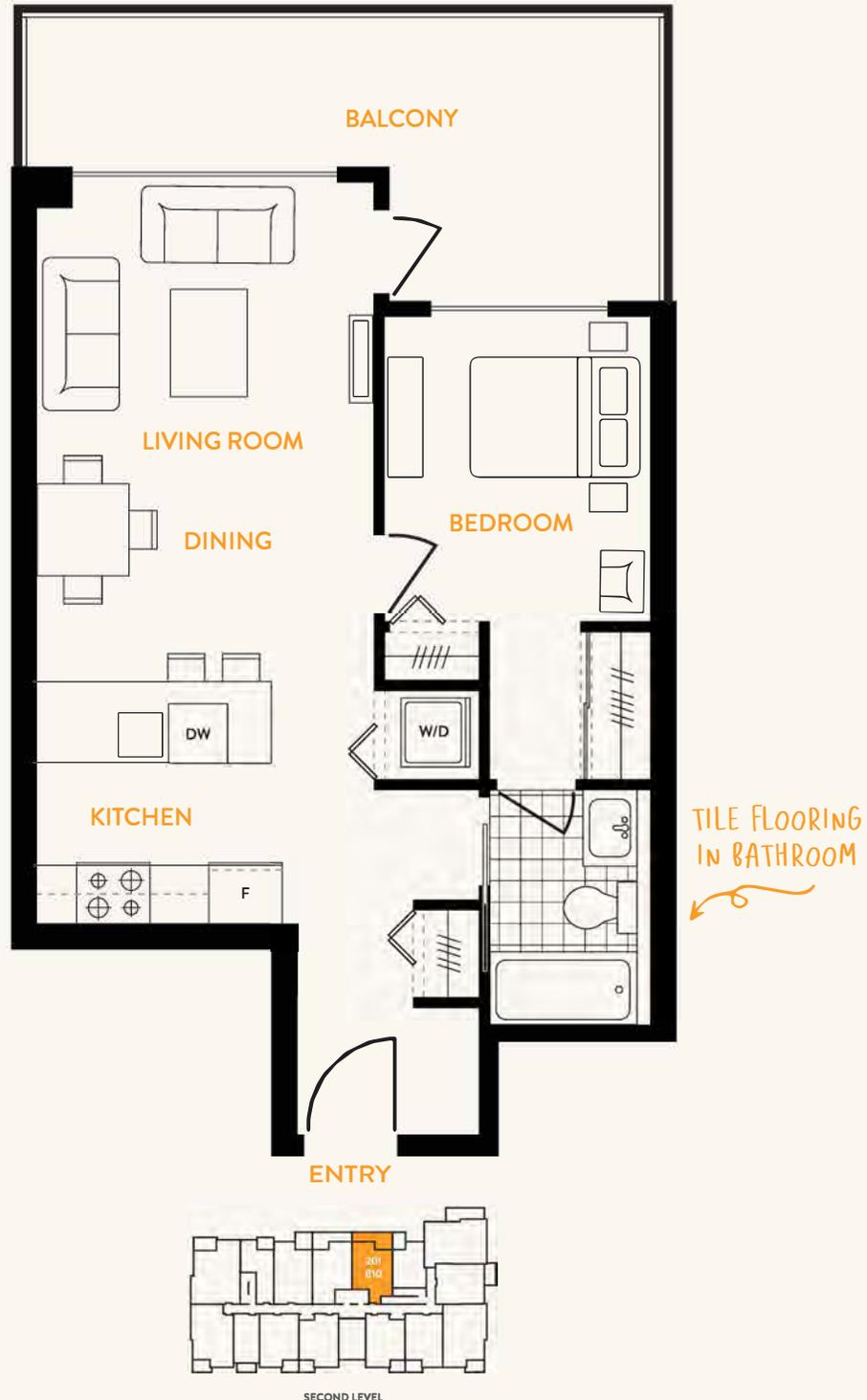


*** OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.**

Plan B10

1 Bedroom
1 Bathroom

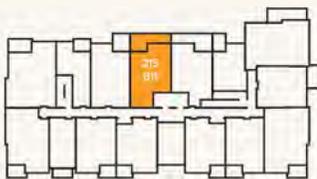
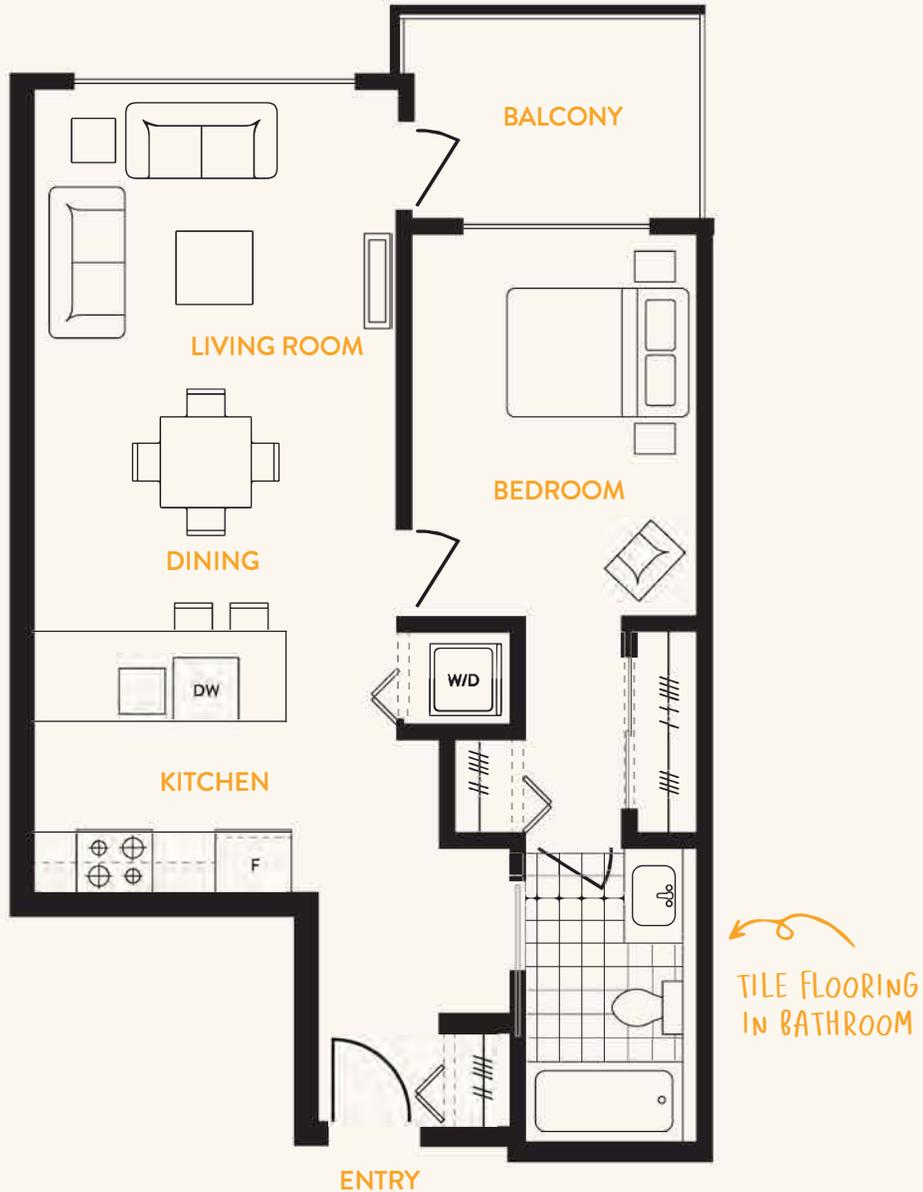
Indoor 602 SF
Outdoor 156 SF
Total 758 SF



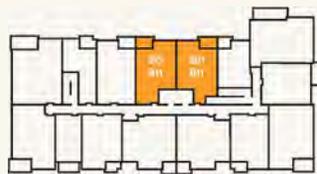
Plan B11

1 Bedroom
1 Bathroom

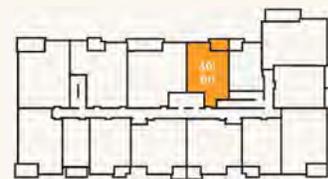
Indoor 627 SF
Outdoor 62 SF*
Total 689 SF



SECOND LEVEL



THIRD LEVEL



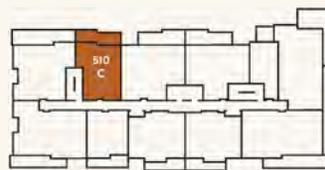
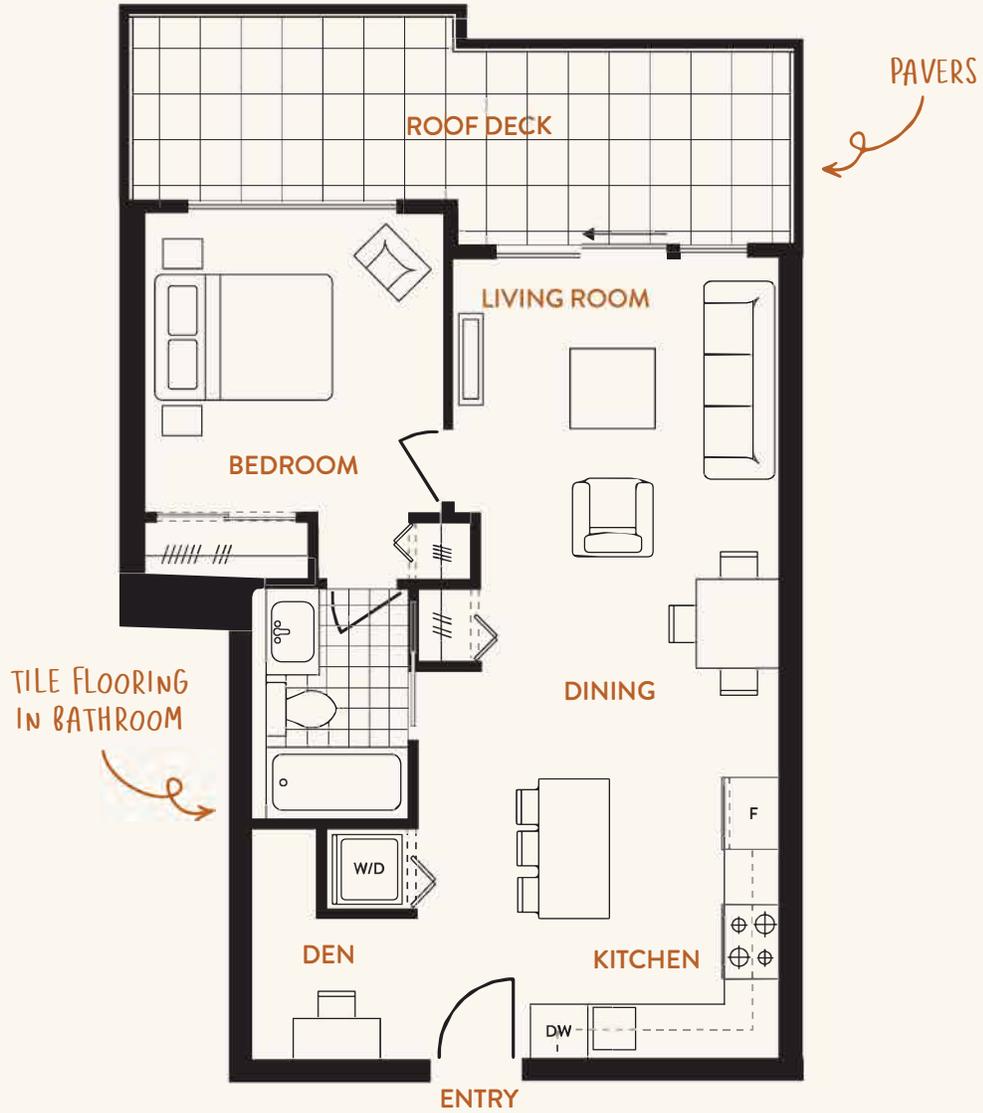
FOURTH LEVEL

*** OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.**

Plan C

1 Bedroom + Den
1 Bathroom

Indoor 633 SF
Outdoor 146 SF
Total 779 SF

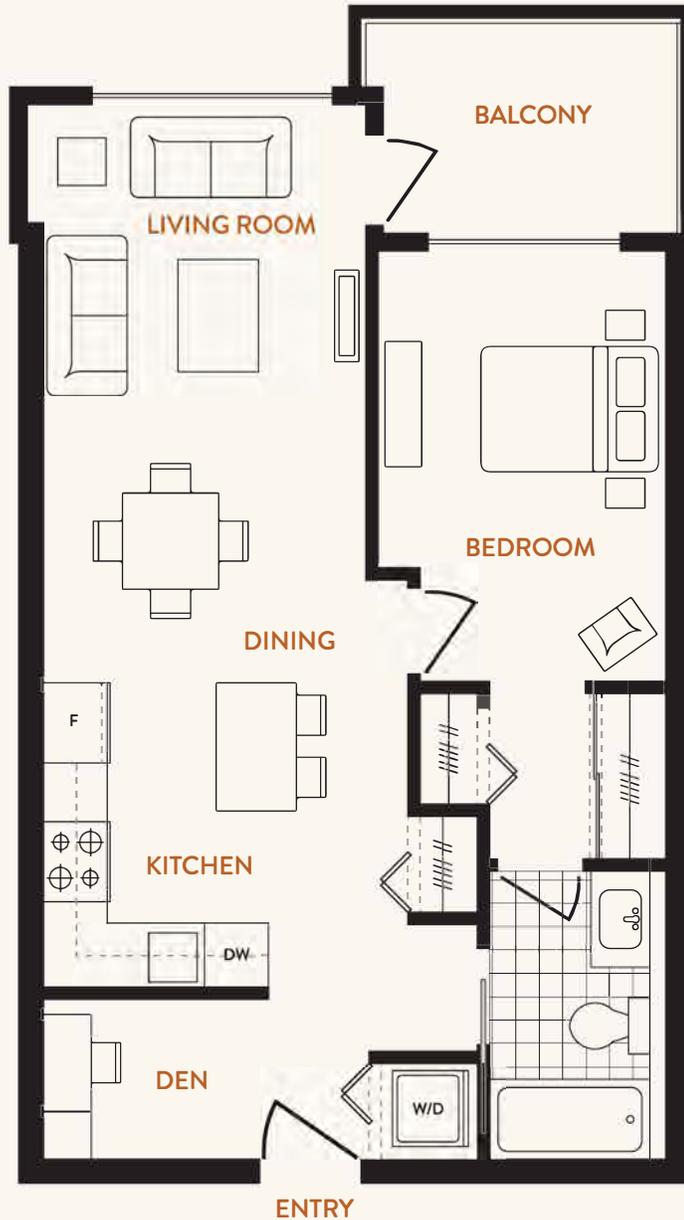


FIFTH LEVEL

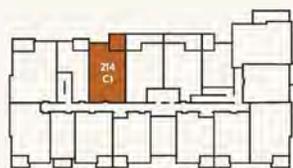
Plan C1

1 Bedroom + Den
1 Bathroom

Indoor 652 SF
Outdoor 92 SF
Total 744 SF



TILE FLOORING
IN BATHROOM

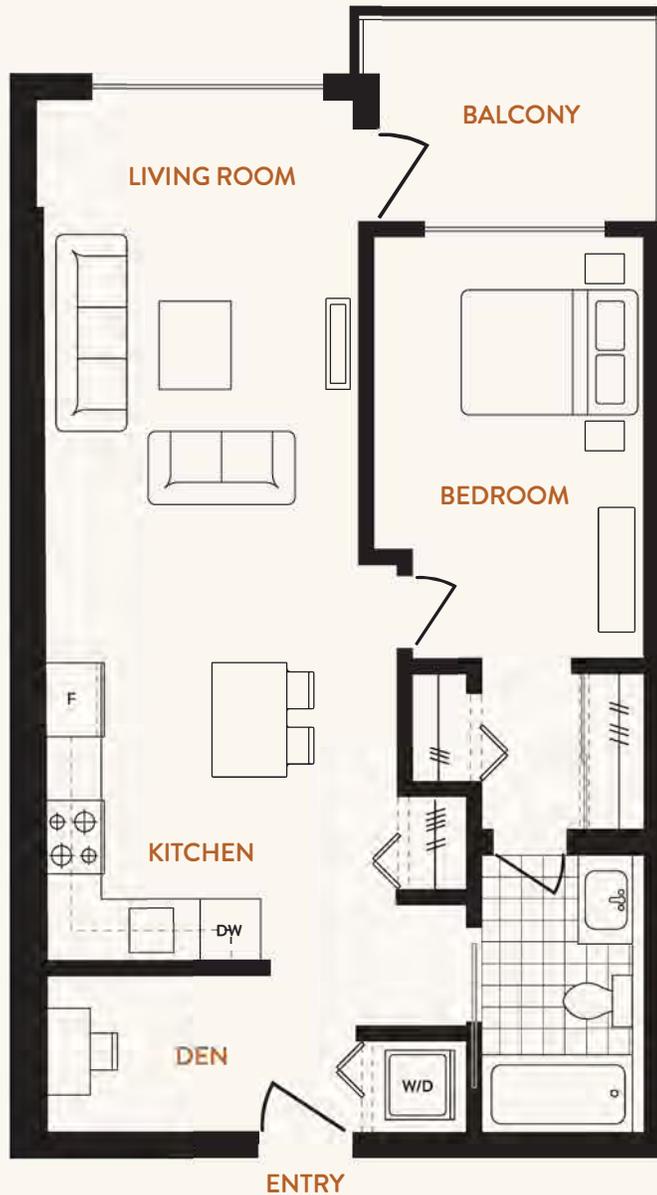


SECOND LEVEL

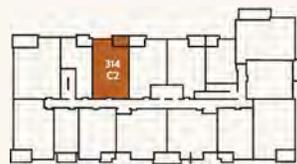
Plan C2

1 Bedroom + Den

Indoor 658 SF
Outdoor 62 SF
Total 720 SF



TILE FLOORING
IN BATHROOM

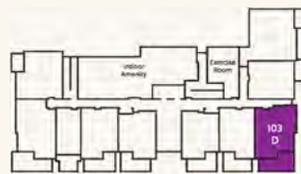
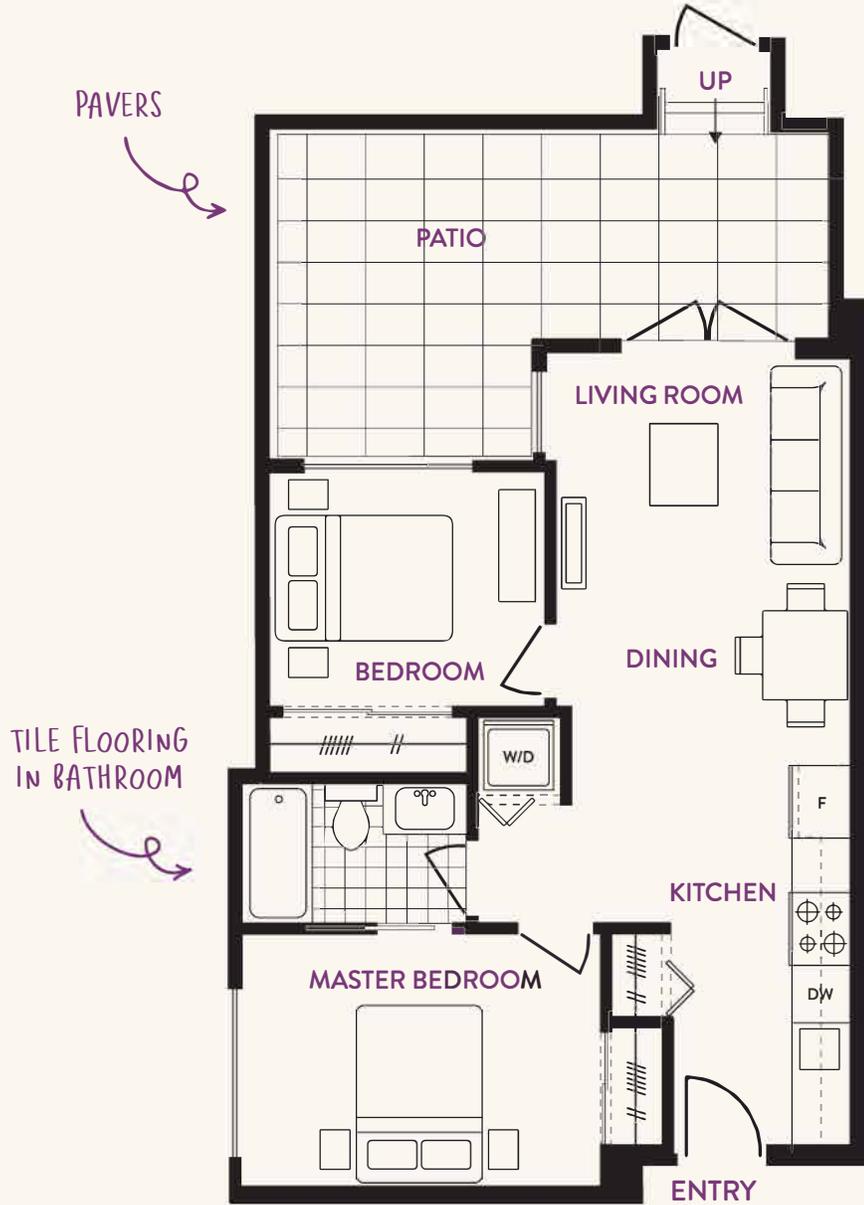


THIRD LEVEL

Plan D

2 Bedrooms
1 Bathroom

Indoor 618 SF
Outdoor 185 SF
Total 803 SF

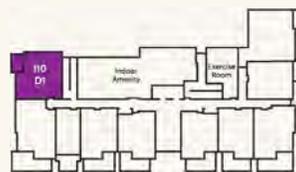
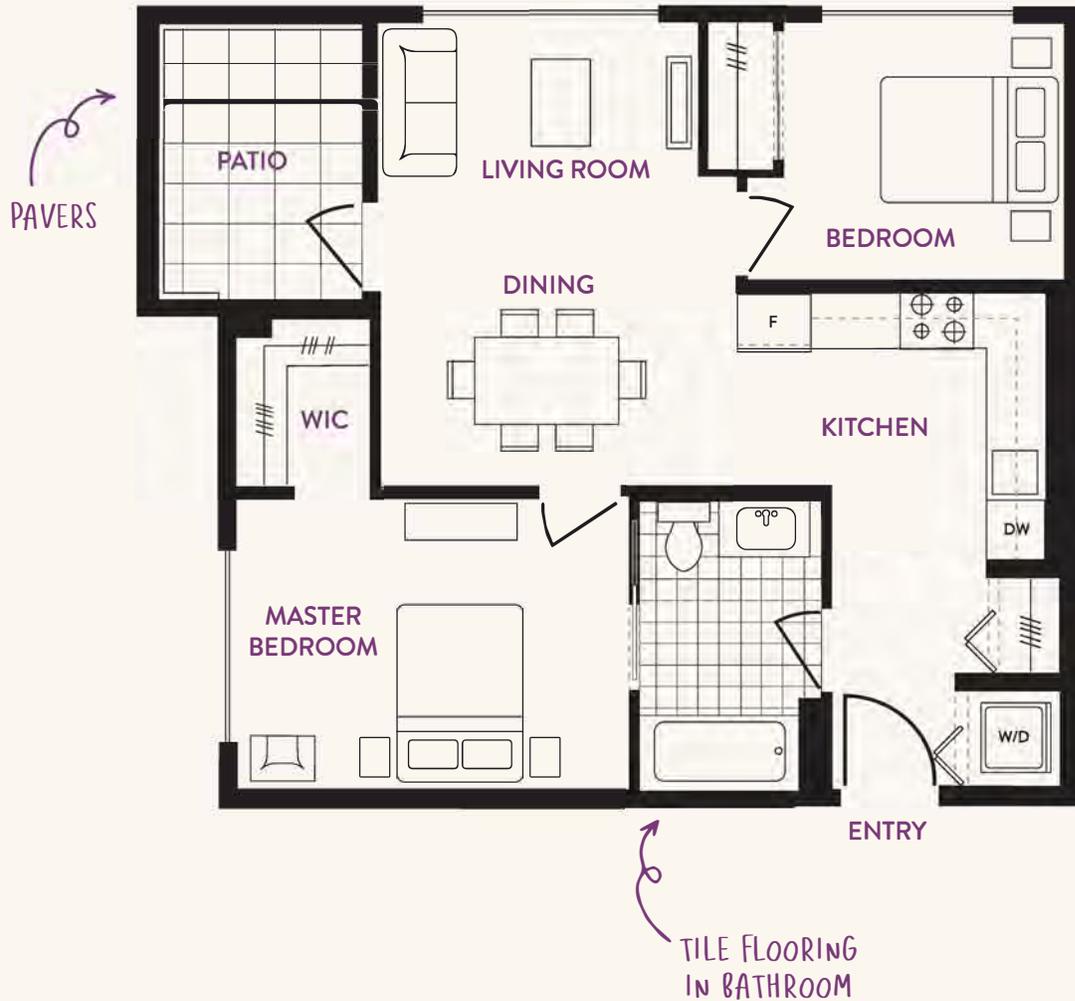


MAIN LEVEL

Plan D1

2 Bedrooms
1 Bathroom

Indoor 634 SF
Outdoor 58 SF
Total 692 SF

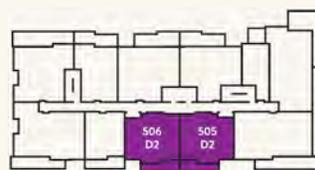
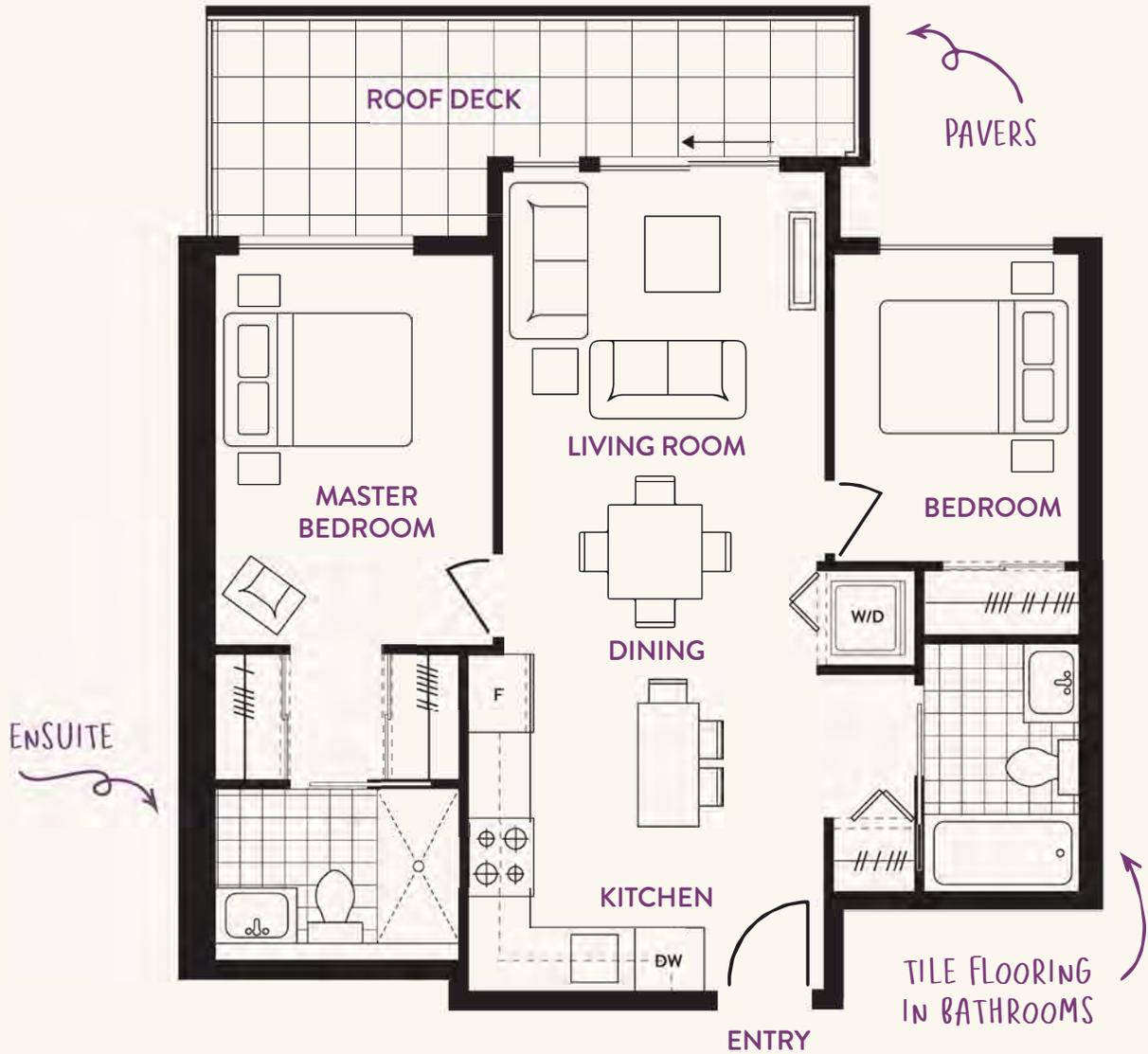


MAIN LEVEL

Plan D2

2 Bedrooms
2 Bathrooms

Indoor 716 SF
Outdoor 122 SF
Total 838 SF

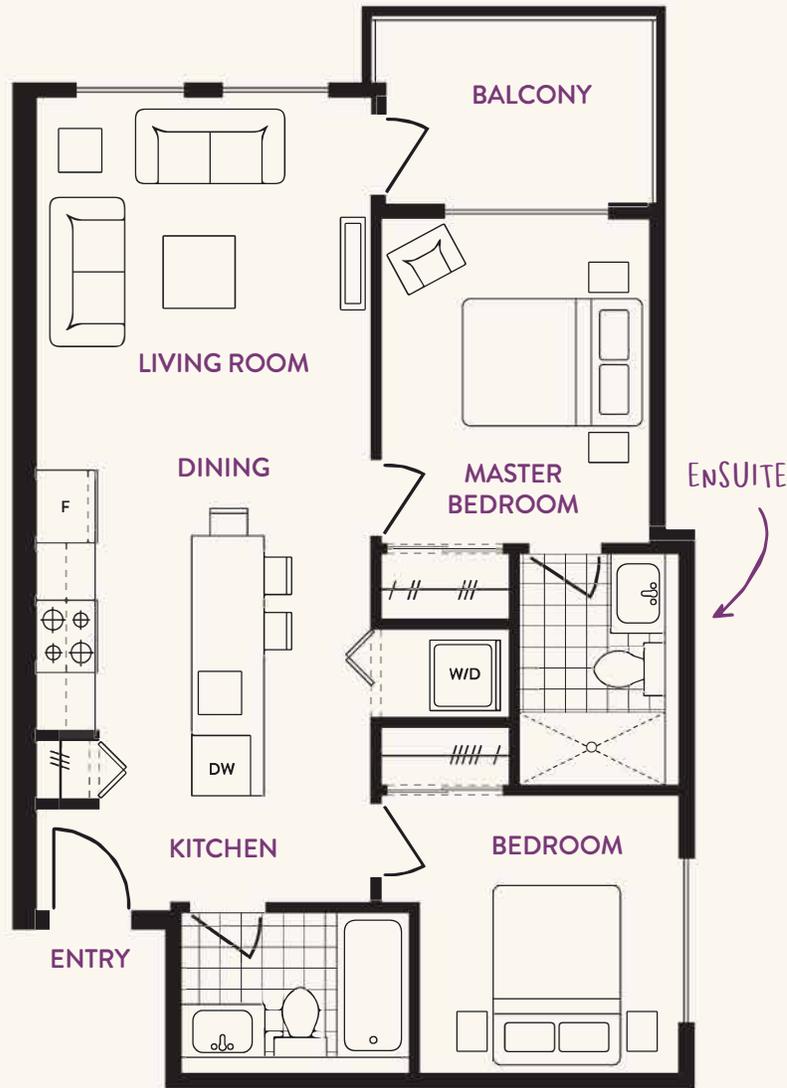


FIFTH LEVEL

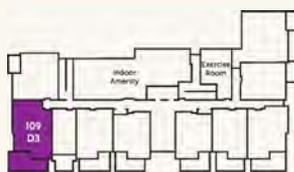
Plan D3

2 Bedrooms
2 Bathrooms

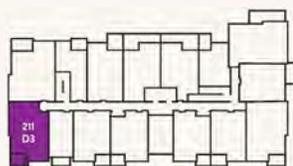
Indoor 720 SF
Outdoor 64 SF*
Total 784 SF



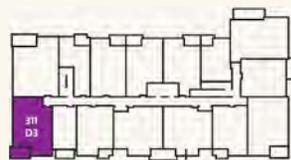
TILE FLOORING
IN BATHROOMS



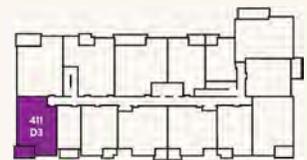
MAIN LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

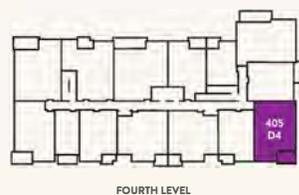
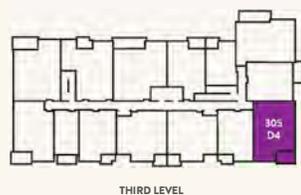
* OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.

Plan D4

2 Bedrooms
1 Bathrooms

Indoor 732 SF
Outdoor 74 SF*
Total 806 SF

TILE FLOORING
IN BATHROOM

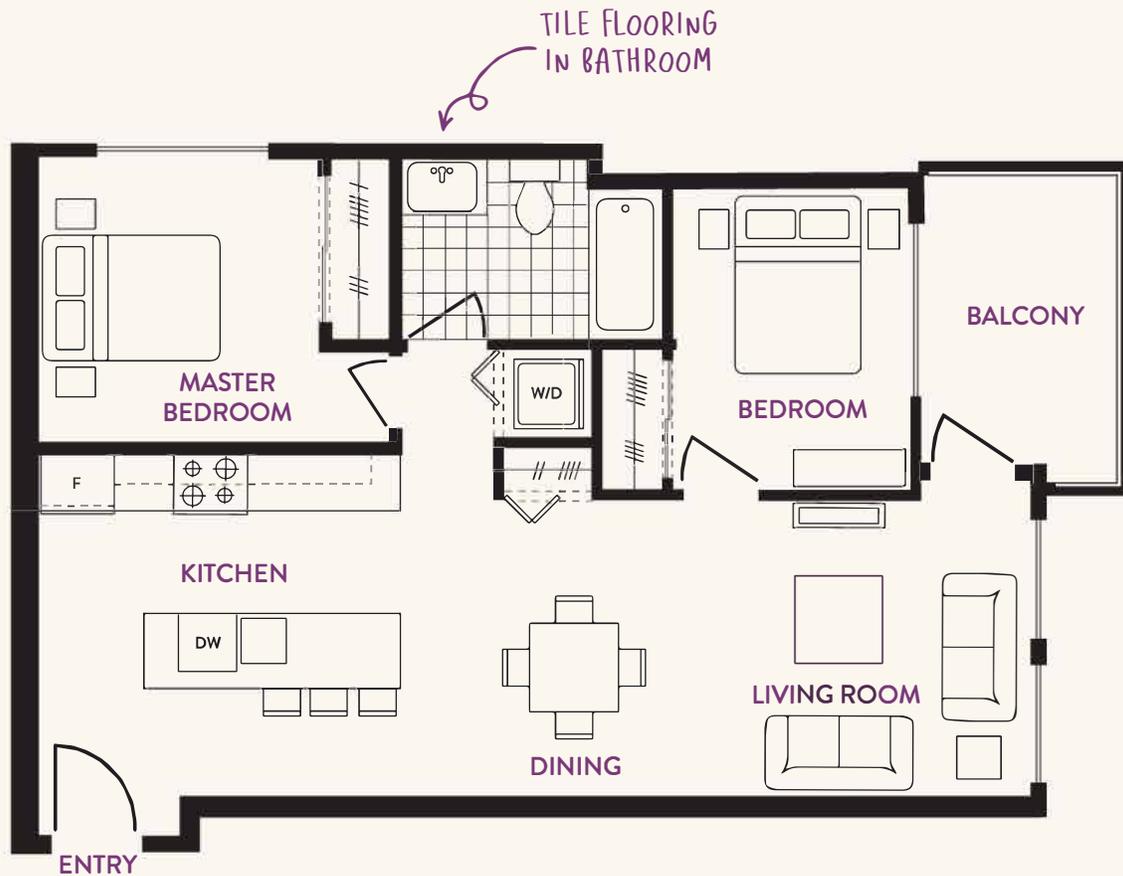


*** OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.**

Plan D5

2 Bedrooms
1 Bathroom

Indoor 733 SF
Outdoor 66 SF
Total 799 SF

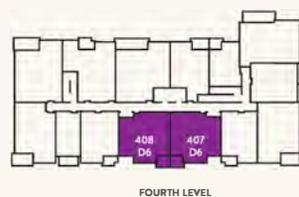


SECOND LEVEL

Plan D6

2 Bedrooms
2 Bathrooms

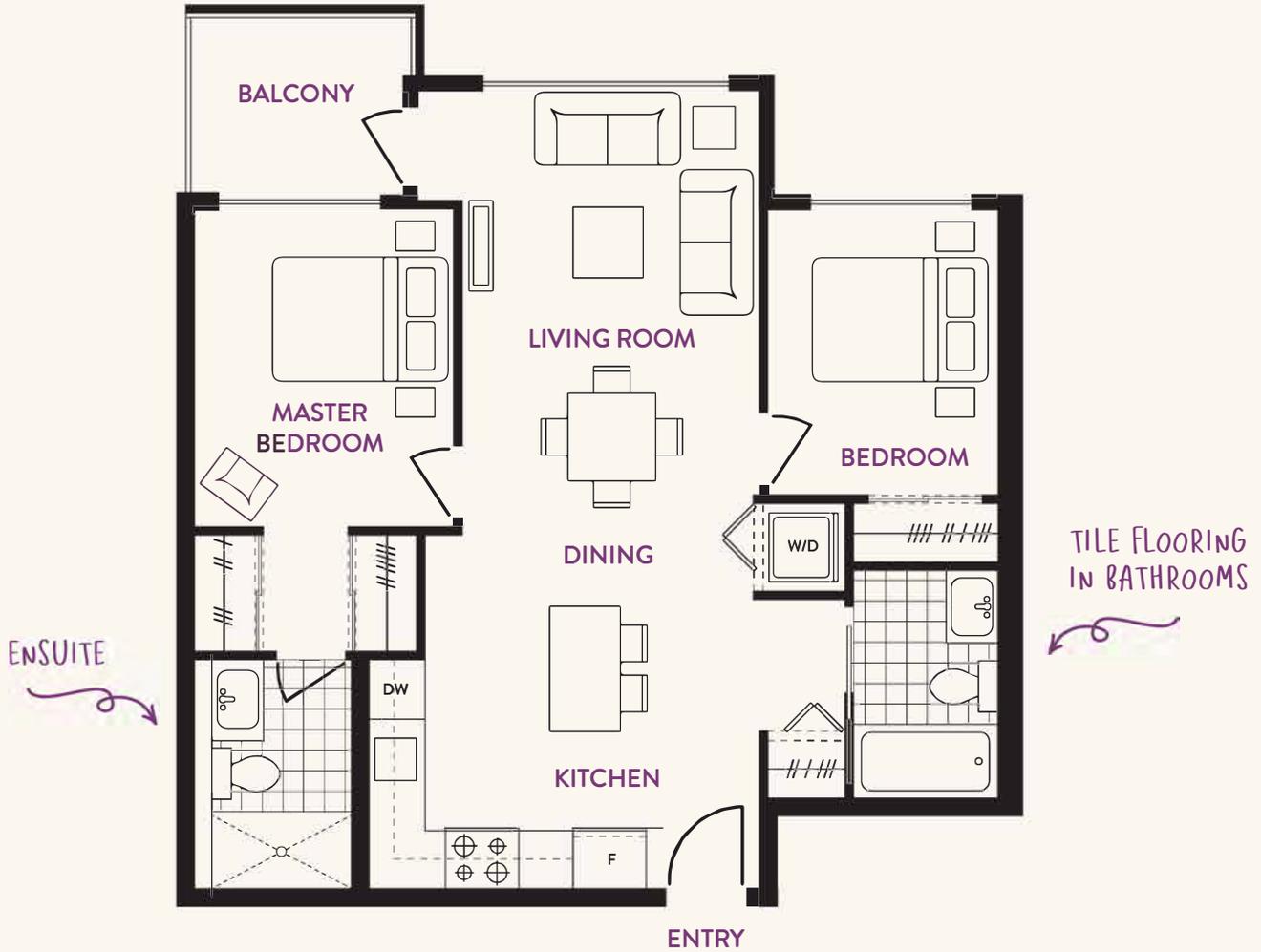
Indoor 750 SF
Outdoor 50 SF
Total 800 SF



Plan D7

2 Bedrooms
2 Bathrooms

Indoor 752 SF
Outdoor 50 SF*
Total 802 SF



Plan D8

2 Bedrooms
2 Bathrooms

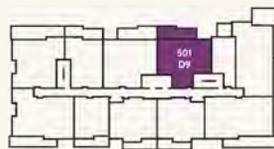
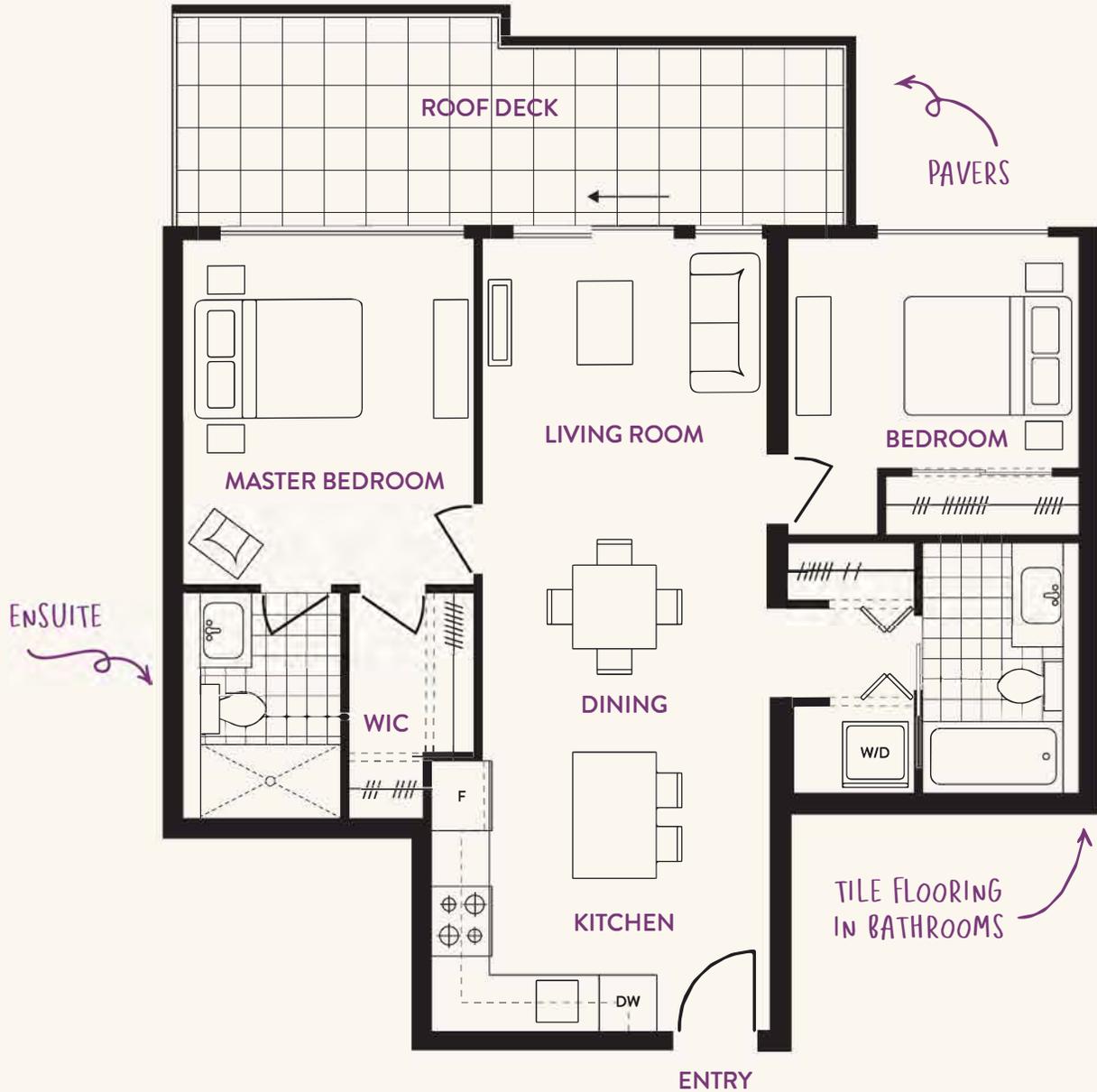
Indoor 795 SF
Outdoor 66 SF
Total 861 SF



Plan D9

2 Bedrooms
2 Bathrooms

Indoor 795 SF
Outdoor 131 SF
Total 926 SF

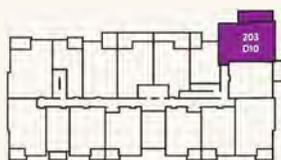
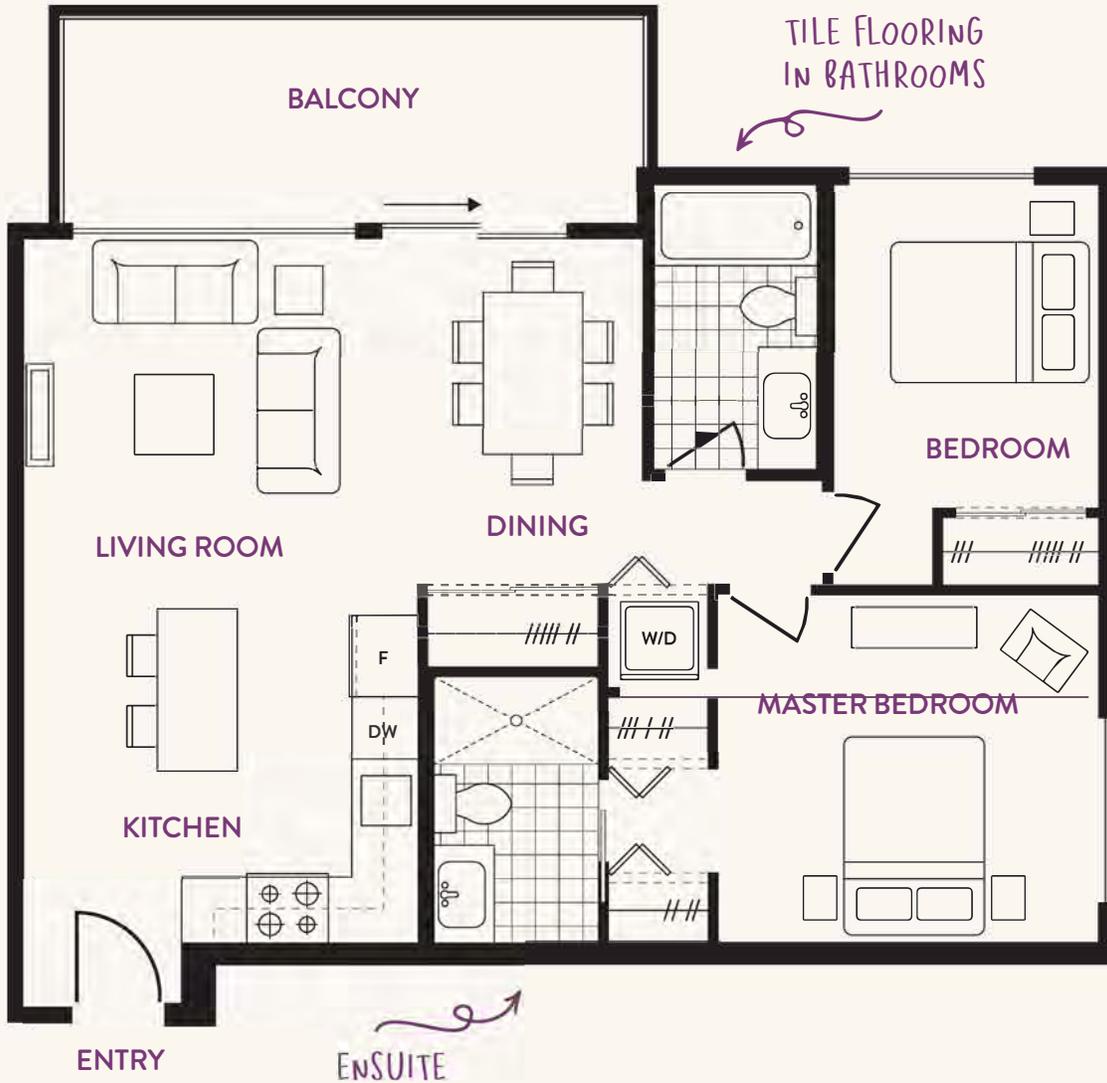


FIFTH LEVEL

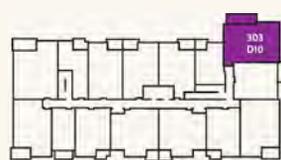
Plan D10

2 Bedrooms
2 Bathrooms

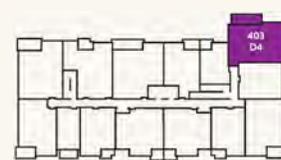
Indoor 811 SF
Outdoor 119 SF*
Total 930 SF



SECOND LEVEL



THIRD LEVEL



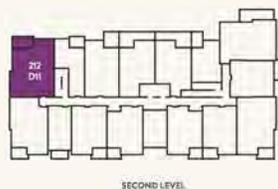
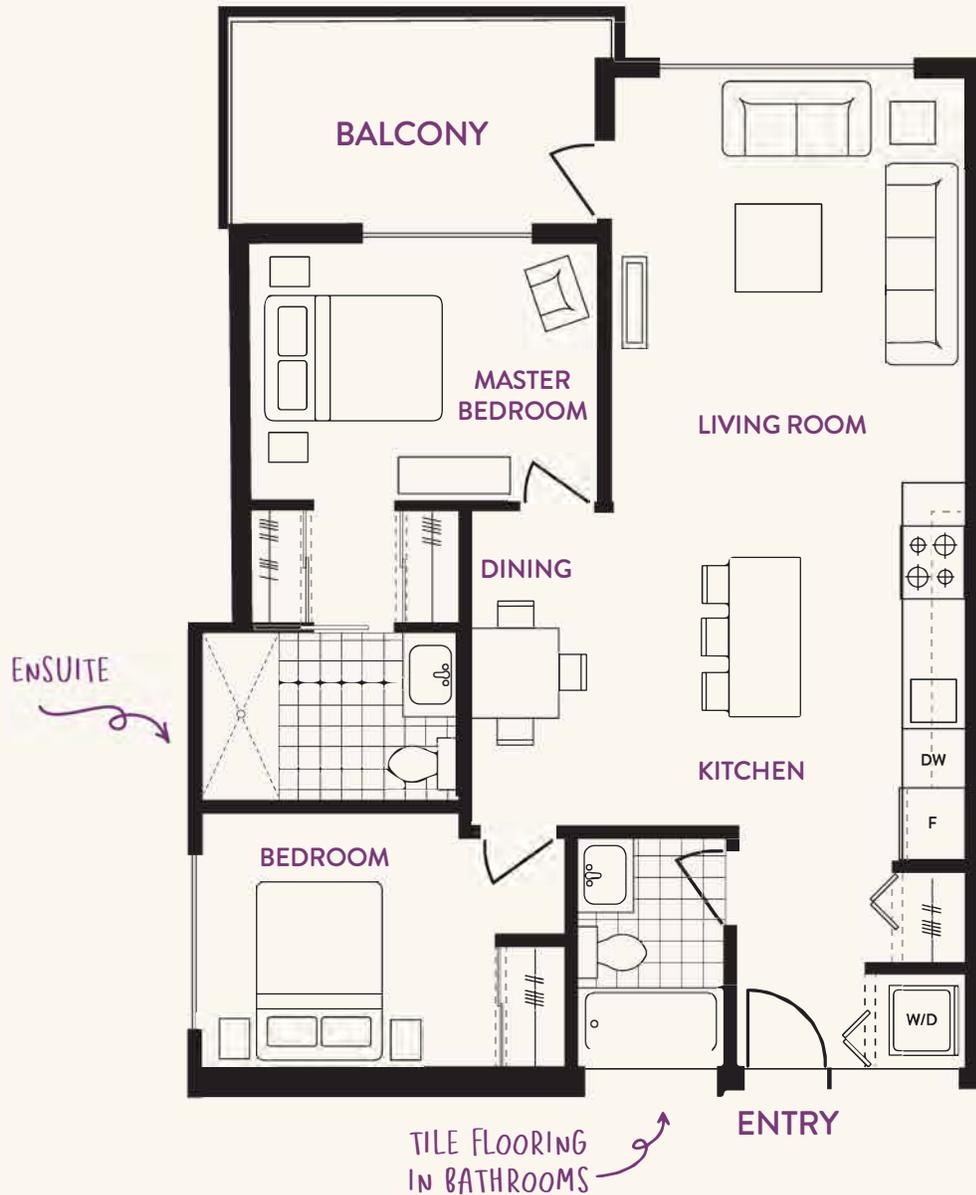
FOURTH LEVEL

*** OUTDOOR SIZE MAY VARY. SEE SALES REPRESENTATIVE FOR DETAILS.**

Plan D11

2 Bedrooms
2 Bathrooms

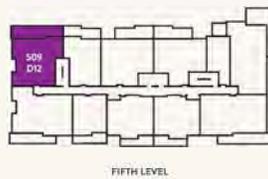
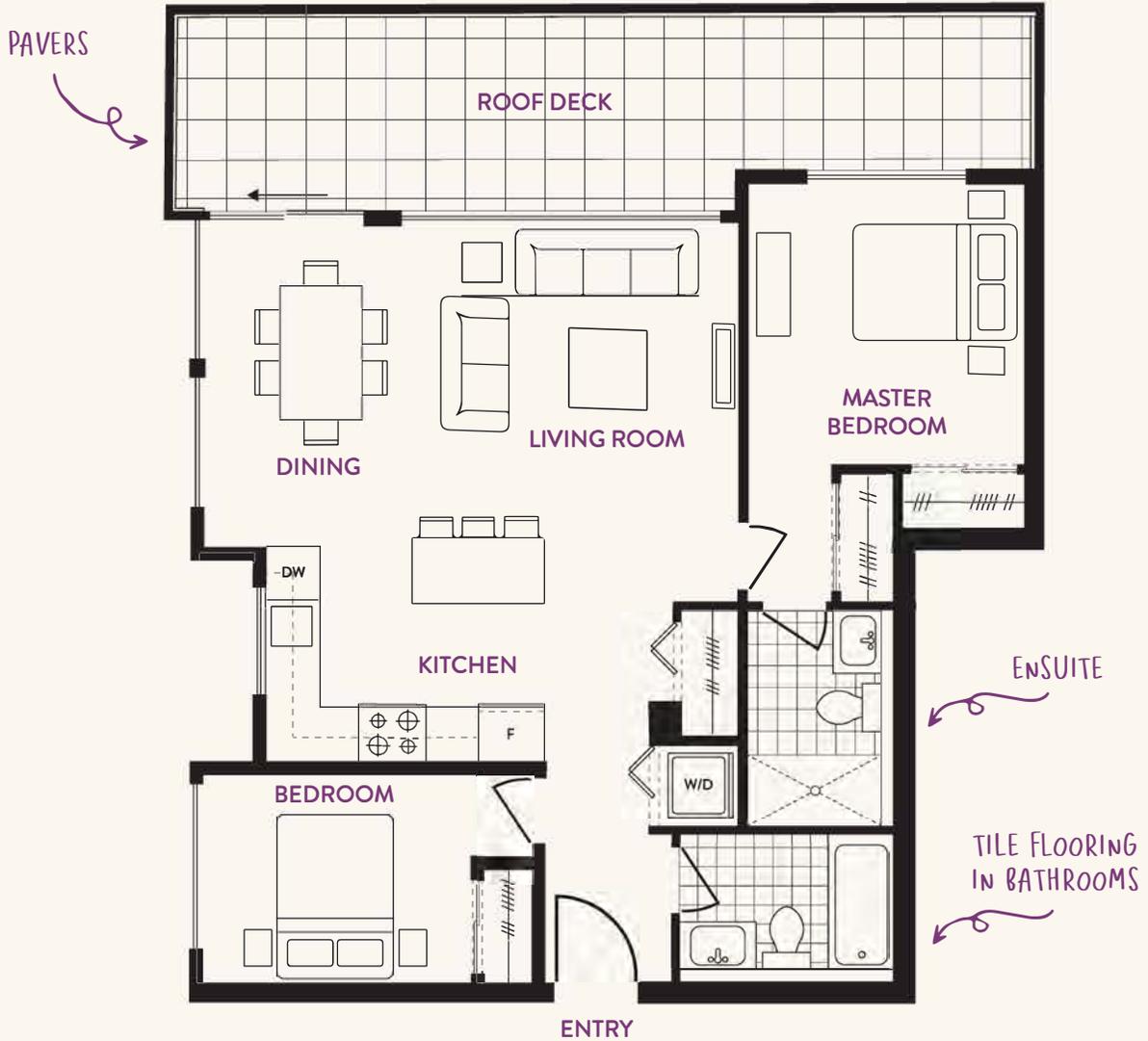
Indoor 848 SF
Outdoor 88 SF
Total 936 SF



Plan D12

2 Bedrooms
2 Bathrooms

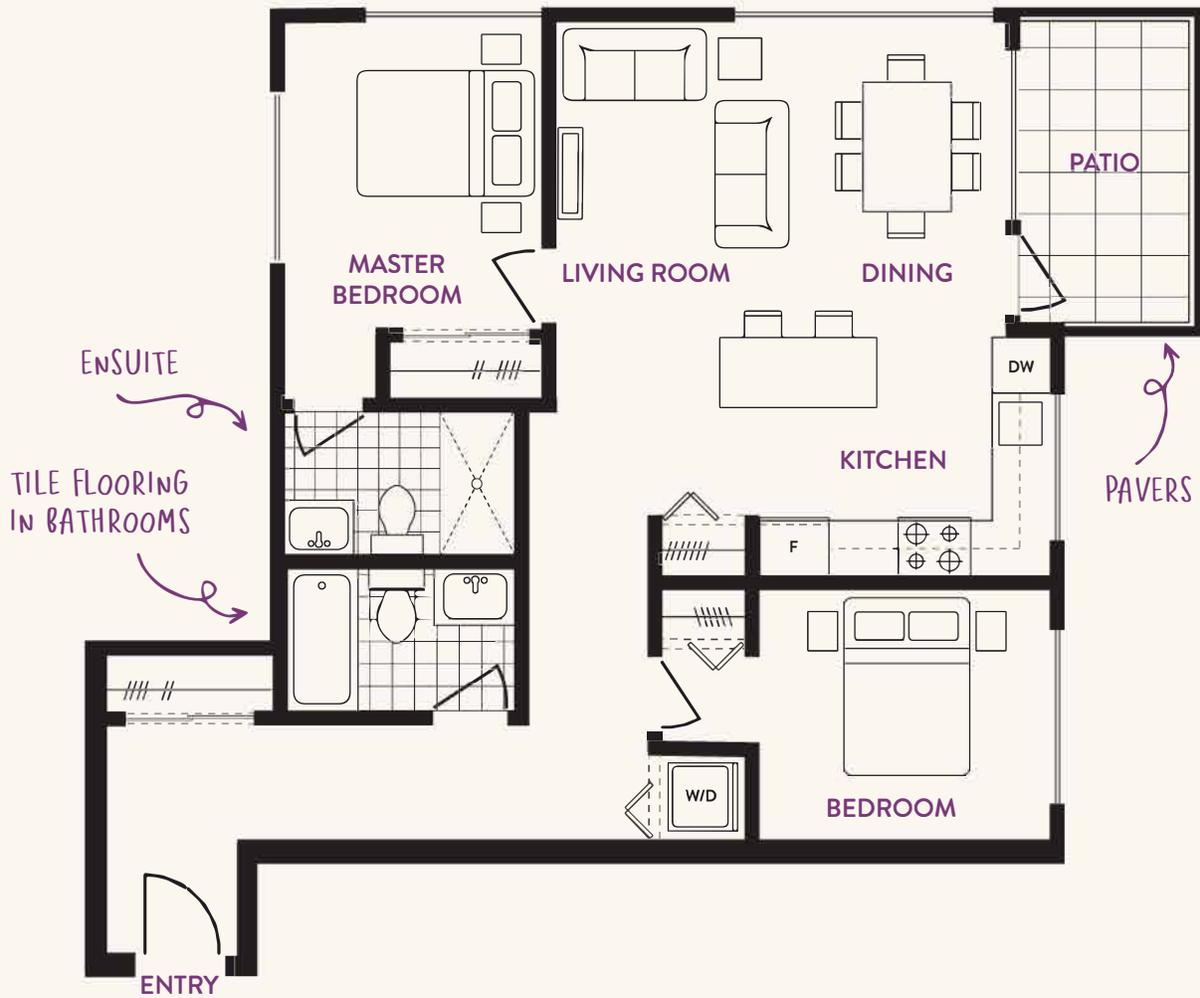
Indoor 852 SF
Outdoor 229 SF
Total 1,081 SF



Plan D13

2 Bedrooms
2 Bathrooms

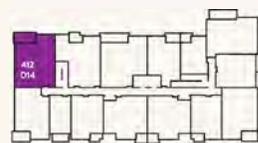
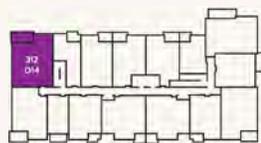
Indoor 852 SF
Outdoor 61 SF
Total 913 SF



Plan D14

2 Bedrooms
2 Bathrooms

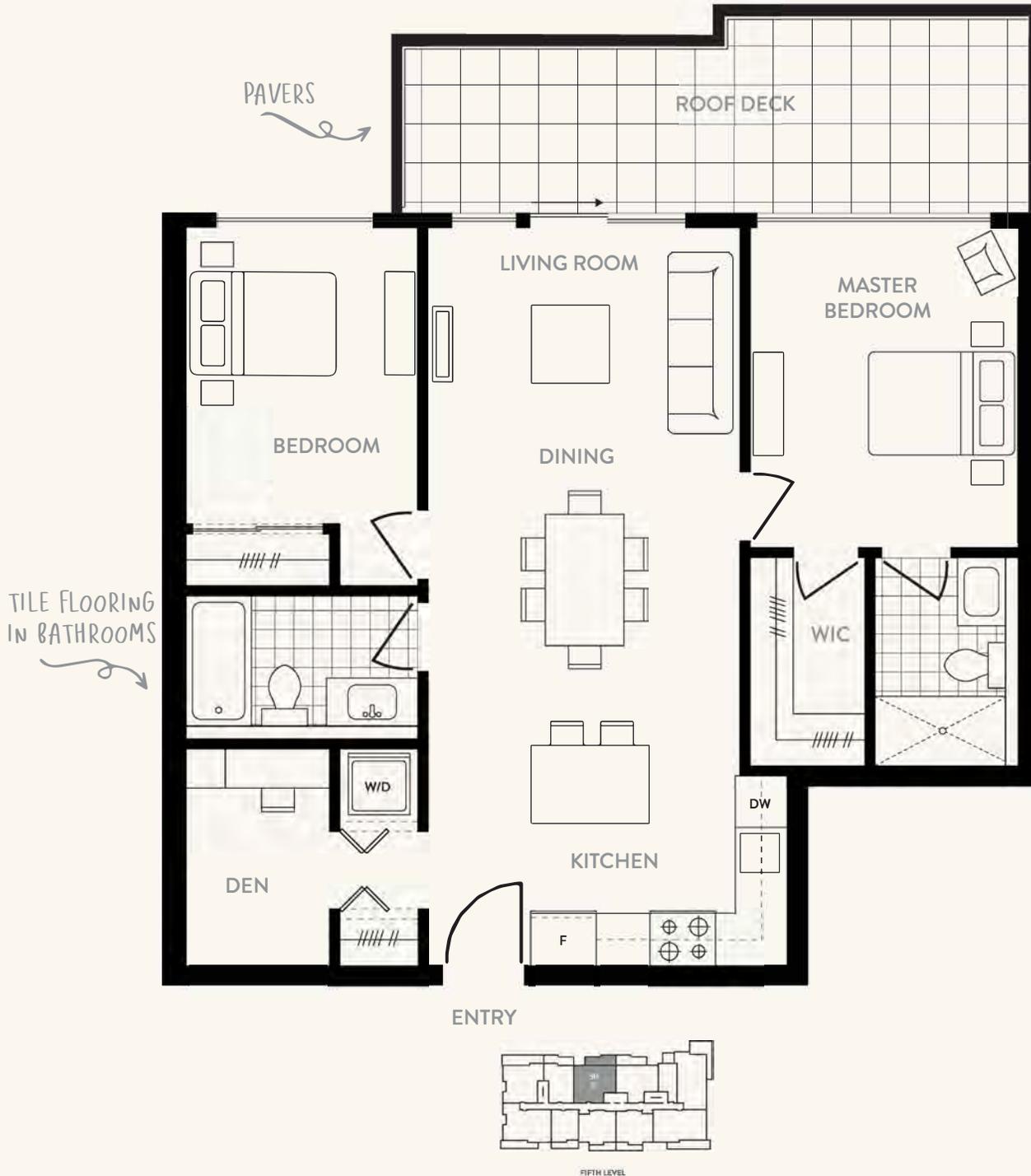
Indoor 871 SF
Outdoor 99 SF*
Total 970 SF



Plan E

2 Bedrooms + Den
2 Bathrooms

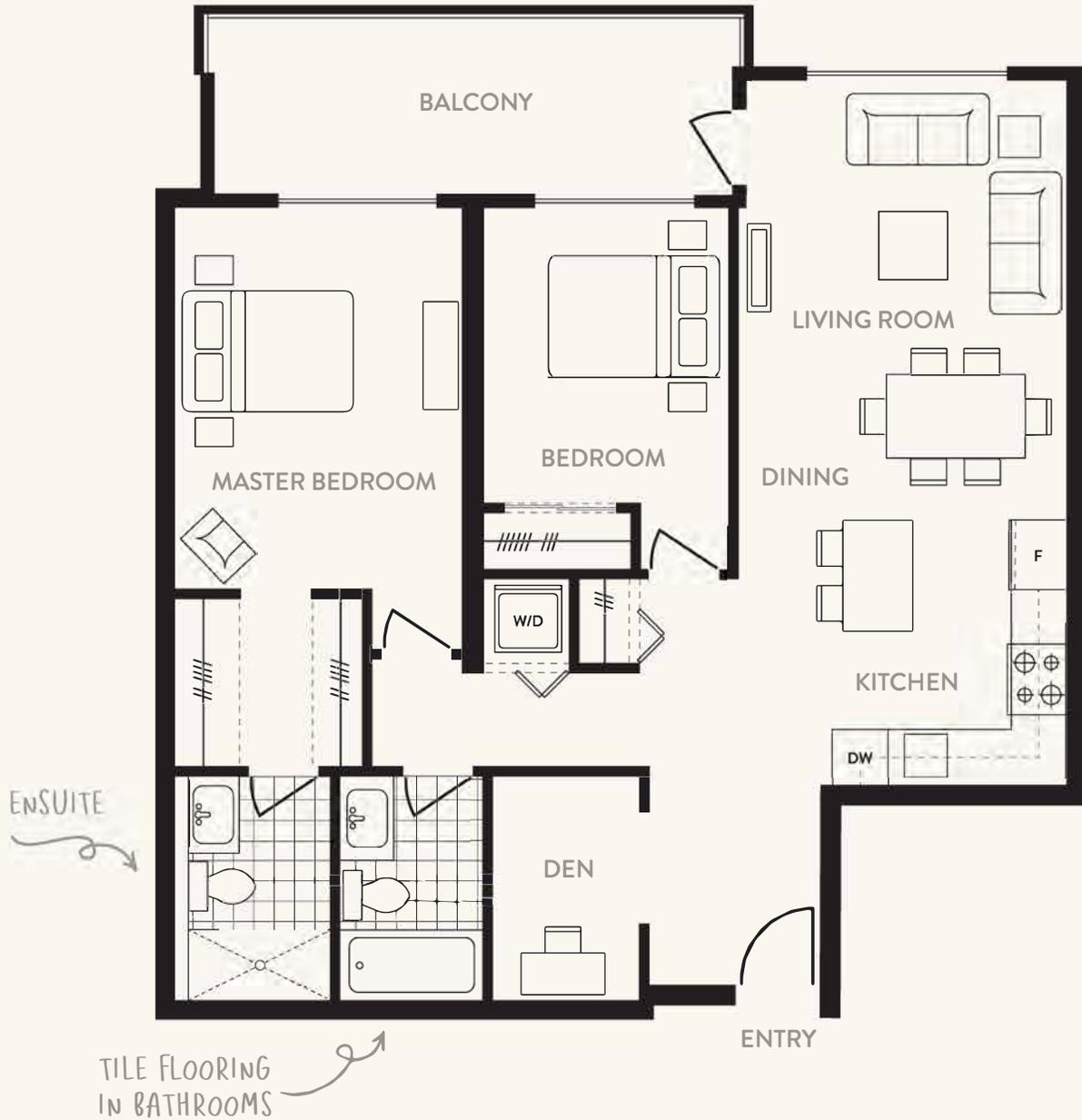
Indoor 891 SF
Outdoor 139 SF
Total 1,030 SF



Plan E1

2 Bedrooms + Den
2 Bathrooms

Indoor 952 SF
Outdoor 124 SF
Total 1,076 SF

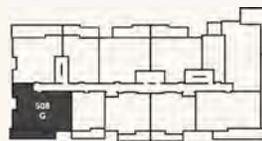
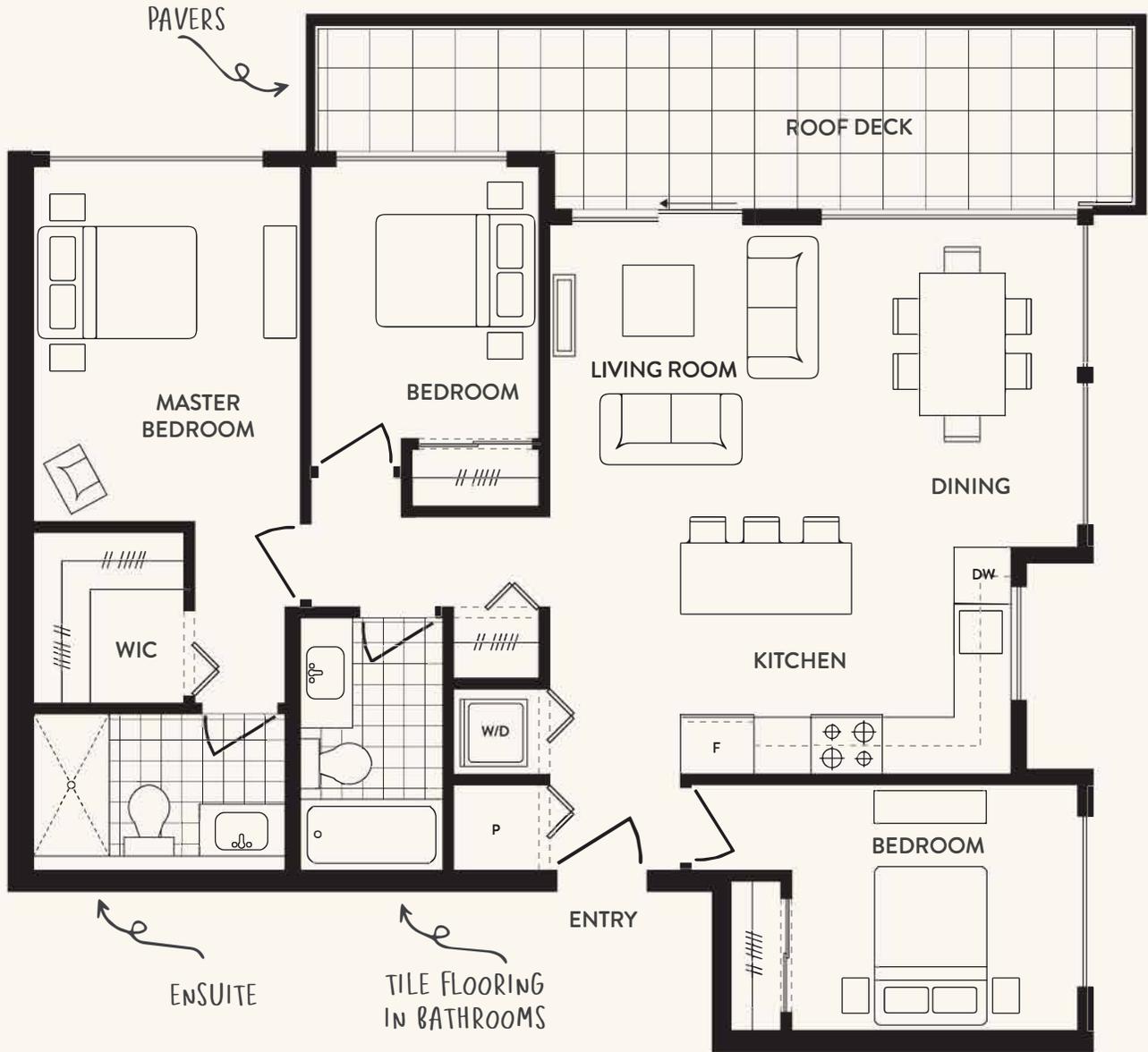


FOURTH LEVEL

Plan G

3 Bedrooms
2 Bathrooms

Indoor 983 SF
Outdoor 161 SF
Total 1,144 SF

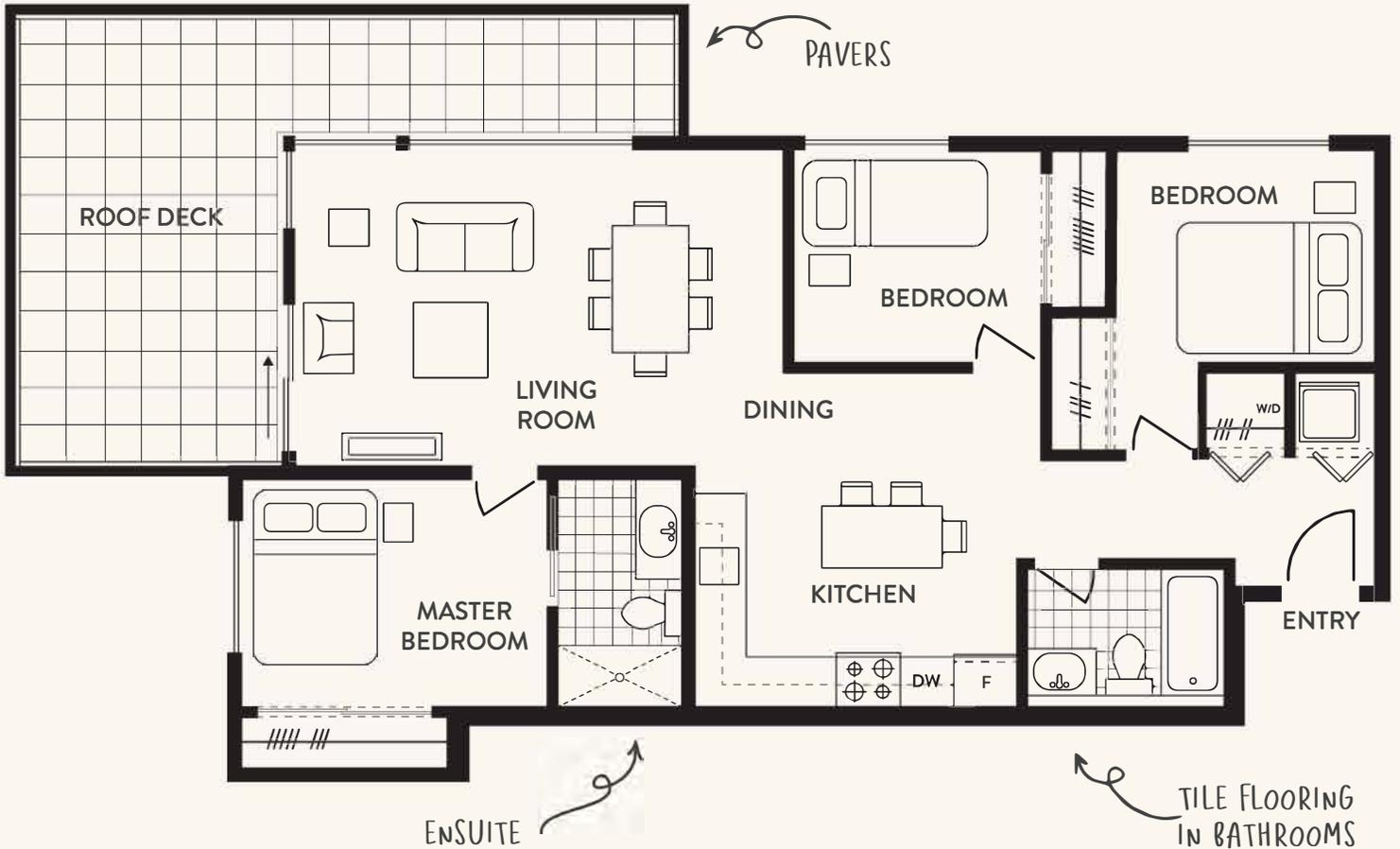


FIFTH LEVEL

Plan G1

3 Bedrooms
2 Bathrooms

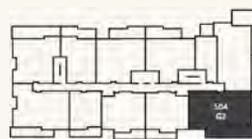
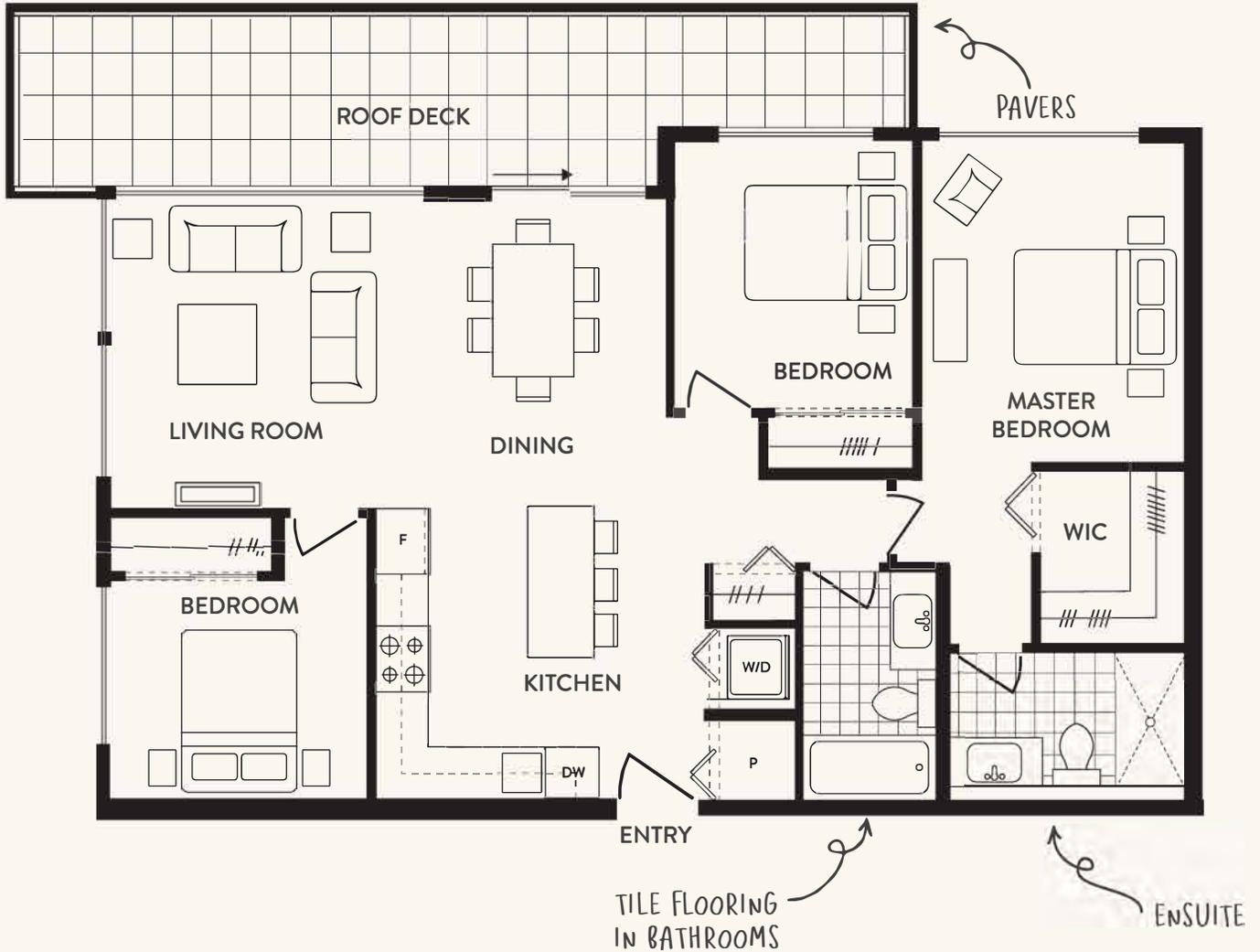
Indoor 1,014 SF
Outdoor 259 SF
Total 1,273 SF



Plan G2

3 Bedrooms
2 Bathrooms

Indoor 1,033 SF
Outdoor 179 SF
Total 1,212 SF



FIFTH LEVEL

Anticipated Price List

<i>Home Type</i>	<i>Size</i>	<i>Price*</i>
Studio	383 - 389 sq. ft.	\$334,900 - \$419,900
1 Bed/1 Bath	438 - 627 sq. ft.	\$379,900 - \$524,900
1 Bed + Den/ 1 Bath	633 - 658 sq. ft.	\$484,900 - \$569,900
2 Bed/1 Bath	618 - 733 sq. ft.	\$519,900 - \$589,900
2 Bed/2 Bath	716 - 871 sq. ft.	\$514,900 - \$674,900
2 Bed + Den/Bath	891 - 952 sq. ft.	\$664,900 - \$724,900
3 Bed/2 Bath	983 - 1,033 sq. ft.	\$714,900 - \$779,900