

## FEATURES AND SPECIFICATIONS

# FEATURES FOR A CONNECTED LIFESTYLE

### NEW HEIGHTS OF CONNECTION

- Live only steps to Surrey Memorial Hospital, Holland Park, Simon Fraser University and Central City Shopping Centre
- Enjoy the urban lifestyle Surrey City Centre has to offer with shops, services and restaurants right at your doorstep
- Walking distance to Transit and King George SkyTrain Station providing direct access to other major cities. The Expo Line SkyTrain gets you to Downtown Vancouver in 38 minutes
- Elevated mountain, city and scenic views

### DESIGN THAT MATTERS

- Building designed by one of the top leading high-rise multi-family architects with over 25 years of experience - Chris Dikeakos Architects
- Spacious outdoor balconies and/or terraces expand your living space
- Efficient layouts to maximize your living space
- Individually controlled air-conditioning and heating for year-round climate control throughout the home
- Floor-to-ceiling windows flood your home with light while expanding your living space to the outdoors
- 8'6" ceilings in main living areas
- Penthouse Collection offers generous overheight 9'6" ceilings

### CONTEMPORARY INTERIORS

- Clean, timeless interiors designed by Portico Design Group
- Customize your home with one of two colour palettes: Light or Dark
- Durable wide-plank laminate flooring throughout
- Contemporary roller blinds on all windows

- Modern flat panel doors, baseboards and door trims
- Energy efficient front-loading LG washer and dryer

### MODERN KITCHENS

- Custom two-toned cabinetry with under-cabinet LED lighting and soft-close drawers
- Premium integrated and stainless-steel appliance package:
  - Studio & One bedroom homes include:
    - Fulgor Milano 24" built-in custom panel fridge with bottom freezer
    - Fulgor Milano 24" gas cooktop
    - Fulgor Milano 24" stainless steel wall oven
    - Blomberg 24" built-in custom panel dishwasher
    - Faber 24" pull-out hood fan
    - Panasonic stainless steel microwave with trim kit
  - Two & Three bedroom homes include:
    - Fulgor Milano 30" built-in custom panel fridge with bottom freezer
    - Fulgor Milano 30" gas cooktop
    - Fulgor Milano 30" stainless steel wall oven
    - Blomberg 24" built-in custom panel dishwasher
    - Faber 30" pull-out hood fan
    - Panasonic stainless steel microwave with trim kit
- Durable easy-to-clean solid quartz countertops
- Polished porcelain backsplash
- Stainless steel under-mount double bowl sink
- Polished chrome faucet with pull-out spray
- USB charging port conveniently located in each kitchen



# BELVEDERE

SURREY CITY CENTRE

[BelvedereSurrey.ca](http://BelvedereSurrey.ca)

FTI Consulting Canada Inc., in its capacity as Monitor of Square Nine King George Development Ltd. (the "Monitor"), reserves the right to make changes and modifications to the information contained herein. Maps, views, patio spaces, photography, amenities and renderings are representational only and are not necessarily accurate, and final design, construction, and features may differ. Floor plans, layouts, finishes, prices, incentives, and availability are subject to change without notice. Please contact a sales representative for details. The Monitor may also make such further development modifications as are permitted by the disclosure statement, as may be amended, the contract of purchase and sale between a purchaser and Monitor (if applicable), or otherwise. E. & O.E. All Homes are sold as is, where is, and completed on by the purchaser in the state they've been viewed. Maintenance fees subject to change and Buyer should be verified by Rancho Management EPS1017 Sean Blancard Strata Agent.

CONNECTION IS A UNIVERSAL NEED.  
SATISFIED AT BELVEDERE IN REAL LIFE.

## FEATURES AND SPECIFICATIONS

### RELAXING BATHROOMS

- Durable solid quartz countertops
- Modern flat panel cabinets with soft close hardware
- Full-height, large-format floor and wall porcelain tiles
- Ensuite or main bathrooms comes with mirrored medicine cabinet and open shelving for added storage
- Relaxing soaker bathtub in main bathroom
- Chrome Kohler faucets and accessories throughout
- Undermount sinks
- Quiet-close dual-flush toilet by Kohler

### NEXT LEVEL AMENITIES

A carefully curated selection of indoor and outdoor amenities that help you create the life you desire. Over 32,000ft<sup>2</sup> of amenities including:

- Over-height grand lobby with 24-hour concierge service
- A beautifully landscaped private courtyard located on the 2nd and 5th floor. Outdoor courtyard includes a BBQ station, sun deck, lounge seating, green space and a children's play area
- Party room on the 5th floor that extends to the outdoor courtyard complete with a kitchenette, large dining space, couches and a flat screen TV perfect for entertaining guests
- State-of-the-art fitness centre with a separate yoga studio for a healthy lifestyle
- A professional business centre, private desks and lounge area offering a quiet work environment
- Rooftop indoor and outdoor lounge with unobstructed scenic views
- Games room
- Two hotel-inspired guest suites
- Outdoor dog wash stations
- Car washing station in parkade

### PEACE OF MIND

- Secure residential underground parking
- Easily accessible and secure bike storage room
- Enterphone at lobby and parkade entrances with a secure FOB access control system
- Hardwired smoke detectors in all homes and common areas
- Convenient recycling and garbage disposal room
- Fire sprinklers in all homes and common areas
- Comprehensive 2/5/10 Home Warranty:
  - 2 year materials and workmanship protection
  - 5 year building envelope
  - 10 year structural protection

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