DAWSON + SAWYER

GUILDFORD THE GREAT

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CLAIM YOUR KINGDOM

Layered landscaping of grasses, flowering shrubs and trees compliment the functional front stoops with individual entry gates and walkways. Enduring shingle style architecture highlights traditional design elements including well-proportioned gables,

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CONTEMPORARY LIVING ROOMS

Open living spaces with durable hardwood laminate flooring throughout main and lower living levels.

BEDROOMS FIT FOR A KING

Master bedrooms designed for king-sized beds, walk-in or walk-thru closets and

SPACIOUS DINING AREAS

Entertaining made easy with large dining areas that actually fit your table, family

BEAUTIFUL BATHROOMS

Master ensuite bathrooms feature his + hers sinks and oversized showers with ceramic tile and modern fixtures.

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WHAT'S IN YOUR NEIGHBOURHOOD?

SHOP

1. **Guildford Town Centre**
   Hudson's Bay
   Sephora
   Walmart
   Apple Store
   Aritzia
   Forever 21
   H&M
   Bath & Body Works
   American Eagle Outfitters
   London Drugs
2. **Central City Shopping Centre**
   Bed Bath & Beyond
   Future Shop
   Winners
   The Brick
   Best Buy
3. Real Canadian Superstore
4. T & T Supermarket
5. Hannam Supermarket

LEARN

6. Harold Bishop Elementary
7. Johnston Heights 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. Tim Hortons
19. Kambingan
20. The Happy Ocean Fish & Chips
21. Rasila Sweets & Restaurant
22. Moxie's Grill & Bar
23. Earls Restaurant
24. **Guildford Town Centre**
    Red Robin
    White Spot
    Boston Pizza
    Milestones

PLAY

25. Guildford Recreation & Aquatic Centre
26. Anytime Fitness
27. Sang Moo Tae Kwan Do School
28. Landmark Cinemas

- B-Line
- Expo Line
- Millenium Line

DRIVING TIME

GUILDFORD LOCATION

Ideally situated on Guildford Drive just off of the Trans-Canada Highway, near major transit + commuter routes, in centrally located Guildford. Conveniently located within walking distance of schools, shopping, restaurants and recreation for everyone in the family.

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FORM AND FUNCTION

There is room for plenty in the Dawson + Sawyer C Plan. Careful space planning utilizes every inch, allowing for optimal placement of your gear. Master bedrooms are king-sized. Walk-thru closets lead to a large ensuite with his + hers sinks. The expansive main floor open-concept living. The well-designed

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SPACIOUS KITCHENS

Entertainment sized and well-appointed kitchens come standard with stone countertops, oversized islands, a high-arc faucet and stainless steel appliances. Modern finishings include your choice of dark oak flat panel or shaker cabinetry with stainless

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Site Plan

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The developer reserves
Reverse plans occur throu
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tectural measurements.
c offering details. E.&O.E.

A

Three Bedroom

1281 SF

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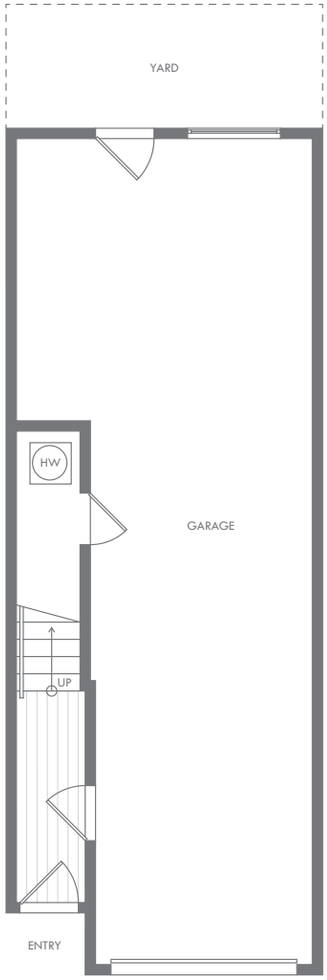

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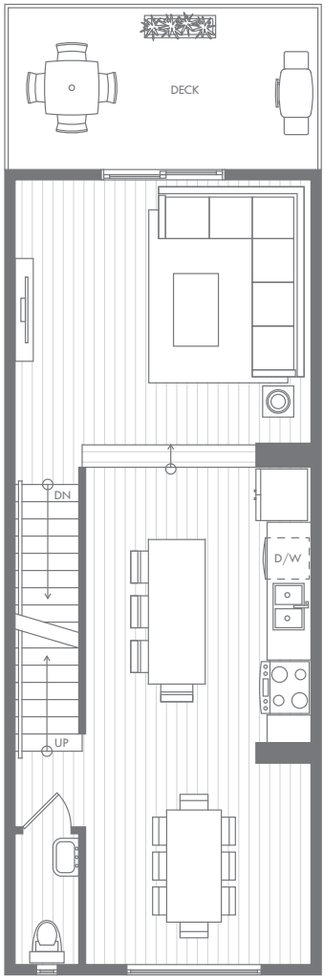

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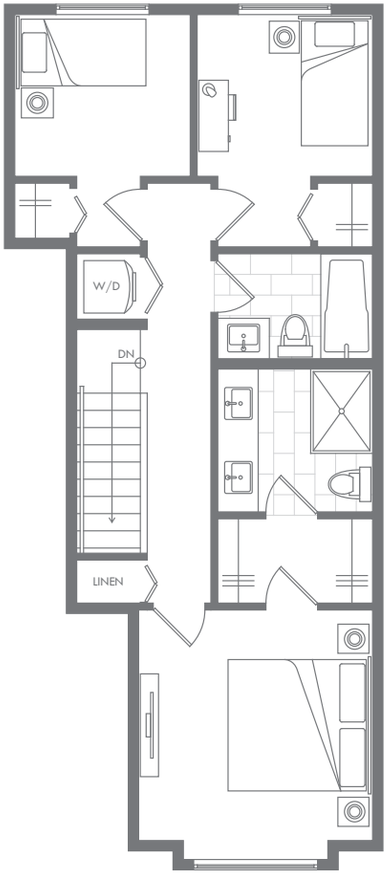

SLEEPING

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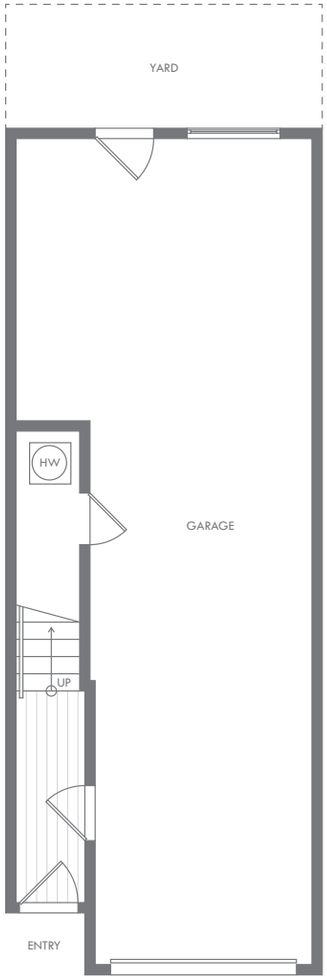
A1 Three Bedroom

1320 SF

GUILDFORD THE GREAT



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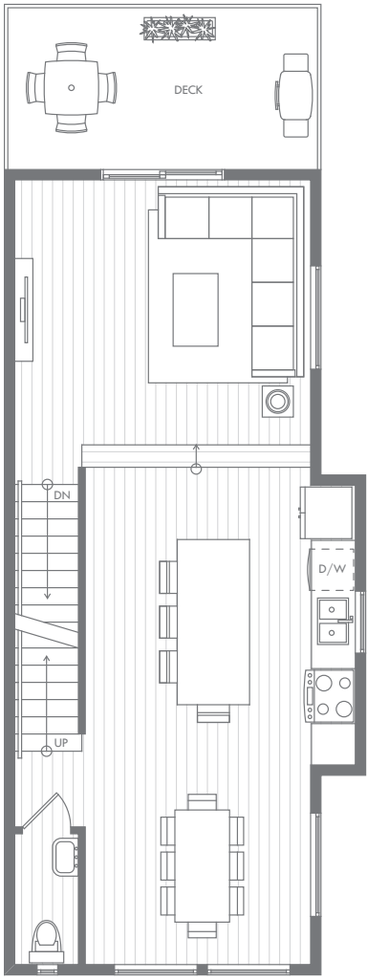

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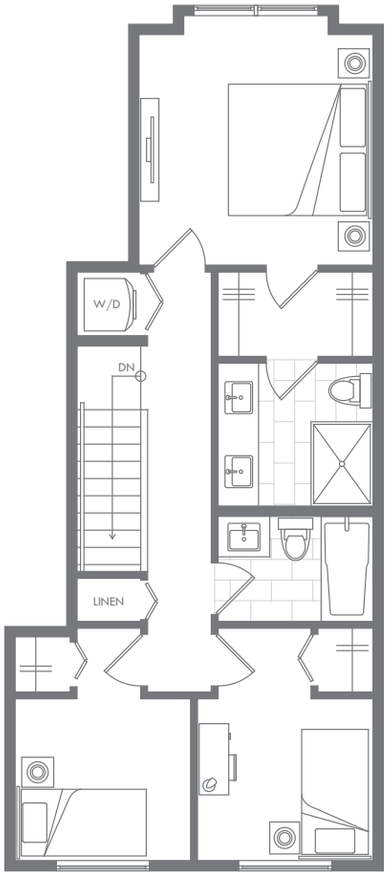

SLEEPING

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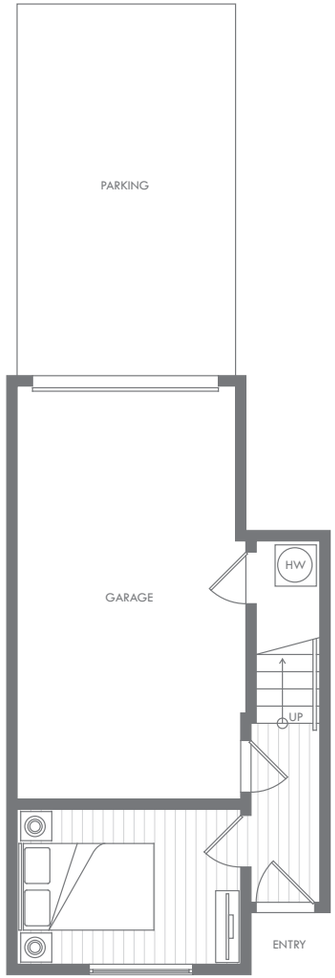
D

Three Bedroom + Den

1397 SF

GUILDFORD THE GREAT



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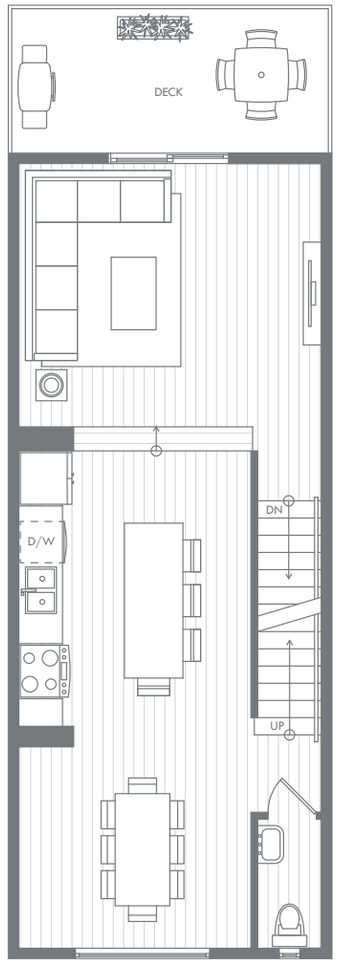

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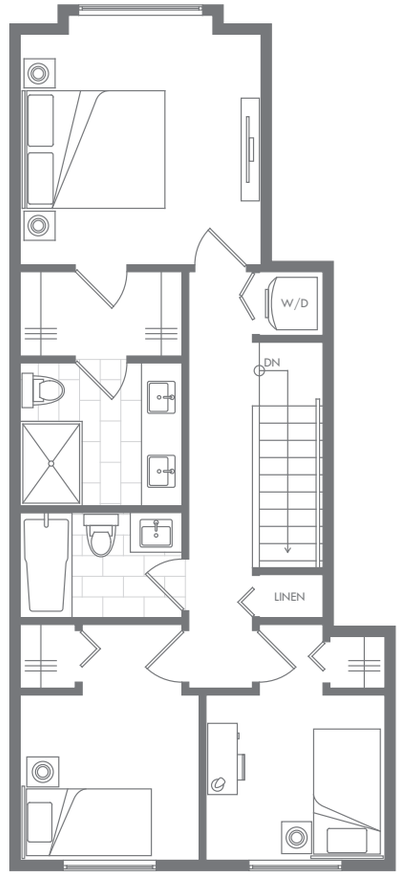

SLEEPING

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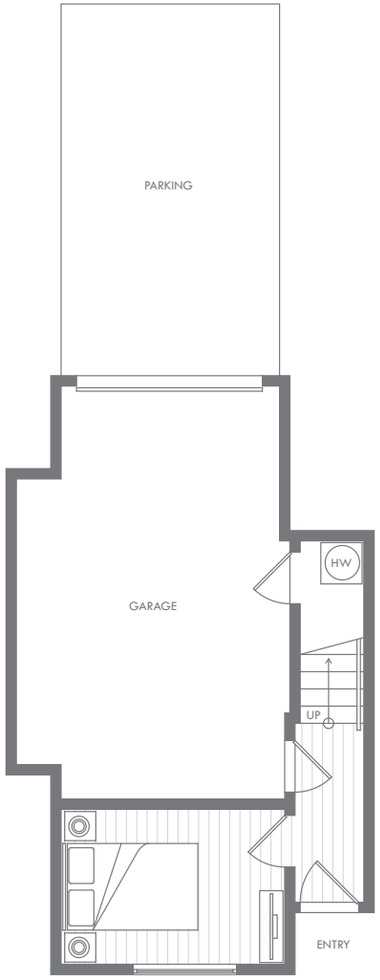
D1 Three Bedroom + Den

1445 SF

GUILDFORD THE GREAT



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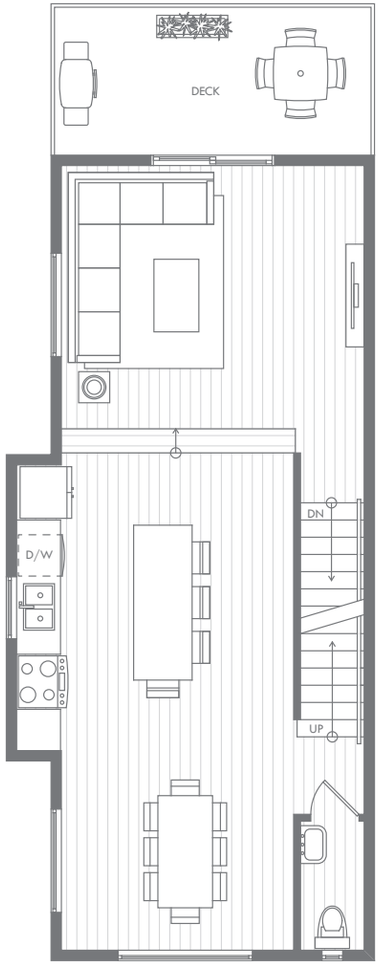

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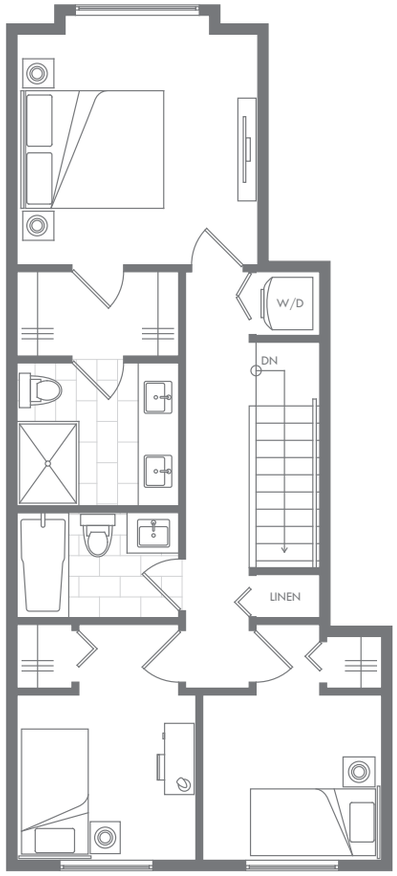

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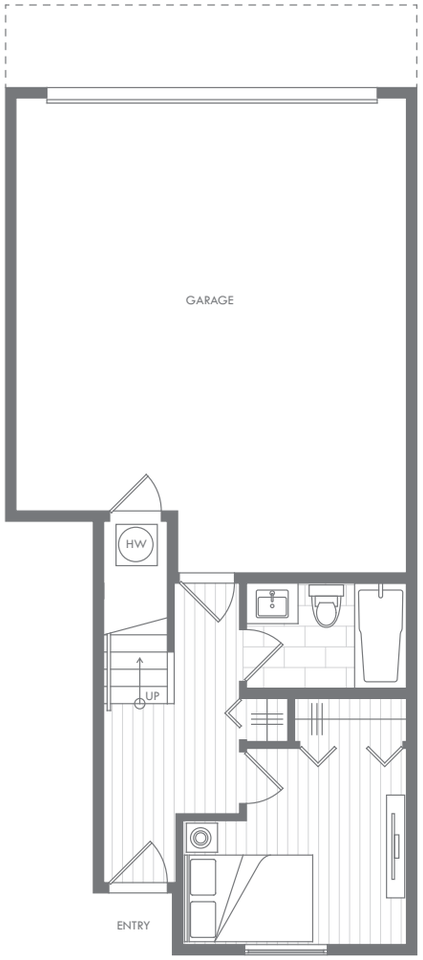
C Four Bedroom

1511 SF

GUILDFORD THE GREAT



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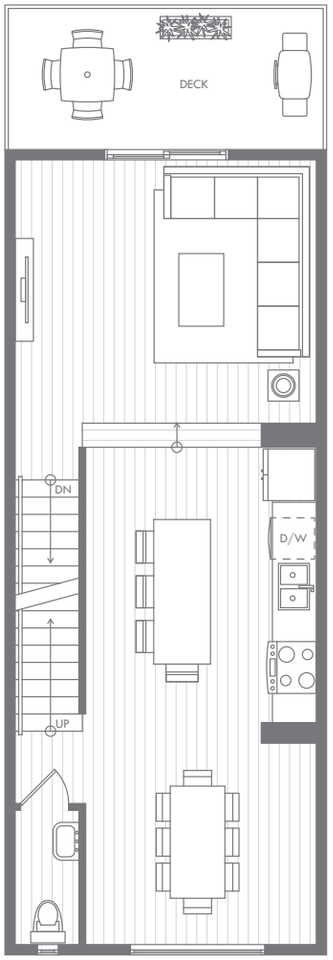

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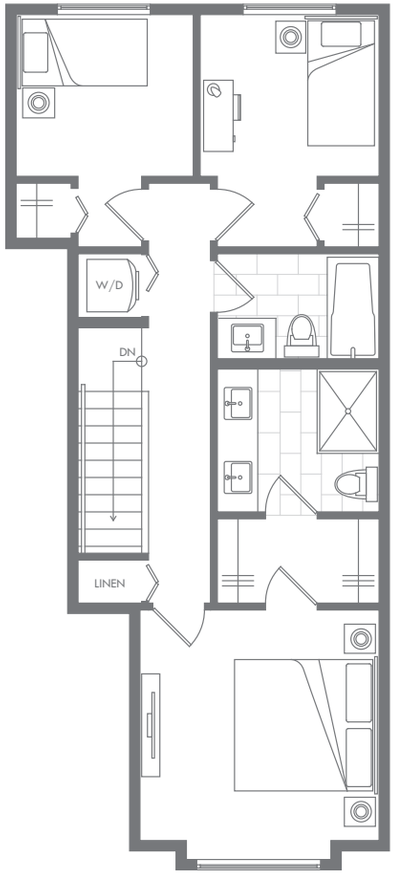

SLEEPING

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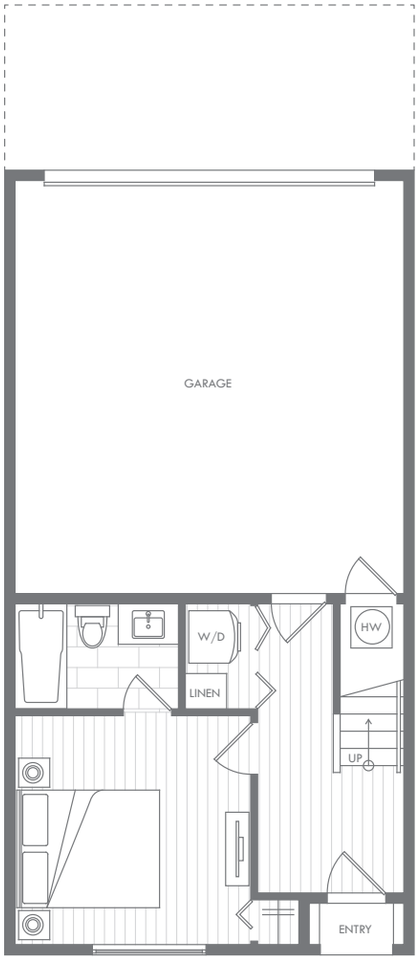
F Four Bedroom

1759 SF

GUILDFORD THE GREAT



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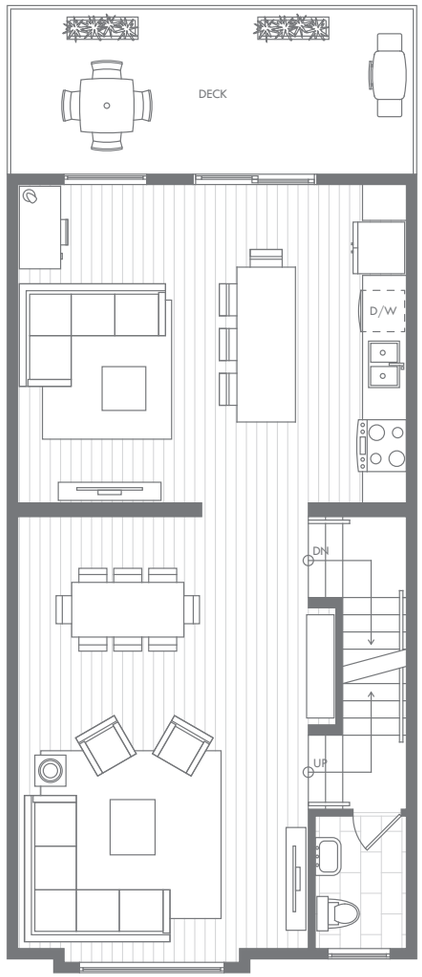

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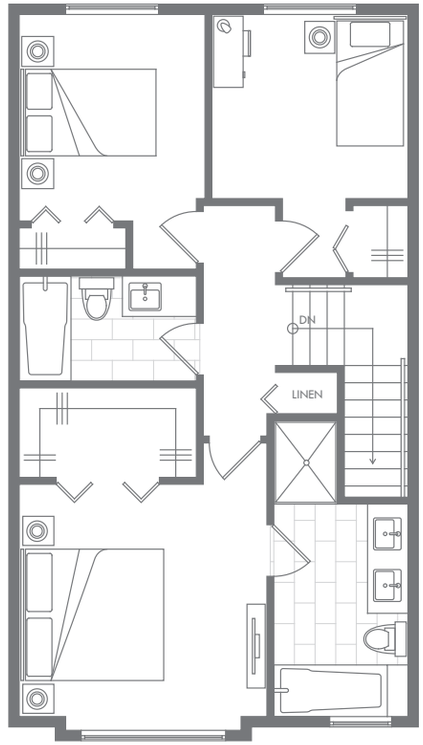

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F1 Four Bedroom

1761 SF

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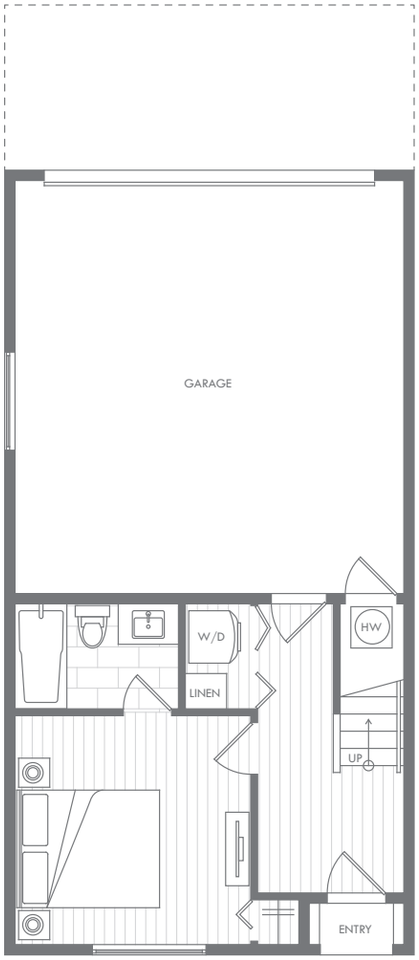

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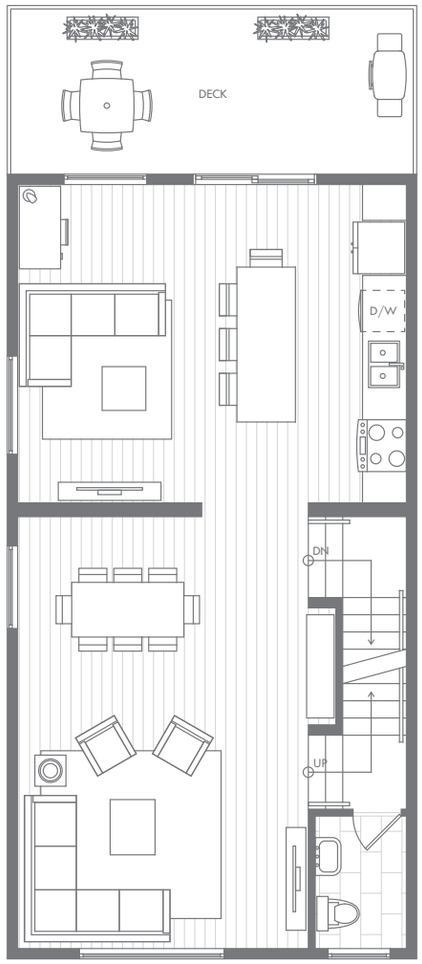

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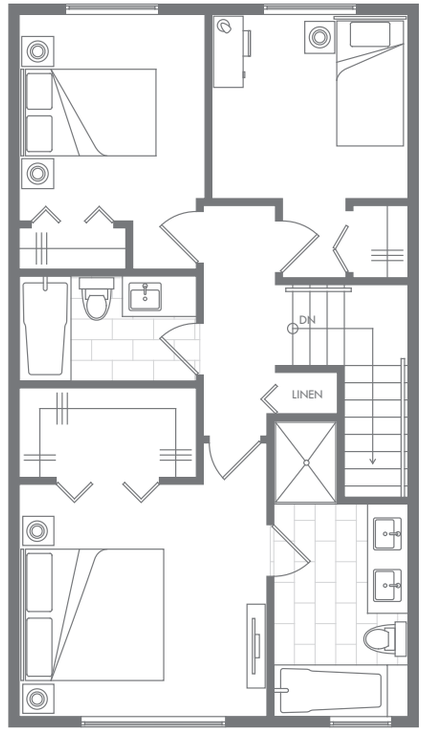

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Awesome Features

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GUILDFORD LOCATION

Situated in the vibrant neighbourhood of Guildford

Within walking distance to Guildford Town Centre, Guildford Recreation/Aquatics Centre, restaurants, shopping, schools, and parks

Conveniently located 5 minutes East of Burnaby and South of Coquitlam near major transit + commuter routes

TIMELESS EXTERIORS

Timeless shingle style architecture with real cedar shingles

Design elements highlight well-proportioned gables, protruding bays, flower boxes, real wood shutters and functional front stoops

Recessed entry emphasizes the architecture while providing essential cover from the elements

Expansive deck with privacy screen

Individual entry gate and walkway (plan specific)

Layered landscaping of grasses, flowering shrubs and trees

Outdoor parks and green space with landscaped walking paths

THOUGHTFUL INTERIORS

Contemporary open living spaces with durable hardwood laminate flooring throughout main and lower living levels

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

Tall 9' ceiling on main living level

Sunken living room with 10' ceiling (plan specific)

Custom drywall features to define & enhance space

Professionally designed lighting package

Powder room on main living level (most plans)

Contemporary wood baseboards and door casings

Electric baseboard heating with individual thermostat controls in all rooms

Master bedroom designed for a king-sized bed

Walk-in or walk-thru closet in the master bedroom (plan specific)

Pantry, linen closet, and flexible storage

Space for full-sized washer + dryer

Entertainment centre wire management system

Side-by-side garage with under-stair storage (plan specific)

Silent operation garage door opener with two remotes

SPACIOUS KITCHENS

Convenient open-island, oversized kitchen (most plans)

Contemporary, dark oak flat-panel or white shaker cabinetry with designer stainless steel hardware and soft close doors

Modern ceramic tile backsplash

Imported quartz countertop

Stainless steel double bowl sink

Polished chrome high-arc faucet with integrated spray

Stainless steel high-end appliance package

Full-height pantry (plan specific)

BEAUTIFUL BATHROOMS

Contemporary, dark oak flat-panel or white shaker cabinetry with designer stainless steel hardware and soft close doors

Grohe single-lever faucets in polished chrome

Deep soaker tubs and oversized showers with surrounding ceramic tile

Master ensuite bathroom feature:

- Double 'his + hers' sinks
- Floating vanity
- 5 piece (plan specific)

DAWSON + SAWYER STANDARD

Sturdy 2 x 6 exterior wall construction with R20 insulation

State-of-the-art rainscreen system

30-year manufacturer warranty on reinforced asphalt shingle roof with R40 insulation

All homes outfitted with smoke detectors, along with carbon monoxide detectors on bedroom floors

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

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guildford@dawsonsawyer.ca

Renderings in this brochure are conceptual.
These are not exact images of the final product.

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