Design that is attentive to function, style, the environment, and the future.

In tandem with Naturbana's philosophy, urban design connects with nature to offer a more meaningful home ownership opportunity. Natura is designed to comply with high energy efficient standards, including heat recovery ventilation (HRV) and ductless split system air conditioning. Sustainability and future proofing are key, with solar- and carbon neutral-ready features in place, including Electric Vehicle charging stations. In consideration of your future life stages, doorways are wider than standard and backing is provided for bathroom grab bars. The West Coast-style façade incorporates large windows and spacious balconies — details that entice the outdoors into your home. A neutral colour palette and interesting linear forms complement the neighbouring forest, a majestic presence that is always there, contributing to this rare living experience.

EXPLORE AMENITIES

1, 2, and 3 Bedroom Homes on Abbotsford's Horn Creek Park

INFO@LIVEATNATURA.COM | 604.776.4588

PRESENTATION CENTRE | 33338 S FRASER WAY, ABBOTSFORD BC

OPEN | MON-SAT 12-5PM | CLOSED SUNDAYS
SITE LOCATION | 3182 GLADWIN ROAD, ABBOTSFORD BC

NATURA
ON FOREST'S EDGE

naturbana PROPERTIES · kerkhoff CONSTRUCTION · rare EARTH PROJECT MARKETING · 1% FOR THE PLANET

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PRIVACY POLICY

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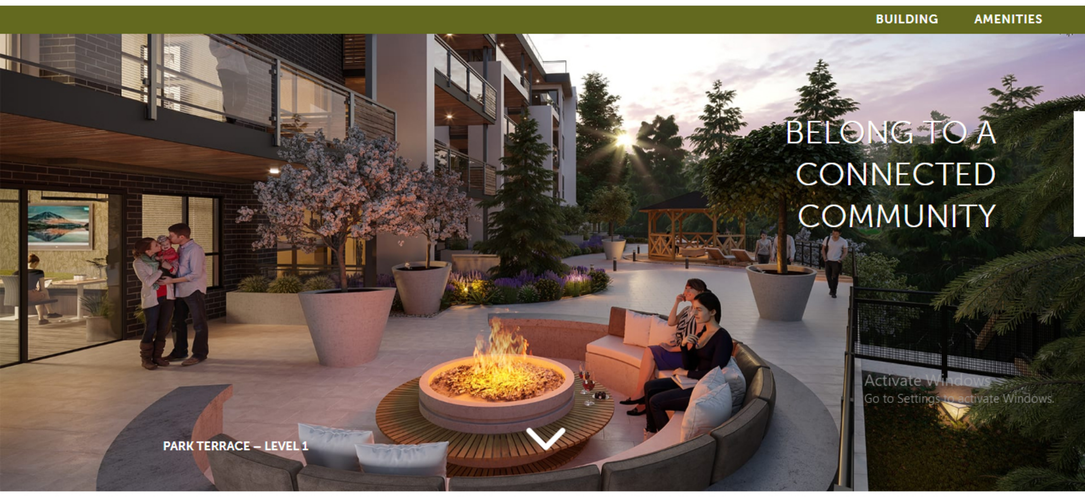

At Natura a meaningful connection to neighbours and the community is made possible with innovative amenity spaces designed to host social and work interaction. It all begins in the lobby, where large windows frame the forest. Just past the point of entry, the expansive Parkside Lounge and co-working spaces provide a cool and comfortable place to connect, surrounded by inspiring people and the tranquility of nature. Step outside to the Park Terrace with glowing fire pit, sun loungers, dining gazebo, and direct access to Horn Creek Park. Upstairs, closer to the treetops, the Sky Lounge and Terrace is an indoor-outdoor shared rooftop social space that will elevate the ambiance of your private parties or meet-ups with neighbours. Be part of the connected community of Natura.

Features that make life easier

Natura is designed to make life easier so you can stay focused on the most important moments. Thoughtful features include an area for receiving packages that keeps your deliveries secure and dedicated heated storage located on the same floor as your home. An attractive and durable bike room features automatic doors, a secure lock-up area, and space to work on your bike. To help keep life clean, a bike and dog wash facility and a car wash bay are all provided. For home grown veggies and flowers Natura community garden will take fresh to the next level.

EXPLORE INTERIORS

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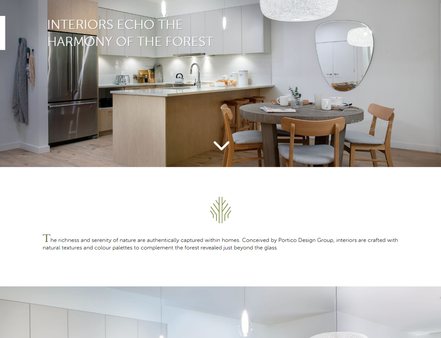
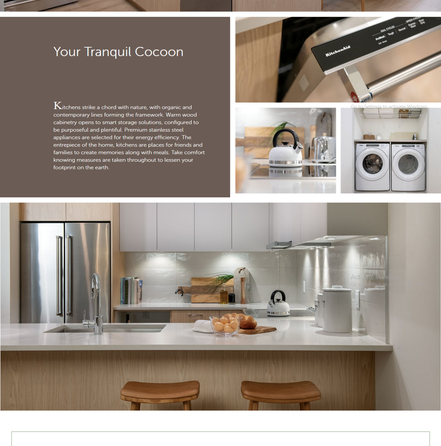


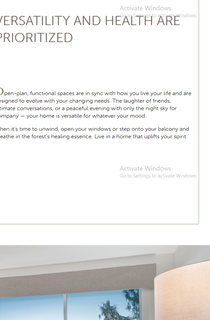
INTERIORS ECHO THE HARMONY OF THE FOREST

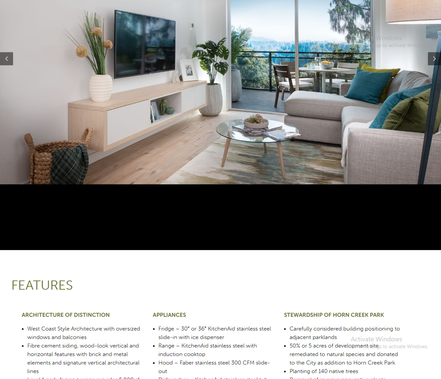
The richness and serenity of nature are authentically captured within homes. Conceived by Portico Design Group, interiors are crafted with natural textures and colour palettes to complement the forest revealed just beyond the glass.



Your Tranquil Cocoon

Kitchens strike a chord with nature, with organic and contemporary lines forming the framework. Warm wood cabinetry opens to smart storage solutions, configured to be purposeful and plentiful. Premium stainless steel appliances are selected for their energy efficiency. The entrepeace of the home, kitchens are places for friends and families to create memories along with meals. Take comfort knowing measures are taken throughout to lessen your footprint on the earth.





VERSATILITY AND HEALTH ARE PRIORITIZED

Open-plan, functional spaces are in sync with how you live your life and are designed to evolve with your changing needs. The laughter of friends, intimate conversations, or a peaceful evening with only the night sky for company — your home is versatile for whatever your mood.

When it's time to unwind, open your windows or step onto your balcony and breathe in the forest's healing essence. Live in a home that uplifts your spirit.

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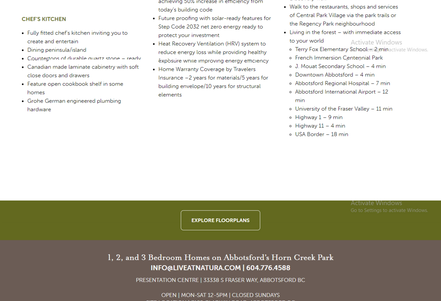

FEATURES

ARCHITECTURE OF DISTINCTION

- West Coast Style Architecture with oversized windows and balconies
- Fibre cement siding, wood-look vertical and horizontal features with brick and metal elements and signature vertical architectural lines
- Level 1 park-facing terrace provides 5,000 sf outdoor amenity and significantly larger private balconies
- Inset Penthouse Level 5 provides wider homes with more windows and significantly larger terrace balconies
- Select corner homes with 2 balconies
- Hose bibs on select Level 1 and Level 5 home balconies

THOUGHTFUL BUILDING FEATURES

- Digital parcel delivery lockers
- Convenient heated storage locker located on the same level as your home
- Community and private Electric Vehicle charging stations
- Expandable EV charging capacity
- Bike room with automatic doors, smart lock-up, and repair space
- Car wash station
- Dog wash and bike wash station
- Community garden with raised planter boxes and tool shed

INTERIORS THAT ECHO THE FOREST

- Expansive dining and entertaining area
- 9' ceiling heights throughout
- Penthouse Level 5 boasts 14' ceiling height in living and dining
- Air conditioning is standard and expandable to bedrooms
- Choose between two interior colour scheme palettes by Portico Design Group, each carefully selected to enhance the natural elements of the adjacent park
- Laminate flooring throughout including bedrooms, optional upgrade to carpet available
- 2" faux wood blinds, roller shades on patio doors
- Dedicated entry closet
- Linen closet for extra storage in select homes
- Efficient LED pot lights in kitchens and bathrooms
- Side-by-side laundry centre in most homes
- Accessible-ready with oversized doorways and grab bar backing in bathroom

CHEF'S KITCHEN

- Fully fitted chef's kitchen inviting you to create and entertain
- Dining peninsula/island
- Countertops of durable quartz strong + ready
- Canadian made laminate cabinetry with soft close doors and drawers
- Feature open cookbook shelf in some homes
- Grohe German engineered plumbing hardware

APPLIANCES

- Fridge – 30" or 36" KitchenAid stainless steel slide-in with ice dispenser
- Range – KitchenAid stainless steel with induction cooktop
- Hood – Faber stainless steel 300 CFM slide-out
- Dishwasher – KitchenAid stainless steel tub
- Whirlpool full size washer & dryer

Fisher & Paykel Appliance Option

- Fridge – 32" Fisher & Paykel stainless steel with water and ice dispenser
- Range – Fisher & Paykel stainless steel slide-in with induction cooktop
- Hood – Faber stainless steel 300 CFM slide-out
- Dishwasher – Fisher & Paykel stainless steel tub paneled cabinet match lower cabinets

Microwave Options

- Panasonic microwave with trim kit or over-the-range per plan

ENSUITE

- Countertops of resilient quartz
- Vanity with double sinks in select homes
- Quartz tile backsplash for added luxury
- Frameless 10mm glass shower enclosure
- Canadian made laminate cabinetry with soft close doors and drawers
- Grohe German engineered plumbing hardware

MAIN BATH

- Countertops of resilient quartz
- Vanity with double sinks in select homes
- Quartz tile backsplash for added luxury
- Shower and tub combination with porcelain tile surround
- Canadian made laminate cabinetry with soft close doors and drawers
- Grohe German engineered plumbing hardware

ENERGY EFFICIENT CONSTRUCTION

- Built by development partner Kerkhoff Construction with over 50 years of BC building experience
- Rated as BC Energy Step Code Level 3 – achieving 50% increase in efficiency from today's building code
- Future proofing with solar-ready features for Step Code 2032 net zero energy ready to protect your investment
- Heat Recovery Ventilation (HRV) system to reduce energy loss while providing healthy exposure wise improving energy efficiency
- Home Warranty Coverage by Travelers Insurance – 2 years for materials/5 years for building envelope/10 years for structural elements

STEWARDSHIP OF HORN CREEK PARK

- Carefully considered building positioning to adjacent parklands
- 50% or 5 acres of development site, [illegible] remediated to natural species and donated to the City as addition to Horn Creek Park
- Planting of 140 native trees
- Removal of invasive non-native plants
- Trail network improvements
- Safety lighting, fencing and signage
- New parking, security and access for the Regency Park neighbourhood
- Enhanced dog park with benches and pet drinking fountain
- Park benches from repurposed native timber
- Carefully designed landscape hugs the building and lets you live as one with nature
- Homes with dual outdoor spaces allows you to welcome in fresh air and enjoy the natural light from multiple locations in the home

LOCK AND LEAVE SECURITY

- Part of Regency Park, an exclusive gated community
- Fob building and gated parking entry
- Elevator restricted floor access
- CCTV security cameras
- Secured underground parking for residents
- Secured underground bike room
- State-of-the-art fire protection

AMENITIES FOR A CONNECTED COMMUNITY

- Common areas thoughtfully designed to foster interaction and connection between residents and visitors alike
- $700 sf of indoor and outdoor shared amenity spaces to ensure all owners experience the forest and views:
  - Park Lounge forest facing co-working and social spaces with a fireplace and coffee bar
  - Park Terrace step outside the Park Lounge to the glowing fire pit, sun loungers, dining gazebo with direct access to Horn Creek Park
  - Sky Lounge – upstairs, closer to the treetops, a social space with kitchen for private parties or meet-ups with neighbours
  - Sky Terrace – outdoor rooftop terrace with BBQ kitchen, lounge and dining seating
- Direct access from the Park Terrace to Horn Creek Park, and beyond to the 28 km Discovery Trail
- Walk to the restaurants, shops and services of Central Park Village via the park trails or the Regency Park neighbourhood
- Living in the forest – with immediate access to your world
  - Terry Fox Elementary School – 2 min
  - French Immersion Centennial Park
  - J. Mount Secondary School – 4 min
  - Downtown Abbotsford – 4 min
  - Abbotsford Regional Hospital – 7 min
  - Abbotsford International Airport – 12 min
  - University of the Fraser Valley – 11 min
  - Highway 1 – 9 min
  - Highway 11 – 4 min
  - USA Border – 18 min

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EXPLORE FLOORPLANS

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NATURA
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naturbana PROJECT MARKETING · kerkhoff CONSTRUCTION · TATE EARTH PROJECT MARKETING · FOREST

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PRIVACY POLICY

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1BD-1

1 BEDROOM + DEN
2 BATHROOM
920 SF INTERIOR | 75 SF EXTERIOR

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PRINTABLE PDF

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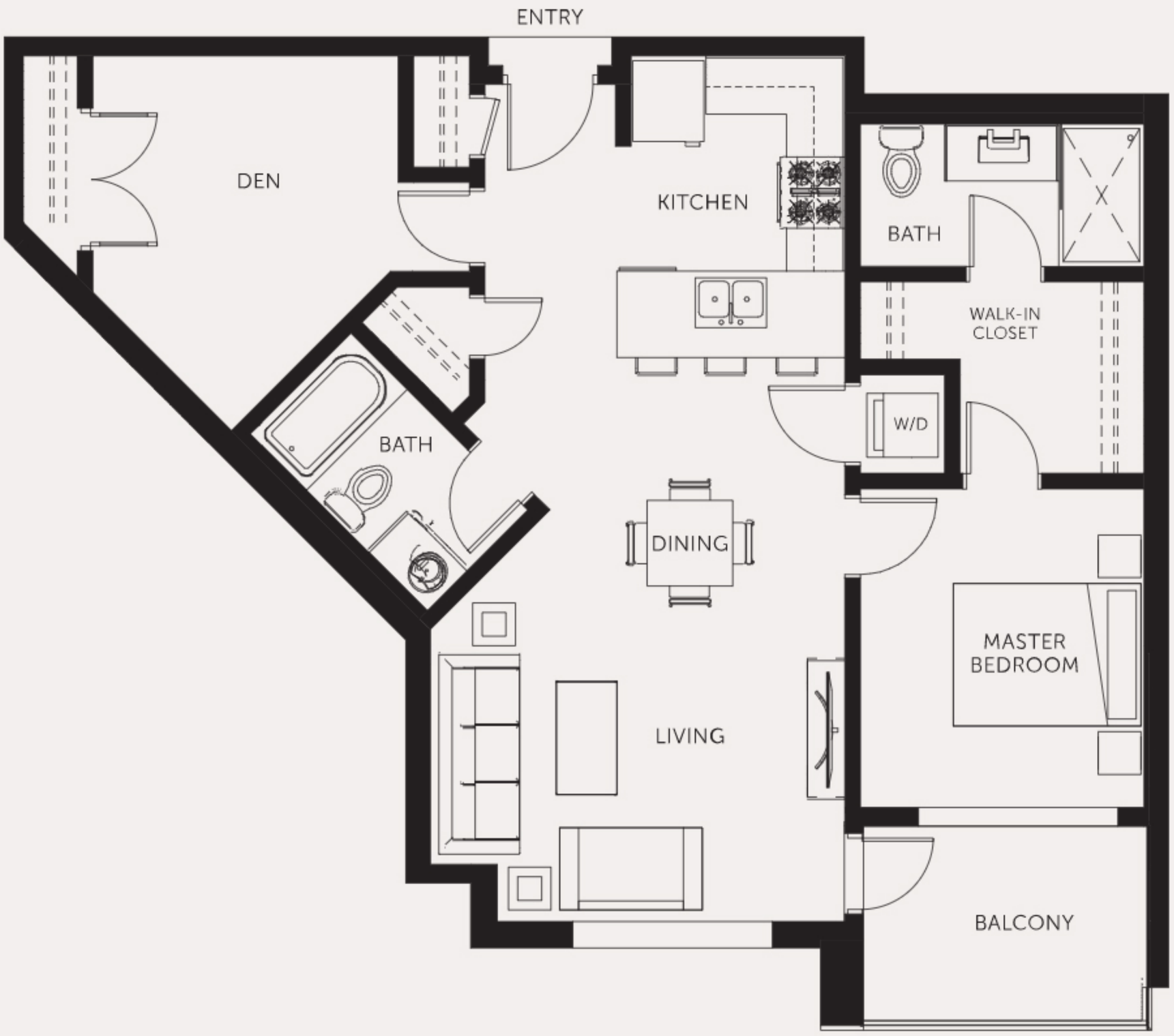

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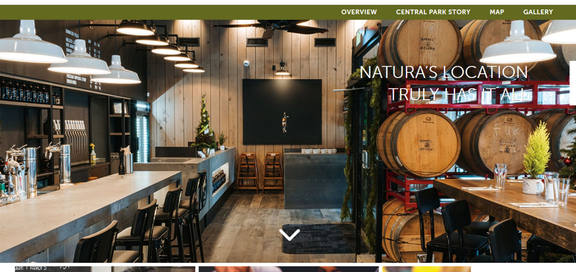
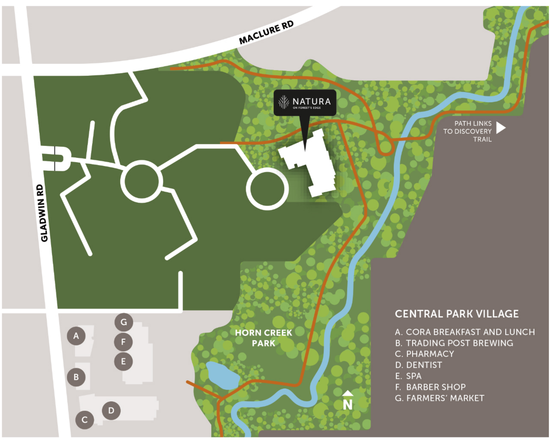


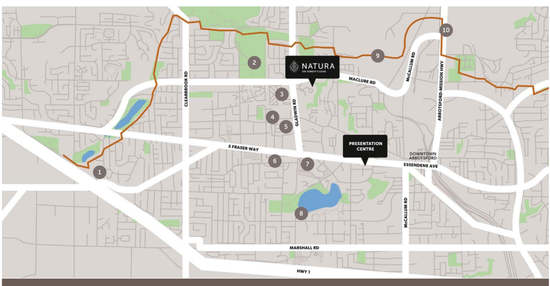
NATURA'S LOCATION TRULY HAS IT ALL

A major city lies on the other side of your gated haven

Living within the gated community of Regency Park, and with the forest so close, it feels like you are living far away from it all. Your neighbourhood is peaceful, a beautifully landscaped place where safety and quiet abound.



Just beyond the gates, a wealth of urban convenience is at your doorstep. Natura is located only steps from the shops, eateries, and conveniences of the new Central Park Village — a quick walk through the neighbourhood or the park to pick up groceries from the market or have a drink with friends at the brew pub.



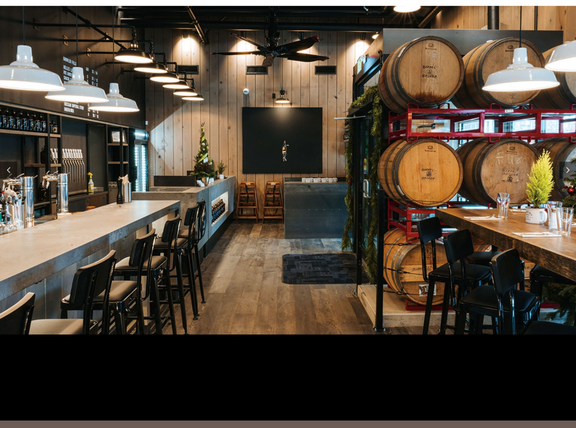
IN YOUR BACK YARD

1. HIGHSTREET
2. ABBOTSFORD EXHIBITION PARK
3. ABBOTSFORD PENTECOSTAL ASSEMBLY
4. REAL CANADIAN SUPER STORE
5. MOXIES
6. WEST OAKS
7. SEVENOAKS SHOPPING CENTRE
8. MILL LAKE
9. DISCOVERY TRAIL
10. LEEP FARM MARKET

Abbotsford, a vibrant Fraser Valley centre, offers everything you would expect in a major city — because it is one. Shop brand names at Sevenoaks and Highstreet Shopping Centres or stroll the picturesque streets of historic downtown, each are a 5-minute drive away. Excellent post-secondary education is available at the University of the Fraser Valley, which offers over 100 programs. When the desire to explore arises, catch a flight at Abbotsford International Airport. Abbotsford is poised to continue growing on a path that's designed for people just like you.

Locally-sourced is a way of life

The Fraser Valley is British Columbia's largest agricultural region, and farm-fresh food is in your backyard. There's honey, ice cream, eggs, meat, fish, fruits, vegetables, flowers, and so much more. Immerse yourself in Abbotsford's unique food scene that includes long-table dinners, circle farm tour, decadent bakeries, local wine and craft beer.



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Synergy between two respected developers

Natura is the result of a shared vision between Naturbana Properties and Kerkhoff Construction to build meaningful communities that benefit homeowners, the environment, and the larger community.

naturbana PROPERTIES

NATURBANA PROPERTIES Inspired by Vancouver's commitment to become "The Greenest City in the World" by 2020, Naturbana is driven by innovation, holistic design, and a collaborative approach to create sustainable communities where people Natura's location adjacent the forest of Horn Creek Park is ideal for fulfilling this vision.

kerkhoff™

KERKHOFF CONSTRUCTION For 50 years, Kerkhoff Construction has been a well respected industry leader in construction and development, and partners on elevated projects across British Columbia. They are leaders in real estate development, construction, and project management, both locally and internationally. A commitment to excellence, innovation, and integrity has maintained their reputation for quality. By teaming up with like-minded groups, Kerkhoff is changing skylines and communities for the better.

portico DESIGN GROUP

PORTICO DESIGN GROUP The Vancouver-based design firm brings residential and commercial spaces to life with a forward-thinking sense of creativity and expertise.

C H P ARCHITECTS
Architecture • Landscape Architecture

CHPA ARCHITECTS Working with the intention of creating the unique, CHP Architects designs structures and landscaping that embrace sustainability and functionality.

rare EARTH™ PROJECT MARKETING

RARE EARTH MARKETING The real estate marketing firm believes urban living has changed for the better. Along with Naturbana and Kerkhoff, rareEarth creates authentic communities, engaging people positively with more livable homes, public amenities, and a genuine, caring purchaser relationship.

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OUR IMPACT ON THE PLANET

Through the Natura Gives Back Program, Naturbana will donate $500 per home sold to nature stewardship charities, both locally and globally.
Naturbana is a member of **One Percent for the Planet**, an international organization whose members contribute at least one percent of their annual sales to environmental causes.

Their mission is to build, support, and activate an alliance of businesses financially committed to creating a healthy planet. One Percent for the Planet confirms that member businesses meet their commitments, and they verify that groups receiving funds have clear, worthwhile goals.

1% FOR THE PLANET®
— MEMBER —

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CONTACT

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33338 S FRASER WAY,
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info@LiveatNatura.com

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