

FEATURES

THIS IS YOUR NEIGHBOURHOOD

- Guilden is conveniently located within walking distance of Guildford Town Centre, providing easy access to a plethora of shopping, dining, and entertainment options
- Close to grocery stores, charming cafes, parks and scenic trails
- Situated directly on the future 104 Avenue rapid transit bus line while offering convenient connections to major highways linking to the lower mainland
- Located near the Surrey Central, Gateway, and King George SkyTrain Stations

TIMELESS LIVING

- Choose from two designer curated finishing colour schemes: City (Dark) and Park (Light)
- Airy 9' ceiling heights throughout main living areas
- Warm wide plank laminate flooring flows throughout main living spaces
- Modern roller blinds throughout, with blackout shades in the bedrooms
- Berber style bedroom carpeting
- Closets feature efficient white wire shelving for maximizing storage space
- Elegant black door handles and closet pulls add a contemporary feel to your home
- Convenient USB outlets in the kitchen, primary bedroom, and ensuite
- Relax and unwind on a private patio
- Front loading dryer and washer with self cleaning capability*
- Stay cool and comfortable year round with ceiling fans located in all bedrooms
- Substantial baseboards and door casings throughout to complete the design
- Modern interior doors with matte black hardware
- All parking stalls are equipped for EV charging**
- Secure storage lockers and a designated bike storage for each home

REFINED KITCHENS

- Contemporary two-tone flat-panel cabinetry with modern matte black pulls
- Premium quartz countertops complemented by a timeless porcelain tile backsplash, creating a gourmet inspired space

- Spacious kitchen islands with pendant lights to add ambiance to the kitchen***
- Kitchens accented with open wood shelving***
- Sleek under-cabinet task lighting enhances functionality and adds ambiance and hood fan
- Premium stainless steel appliance package includes a Samsung electric range with convection and Wi-Fi capabilities, dishwasher, counter depth refrigerator, over the range microwave
- Contemporary black faucet accompanies a unique tan coloured Blanco dual basin silgranite sink providing exceptional resistance to heat, stains, scratches and acids

RELAXING BATHROOMS

- Modern flat-panel cabinetry with sleek and contemporary black hardware and refined quartz countertops
- Spa-inspired frameless glass shower with large black showerheads in ensuite
- The main bathroom offers the luxury of a deep soaker tub
- Stunning oversized floor-to-ceiling porcelain tiles
- Vanity bar lighting in main bathrooms
- Convenient black robe and towel hooks

PEACE OF MIND & CONVENIENCE

- A dedicated Homeowner Customer Care team that's there when you need them
- Electric baseboard heating system provides year-round comfort
- Energy-saving double-glazed windows
- Hardwired smoke and CO2 detectors in all homes and common areas
- Ample visitor parking for your guests
- Comprehensive warranty coverage is provided by Travelers:
 - 2 years for workmanship and materials
 - 5 years for water penetration
 - 10 years long-term protection for structural defects

OPTIONAL UPGRADES

- Laminate plank flooring in bedrooms
- Melamine closet organizers in primary bedroom

LIFE ENHANCING EXPERIENCES AWAIT – OUTDOOR AMENITIES

At Guilden, the outdoor amenities are thoughtfully designed for all ages, enriching your lifestyle by seamlessly extending your outdoor space. You could go anywhere, but you might just want to stay at home.

- At the heart of the community is a large central courtyard, perfect for lounging, relaxation, and exercise
- The welcoming outdoor patio serves as a versatile space for both work and play; study or work at communal tables or engage in a friendly game of ping pong
- Host gatherings and dine al fresco in the spacious outdoor kitchen featuring a BBQs
- Get your hands dirty in the community's urban garden plots producing home grown delights for your next dinner party
- The bocce court with artificial turf offers a fun recreational activity for all ages
- Elevate your fitness routine on the yoga and exercise decks
- Gather with friends and family around the inviting fireplace lounge
- Inviting patio spaces foster a sense of community
- Seek comfort in outdoor seating nooks and cozy contemplation areas, ideal for reading and relaxation
- Garden trellis' and architectural design highlight your private park oasis

CELEBRATE THE GOOD LIFE AT THE GUILDEN CLUB – INDOOR AMENITIES

- Step into your home through the grand lobby, offering a warm and luxurious welcome
- Enjoy secure entry with a FOB access and intercom system
- Whether it's remote work, meetings, or collaboration, the coworking or study spaces serve as your in-home office
- Discover serenity and empowerment in the dedicated yoga and spin studio, featuring specialized flooring and equipment
- Engage in friendly games and competition in the billiards room
- The modern lounge is equipped with a fully-equipped kitchen, comfortable seating areas, and a large TV, perfect for movie nights, parties, or cooking events
- A quiet reading area provides a peaceful oasis after a long day
- Host guests in style with beautifully designed guest suites available in each building

*] Plan has an alternate Samsung washer dryer that is condominium sized.
 ** Controlled through managed EV system. Purchase of EV charger required.
 *** In select homes, please see the sales team for more information.

In our continuing effort to improve and maintain the high standard of the Guilden development, the developer reserves the right to modify or change plans, layouts, specifications, features, including appliances, and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on architectural measurements. As reverse, flipped and/or mirrored plans occur throughout the development please see architectural plans for current unit layout, if material to your decision to purchase. Illustrations, renderings and marketing materials provided are an artist's conception and are intended as a general reference only, all subject to change without prior notice and not to be relied upon. Patio dimensions may vary, and raised ceilings are available in select homes. For further details, please see a sales representative and refer to the architectural plans. Please ask one of the helpful sales staff to reference the current architectural set of construction drawings for the most accurate dimensions and other details at time of sale. E.&O.E. Sales & Marketing provided by Fifth Avenue Real Estate Marketing Ltd. 604-583-2212