CONDOS IN THE CAPITAL DISTRICT
Introducing a collection of 1, 2 + 3 Bedroom Condos conveniently situated 5 minutes south of City Center and on Future Rapid Transit. Layered landscaping of grasses, flowering shrubs and trees compliment the dark brick, oversized black windows and modern metal railings.
WHAT'S IN YOUR NEIGHBOURHOOD?

SHOP
1. Central City Shopping Centre
   - Bed Bath & Beyond
   - Winners
   - The Brick
   - The Hockey Shop
   - Central City Brewing
   - Best Buy
   - T&T Supermarket
   - Walmart Supercentre
2. King's Cross Shopping Centre
   - Real Canadian Superstore
   - BC Liquor Store
   - Boston Pizza
   - Le Chateau Outlet
   - Michaels
   - Marks
   - Safeway
   - Canadian Tire
   - Costco
   - Rona
   - The Brick
   - Value Village
   - PricePro
   - Centre of Newton
     - Starbucks
     - Save-On-Foods
     - Kally's Pub
     - RBC
   - Guildford Town Centre
     - Hudson's Bay
     - Sephora
     - Apple Store
     - Zara
     - Forever 21
     - H&M
     - Bath & Body Works
     - American Eagle Outfitters
11. Guildford Town Centre

PLAY
12. Newton Town Centre
   - Hollywood 4 Cinemas
   - Newton Arena
   - Newton Wave Pool & Recreation Centre
   - Anytime Fitness
14. Surrey Arts Centre
15. Guildford Recreation & Aquatic Centre
16. New York New York Greek
17. Robbins Donuts
18. Omega Pizza & Wings
19. Lighthouse Fresh & Tasty
20. Mayuri Indian Cuisine
21. Hook & Ladder Bar & Grill
22. Knight & Day Restaurant
23. Curry & Kebab
24. De Dutch Pannekoek House
25. Browns Socialhouse
26. White Spot
27. Chiles Thai Cuisine
28. Danny's
29. Pho Hoa Noodle Soup
30. The Keg Steakhouse & Bar
31. Earl's Kitchen + Bar
32. Happy Jack's Cafe
33. Wings Tap & Grill
34. Cactus Club Cafe

LEARN
35. Princess Margaret Secondary
36. Frank Hurt Secondary
37. Newton Elementary
38. Bear Creek Elementary
39. Surrey Public Library

DRIVING TIME
- SkyTrain Line
- Millennium Line
- Surrey-SkyTrain Extension
- Future Rapid Transit
- B-Line

KINGS LANDING II

Amenity Map

CONDOS
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One Bedroom + Flex

669 TOTAL

INTERIOR 611 SF
DECK 58 SF

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Two Bedroom + Flex
807 TOTAL

INTERIOR 760 SF
DECK 47 SF

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Two Bedroom + Flex
807 TOTAL

INTERIOR 760 SF
DECK 47 SF

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Two Bedroom + Flex
897 TOTAL

INTERIOR 840 SF
DECK 57 SF

MASTER BEDROOM
LIVING/DINING
BEDROOM
FLEX
DECK
ENTRY

LEVEL 6
LEVEL 2 - 5

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T1 Two Bedroom
1047 TOTAL

INTERIOR 754 SF
DECK 293 SF

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**Kings Landing Location**
- Located directly on an existing frequent transit corridor and will be upgraded to an LRT or SkyTrain line in the future
- Currently enjoys rapid B-Line transit service
- Situated in the emerging Capital District
- Conveniently located 5 minutes south of City Centre on major transit + commuter routes
- Stunning views of the mountains (plan specific)

**Thoughtful Interiors**
- Contemporary open living spaces with durable hardwood laminate flooring
- Big character low-E black windows to maximize light, ventilation, and energy efficiency
- Tall 9’ to 11’ ceilings
- Custom drywall features to define & enhance space
- Professionally designed lighting package
- Contemporary clean-lined baseboards and door casings
- Electric baseboard heating with individual thermostat controls in all rooms
- Linen closet and flexible storage (plan specific)
- Space for in-suite washer + dryer
- Entertainment centre wire management system
- Digital cameras in lobby, entry and underground parking
- FOB entry throughout building, floors and elevator

**Spacious Kitchens**
- 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
- Large optional island with cabinetry + imported quartz countertop

**Beautiful Bathrooms**
- Contemporary, dark oak flat-panel or white shaker cabinetry with designer stainless steel hardware and soft close doors
- Single-lever Grohe faucets in polished chrome
- Deep soaker tubs and oversized showers with surrounding ceramic tile (plan specific)
- Imported quartz countertop
- Handset porcelain floor tiles
- TOTO toilets
- Double vanity sinks (plan specific)
- Floating vanity with optional custom lighting

**Sturdy 2 × 6 exterior wall construction with R20 insulation**
- State-of-the-art rainscreen system
- Cast iron plumbing throughout
- 1½” L.W. concrete floor topping
- Resilient channel with two layers of drywall on ceiling
- 30 year manufacturer warranty on 2 layer SBS torch on roof
- All homes outfitted with smoke detectors, along with carbon monoxide detectors in bedrooms
- Automatic fire suppression alarm and sprinklers in all homes and common areas
- 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
- Superior service by our in-house Homeowner Care Team

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This is not an offering for sale and does not form part of the disclosure statement and/or any contract of purchase and sale with respect to any strata lot in the development known as “King’s Landing II”. There are no agreements, covenants, representations or warranties, express, implied, statutory, collateral or otherwise, made by Dawson + Sawyer Developments Ltd., its agents and/or employees with respect to the above features, other than those contained in the disclosure statement and/or each contract of purchase and sale. E.&O.E.
Renderings in this brochure are conceptual.
These are not exact images of the final product.

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