# DAWSON + SAWYER

## KINGS LANDING II | TOWNHOMES

# KINGS LANDING II

## TOWNHOMES IN THE CAPITAL DISTRICT

Introducing a collection of 2, 3 + 4 Bedroom Townhomes conveniently situated 5 minutes south of City Center and on Future Rapid Transit. Layered landscaping of grasses, flowering shrubs, and trees compliment the functional front stoops and individual entry gates. Enduring shingle style architecture highlights traditional design elements including; well-proportioned gables, protruding bays, flower boxes and real wood shutters.

# Amenity Map

TOWNHOMES

## 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
   Mark's

3. Safeway
4. Canadian Tire
5. Costco
6. Rona
7. The Brick
8. Value Village
9. PricePro

10. **Centre of Newton**
    Starbucks
    Save-On-Foods
    Kelly's Pub
    RBC

11. **Guildford Town Centre**
    Hudson's Bay
    Sephora
    Apple Store
    Aritzia
    Forever 21
    H&M
    Bath & Body Works
    American Eagle Outfitters

### PLAY

12. **Newton Town Centre**
    Hollywood 3 Cinemas
    Newton Arena
    Newton Wave Pool & Recreation Centre
    Anytime Fitness

13. Guildford Golf and Country Club
14. Surrey Arts Centre
15. Guildford Recreation & Aquatic Centre

### DINE

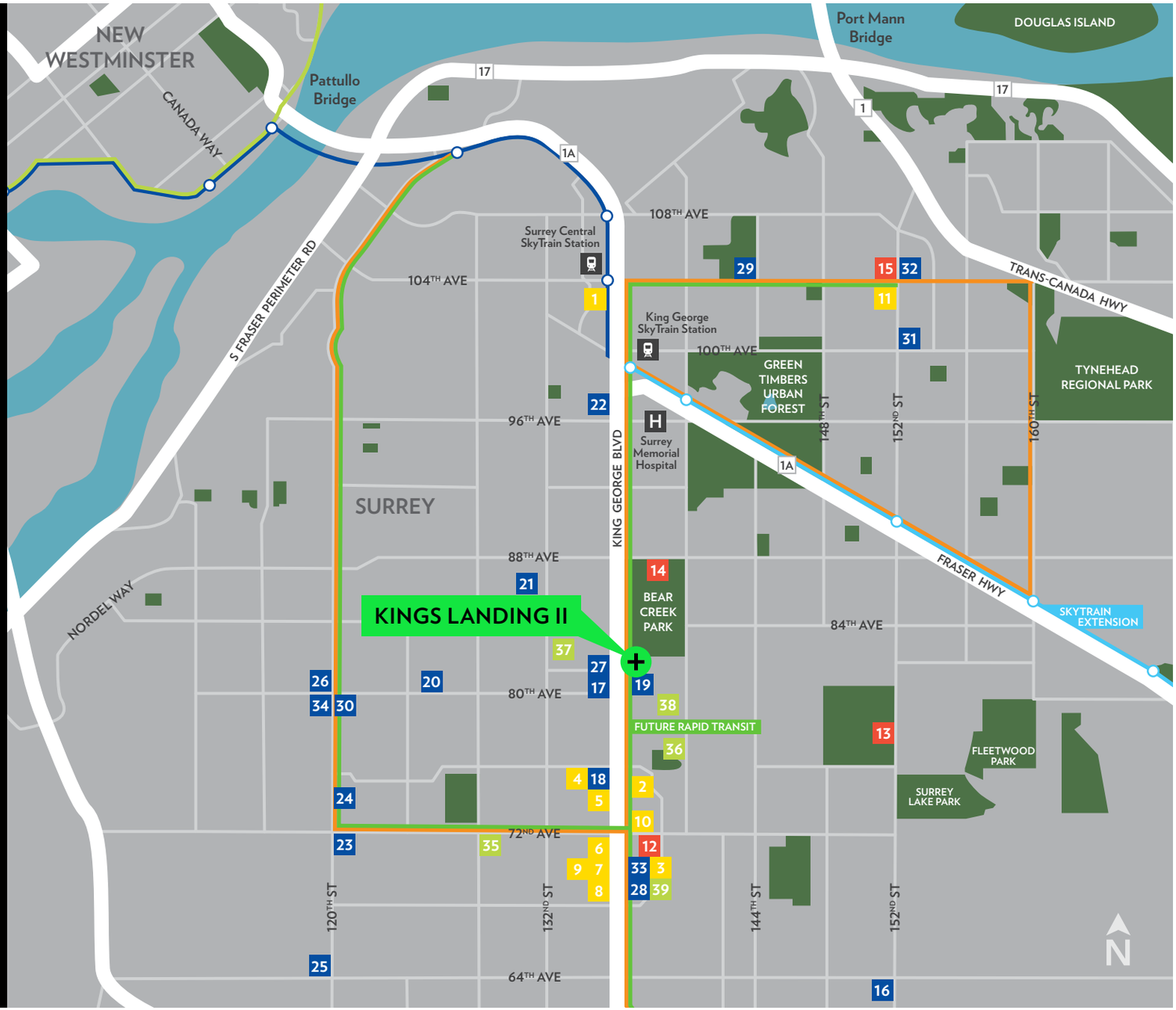
16. New York New York Greek
17. Robin's Donuts
18. Omega Pizza & Wings
19. Lighthouse Fresh & Tasty
20. Mayuri Indian Cuisine
21. Hook & Ladder Bar & Grill
22. Knight & Day Restaurant
23. Curry & Kebab
24. De Dutch Pannekoek House
25. Browns Socialhouse
26. White Spot
27. Chilies Thai Cuisine
28. Denny's
29. Pho Hoa Noodle Soup
30. The Keg Steakhouse + Bar
31. Earls 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

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

## DRIVING TIME



# Site Plan

## TOWNHOMES

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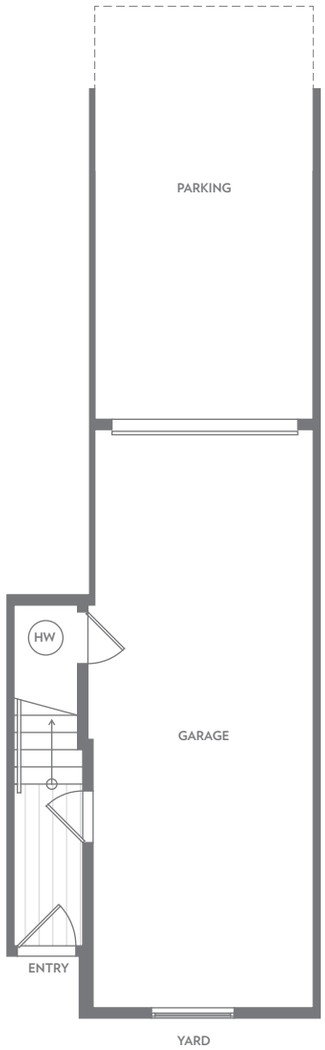
# A Three Bedroom

1295 SF

TOWNHOMES

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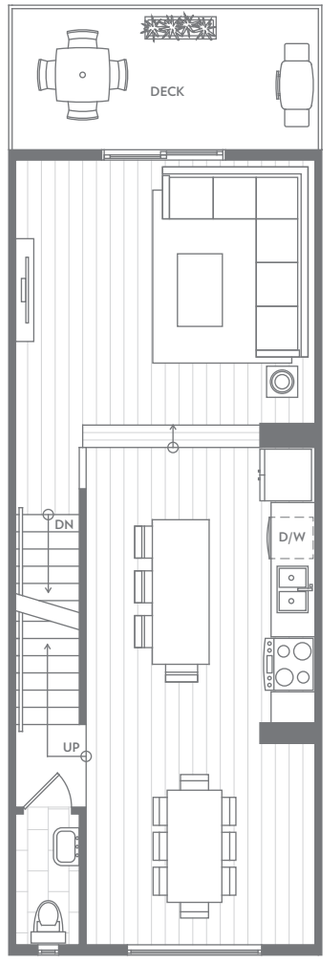
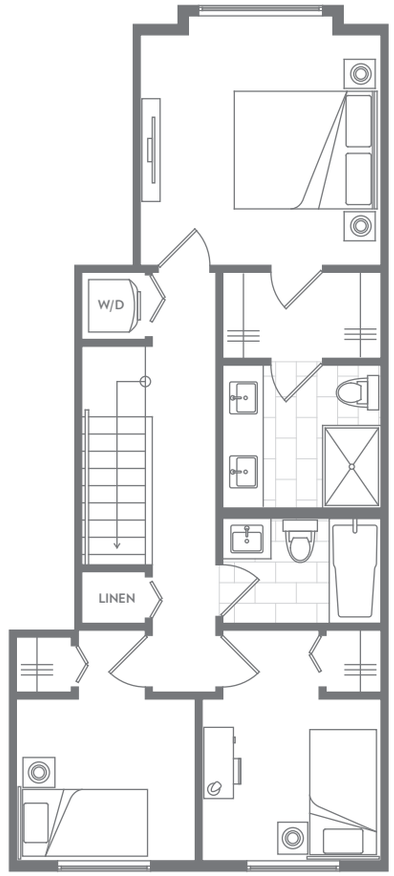



LIVING




SLEEPING

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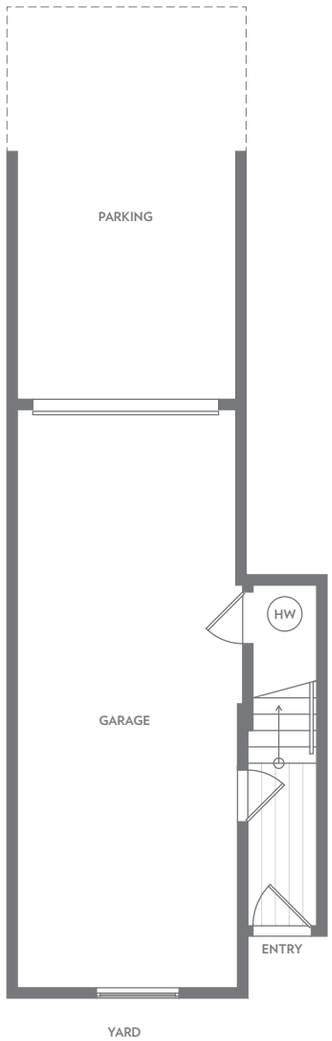
# A1 Three Bedroom

1340 SF

TOWNHOMES

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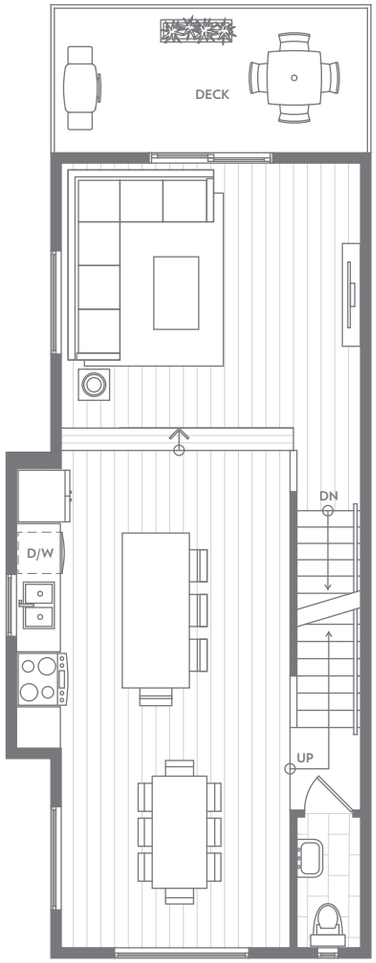


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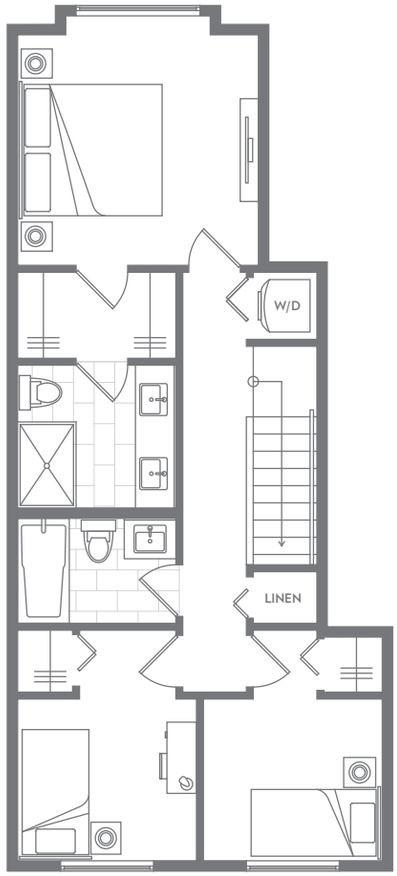


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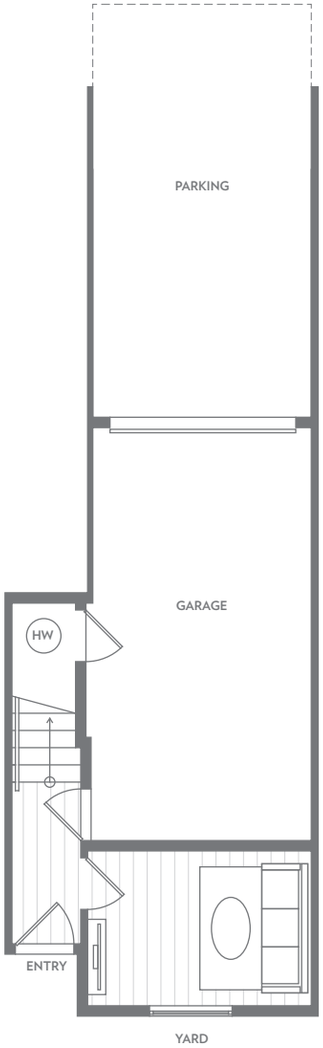
# D Three Bedroom + Den

1390 SF

TOWNHOMES

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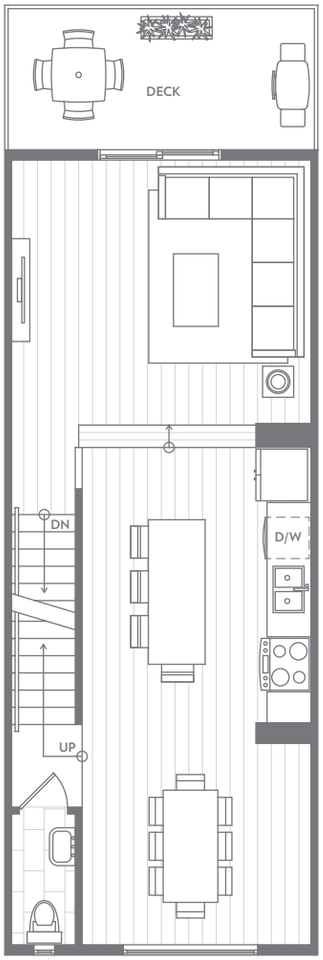


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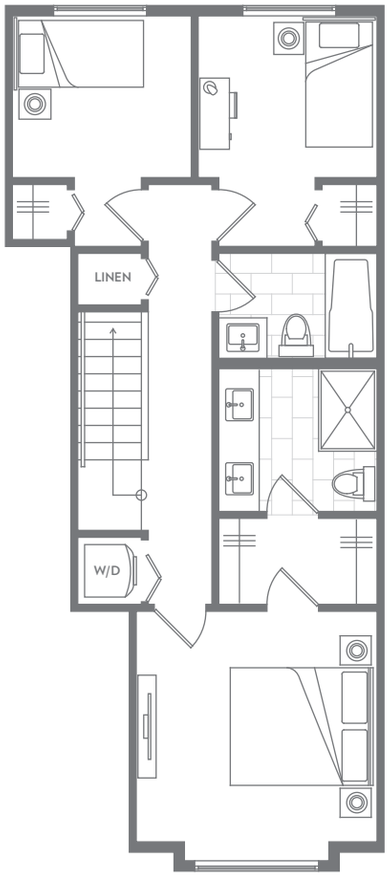


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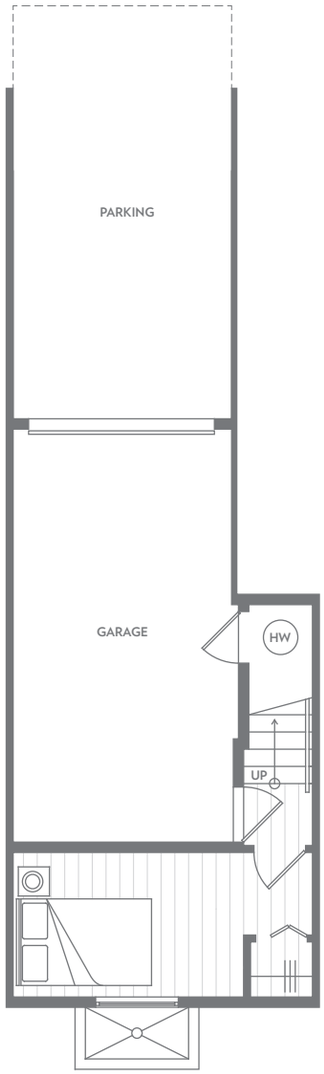
# Dm

## Four Bedroom

1390 SF

TOWNHOMES

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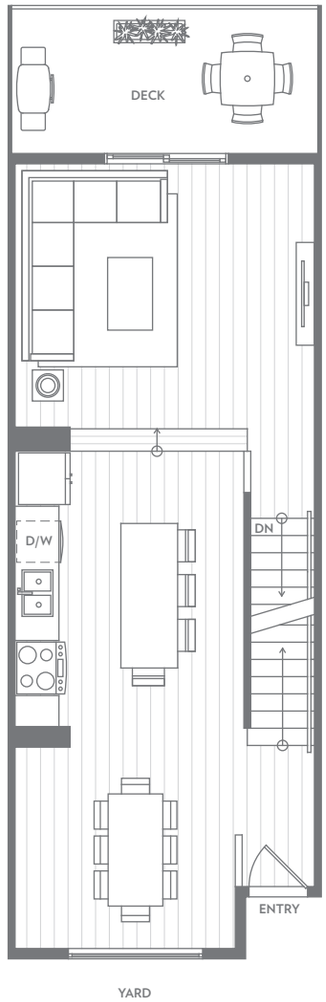


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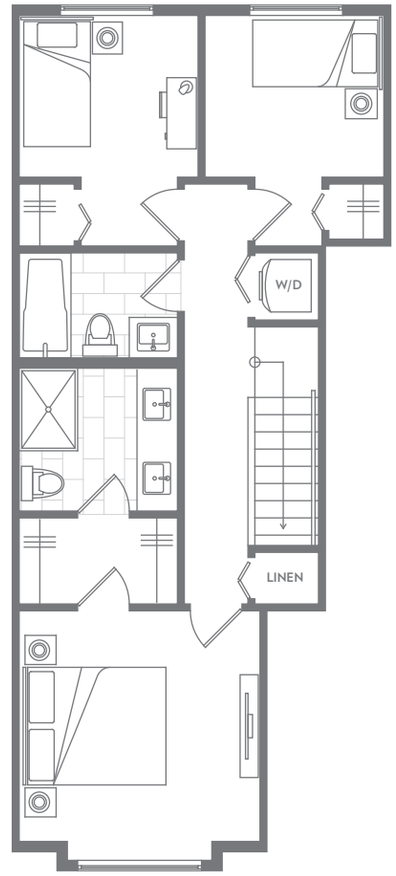


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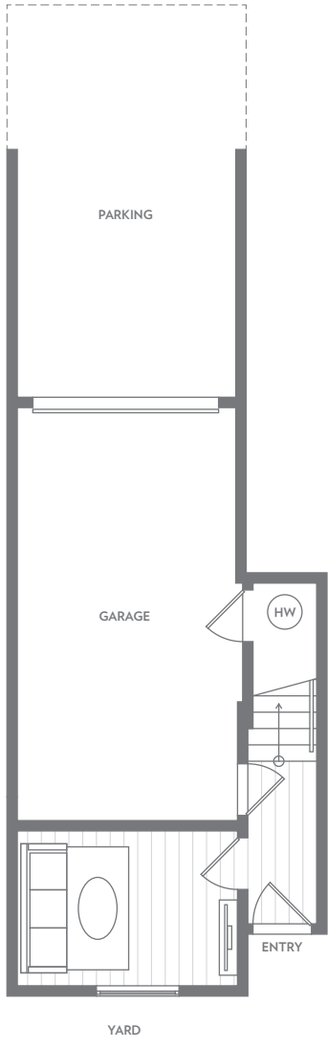
# D1 Three Bedroom + Den

1437 SF

TOWNHOMES

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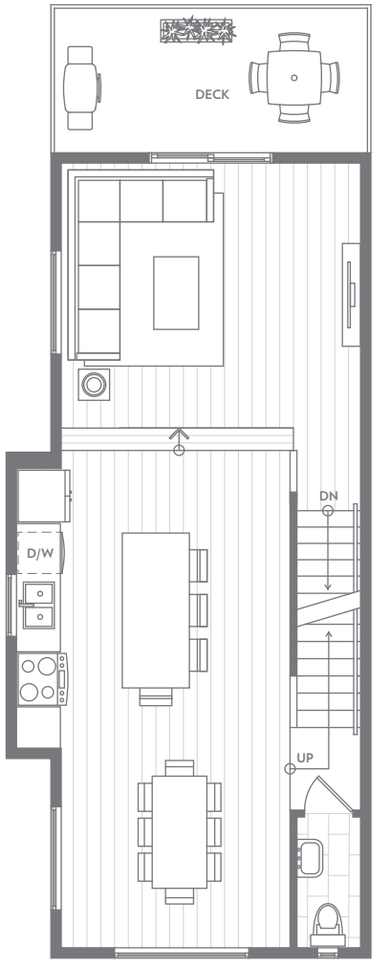


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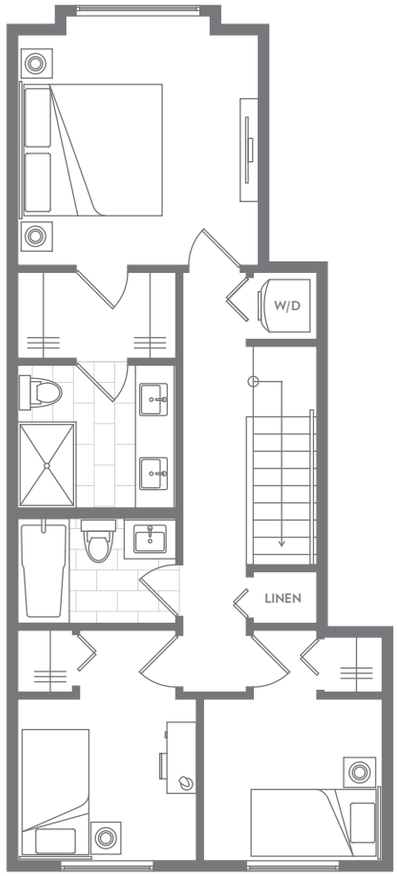


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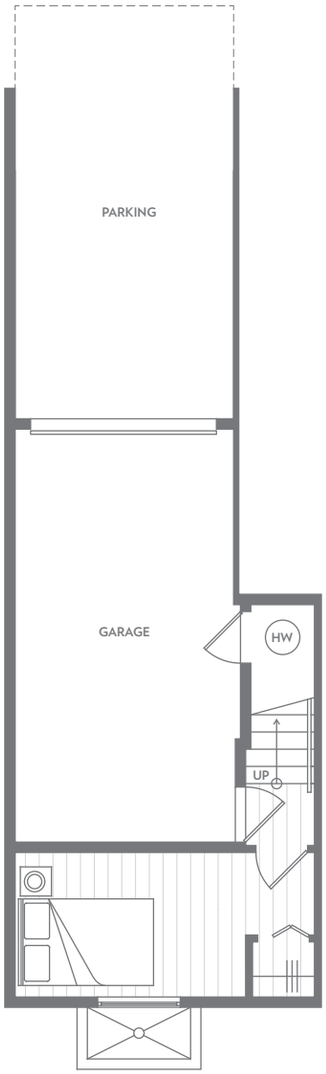
# D1m

## Four Bedroom

1437 SF

TOWNHOMES

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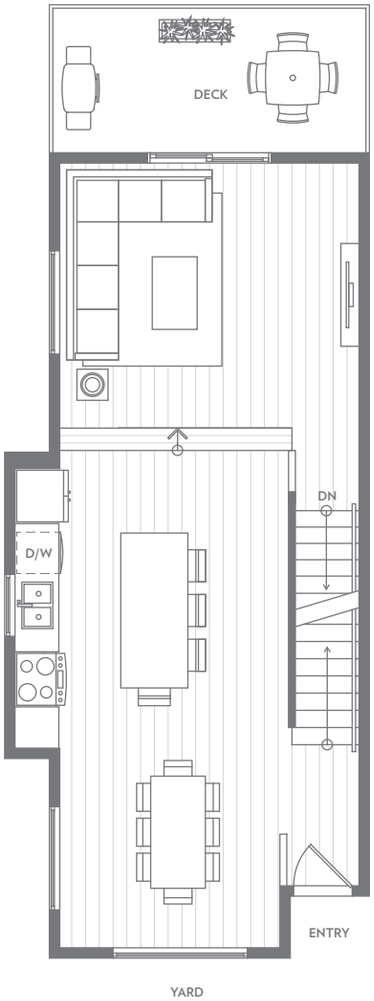


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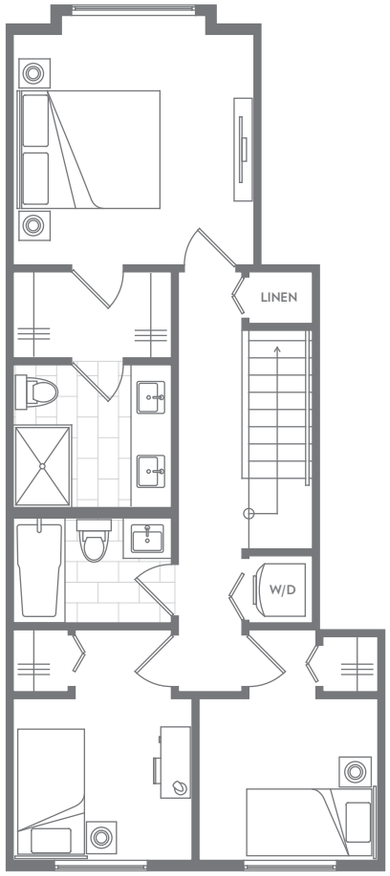


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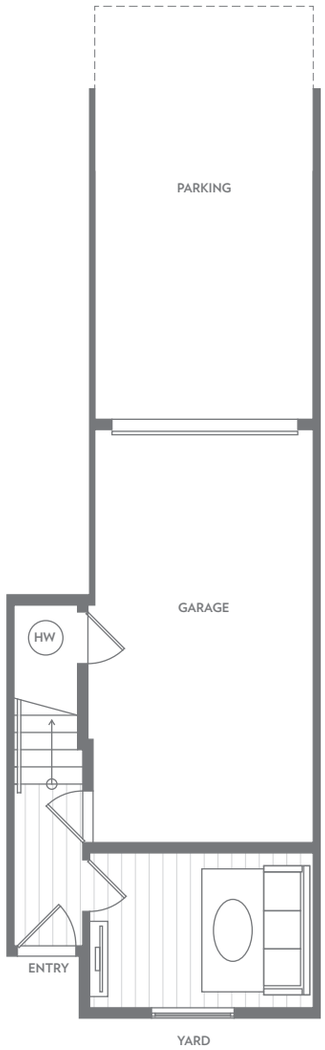
# D2 Three Bedroom + Den

1405 SF

TOWNHOMES

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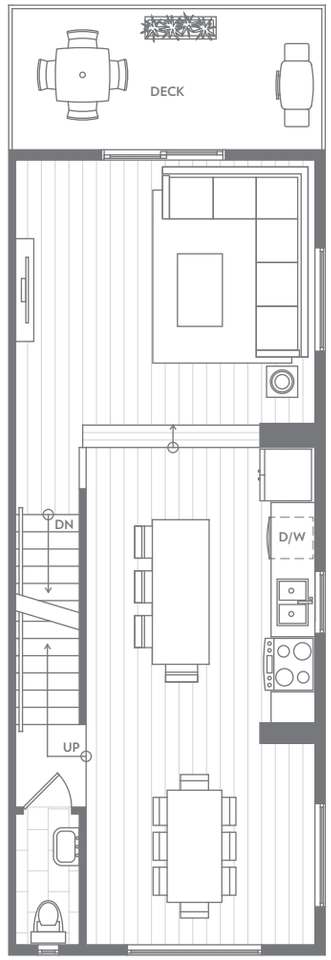


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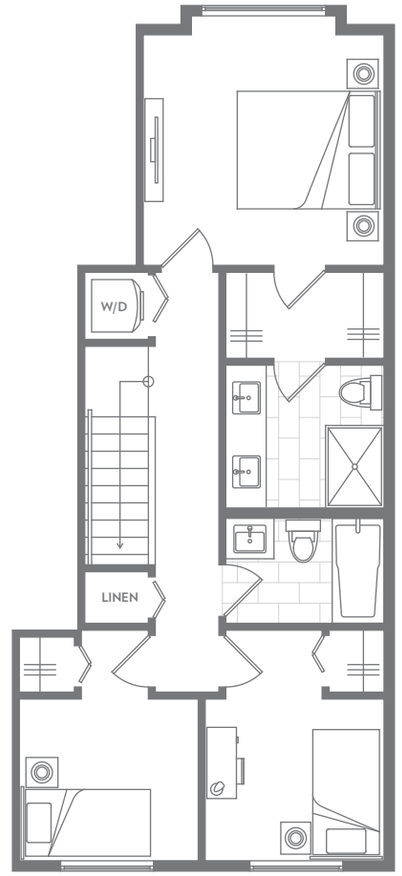


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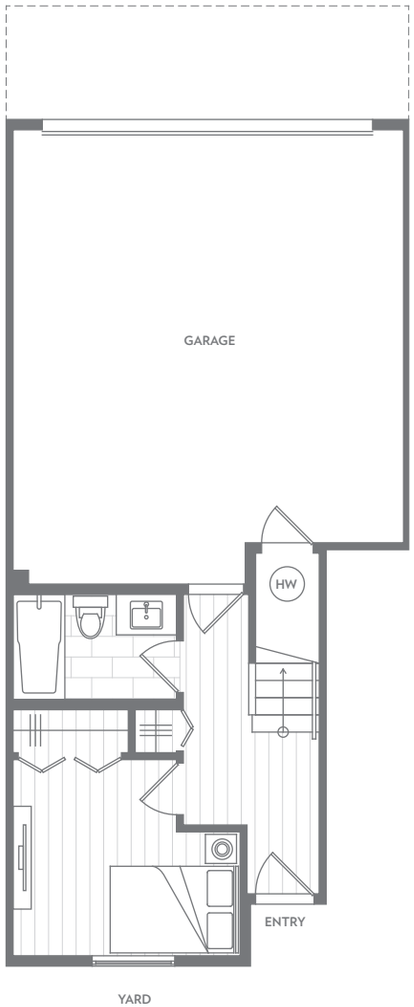
# C Four Bedroom

1527 SF

TOWNHOMES

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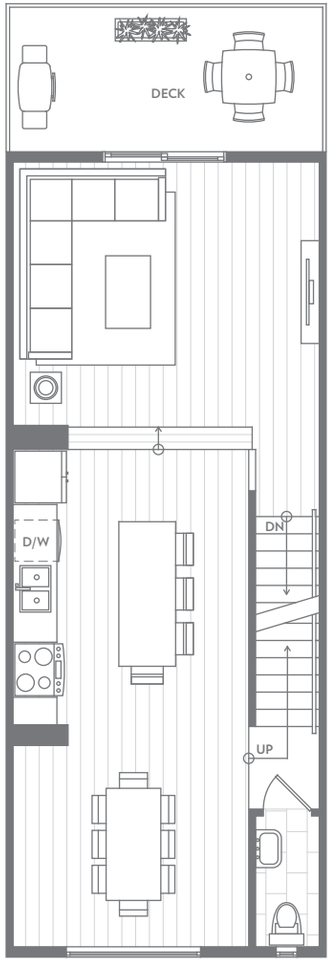


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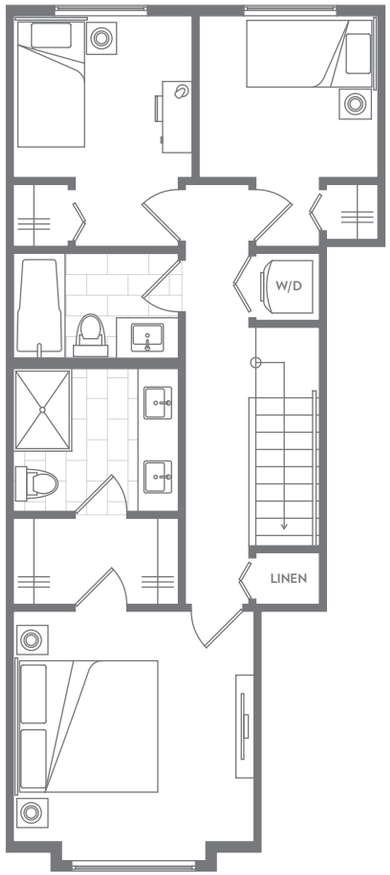


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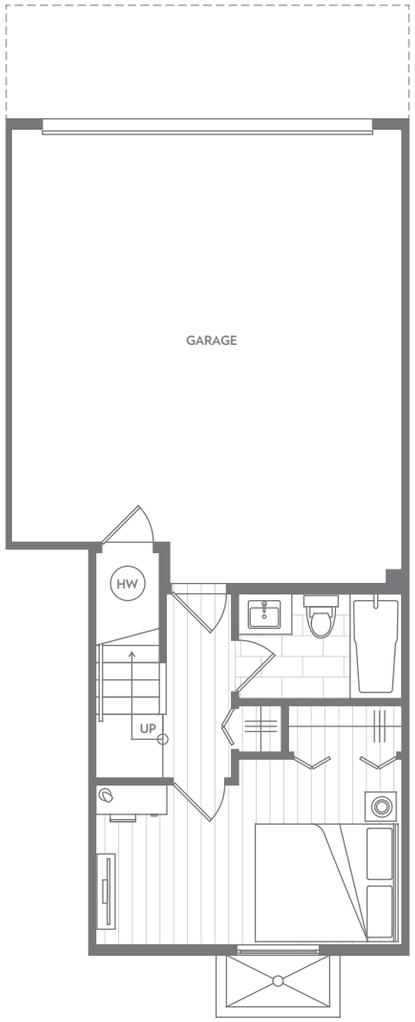
# Cm

## Four Bedroom

1527 SF

TOWNHOMES

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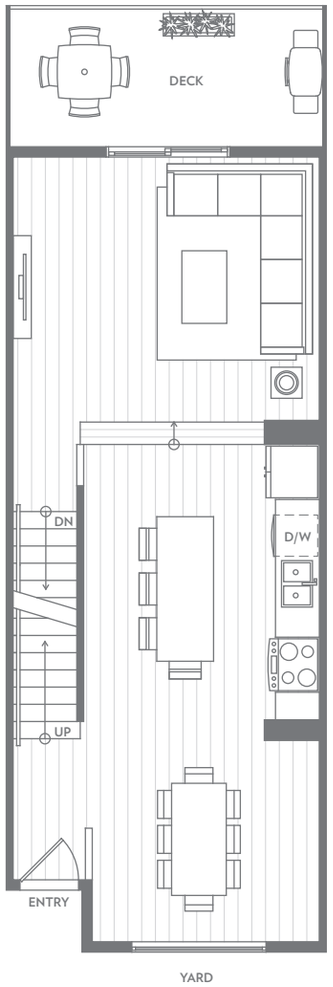


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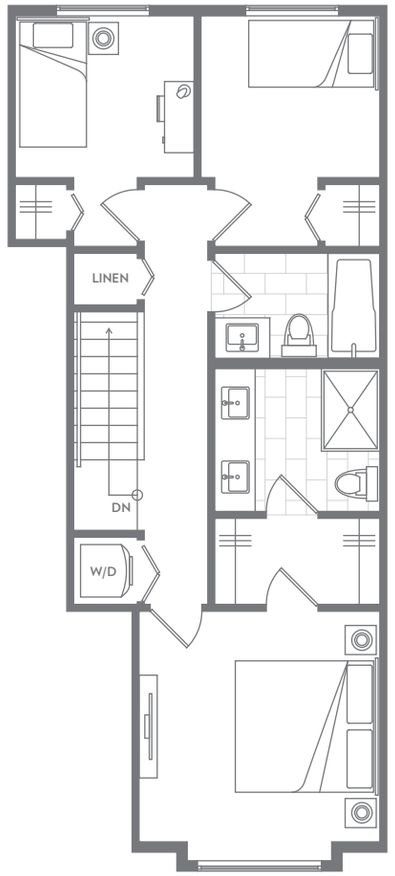


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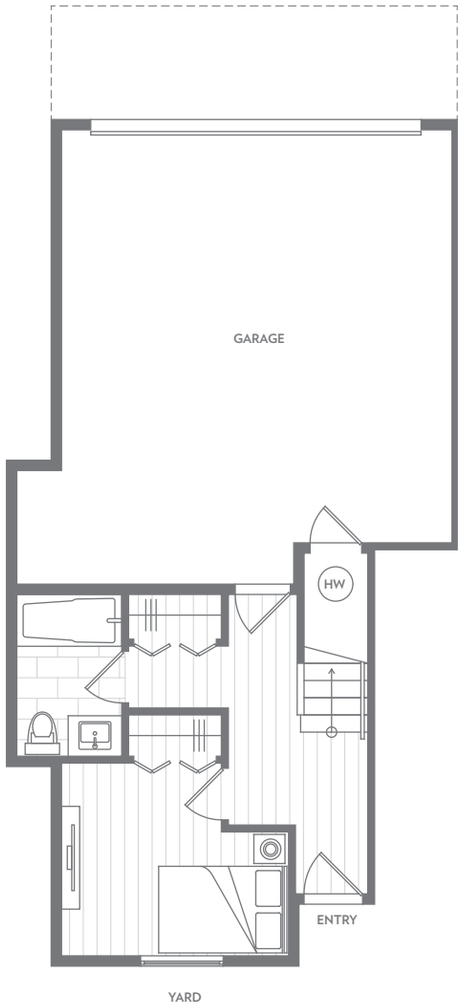
# C1 Four Bedroom

1598 SF

TOWNHOMES

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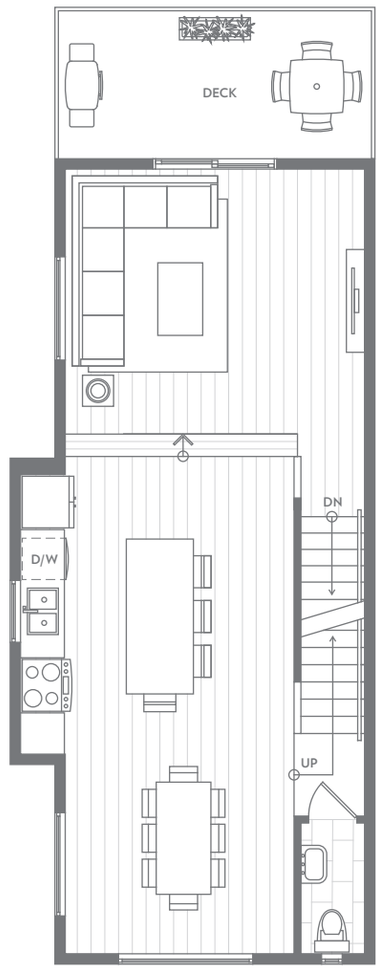


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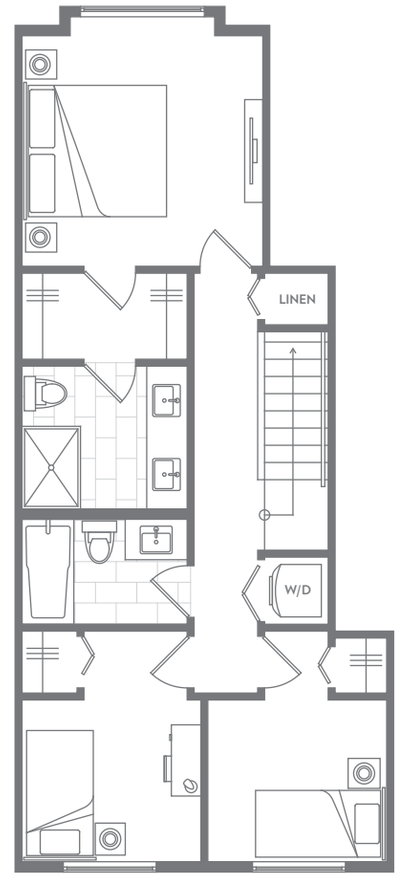


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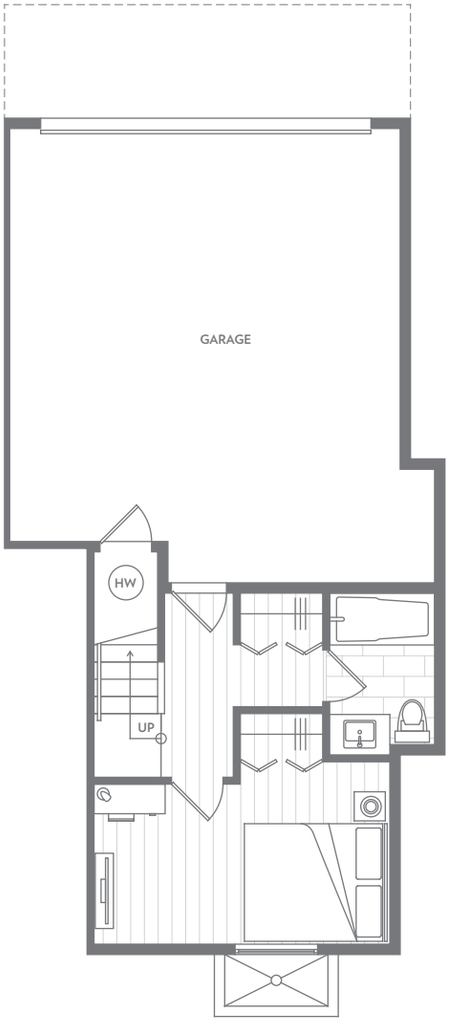
# C1m Four Bedroom

1598 SF

TOWNHOMES

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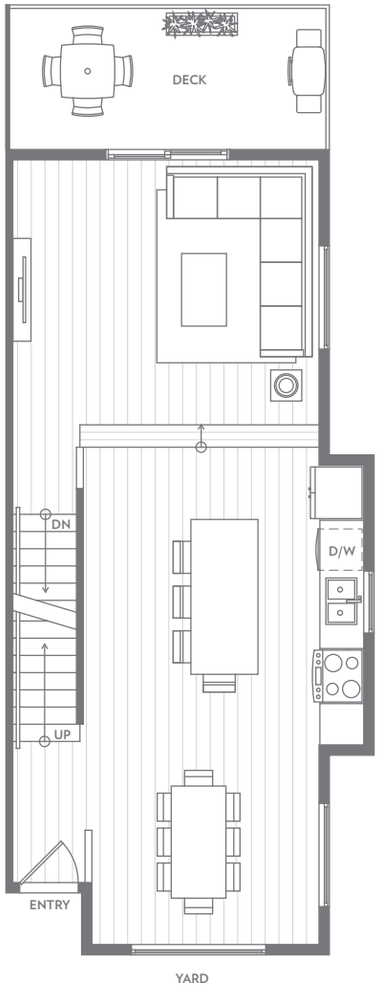


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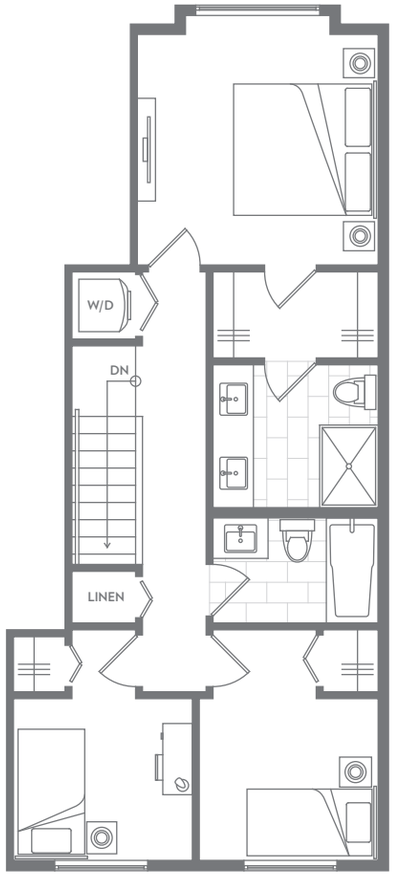


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# F Four Bedroom + Covered Deck

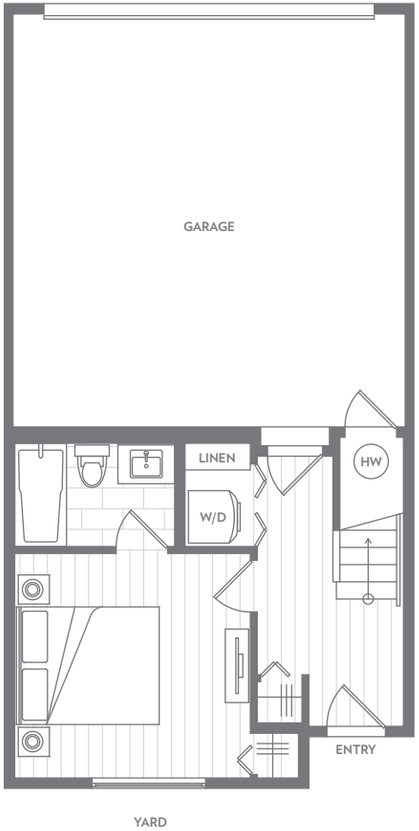
1748 TOTAL

TOWNHOMES

INTERIOR 1648 SF

COVERED DECK 100 SF

TOTAL 1748 SF

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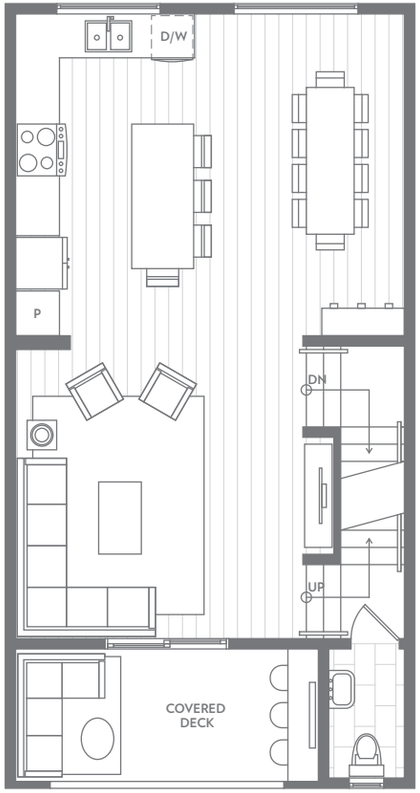


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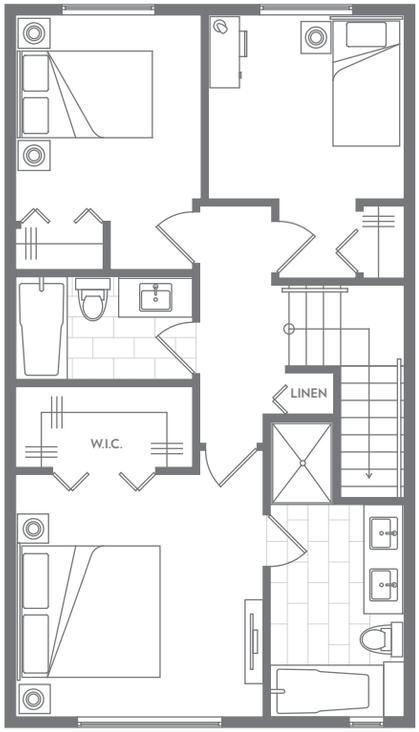


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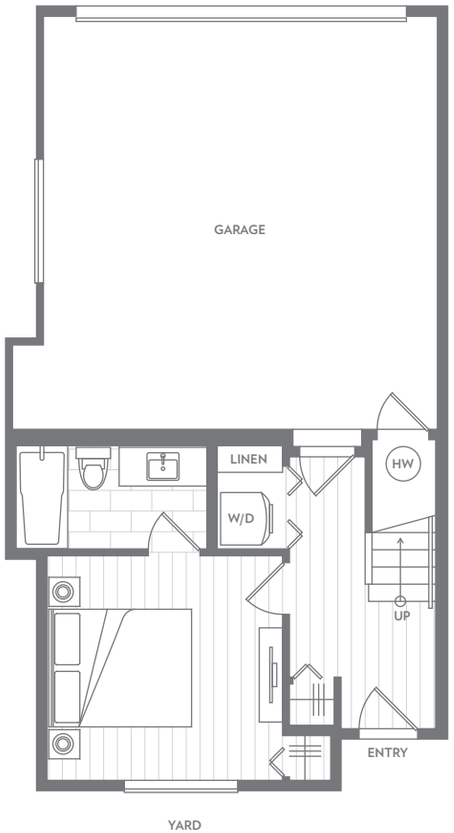
# F2 Four Bedroom + Covered Deck

1801 TOTAL

TOWNHOMES

| | |
|---|---|
| INTERIOR | 1701 SF |
| COVERED DECK | 100 SF |
| TOTAL | 1801 SF |

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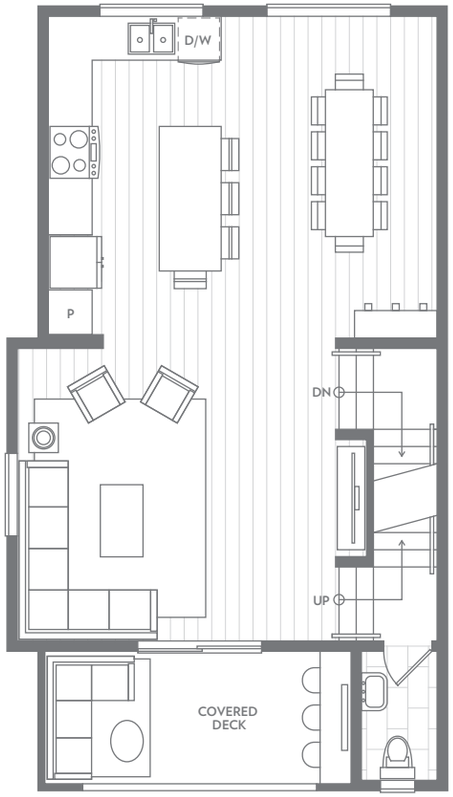


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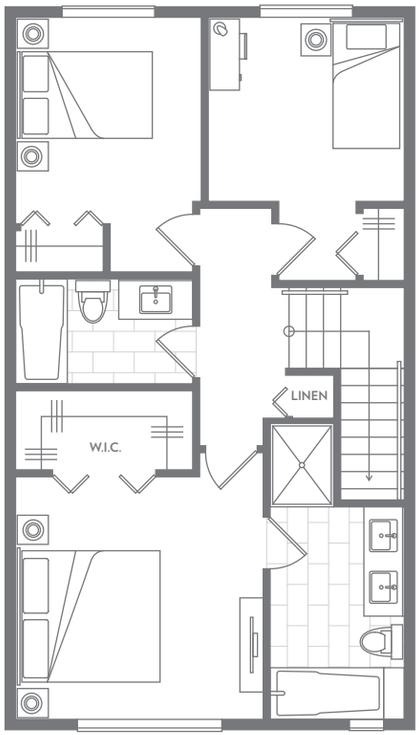


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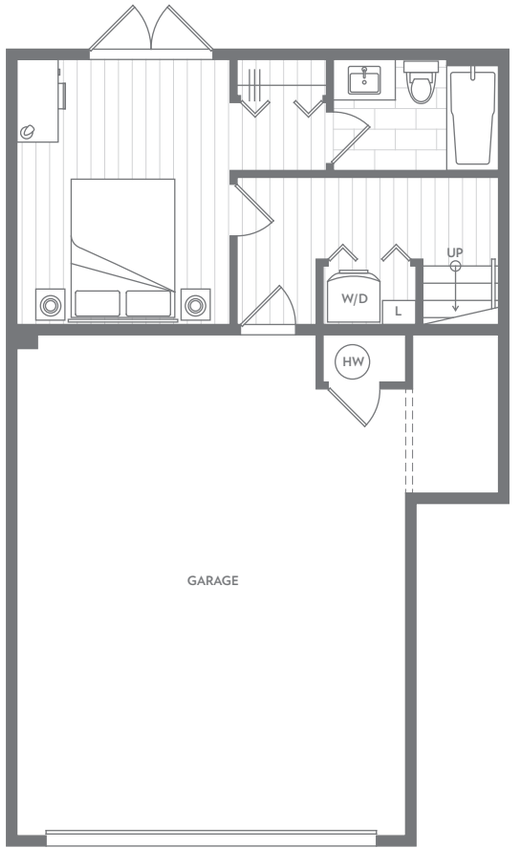
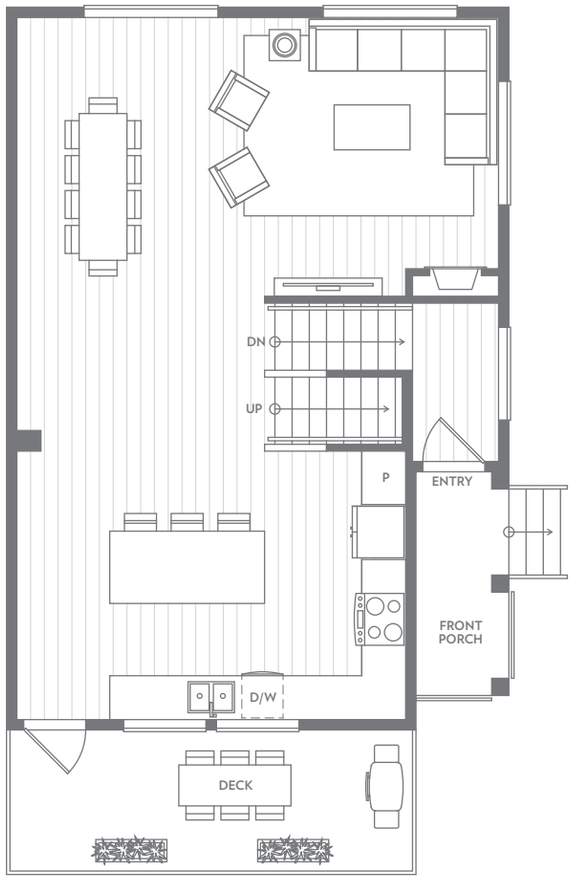
# E1 Four Bedroom

1954 SF

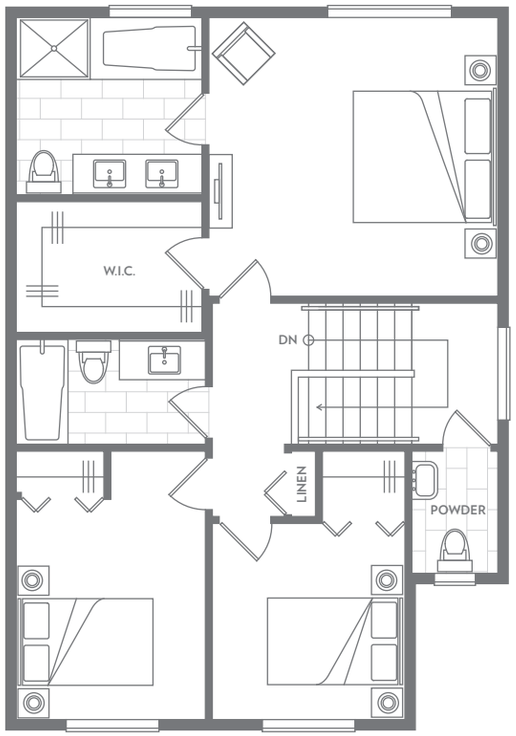
TOWNHOMES




GROUND




LIVING




SLEEPING

The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception and are intended for reference only. Deck and patio sizes may vary. Please refer to disclosure statement for specific offering details. E.&O.E.

# Awesome Features

TOWNHOMES

## 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

## TIMELESS EXTERIORS

Timeless shingle style architecture

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

Individual entry gate and walk way

Indoor amenity building featuring social room, kitchen, yoga studio and massive patio

Expansive deck

Layered landscaping of grasses, flowering shrubs and trees

Green space with landscaped walking paths

Community park with garden plots for herbs and vegetables

## THOUGHTFUL INTERIORS

Contemporary open living spaces with durable hardwood laminate flooring

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

Tall 9' ceiling on main living level

Powder room on main living level (most plans)

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

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

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

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

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

Floating vanity with optional custom lighting

## DAWSON + SAWYER STANDARD

Sturdy 2 × 6 exterior wall construction with R20 insulation

State-of-the-art rainscreen system

Limited lifetime manufacturer warranty on reinforced asphalt shingle roof with R40 insulation

All homes outfitted with smoke detectors, along with carbon monoxide detectors in bedrooms

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

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.

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