

DAWSON  SAWYER

KINGS LANDING II | CONDOS



KINGS LANDING II

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.

Amenity Map

CONDOS

WHAT'S IN YOUR NEIGHBOURHOOD?

SHOP

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

PLAY

- Newton Town Centre**
Hollywood 3 Cinemas
Newton Arena
Newton Wave Pool & Recreation Centre
Anytime Fitness
- Guildford Golf and Country Club
- Surrey Arts Centre
- Guildford Recreation & Aquatic Centre

DINE

- New York New York Greek
- Robin's Donuts
- Omega Pizza & Wings
- Lighthouse Fresh & Tasty
- Mayuri Indian Cuisine
- Hook & Ladder Bar & Grill
- Knight & Day Restaurant
- Curry & Kebab
- De Dutch Pannekoek House
- Browns Socialhouse
- White Spot
- Chilies Thai Cuisine
- Denny's
- Pho Hoa Noodle Soup
- The Keg Steakhouse + Bar
- Earls Kitchen + Bar
- Happy Jack's Cafe
- Wings Tap & Grill
- Cactus Club Cafe

LEARN

- Princess Margaret Secondary
- Frank Hurt Secondary
- Newton Elementary
- Bear Creek Elementary
- Surrey Public Library

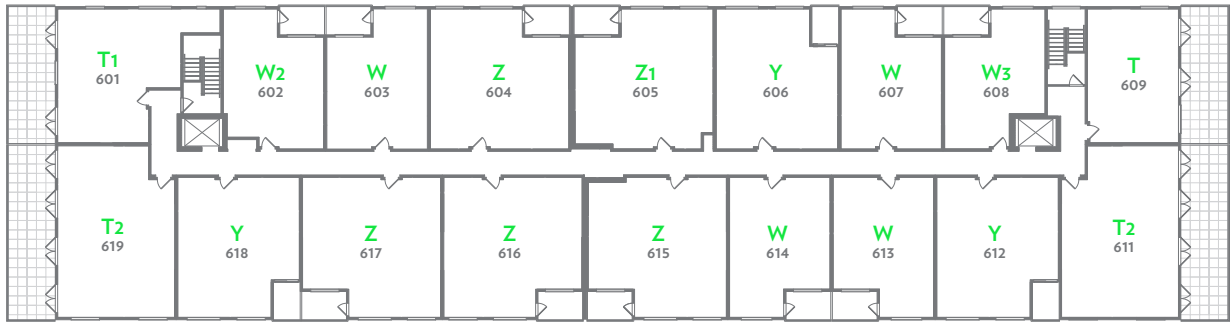
- SkyTrain Line
- Future Rapid Transit
- Millennium Line
- B-Line
- Surrey-SkyTrain Extension

DRIVING TIME

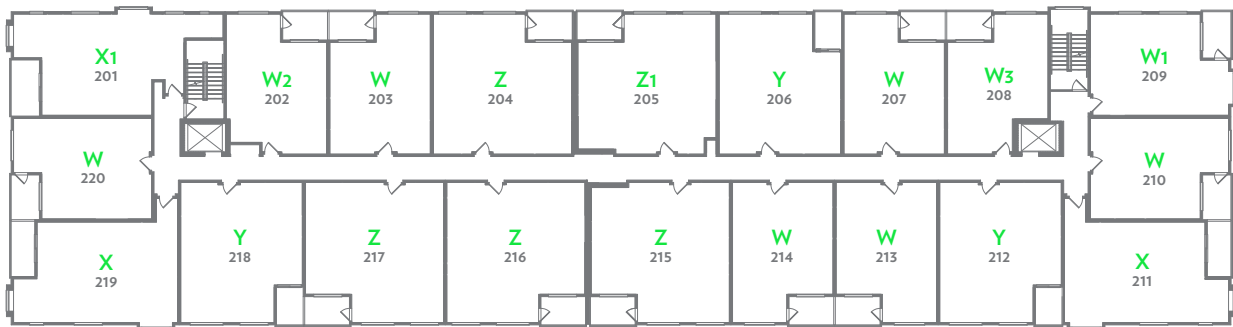


Floor Plate

CONDOS



LEVEL 6



LEVEL 2 - 5



LEVEL 1



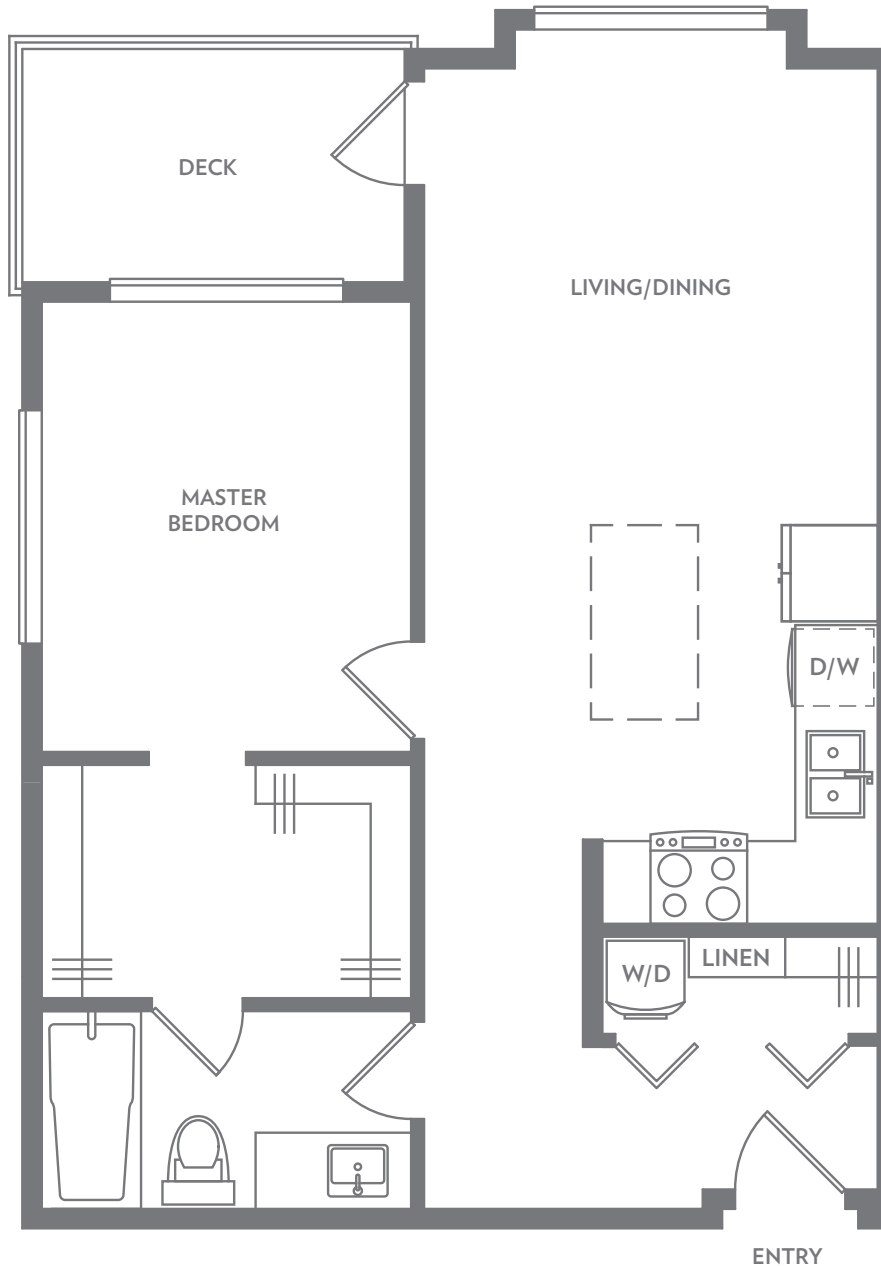
W1

One Bedroom

678 TOTAL

CONDOS

INTERIOR 619 SF
DECK 59 SF



LEVEL 2 - 5

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.

W3

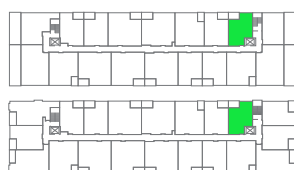
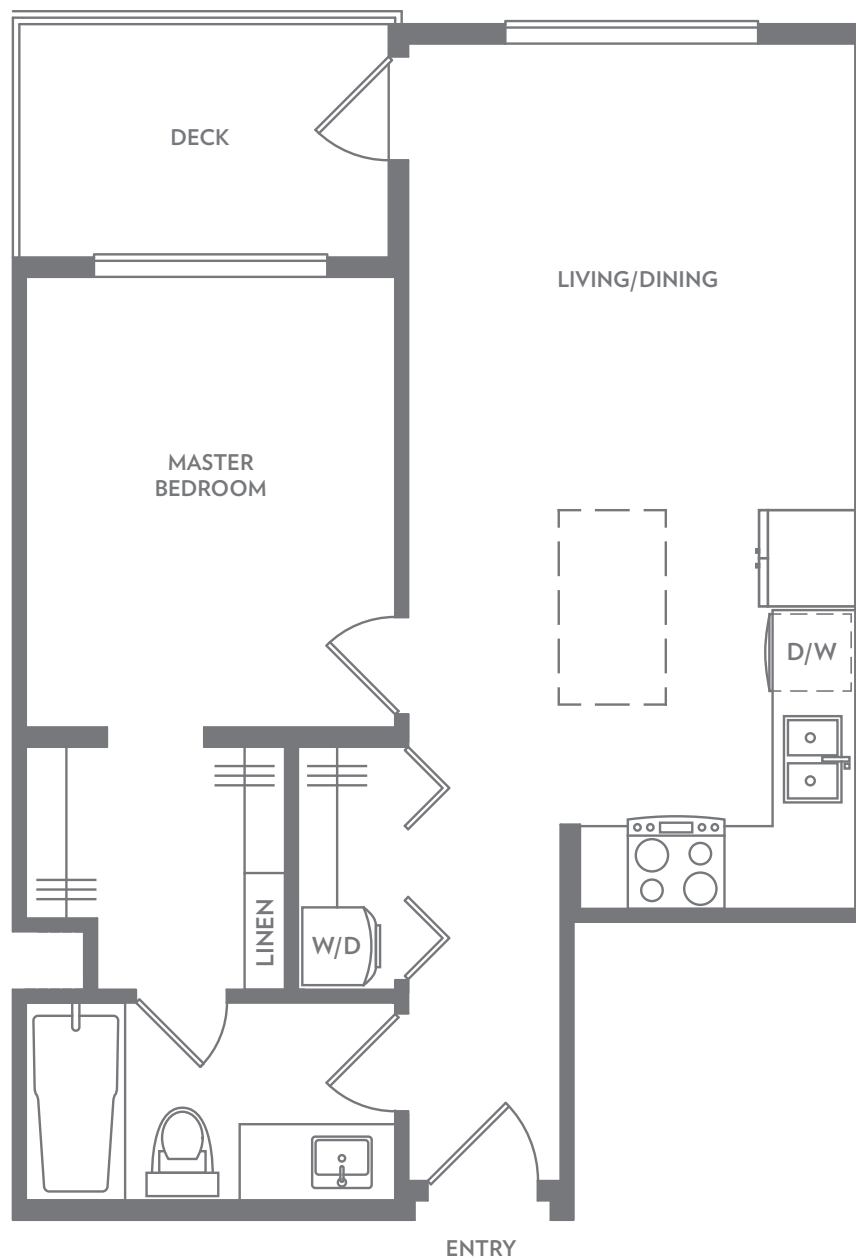
One Bedroom

611 TOTAL

CONDOS

INTERIOR 553 SF

DECK 58 SF



LEVEL 6

LEVEL 2 - 5

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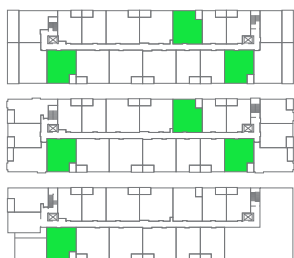
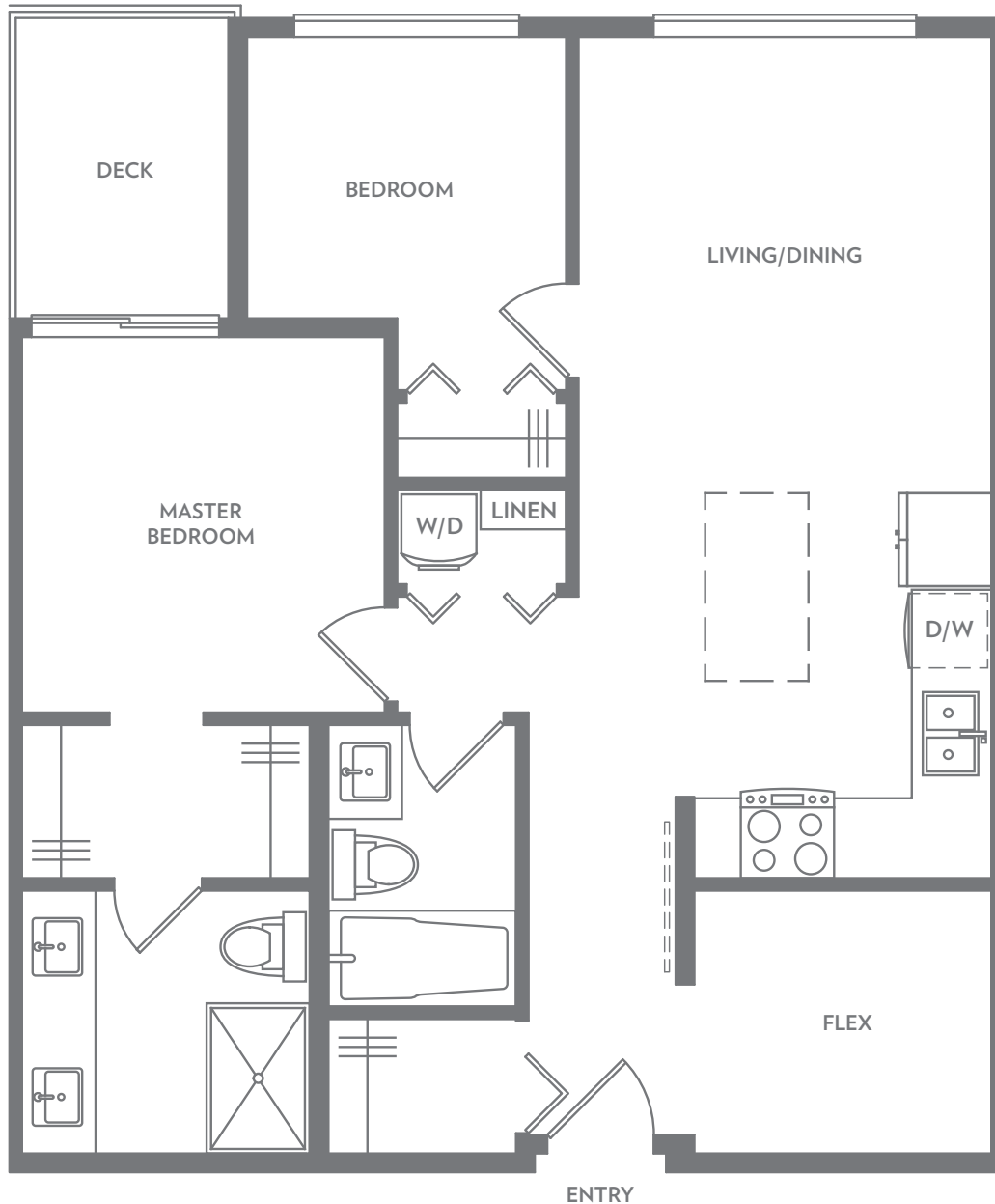


Two Bedroom + Flex

807 TOTAL

CONDOS

INTERIOR 760 SF
DECK 47 SF



LEVEL 6

LEVEL 2 - 5

LEVEL 1

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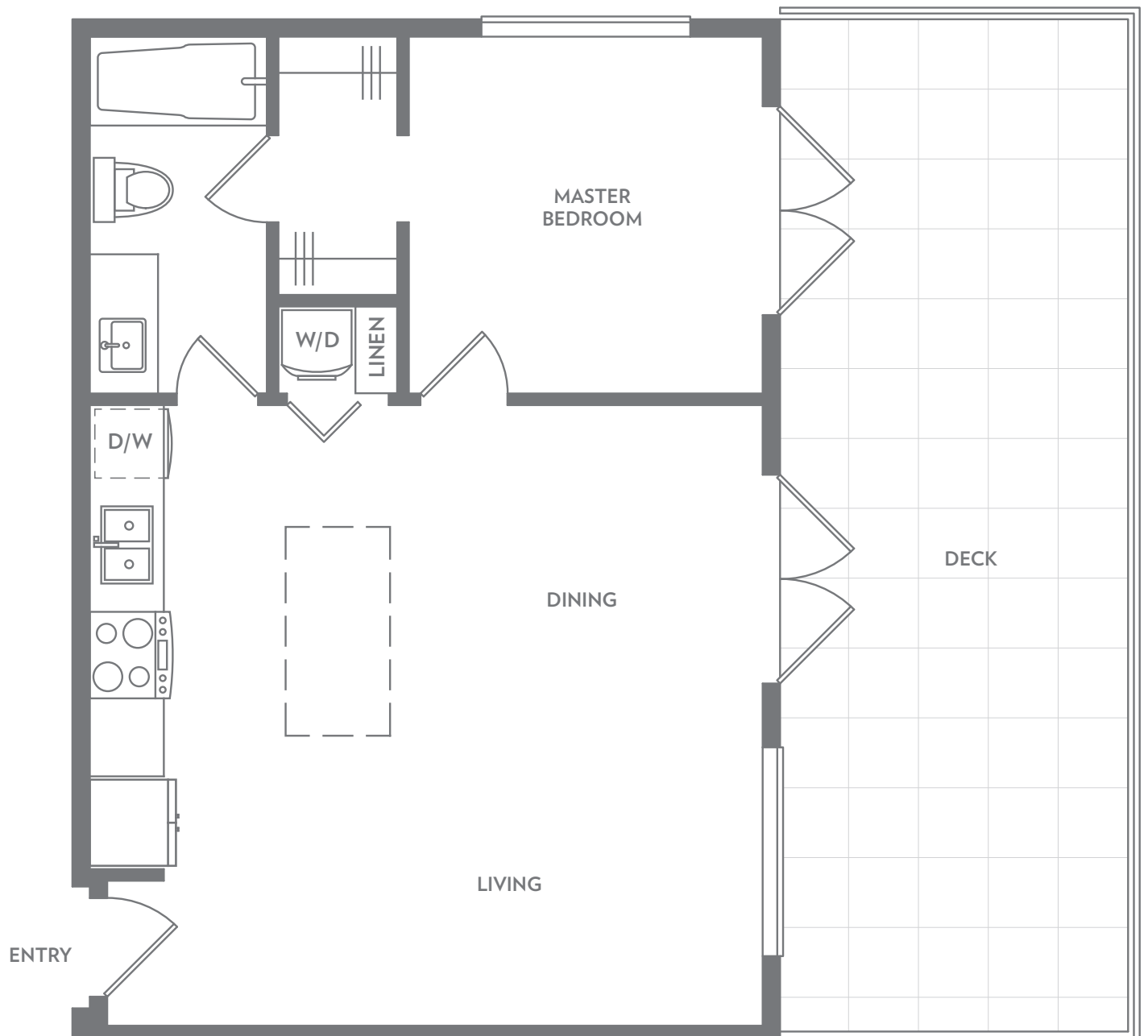
T

One Bedroom

880 TOTAL

CONDOS

INTERIOR 587 SF
DECK 293 SF



LEVEL 6

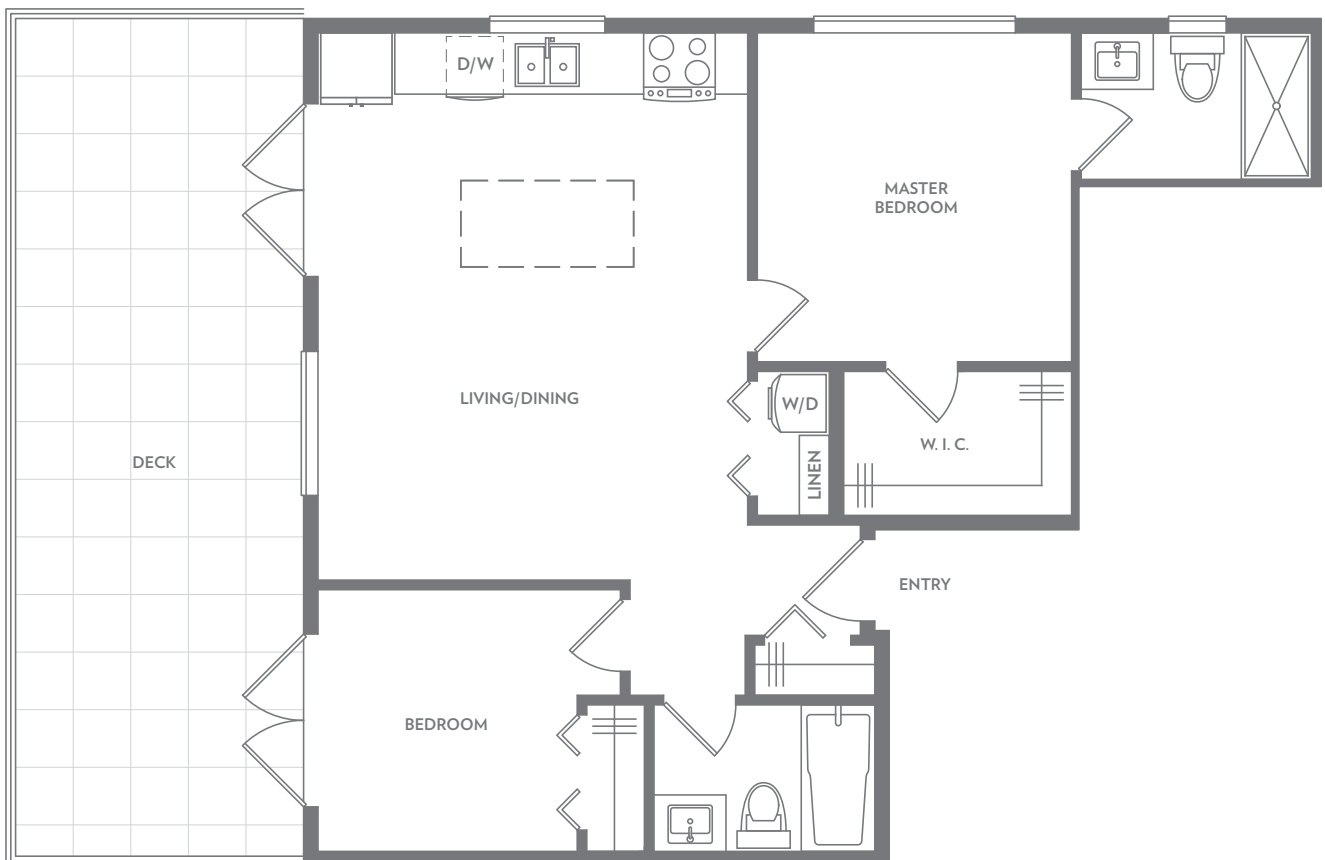
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T1 Two Bedroom

1047 TOTAL

CONDOS

INTERIOR 754 SF
DECK 293 SF



LEVEL 6

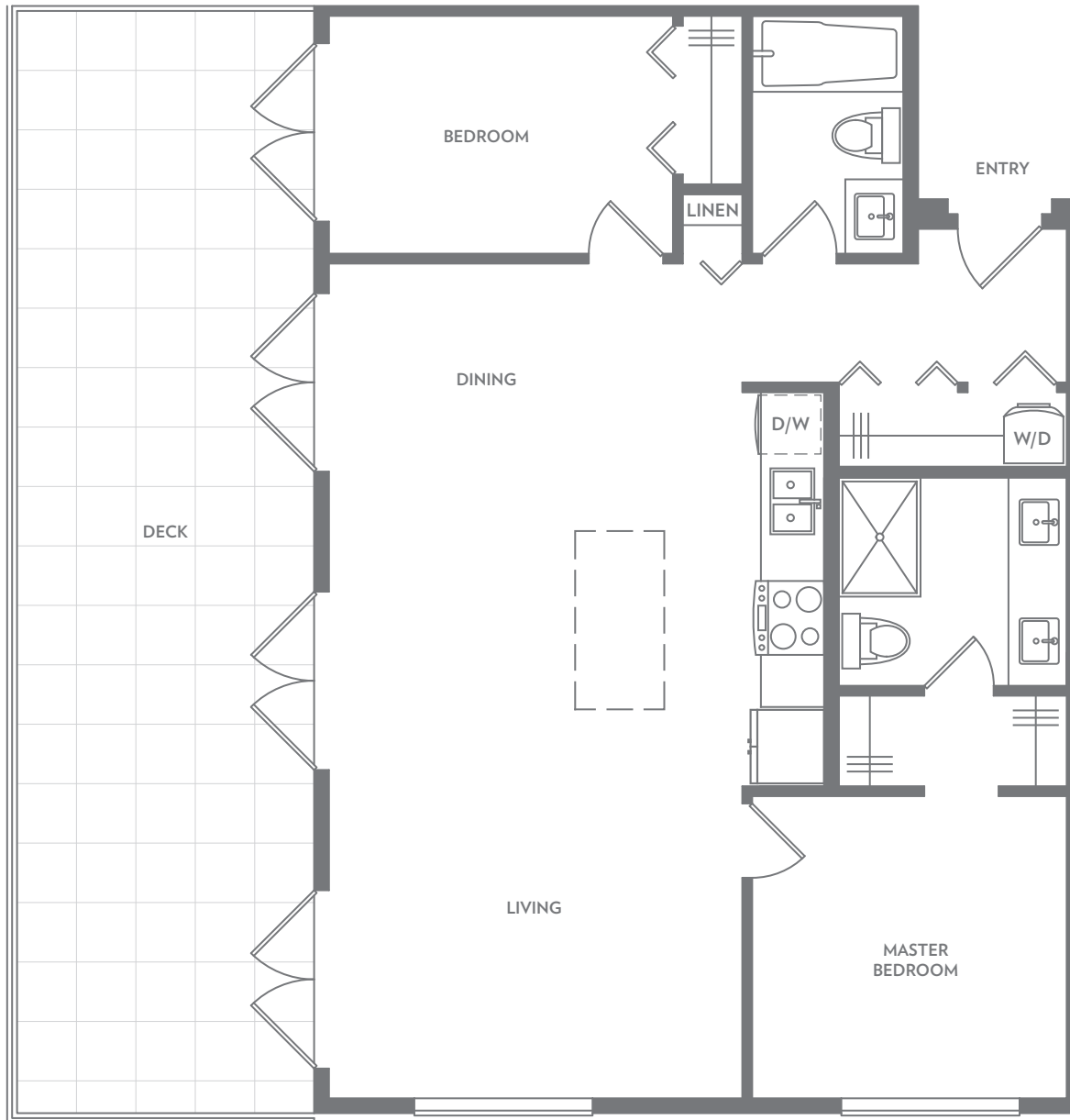
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T2 Two Bedroom

1291 TOTAL

CONDOS

INTERIOR 918 SF
DECK 373 SF



LEVEL 6

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Awesome Features

CONDOS

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)

TIMELESS EXTERIORS

Timeless architecture with brick, hardi board siding + slick metal accents

Indoor Amenity lounge featuring social room, gym and kitchenette

Expansive covered deck or patio with privacy screen

Layered landscaping of grasses, flowering shrubs and trees

Green space courtyard with landscaped walking paths, estate bench, patio + lighting

Room to play with BBQ, ping pong table + garden plots

Spacious underground with double gate entry + secure bike storage

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

DAWSON + SAWYER STANDARD

Sturdy 2 x 6 exterior wall construction with R20 insulation

State-of-the-art rainscreen system

Cast iron plumbing throughout

1 1/2" 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

dawsonswyer.ca

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