

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 timeless shingle style architecture.

Amenity Map

TOWNHOMES

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

DRIVING TIME



Site Plan

TOWNHOMES

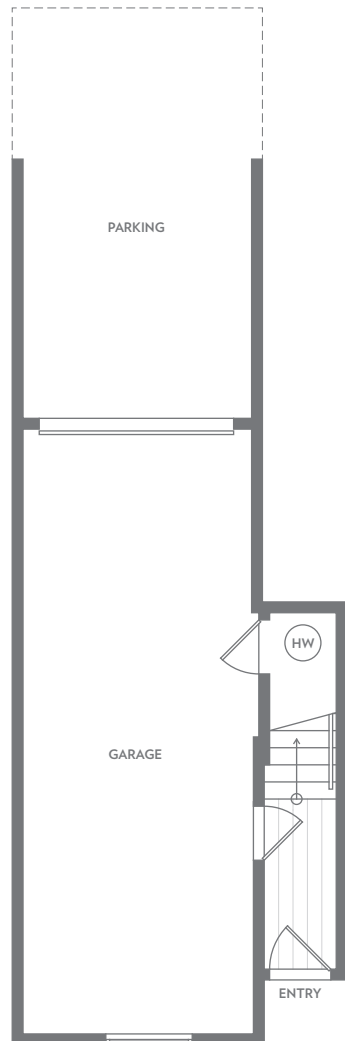


The developer reserves the right to make minor modifications or substitutions to building design, specifications or floor plans if necessary. All sizes and dimensions are approximate and based on Architectural measurements. Reverse plans occur throughout the development. Renderings are an artist's conception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

A1 Three Bedroom

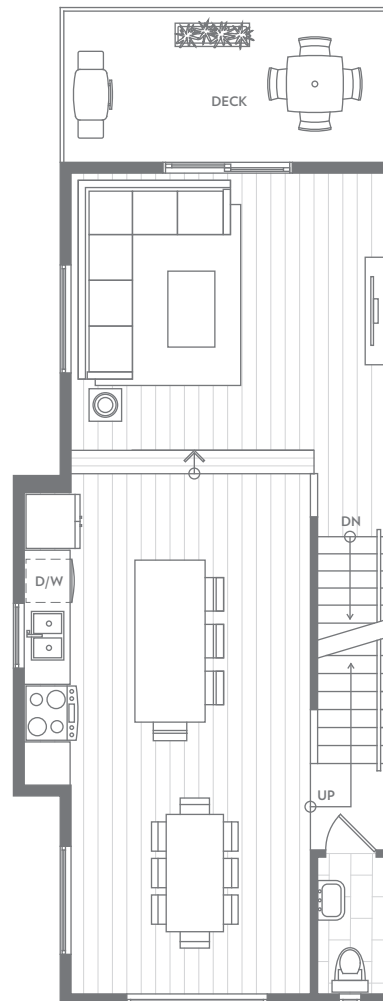
1340 SF

TOWNHOMES

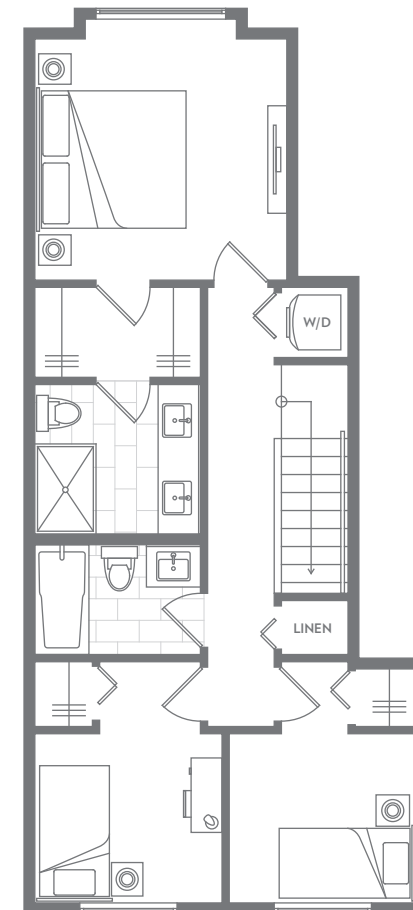


YARD

GROUND



LIVING



SLEEPING

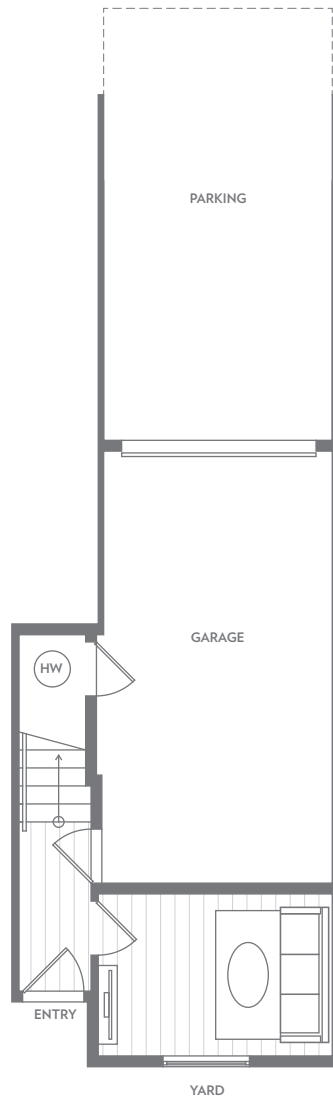
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D

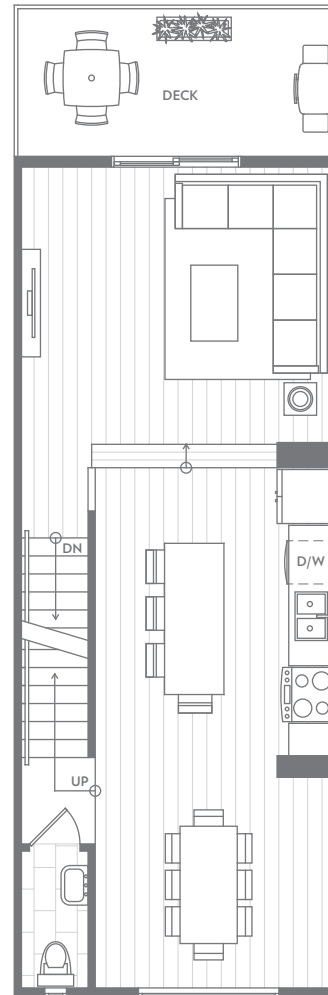
Three Bedroom + Den

1390 SF

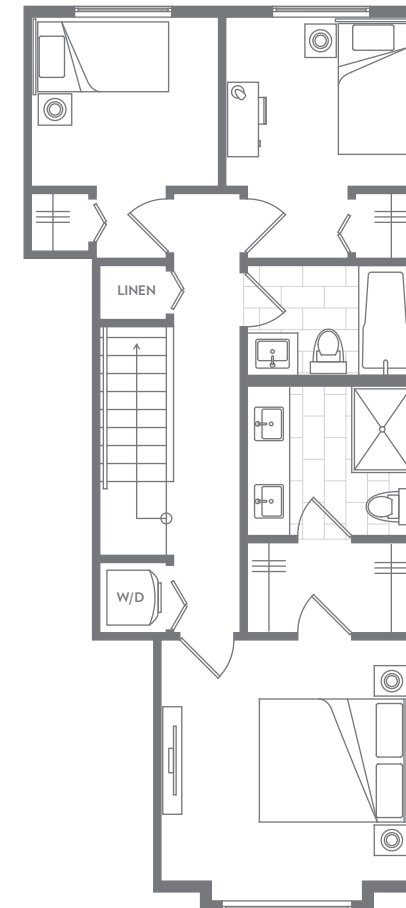
TOWNHOMES



GROUND



LIVING



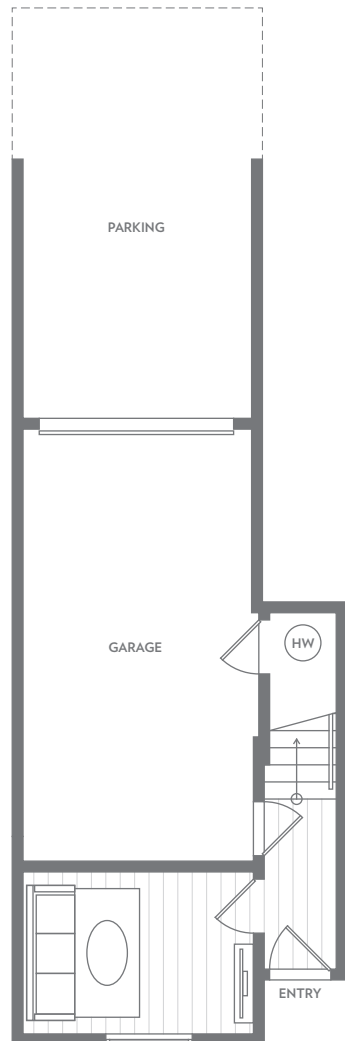
SLEEPING

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D1 Three Bedroom + Den

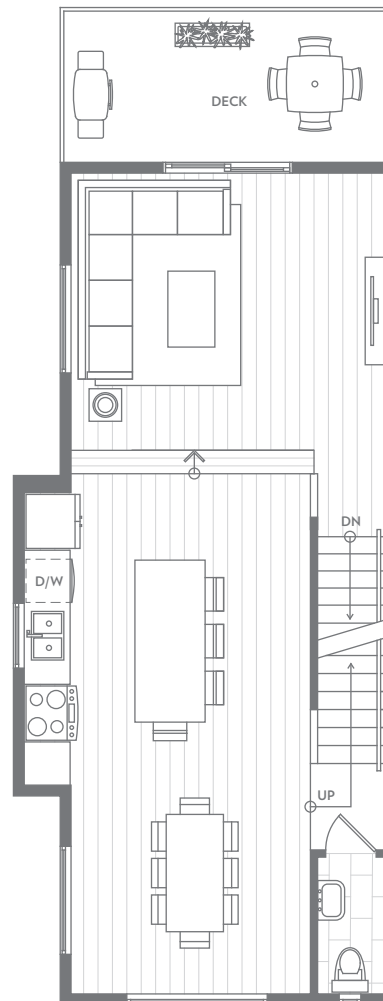
1437 _{SF}

TOWNHOMES

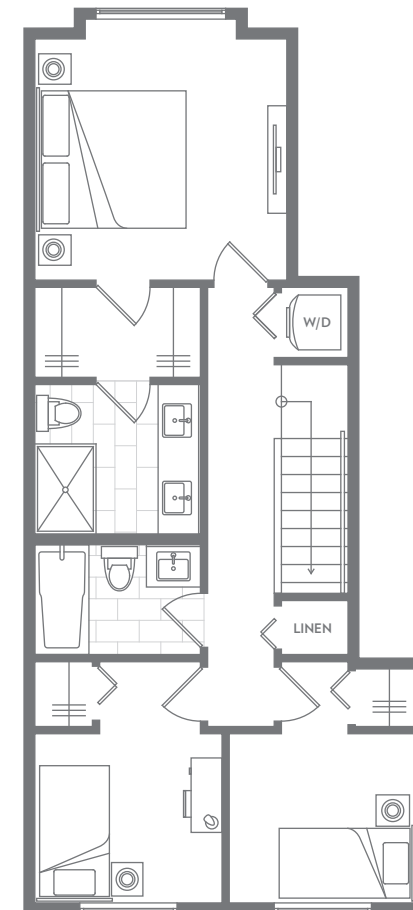


YARD

GROUND



LIVING



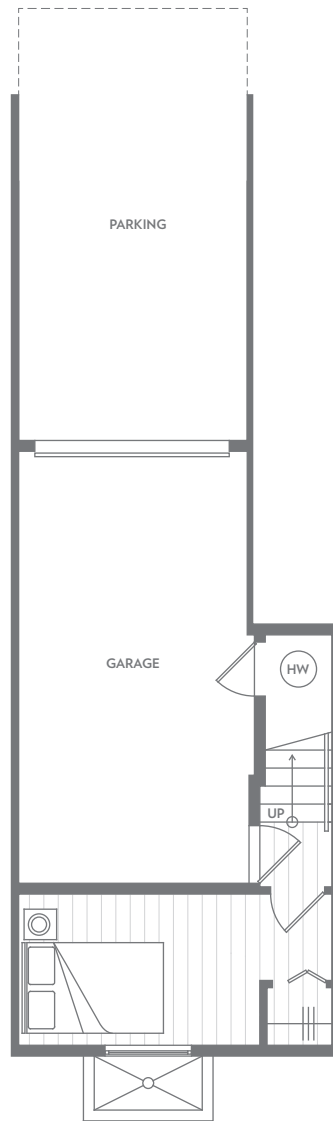
SLEEPING

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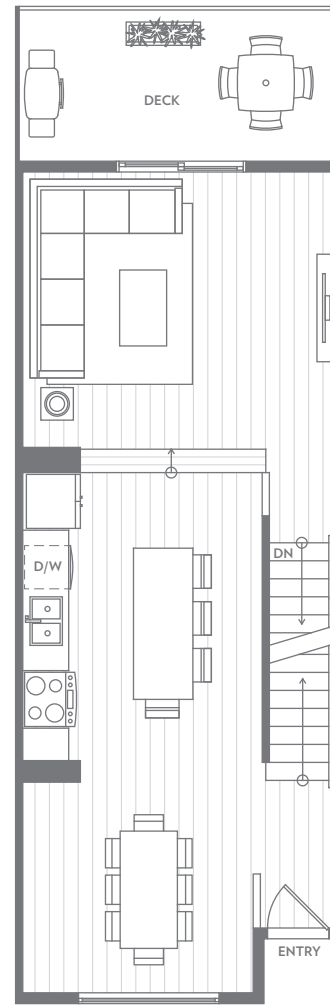
Dm

Four Bedroom 1390 SF

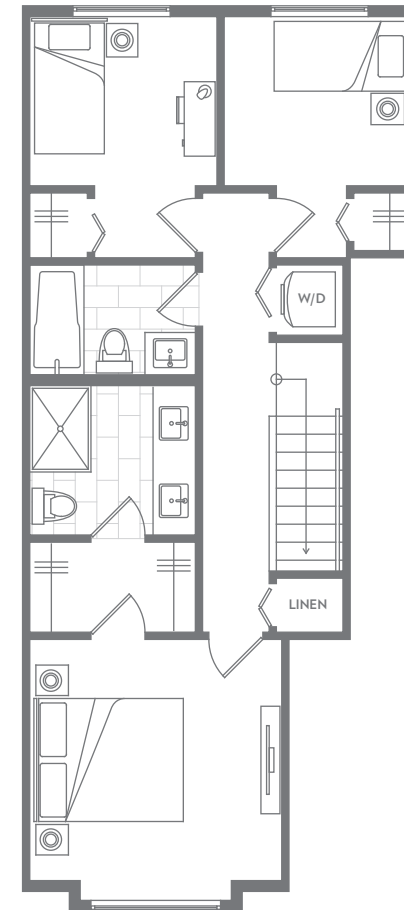
TOWNHOMES



GROUND



LIVING



SLEEPING

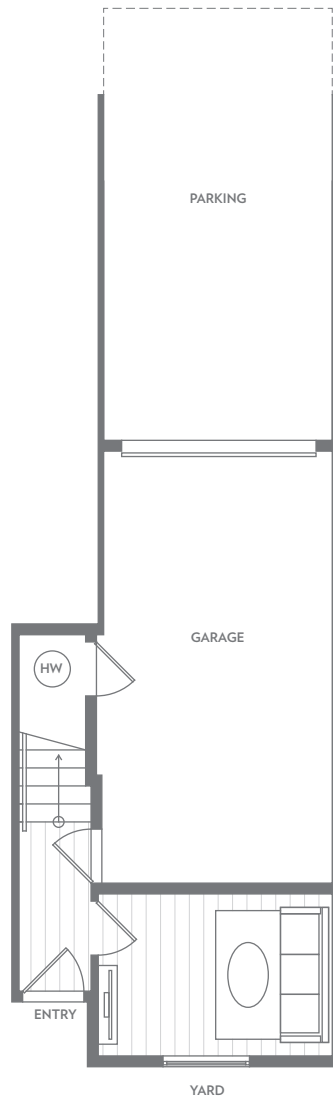
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D2

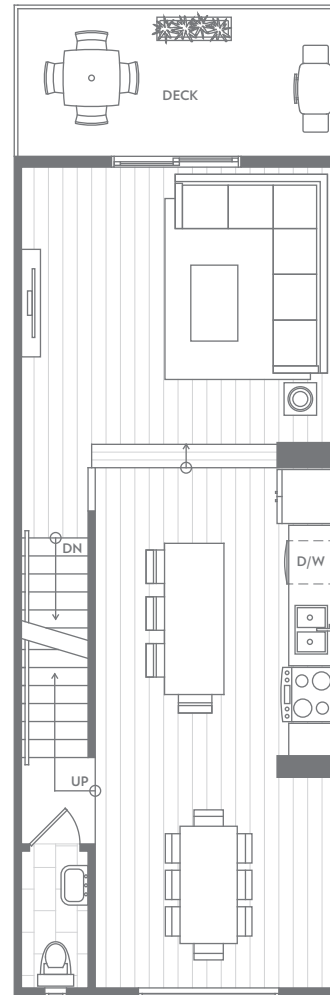
Three Bedroom + Den

1405 SF

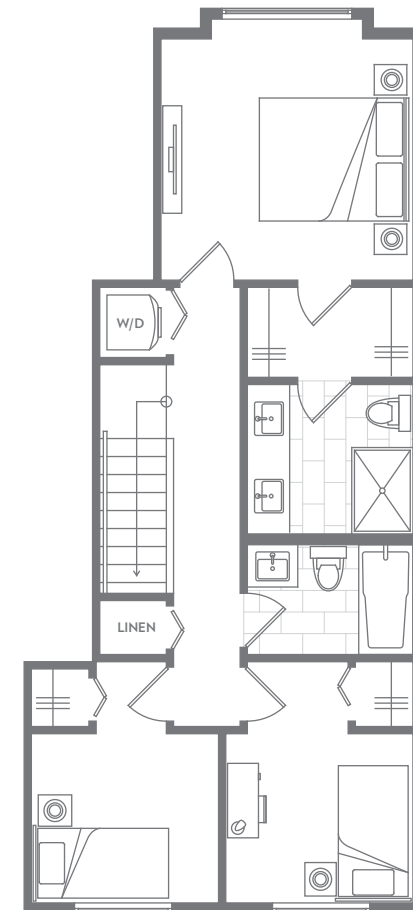
TOWNHOMES



GROUND



LIVING



SLEEPING

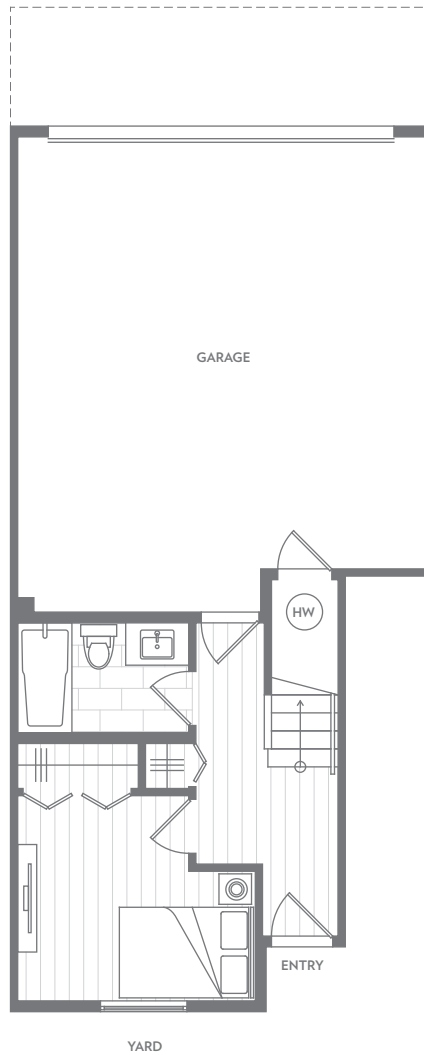
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C

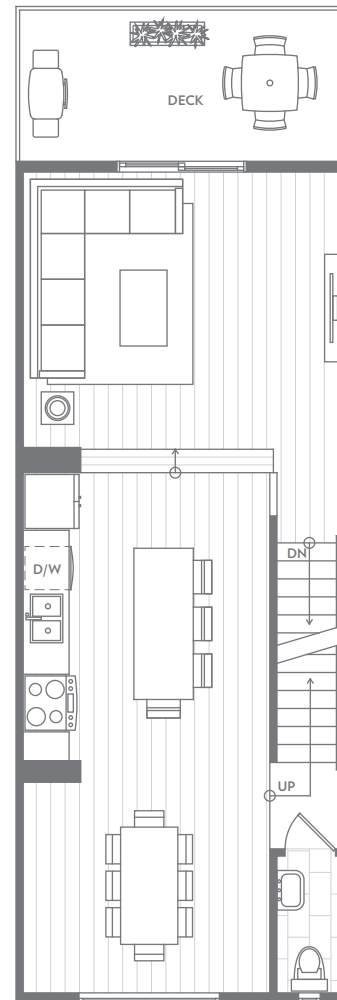
Four Bedroom

1527 SF

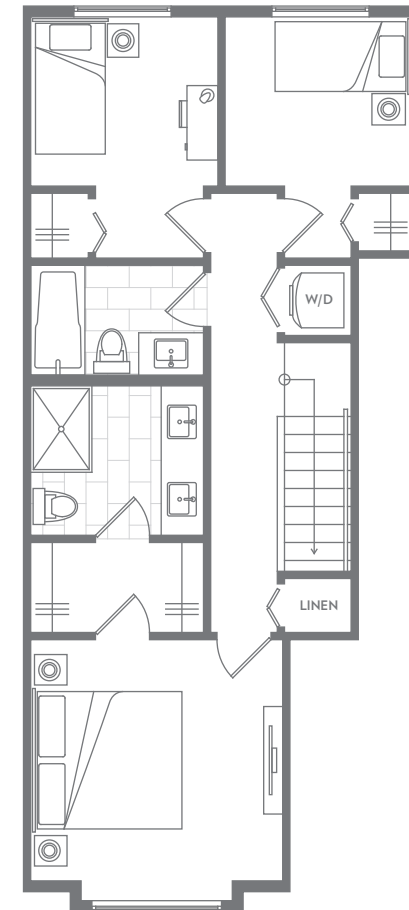
TOWNHOMES



GROUND



LIVING



SLEEPING

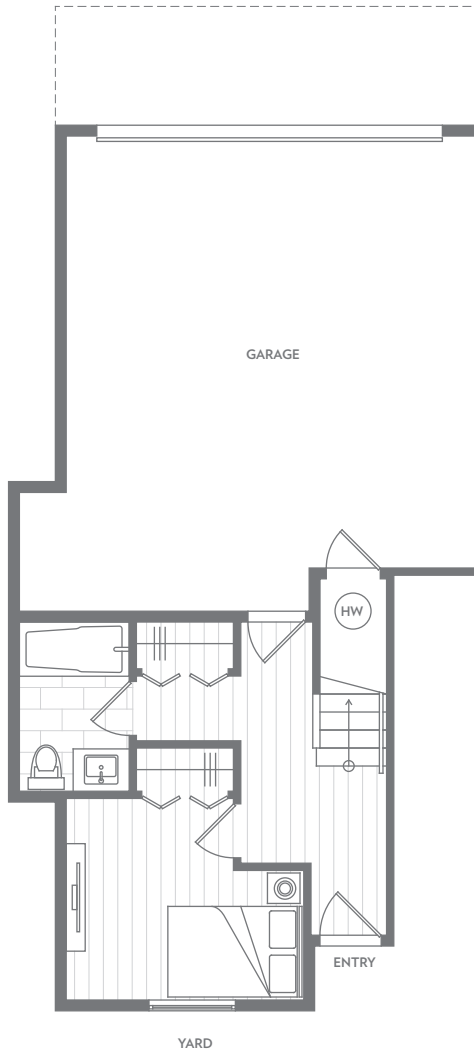
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C1

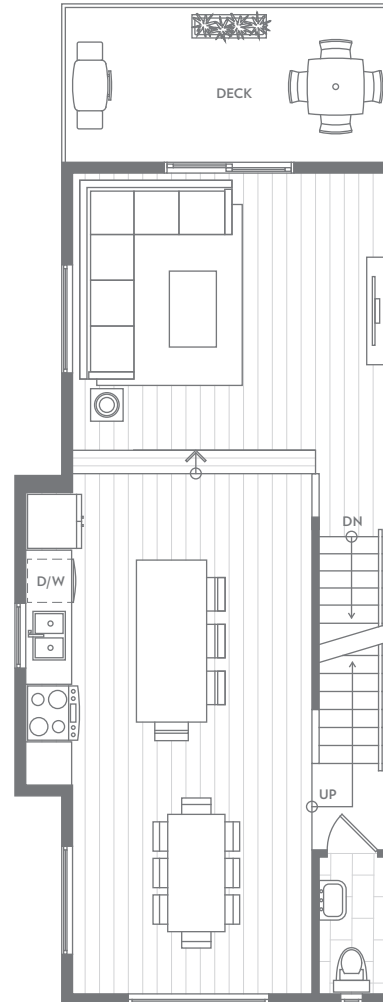
Four Bedroom

1598 SF

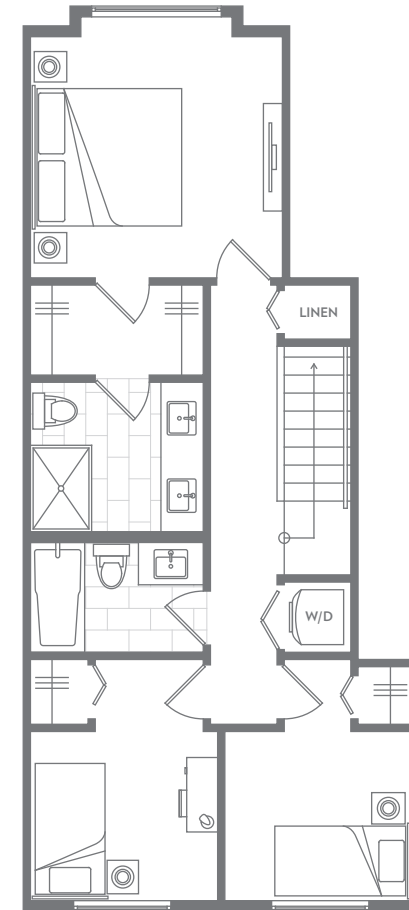
TOWNHOMES



GROUND



LIVING



SLEEPING

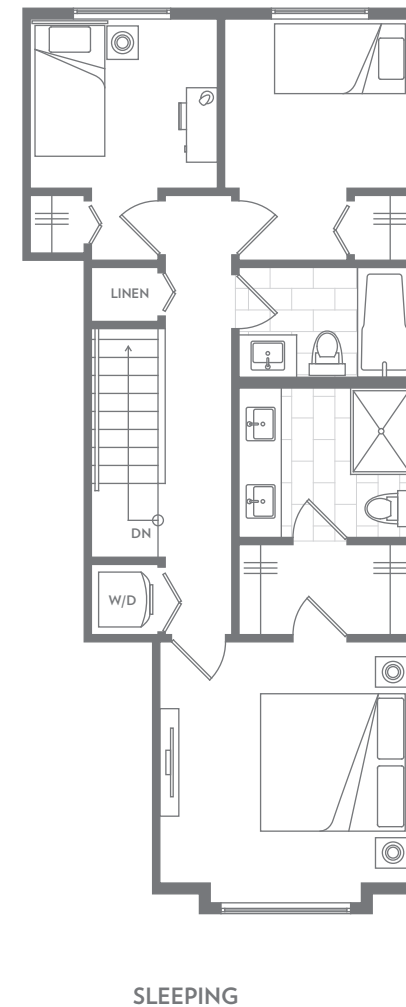
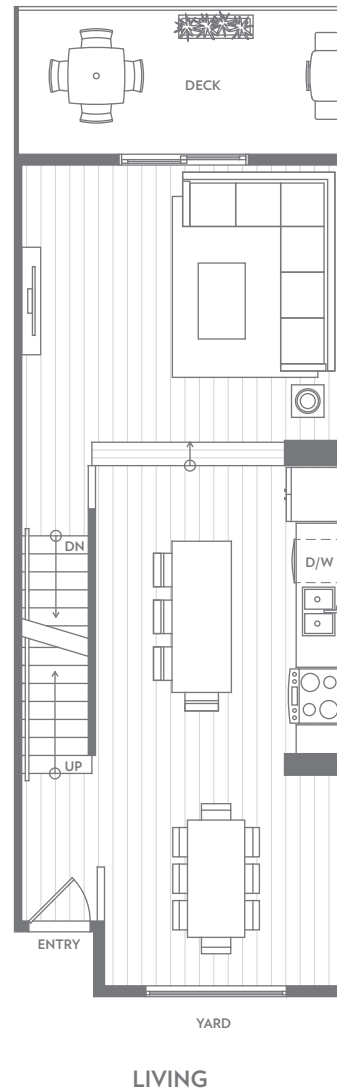
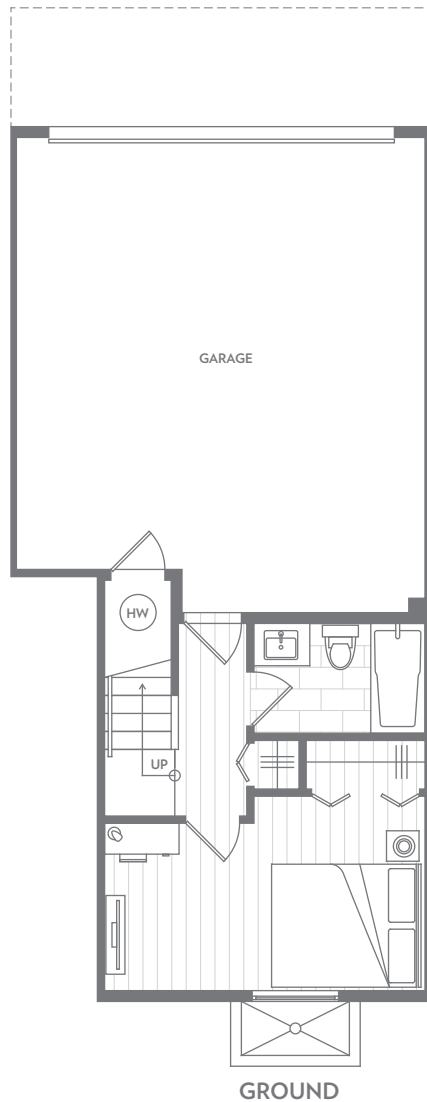
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Cm

Four Bedroom

1527 SF

TOWNHOMES



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F

Four Bedroom + Covered Deck

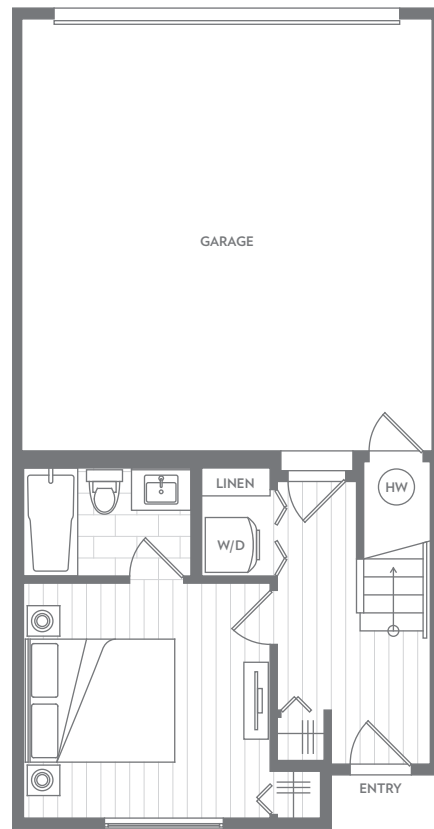
1748 TOTAL

TOWNHOMES

INTERIOR 1648 SF

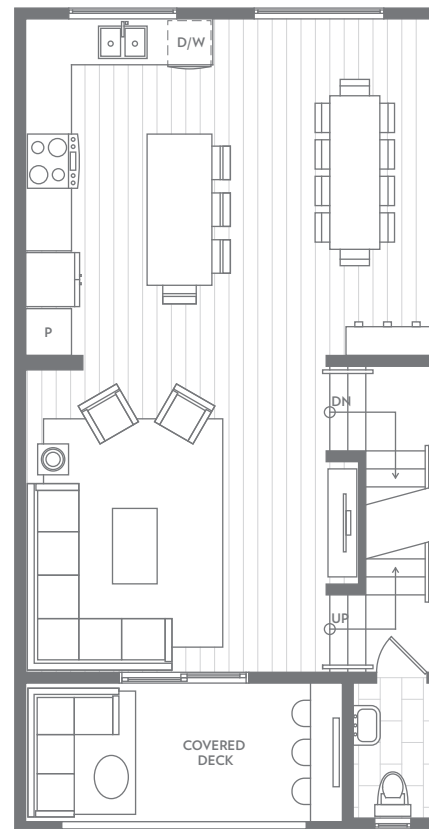
COVERED DECK 100 SF

TOTAL 1748 SF

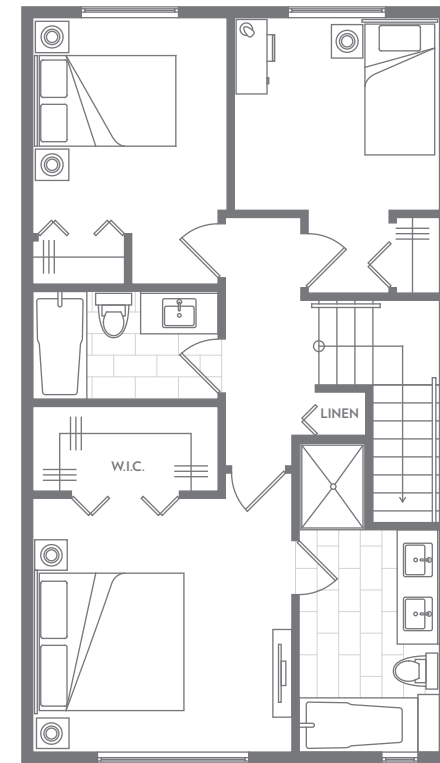


YARD

GROUND



LIVING



SLEEPING

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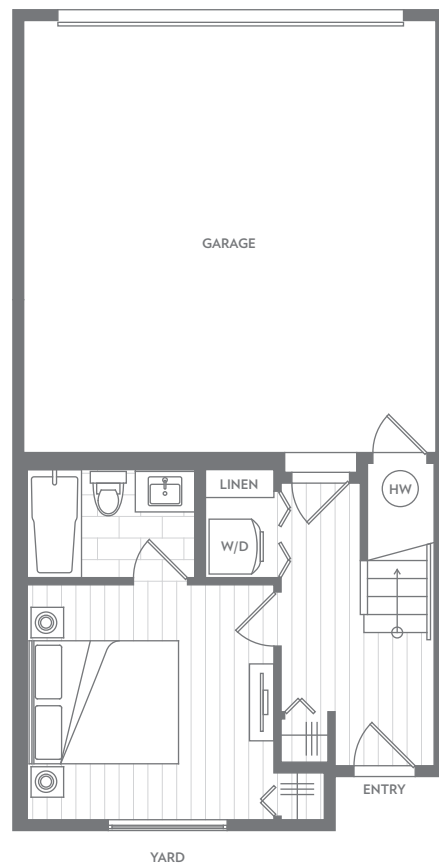
F1

Four Bedroom + Covered Deck

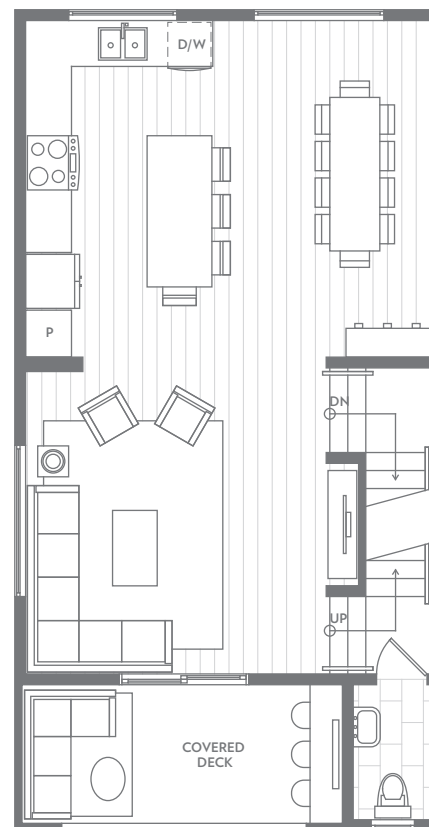
1762 TOTAL

TOWNHOMES

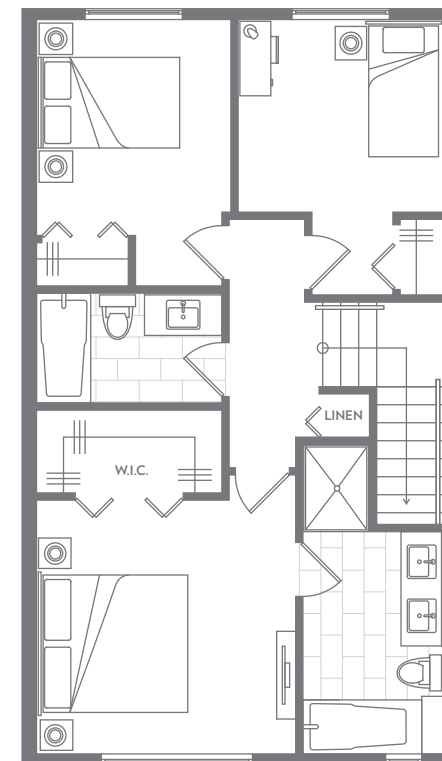
INTERIOR 1662 SF
COVERED DECK 100 SF
TOTAL 1762 SF



GROUND



LIVING



SLEEPING

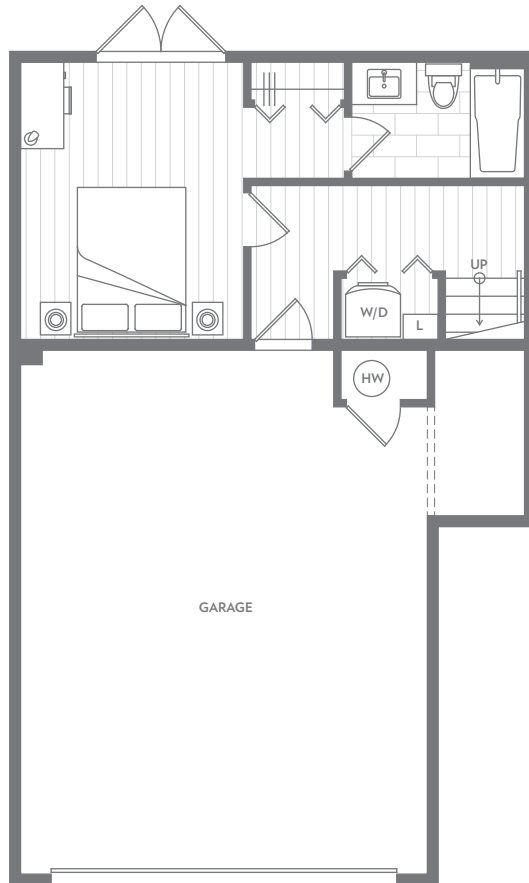
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E1

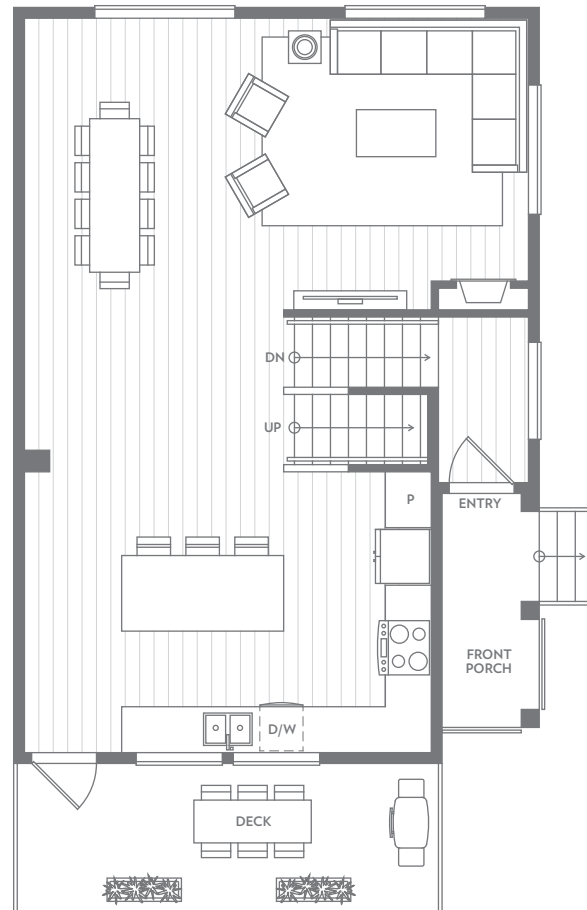
Four Bedroom

1954 SF

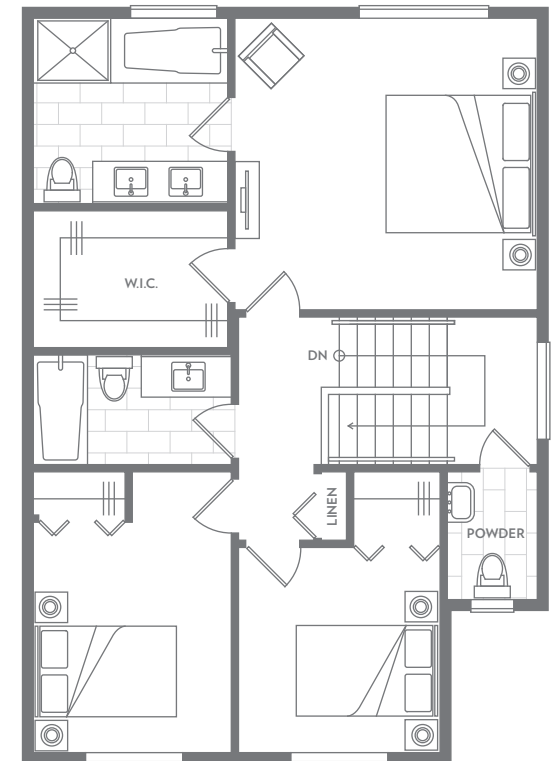
TOWNHOMES



GROUND



LIVING



SLEEPING

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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

dawsonswyler.ca

kingslanding@dawsonswyler.ca

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