

INVEST
WITHOUT
STRESS



YOUR OWN
PRIVATE PAD

PROSPER

in guildford

WELCOME
TO
PAD

YOUR OWN
PRIVATE PAD



TABLE OF CONTENTS



01.

WELCOME HOME

02.

GALLERY

03.

NEIGHBOURHOOD

04.

COMMUNITY MAP

05.

KEY PLAN

06.

**FEATURES AND
FINISHES**

07.

TEAM STORY

08.

CONTACT



PRIVATE PAD



COUPLE'S PARADISE



FAMILY SANCTUARY



VERSATILE INVESTMENT



WELCOME HOME

GROWING FAMILIES & INVESTMENTS TOGETHER.

Homes for every life stage.

Feel right at home with these stylish condos that are built for life's most precious moments. PROSPER offers an unrivalled collection of unique layouts and amenities to suit any life stage. Located near Guildford Town Centre and Central City, surround yourself with hundreds of shops, services and restaurants.



GALLERY

SPACIOUS AND THOUGHTFUL INTERIOR LAYOUTS,
DESIGNED FOR EVERY STAGE IN LIFE



Building Features

This stylish 5-story building features 65 suites ranging from studios to three bedrooms, each with its own patio, balcony or roof deck.



Suites

The interiors are tastefully decorated by The Collaborative Design Studio. The designs are clean and simple, with subtle use of textures to add visual interest and warmth while providing durability and value.



GALLERY

SPACIOUS AND THOUGHTFUL INTERIOR LAYOUTS,
DESIGNED FOR EVERY STAGE IN LIFE



Amenities

The amenities include a full kitchen & dining room, a game zone with billiards table, an ultramodern theatre room complete with an 85" 4k TV, plus a fully equipped fitness centre, outdoor yoga/meditation garden and BBQ area.



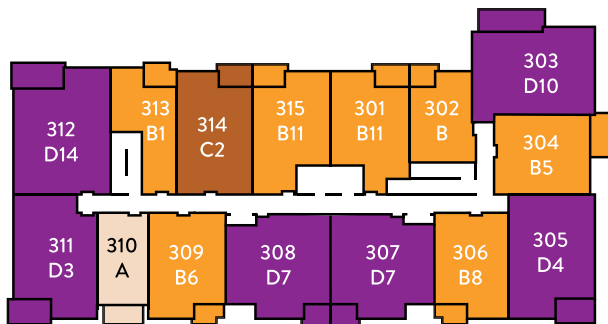
Keyplan



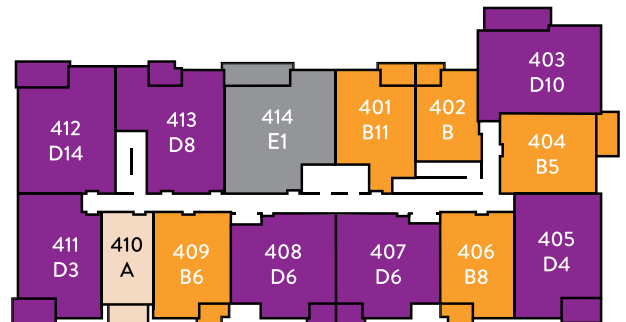
- Studio
- 1 Bedroom
- 1 Bedroom & Den
- 2 Bedrooms
- 2 Bedrooms & Den
- 3 Bedrooms



FIFTH LEVEL



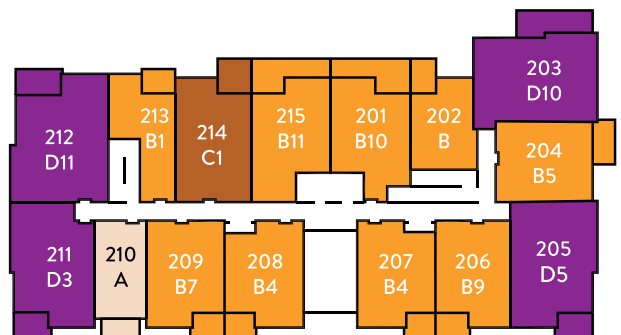
THIRD LEVEL



FOURTH LEVEL



MAIN LEVEL



SECOND LEVEL

NEIGHBOURHOOD

THRIVE IN YOUR NEW HOME AND EXPLORE
THE SURREY COMMUNITY, OLD AND NEW.



All The Essentials

A neighbourhood that has everything you need nearby. Just a quick trip away to major Guildford Town Centre retailers and grocers.

Hidden Gems

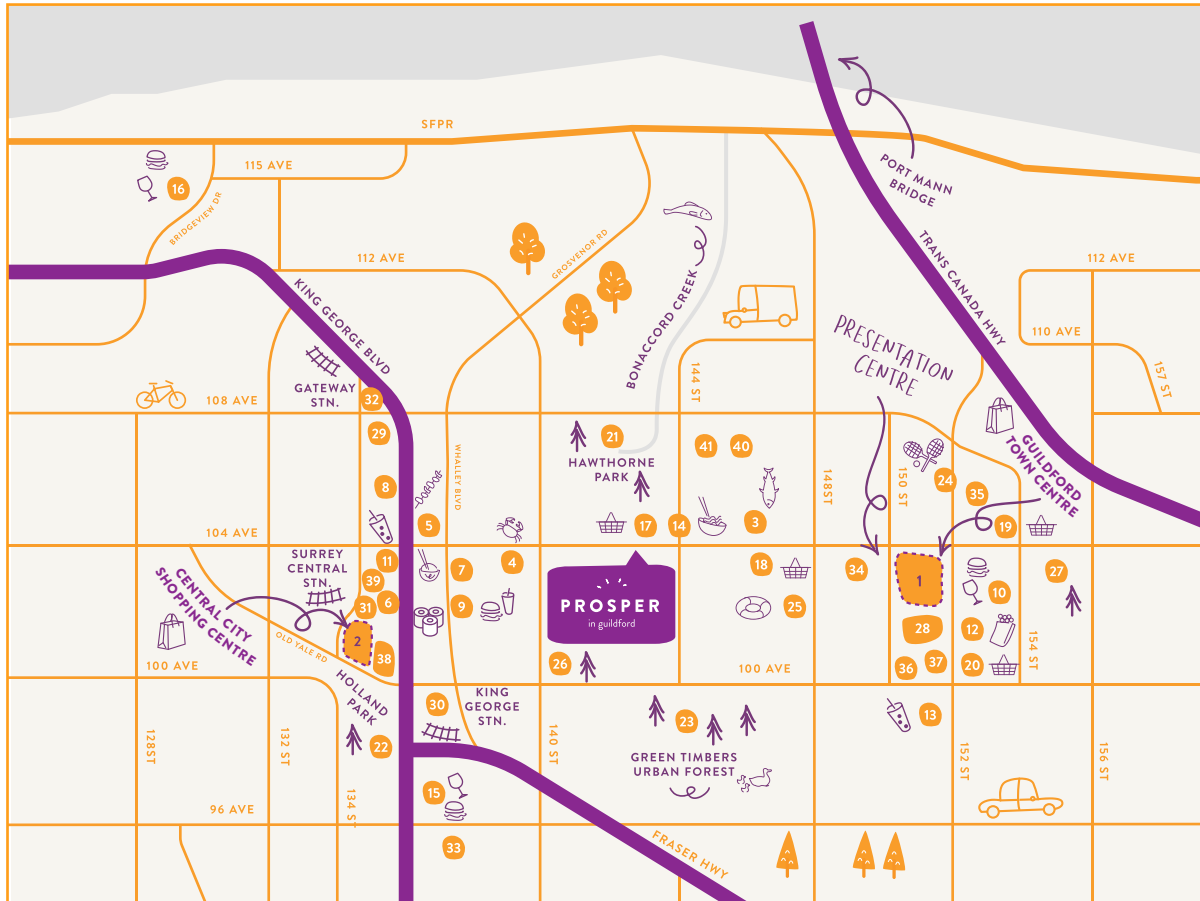
With restaurants, parks, and recreation nearby, there's never a dull moment. Exploring a neighbourhood is an adventure when it's full of gems nearby. Filled with diverse cuisine, parks and trails, there's always something to explore!



Stay Connected

Take the bus to Guildford Town Centre or the SkyTrain to Downtown Vancouver for your next hang out. Living in Guildford means you can travel anywhere you want within the hour.

COMMUNITY MAP



SHOPPING

- 1 Guildford Town Centre 1.7KM
- 2 Central City Shopping Centre 1.7KM

DINING

- 3 Lee Yuen Seafood Restaurant 1.1KM
- 4 New King Do Seafood Restaurant 0.8KM
- 5 Bozzini's Restaurant 1.3KM
- 6 Sushi & Roll 1.7KM
- 7 Bon Ga Korean Restaurant 1.3KM
- 8 Union Latino's Food 1.8KM
- 9 Texx's Big Burger 1.3KM
- 10 The Taphouse 2.6KM
- 11 Chatime 1.7KM
- 12 Bubble Waffle Cafe 2.8KM
- 13 Sharetea 2.7KM
- 14 Pho Hoa + Jazen Tea 0.4KM
- 15 Browns Social House 2.7KM
- 16 Central City Brewers & Distillery 4.9KM

GROCERIES

- 17 Henlong Market 0.4KM
- 18 Real Canadian Superstore 0.9KM
- 19 Hannam Supermarket 2.3KM
- 20 T&T Supermarket 2.9KM

PARKS & RECREATION

- 21 Hawthorne Rotary Park 2.2KM
- 22 Holland Park 2.3KM
- 23 Green Timbers Urban Forest 1.4KM
- 24 Guildford Recreation Centre 2.1KM
- 25 Hjorth Road Outdoor Pool 1.7KM
- 26 Cedar Grove Park 0.5KM
- 27 Guildford Heights Park 2.7KM

ENTERTAINMENT

- 28 Landmark Cinemas 2.3KM
- 29 Royal Canadian Theatre Company 2.1KM

TRANSIT

- 30 King George Station 2.2KM
- 31 Surrey Central Station 1.8KM
- 32 Gateway Station 2.7KM

SERVICES

- 33 Surrey Memorial Hospital 2.6KM
- 34 First Canadian Medical Centre 1.4KM
- 35 RBC Bank 2.3KM
- 36 TD Canada Trust 2.6KM
- 37 Scotiabank 1.9KM

EDUCATION

- 38 SFU Surrey Campus 1.9KM
- 39 Kwantlen Polytechnic University 1.7KM
- 40 Guildford Park Secondary 1.2KM
- 41 Mary Jane Shannon Elementary 1KM

PROSPER

in guildford

FEATURES & FINISHES

Building Features

- This stylish 5-storey building features 65 suites ranging from studios to three bedrooms, plus over 4,000SF of shared indoor and outdoor amenities
- Centrally located near Guildford Town Centre, close to rapid transit, retail, groceries, and parks
- Tastefully decorated interiors and amenities by award winning Collaborative Design Studio

Amenities

- Indoor amenities include a kitchen & dining room for celebrations of all sizes, a living room with a big-screen TV, billiards table, and comfortable seating for the whole family to enjoy; plus a fully-equipped fitness room
- Outdoor amenities include a yoga & meditation garden to enjoy a zen moment, a BBQ perfect for dining alfresco, and a games area

Suite Features

- 9' ceiling (floors 2, 3, 4) and 10' ceiling (floors 1, 5) in all living areas, with dropped ceilings where required
- Solid wood entry door in satin finish with polished chrome lever hardware
- Modern doors with linear detail and polished chrome levers; pull handles for closets
- Laminate flooring throughout
- Baseboards and doors casing

throughout provide a clean finish

- Homes are painted white throughout creating a bright open space and clean canvas for those wanting to add a punch of colour
- Smooth painted ceilings throughout
- Stacked, front loading washer and dryer
- Each suite comes with a private patio, balcony or roof deck
- Roller shades are included throughout the home with bedroom shades being black-out to create the perfect sleeping environment

Kitchen Features

- Soft closing flat panel cabinets in a combination of high gloss and matte finish with modern edge pull hardware
- Quartz countertops with single-bowl stainless steel under-mount sink and single handle faucet
- Contemporary porcelain tile backsplash with under cabinet lighting
- Modern stainless steel appliances, including: refrigerator, wall oven, gas cooktop, vented hood fan, dishwasher, and microwave

Bathrooms

- Custom-designed bathroom, with flat-panel laminate cabinets and quartz countertop
- Under-counter basin with single-lever chrome faucet
- Custom mirrored medicine cabinet

with vanity bar lighting above

- Acrylic, deep soaker tub with porcelain wall tile; polished chrome trim
- Sleek polished chrome hardware
- Elongated dual flush toilets
- Ensuites to receive large walk-in shower with frameless glass, modern shower head, and trim package

Electrical Features

- Dimmable recessed downlights in kitchen and bathroom(s)
- Individual service panel with circuit breakers
- USB outlets in bedrooms(s) and kitchen island
- Electric baseboard heating allows for each space to be at it's own perfect temperature
- Suite hydro individually metered using "Smart Meter" technology in laundry area
- Plug outlet in laundry area

Security Features

- Enter-phone and cameras at all visitor entrances
- Electronic fob-access control system throughout common areas
- Secure underground parking and storage with cameras
- Electric baseboard heating allows for each space to be at it's own perfect temperature



MOUNTAIN
CREATIONS



FIFTH AVE

TEAM STORY

DESIGNED WITH INTENT.
QUALITY BUILT.



WE BELIEVE IN CRAFTSMANSHIP. The purposeful action of deciding to create something beautiful that will endure. This means making decisions, not guesses, and being accountable to our homeowners. We call this “Designing with Intent”.

Mountain Creations is a development company founded on the basis of friendship and a passion for real estate. With over 30 years of experience and 18 projects that span all over the North Shore, Tri-Cities, and Fraser Valley, we are dedicated to planning, designing, and constructing homes that we are proud to stand behind. Our team prides itself on being trailblazers and collaborating with the best in the industry to challenge the status quo and ensure our projects provide a thoughtful, creative, and successful contribution to the community. We are committed to executing quality craftsmanship and building with purpose.

We live here. We have raised our families here and we create communities we are proud of here.

313

HOMES

18

PROJECTS

31

YEARS EXPERIENCE



With over 40+ Years of Bringing People Home, Fifth Avenue REM is a Licensed Real Estate Brokerage and team of new home development, marketing and sales professionals collaborating with various developers to bring to life communities and build homes for the future.



The Collaborative Design Studio is a Full Service Interior Design Firm with a commitment to staying true to their innovative process. They collectively approach every new project as an exciting and creative opportunity with the objective of bringing accessible quality appointed design details to each and every project.



Salehi Architects is a Vancouver based architectural, planning, and interior design firm with experience in all types of residential, commercial, and mixed-use projects. Since opening its doors in 2010, Salehi Architects continues to design buildings with respect for the community, resources, and people.



PROSPER

in guildford



PROSPER

14255 103 AVENUE
SURREY, BC, V3T 1T1

PRESENTATION CENTRE

14974 104 AVENUE
SURREY, BC, V3R 1M9

CONTACT US

604-756-2835
INFO@PROSPERGUILDFORD.CA



In our continuing effort to improve and maintain the high standard of the Prosper development, the developer reserves the right to modify or change plans, specifications, features 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 exact unit layout if material to your decision to purchase. Renderings are an artist's conception and are intended as a general reference only. Please ask one of the helpful sales staff to reference the most recent set of architectural construction drawings for most up to date dimensions and other details. Please refer to disclosure statement for specific offering details. E. & O.E. Sales and Marketing provided by Fifth Avenue Real Estate Marketing Ltd. www.fifthave.ca

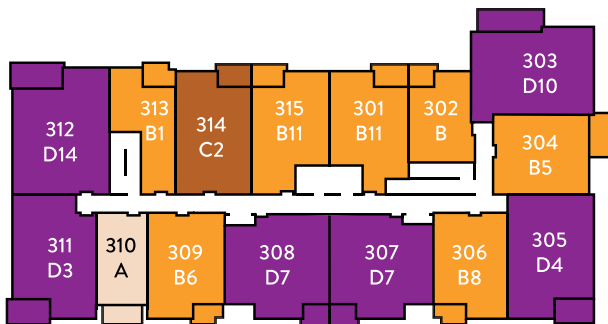
Keyplan



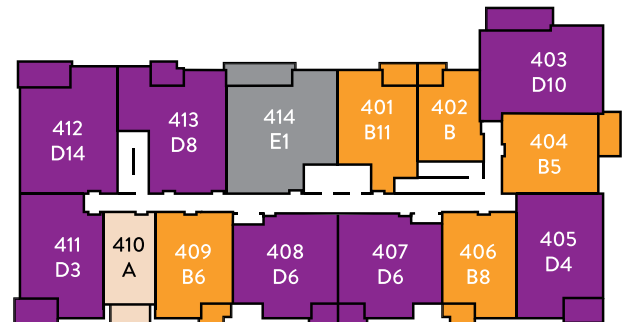
- Studio
- 1 Bedroom
- 1 Bedroom & Den
- 2 Bedrooms
- 2 Bedrooms & Den
- 3 Bedrooms



FIFTH LEVEL



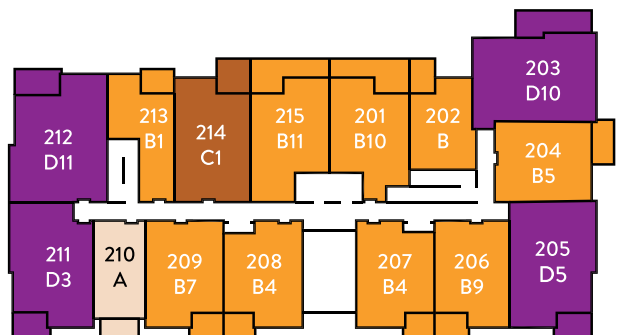
THIRD LEVEL



FOURTH LEVEL



MAIN LEVEL



SECOND LEVEL